
**13th ADDENDUM TO THE SIERRA VISTA SPECIFIC PLAN
ENVIRONMENTAL IMPACT REPORT (SCH# 2008032115, ADOPTED ON
MAY 5, 2010)**

Project Title/File Number:	SVSP PCL WB-42 - Rezone and Land Use Amendment/ File No. PL24-0397
Project Location:	2931 Pleasant Grove Boulevard, Roseville, CA 95747 (APN 496-100-098-000) (Parcel WB-42)
Project Description:	The project consists of a request for a Lot Line Adjustment between Parcel 1 and Parcel 2 of Sierra Vista Specific Plan Parcel WB-42. The proposed Lot Line Adjustment would modify the east-west line by shifting southerly in order to increase the size of Parcel 1 (WB-42A) from ± 6.0 acres to ± 7.0 acres. The request also includes a Rezone to change the zoning designation of Parcel 2 (WB-42B) from Community Commercial (CC) to Small Lot Residential/Development Standards (RS/DS) and a General Plan Amendment and Specific Plan Amendment to change the land use from Community Commercial (CC) to Medium Density Residential (MDR). A Tentative Subdivision Map is included for Parcel 2 for a 53-unit subdivision and an Amendment to the Westbrook Development Agreement to reflect the proposed land use changes.
Project Applicant:	Westpark SV 400, LLC Contact: John Tallman
Property Owner:	Westpark SV 400, LLC
Lead Agency Contact:	Sean Morales, Associate Planner, (916) 774-5282

CEQA Guidelines sections 15162 through 15164 deal with what is often called "subsequent review" under the California Environmental Quality Act (CEQA). These sections are based on statutory language found in Public Resources Code section 21166. CEQA Guidelines section 15162 sets forth the conditions and facts that require a public agency, in considering a proposed project connected to a previously certified Final Environmental Impact Report (EIR), to prepare a so-called "subsequent EIR." Section 15163, in turn, identifies conditions and facts in which a "supplement to an EIR" may suffice in lieu of a full subsequent EIR. Section 15164, in turn, sets forth the conditions and facts in which neither one of these two documents is necessary, so that an addendum to the previously certified Final EIR may suffice. In general, an addendum to a previously certified Final EIR may be prepared for a project where only minor technical changes or additions are necessary or where none of the conditions calling for the preparation of a subsequent EIR have occurred. Section 15164 also states that an addendum need not be circulated for public review, but can be included in or attached to the certified Final EIR for consideration by the hearing body.

Here, the relevant Final EIR was prepared and certified for the Sierra Vista Specific Plan (SVSP) in 2010. That document combined project-level review for most areas but only program-level review for areas within the so-called Urban Reserve (UR), inclusive of the two parcels on which the proposed SVSP Redesignation and Rezoning project (Project) addressed in this document would be located. Subsequently, however, with the adoption of a Mitigated Negative Declaration (MND) in 2012 (2012 MND), this entire UR area was given General Plan, Specific Plan, and zoning designations anticipating a mix of residential, retail, commercial, public space, and open space uses. Taken together, the programmatic analysis of the UR area in the 2010 Final SVSP EIR and the project-level analysis for the former UR area in the 2012 MND create the practical equivalent of a project-level EIR for the former UR area, matching the project-level analysis for the rest of the SVSP area found in the 2010 Final SVSP EIR.

In *Friends of College of San Mateo Gardens v. San Mateo County Community College Dist.* (2016) 1 Cal.5th 937, 949, the California Supreme Court explained that “[o]nce a project has been subject to environmental review and received approval, [Public Resources Code] section 21166 and CEQA Guidelines section 15162 limit the circumstances under which a subsequent or supplemental EIR must be prepared. These limitations are designed to balance CEQA’s central purpose of promoting consideration of the environmental consequences of public decisions with interests in finality and efficiency.” The subsequent review provisions, accordingly, are “designed to ensure that an agency that proposes changes to a previously approved project “explore[s] environmental impacts *not* considered in the original environmental document” (*id.* at p. 951 [italics added]). “This assumes that at least some of the environmental impacts of the modified project were considered in the original environmental document, such that the original document retains some relevance to the ongoing decision-making process. A decision to proceed under CEQA’s subsequent review provisions must thus necessarily rest on a determination—whether implicit or explicit—that the original environmental document retains some informational value” (*ibid.*).

Consistent with these legal principles and CEQA Guidelines provisions governing subsequent review, the City of Roseville (City) prepared the analysis below in order to determine whether any of the conditions described in Section 15162 of the CEQA Guidelines calling for preparation of a subsequent EIR have occurred. For purposes of this analysis the prior EIR under consideration is the 2010 SVSP Final EIR as augmented by the project-level analysis for the former UR areas as set forth in the 2012 MND. For purposes of the subsequent review provisions of the CEQA Guidelines, these two documents are treated as the practical equivalent a single, complete, integrated project-level EIR for the former UR areas, in which the two subject parcels are located. After conducting its analysis in light of the Final EIR and 2012 MND, the City determined that an addendum to that previously certified Final EIR/MND is the appropriate environmental document for the Project, as discussed and demonstrated below. This Addendum appropriately focuses only on those aspects of the Project or its impacts that require additional discussion in light of the environmental analysis already found in the SVSP Final EIR.

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PROJECT DESCRIPTION

Project Location

The project is located in the northern part of the City of Roseville (City) Sierra Vista Specific Plan (SVSP) area, south of Pleasant Grove Boulevard and west of Westbrook Boulevard. The affected area consists of Parcel WB-42, which is made up of two lots and is approximately 14.55 acres in size. The northern parcel will become known as WB-42A and the southern parcel will become known as WB-42B. The site address for WB-42A is 2931 Pleasant Grove Boulevard, Roseville, CA 95747 and the Assessor's Parcel Number is 496-100-098-000. The site address for WB-42B is 1961 Westbrook Boulevard and the Assessor's Parcel Number is 496-100-098-000. See **Figure 1** below and **PC Exhibits** for additional locational maps.

Figure 1: Project Location (SVSP PCL WB-42)



Background and Environmental Setting

The SVSP was approved on May 5, 2010 (file #2007PL-044). An EIR was certified (SVSP EIR) and a Mitigation Monitoring Program (MMRP) was adopted along with the SVSP. At the time, Parcel WB-42 was not yet created and instead was included as part of a larger piece of land within the northwest portion of the plan area known and designated as the Urban Reserve (UR) area. While the majority of the Specific Plan area was analyzed on a project level within the SVSP EIR, the UR area was analyzed mostly at a programmatic level. Subsequently, on June 15, 2012, the UR area was redesignated and rezoned into a mix of residential, retail, commercial, public space, and open space land uses. This action, which included approval of GP and SVSP amendments, a rezone, and a tentative map (file #2011PL-043), created the parcel that is the subject of this document. Prior to taking these planning actions, the City adopted a Mitigated Negative Declaration (MND) that augmented the SVSP EIR and provided any missing project-level CEQA analysis for the UR area (2012 MND). Taken together, the SVSP

EIR and the 2012 MND constitute the totality of the EIR upon which this Addendum is based.¹

Parcel WB-42 is currently designated in the City of Roseville General Plan (GP) and the SVSP as Community Commercial (CC) and zoned for Community Commercial (CC). The parcel is undeveloped. The immediate area surrounding the parcel is developed with single-family homes.

Table 1: Surrounding Land Uses

Location	Zoning	General Plan Land Use	Actual Use of Property
Parcel WB-42	CC	Community Commercial (CC)	Undeveloped
North	RS/DS	Low Density Residential (LDR)	Developed with single-family homes (Parcel W-13)
South	RS/DS	Low Density Residential (LDR)	Developed with single-family homes (Parcel WB-1B)
East	RS/DS	Low Density Residential (LDR) (Age Restricted)	Developed with single-family homes (Parcel WB-5)
West	RS/DS	Low Density Residential (LDR) (Age Restricted)	Developed with single-family homes (Parcel WB-1A)

The Project site as described above is undeveloped but has been previously graded during construction operations related to adjacent and nearby development. It is dominated by relatively flat topography supporting annual grasslands. There are no structures on the properties. No native oak trees or other trees are present on the subject parcel as the area has been rough graded in the past and maintained.

Proposed Project

The project would redesignate a portion of Parcel WB-42 from Community Commercial to Medium Density Residential through a GP amendment and rezone a portion of it from CC (Community Commercial) to RS/DS (Small Lot with Development Standards) and create a Small Lot Tentative Subdivision Map with 53 medium-density residential lots. The Project includes an amendment to the SVSP to reflect these changes (see **PC Exhibit C** for Amended Sierra Vista Specific Plan).

This action will require the following approvals and entitlements:

- Consideration of the Addendum together with the Final EIR for the SVSP (inclusive of the 2012 MND)
- GP Amendment for SVSP Parcel WB-42B from Community Commercial to Medium Density Residential
- Rezoning for SVSP Parcel WB-42B from CC to RS/DS
- Amendments to SVSP:
 - Change Parcel WB-42B from Community Commercial to Medium Density Residential and revise the SVSP Land Use Map
 - Revise text regarding Parcel WB-42B to include the zoning change and the 53 units
- Amendment to the Westbrook Development Agreement

¹ The SVSP Final EIR serves as the primary source of information from which this Addendum derives its analysis and conclusions, with reliance on the 2012 MND as necessary. The environmental impacts assessed in this document were considered in detail in the SVSP Final EIR and were addressed in numerous mitigation measures that apply to the proposed project. The SVSP FEIR, therefore, retains substantial relevancy and informational value to this action. (See *Friends of College of San Mateo Gardens v. San Mateo County Community College Dist.* (2016) 1 Cal.5th 937, 951).² Although the older checklist could be used for this Addendum because of the date of publication of the original EIR, the updated checklist is used instead as part of a good-faith effort to provide the most up-to-date information to decisionmakers and the public (Public Resources Code Section 21002.1(e); CEQA Guidelines Sections 15002(a)(1), 15003(c)).

- Small Lot Tentative Subdivision Map for SVSP Parcel WB-42B including 53 medium-density residential lots.
- Lot Line Adjustment for the large lot parcel to modify the parcel sizes

PURPOSE AND SCOPE OF ADDENDUM

Basis for Addendum

This Addendum has been prepared pursuant to CEQA Guidelines Section 15164. As explained earlier, an addendum is an appropriate subsequent review document EIR when some changes to a project are necessary, but those changes do not create new or increased significant environmental impacts that warrant major revisions to the previously certified Final EIR (CEQA Guidelines Sections 15162(a), 15164(a); see *Friends of College of San Mateo Gardens v. San Mateo County Community College Dist.* (2016) 1 Cal.5th 937, 946; *Save Our Heritage Organization v. City of San Diego* (2018) 28 Cal.App.5th 656, 668). Also, an addendum is appropriate when circumstances surrounding a project have not substantially changed and when no new information of substantial importance has been uncovered that indicates the project would create new significant impacts or increase the severity of the previously identified significant impacts; see discussion immediately below (CEQA Guidelines Sections 15162(a), 15164(a)).

Notably, in assessing whether a proposed project change is eligible for an addendum, public agencies may account for mitigation measures to which an applicant has agreed (see, e.g., *River Valley Preservation Project v. Metropolitan Transit Development Bd.* (1995) 37 Cal.App.4th 154, 168 [“even a substantial increase in the severity of an environmental impact does not require ... the preparation of an SEIR if mitigation measures are adopted which reduce the impact to a level of insignificance”]; *Citizens Against Airport Pollution v. City of San Jose* (2014) 227 Cal.App.4th 788, 809-811 [“[t]o offset the loss of four acres of burrowing owl habitat, the eight[h] addendum includes a number of mitigation measures”]; and *Snarled Traffic Obstructs Progress v. City and County of San Francisco* (1999) 74 Cal.App.4th 793, 802 [discusses mitigation required in connection with addendum]). The addition of new mitigation measures triggers the need for a subsequent EIR or a supplement to an EIR only in two circumstances. Under the first, measures “previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure” (CEQA Guidelines Section 15162(a)(1)(3)(C)). Under the second circumstance, measures “considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure” (*id.* at Section 15162(a)(1)(3)(D)). Under both circumstances, an applicant’s agreement to the mitigation measures in question preserves the project’s eligibility for an addendum. Where there are new or revised regulatory standards, new technology and modern data, and/or updated best practices, mitigation measures may be updated in an addendum from those approved in the certified Final EIR and approved mitigation monitoring and reporting program (MMRP) without triggering the need for a subsequent EIR (see, e.g., *Mani Brothers Real Estate Group v. City of Los Angeles* (2007) 153 Cal.App.4th 1385, 1403 [“[m]itigation measures adopted when a project is approved may be changed or deleted if the agency states a legitimate reason for making the changes and the reason is supported by substantial evidence”]; *Napa Citizens for Honest Government v. Napa County Bd. of Supervisors* (2001) 91 Cal.App.4th 342, 359).

Substantial evidence presented in this Addendum demonstrates that the Project, described above and analyzed below, does not create any new significant impacts or increase the severity of previously identified significant impacts in the SVSP EIR (inclusive of the 2012 MND). Nor are there any new circumstances or new information that would create such impacts or require more robust analysis (CEQA Guidelines Section 15162(a)). All of the impacts of the Project were examined in the applicable prior CEQA documents. Therefore, an addendum is the appropriate CEQA document, and a subsequent or supplemental EIR is not warranted (CEQA Guidelines Section 15164(e)).

Significant and Unavoidable Impact Conclusions in the Previous EIR

The SVSP EIR identified the following impacts as significant and unavoidable at full buildout:

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

The SVSP EIR also identified the following cumulative impacts as significant and unavoidable at full buildout:

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

City Council adopted a Statement of Overriding Considerations for these impacts when it certified the SVSP EIR.

ENVIRONMENTAL DOCUMENTS RELIED UPON

- Sierra Vista Specific Plan EIR, certified May 5, 2010 (SCH# 2008032115)

The SVSP EIR was certified by City Council on May 5, 2010. The analysis within this Addendum relies mostly on the SVSP EIR (inclusive of the Westbrook Specific Plan Amendment to Sierra Vista Specific Plan MND, listed below), with minor supplements or technical updates where appropriate, and attached hereto. As demonstrated in the environmental checklist below, the project's impacts remain the same as or lesser than the impacts described in the SVSP EIR because the project presents the same uses and use types envisioned and analyzed for the entirety of the SVSP area. In the case of the change from a community commercial designation to a residential designation, the footprint-related impacts would be no different. The 2010 SVSP EIR is available for review at the Civic Center, 311 Vernon Street, Roseville, CA or online at https://www.roseville.ca.us/government/departments/development_services/planning/specific_plans_planning_areas/sierra_vista_specific_plan.

- Westbrook Specific Plan Amendment to Sierra Vista Specific Plan MND, adopted June 15, 2012 (SCH# 2008032115)

The SVSP was amended in 2012 to redesignate and rezone the Urban Reserve (UR) area. As a result, this 2012 MND was prepared and adopted by City Council on June 15, 2012. The analysis within this Addendum relies mostly on the SVSP EIR but references this MND are included, where applicable. The MND is available for review at the Civic Center, 311 Vernon Street, Roseville, CA or online at https://www.roseville.ca.us/government/departments/development_services/planning/specific_plans_planning_areas/sierra_vista_specific_plan.

- 2035 General Plan Update EIR, certified August 5, 2020 (SCH# 2019080418)

The *2035 General Plan Update EIR* (GP EIR) updated all Citywide analyses, including for vehicle miles traveled, greenhouse gas emissions, water supply, water treatment, wastewater treatment, and waste disposal. When applicable, the topical sections within the checklist summarize the findings within the GP EIR. The GP EIR is available for review at the Civic Center, 311 Vernon Street, Roseville, CA or online at https://www.roseville.ca.us/government/departments/development_services/planning/general_plan_development_guidelines.

EXPLANATION OF ENVIRONMENTAL CHECKLIST

The purpose of this environmental checklist is to conduct subsequent environmental review for the proposed changes to the SVSP pursuant to CEQA Guidelines sections 15162, 15163, and 15164. This checklist evaluates the environmental resources in terms of any “changed condition” (i.e., changed circumstances, project changes, or new information of substantial importance) that may result in a changed environmental result. A “no” answer in one of the checklist boxes does not necessarily mean there are no potential impacts relative to the environmental category, but that there is no change in the condition or status of the impact since it was analyzed and addressed in prior environmental documents.

Checklist Evaluation Categories

Where Was Impact Analyzed in Prior EIR?

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

Any New Significant Impacts or Substantially More Severe Impacts?

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

Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?

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

Since certification of the previous EIR, there have been five amendments to the SVSP with five accompanying addenda to its EIR. Each amendment was found to be within the scope of the environmental impact conclusions presented in the SVSP EIR, and no mitigation measures required updating or revisions. Thus, although some circumstances have changed within the vicinity of the Project site, those changes did not result in new significant environmental impacts that were not considered in the SVSP EIR. Nor did they substantially increase the severity

of a previously identified impact. Further, no new projects or other development beyond those contemplated in the SVSP EIR or GP EIR have been approved or proposed within the vicinity of the Project site that could impact or increase the project's environmental effects. As a result, all boxes in this column in the checklist below are marked "No."

Any New Information Requiring New Analysis or Verification?

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

Since certification of the prior EIR, the Appendix G Checklist in the CEQA Guidelines has been updated, effective early 2019.² This updated checklist material is not considered "new information" as defined in CEQA Guidelines Section 15162(a)(3), as it does not constitute any change in governing law or any new facts showing the existence of new significant effects or substantially more severe significant effects. Moreover, as demonstrated below, none of the updates to the Appendix G Checklist require new analysis related to impacts that were not known or that could not have been known at the time the SVSP EIR was prepared. Nor is the City aware of any new information of substantial importance that shows that mitigation measures or alternatives previously found to be infeasible would actually now be feasible and would substantially reduce one or more significant effects of the Project or that mitigation measures or alternatives considerably different from those analyzed in the previously certified CEQA documents would substantially reduce one or more significant effects. Moreover, the City is not aware of any other new information not already included in this document that might bear relevance on the Project's CEQA analysis. As a result, all boxes in this column in the checklist below are marked "No."

Any Mitigation Measures?

Pursuant to Section 15162(a)(3) of the CEQA Guidelines, this column indicates whether the prior environmental documents provide mitigation measures (MMs) to address effects in the related impact category. In some cases, the MMs have already been implemented. A "Yes" response will be provided in any instance where mitigation was included, regardless of whether the mitigation has been completed at this time or whether it would apply to development on the Project site. If "No" is indicated, this environmental analysis concludes a significant impact does not occur with this project, no mitigation was previously included, and no mitigation is needed.

Discussion of Checklist Answers

A discussion is provided under each environmental category in order to clarify the answers. The discussion provides information about the particular environmental issue and how the Project relates to the issue. The discussion also provides details on applicable mitigation measures from the prior EIR and their status, denoting the ones that require ongoing or future implementation and that would be required for development on the Project

² Although the older checklist could be used for this Addendum because of the date of publication of the original EIR, the updated checklist is used instead as part of a good-faith effort to provide the most up-to-date information to decisionmakers and the public (Public Resources Code Section 21002.1(e); CEQA Guidelines Sections 15002(a)(1), 15003(c)).

site. Mitigation measures that are either not relevant to the Project because they pertain to a different area or land use or have already been implemented are not discussed. Each discussion section also contains an ultimate conclusion, including whether the City can conclude that the Project does not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the prior CEQA documents.

ENVIRONMENTAL CHECKLIST

I. Aesthetics

For the environmental setting, refer to Section 4.14.2 of the SVSP EIR. Except as provided in Public Resources Code Section 21099(d) (applicable only to specific types of infill projects within transit priority areas), would the Project:

Environmental Issue	Where was Impact Analyzed in Prior EIR?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Have a substantial adverse effect on a scenic vista?	SVSP EIR Impact 4.14-3	No	No	No	No
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, within a state scenic highway?	Same	No	No	No	No
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	SVSP EIR Impact 4.14-1	No	No	No	No
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	SVSP EIR Impact 4.14-2	No	No	No	Yes

Discussion of Checklist Answers:

Aesthetic resources were adequately addressed in the SVSP EIR (inclusive of the 2012 MND). All aesthetic impacts were identified as significant and unavoidable. There is no change in the Project significant enough so as to alter the environmental impact conclusions for this issue. The proposed density and land use changes do not introduce development to properties not already planned for development. The proposed uses are substantially consistent with the buildout assumptions for the SVSP and would not increase the severity of already identified aesthetic significant impacts (see 2012 MND, p. 11). Indeed, impacts related to light and glare from the previously approved commercial development on Parcel WB-42 onto adjacent open space (Impact 4.14-2) would be reduced by its conversion to residential use.

The Project has been evaluated for compliance with the City’s Community Design Guidelines (CDG) and the design guidelines established in the SVSP. As they relate to aesthetics, these standards ensure the high-quality design and architectural character of any buildings developed as well as minimum landscaping standards. As it relates to light and glare, mitigation would ensure that outdoor lighting would not significantly impact the adjacent open space area to the north. Also, lighting is conditioned to comply with the CDG to limit the height of light standards and also require cut-off lenses and glare shields to minimize light and glare impacts. Thus, the impacts of the Project fall within the scope of the impacts already established in the SVSP EIR (inclusive of the 2012 MND).

Mitigation Measures: None.

Conclusion: As described above, the Project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR (inclusive of the 2012 MND). Therefore, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” regarding aesthetic resources.

II. Agricultural & Forestry Resources

For the environmental setting, refer to Section 4.1.2 of the SVSP EIR. Would the Project:

Environmental Issue	Where was Impact Analyzed in Prior EIR?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (V.1b-DEIR volume)	SVSP EIR Impact 4.1-5	No	No	No	Yes
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	SVSP EIR Impact 4.1-3	No	No	No	Yes

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	N/A	No	No	No	No
d) Result in the loss of forest land or conversion of forest land to non-forest use?	N/A	No	No	No	No
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	N/A	No	No	No	No

Discussion of Checklist Answers:

Agricultural resources were adequately addressed in the SVSP EIR (inclusive of the 2012 MND); there are no forest resources within the SVSP area. There is no element of the Project that would change the environmental impact for this section—the Project site will still be fully developed. The SVSP EIR concluded that development of the SVSP area would convert fallow grazing land to urbanized development. The Project will result in the same impact, as it falls within the planned development footprint of the SVSP. The Project site is not used for agricultural purposes, does not include agricultural zoning, is not within or adjacent to one of the areas of the City that has been designated as a protected farmland category on the Placer County Important Farmland map, is not within or adjacent to land within a Williamson Act Contract, and is not considered forest land. Although in the past, portions on or near the Project site were classified as “Farmland of Local Importance,” that classification changed once the site was redesignated and rezoned in 2012 (see 2012 MND, p. 12). Thus, the impacts of the Project fall within the scope of the impacts and mitigation already established in the SVSP EIR (inclusive of the 2012 MND).

Mitigation Measures: The following MM is applicable to the Project regarding agriculture and forestry resources.

- SVSP EIR MM 4.1-2. Agricultural Conversion Policies

Conclusion: As described above and with implementation of the applicable mitigation measure, the Project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR (inclusive of the 2012 MND). Therefore, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” regarding agricultural and forestry resources.

III. Air Quality

For the environmental setting, refer to Section 4.4.2 of the SVSP EIR. Would the Project:

Environmental Issue	Where was Impact Analyzed in Prior EIR?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Conflict with or obstruct implementation of the applicable air quality plan?	SVSP EIR Impacts 4.4-1 to 4.4-4, 4.4-5	No	No	No	Yes
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	Same	No	No	No	Yes
c) Expose sensitive receptors to substantial pollutant concentrations?	SVSP EIR Impact 4.4-4	No	No	No	Yes
d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?	SVSP EIR Impact 4.4-6	No	No	No	No

Discussion of Checklist Answers:

Air quality was adequately addressed in the SVSP EIR (inclusive of the 2012 MND). For construction, the SVSP EIR concluded that standard dust control and other construction measures would be sufficient to avoid particulate matter and ozone precursor construction impacts, but that reactive organic gases would remain significant. However, all construction-related impacts could be mitigated to less than significant levels (see 2012 MND, p. 15). Construction activity associated with the Project remain consistent with the scale of activity and resulting scope of impacts analyzed in the SVSP EIR (inclusive of the 2012 MND). For operation, the Project changes the balance of land uses in the area from the approved changes made in 2012, but not in a manner that would increase emissions. Indeed, the proposed redesignation and rezoning of Parcel WB-42B from commercial to residential would substantially reduce the anticipated traffic trips generated by the development, as well as reduce projected vehicle miles travelled (VMT) (see XVII. Transportation/Traffic), which would in turn reduce operational air emissions for the SVSP area related to vehicle use. Furthermore, any impacts associated with odor would be reduced with the decrease in commercial development because commercial development has the potential to produce some objectionable odors whereas residential development rarely does (see GP EIR, p. 4.4-50). Thus, the impacts of the Project fall within the scope of the impacts and mitigation already established in the SVSP EIR (inclusive of the 2012 MND).

Mitigation Measures: The following MMs are applicable to the Project regarding air quality impacts.

- SVSP EIR MM 4.4-1. Dust and Construction Control Policies;
- SVSP EIR MM 4.5-1. Reduction of Operational Emissions

Conclusion: As described above and with implementation of the applicable mitigation measures, the Project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR (inclusive of the 2012 MND). Therefore, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” regarding air quality.

IV. Biological Resources

For the environmental setting, refer to Section 4.8.2 of the SVSP EIR. Would the Project:

Environmental Issue	Where was Impact Analyzed in Prior EIR?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	SVSP EIR Impacts 4.8-2, 4.8-3 to 4.8-6, 4.8-11, 4.8-13 to 4.8-17	No	No	No	Yes
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	SVSP EIR Impacts 4.8-2, 4.8-4 to 4.8-7, 4.8-10, 4.8-11, 4.8-13 to 4.8-17	No	No	No	Yes
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	SVSP EIR Impacts 4.8-1 to 4.8-2, 4.8-11	No	No	No	Yes
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with	SVSP EIR Impact 4.8-8	No	No	No	Yes

established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?					
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	SVSP EIR Impact 4.8-9	No	No	No	No
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	SVSP EIR Impact 4.8-12	No	No	No	No

Discussion of Checklist Answers:

Biological Resources were adequately addressed in the SVSP EIR (inclusive of the 2012 MND). Mitigation measures were adopted to reduce impacts to wetlands, vernal pool species, Swainson’s hawk, burrowing owl, and other protected raptors nesting and foraging habitat to less-than-significant levels. No wetlands or water features exist on the Project site, although some exist on parcels near the site (see 2012 MND, p. 19). Further, the site is devoid of trees or other natural features. It is primarily populated by non-native annual grasses, and the ground has undergone significant disturbance, likely as a result of nearby roadway and parcel development. However, the site does retain some potential to host special-status species. There are no differences between the Project and the approved SVSP that are significant enough to change the environmental impact conclusions for this section. The Project site was already planned for full development, and that will not change (see 2012 MND, p. 19). Further, the subject property, as part of a larger development area, has received a Biological Opinion from the U.S. Fish and Wildlife Service and Section 404 permit from the U.S. Army Corps of Engineers, as well as Section 401 certification from the State. Moreover, the Applicant has purchased the required compensatory mitigation. Thus, the impacts of the Project fall within the scope of the impacts and mitigation already established in the SVSP EIR (inclusive of the 2012 MND).

Mitigation Measures: The following MMs are applicable to the Project regarding biological resources impacts.

- SVSP EIR MM 4.8-3. Avoid Nesting Sites
- SVSP EIR MM 4.8-4. Onsite and Offsite Grassland Preservation
- SVSP EIR MM 4.8-5. Wildlife Movement Protection Policies
- SVSP EIR MM 4.8-7. Offsite Surveys
- SVSP EIR MM 4.14-3. Avoid Light Spillover in Open Space Areas

Conclusion: As described above and with implementation of the applicable mitigation measures, the Project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR (inclusive of the 2012 MND). Therefore, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” regarding biological resources.

V. Cultural Resources

For the environmental setting, refer to Section 4.9.2 of the SVSP EIR. Would the Project:

Environmental Issue	Where was Impact Analyzed in Prior EIR?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Cause a substantial adverse change in the significance of a historical resource pursuant to in Section 15064.5?	SVSP EIR Impacts 4.9-1 to 4.9-2, 4.9-4	No	No	No	Yes
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	SVSP EIR Impacts 4.9-1, 4.9-4	No	No	No	Yes
c) Disturb any human remains, including those interred outside of formal cemeteries?	Same	No	No	No	Yes

Discussion of Checklist Answers:

Cultural resources were adequately addressed in the SVSP EIR (inclusive of the 2012 MND). The SVSP EIR found that no known cultural resources exist on the Project site (see also 2012 MND, p. 22). The SVSP then discussed the potential for subsurface remains or deposits to be found during onsite or offsite construction, and included mitigation measures requiring a cessation of work should any item of cultural interest be found. The mitigation was found to render potential impacts less than significant. The Project would result in the same impact, and the mitigation remains applicable to the Project. Thus, the impacts of the Project fall within the scope of the impacts and mitigation already established in the SVSP EIR (inclusive of the 2012 MND).

Mitigation Measures: The following MM is applicable to the Project regarding cultural resources impacts.

- SVSP EIR MM 4.9-1. Cease Work and Consult with Qualified Archaeologist

Conclusion: As described above and with implementation of the applicable mitigation measure, the Project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR (inclusive of the 2012 MND). Therefore, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” regarding cultural resources.

VI. Energy

For the environmental setting, refer to Section 4.12.5.2 of the SVSP EIR. Would the Project:

Environmental Issue	Where was Impact Analyzed in Prior EIR?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	SVSP EIR Impacts 4.12.5-1 to 4.12.5-2	No	No	No	No
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	Same	No	No	No	No

Discussion of Checklist Answers:

Energy was adequately addressed in the SVSP EIR (inclusive of the 2012 MND). Electricity in the area is provided by Roseville Electric and natural gas is provided by Pacific Gas & Electric (PG&E). The SVSP EIR concluded that development and implementation of the SVSP would add land uses that would increase the demand for electrical services. However, Roseville Electric determined there were no constraints to providing a reliable energy source to serve the development proposed in the SVSP area. Impacts 4.12-5.1 and 4.12-5-2 in the SVSP EIR evaluated the potential for development of the SVSP to increase demands for electricity and natural gas and found these impacts to be less than significant.

The Project would consume energy both during construction and operation, but consumption would be within the scope originally considered in the SVSP EIR (inclusive of the 2012 MND) because both parcels are planned for full development and will remain planned for full development. During construction, fossil fuels, electricity, and natural gas would be used by construction vehicles and equipment. However, the energy consumed during construction would be temporary, and would not represent a significant demand on available resources. There are no unusual project characteristics that would necessitate the use of construction equipment or methods that would be less energy efficient or which would be wasteful. The completed Project would consume energy related to building operation, exterior lighting, landscape irrigation and maintenance, and vehicle trips to and from the use. In accordance with California Energy Code Title 24, the Project would be required to meet the Building Energy Efficiency Standards. These include, to name a few, standards for water and space heating and cooling equipment; insulation for doors, pipes, walls, and ceilings; and appliances. The Project would also be eligible for rebates and other financial incentives from both the electric and gas providers for the purchase of energy-efficient appliances and systems, which would further reduce the operational energy demand of the Project.

The SVSP was distributed to both PG&E and Roseville Electric for comments prior to its publication, and was found to conform to the standards of both providers; thus, energy supplies are available to serve the Project. The Project will not result in inefficient, wasteful, or unnecessary consumption of energy. Nor would it conflict with or obstruct State or local plans for renewable energy or energy efficiency, especially in consideration of

efficiency requirements in SVSP EIR MM 4.5-2 (discussed below). Moreover, the substantial reduction in operational traffic trips from the redesignation and rezoning of Parcel WB-42 from commercial to residential would in turn reduce the localized consumption of fossil fuels, which is the “largest energy consuming sector in California” (GP EIR, p. 4.15-12; see XVI. Transportation/Traffic for more detail). Thus, the impacts of the Project fall within the scope of the impacts already established in the SVSP EIR (inclusive of the 2012 MND).

Mitigation Measures: No MMs are applicable to the Project regarding impacts to energy resources because no significant impacts exist; however, the following MM is included as a means to further reduce energy usage.

- SVSP EIR MM 4.5-2. Additional Measures to Reduce GHG Emissions (Provisions relating to Energy and Water Efficiency)

Conclusion: As described above, the Project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR (inclusive of the 2012 MND). Additionally, implementation of SVSP EIR MM 4.5.2, Additional Measures to Reduce GHG Emissions (Provisions relating to Energy and Water Efficiency), would further reduce energy usage by the Project. Therefore, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” regarding energy.

VII. Geology and Soils

For the environmental setting, refer to Section 4.7.2 (and 4.9.2 for paleontological resources) of the SVSP EIR. Would the Project:

Environmental Issue	Where was Impact Analyzed in Prior EIR?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: <ul style="list-style-type: none"> i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? 	SVSP EIR Impact 4.7-4	No	No	No	No
<ul style="list-style-type: none"> ii. Strong seismic ground shaking? iii. Seismic-related ground failure, including liquefaction? 	SVSP EIR Impact 4.7-4	No	No	No	No

iv. Landslides?					
b) Result in substantial soil erosion or the loss of topsoil?	SVSP EIR Impacts 4.7-1, 4.7-3	No	No	No	No
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	SVSP EIR Impact 4.7-2	No	No	No	No
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	SVSP EIR Impact 4.7-2	No	No	No	No
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	N/A	N/A	N/A	N/A	N/A
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	SVSP EIR Impact 4.9-3	No	No	No	Yes

Discussion of Checklist Answers:

Geology and soils were adequately addressed in the SVSP EIR (inclusive of the 2012 MND). The SVSP EIR concluded that there would be no impacts to or around the Project site associated with seismic activity, landslides, or soils, and no impact related to septic tanks or alternative wastewater disposal systems, as neither are planned for the SVSP area (see 2012 MND, p. 24). The SVSP did find a potential impact related to the discovery of subsurface paleontological resources during onsite or offsite construction, and included a mitigation measure requiring a cessation of work and review should any such item be found. The mitigation was found to render potential impacts less than significant. These same conclusions would apply to the Project, especially given that they are site-specific and not specific to any particular land use. Further, site development would require a grading permit that would be reviewed for compliance with the City standards to ensure erosion control measures were implemented (see 2012 MND, pp. 23 to 24). Thus, the impacts of the Project fall within the scope of the impacts and mitigation already established in the SVSP EIR (inclusive of the 2012 MND).

Mitigation Measures: The following MMs are applicable to the Project regarding impacts associated with geology and soils.

- SVSP EIR MM 4.9-3. Cease Work Until Review conducted by Qualified Paleontologist and Recommendations Implemented

Conclusion: As described above and with implementation of the applicable mitigation measure, the Project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR (inclusive of the 2012 MND). Therefore, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” regarding geology and soils.

VIII. Greenhouse Gases

For the environmental setting, refer to Section 4.5.2 of the SVSP EIR. Would the Project:

Environmental Issue	Where was Impact Analyzed in Prior EIR?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	SVSP EIR Impacts 4.5-1 to 4.5-2	No	No	No	Yes
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	SVSP EIR Impact 4.5-1	No	No	No	Yes

Discussion of Checklist Answers:

Greenhouse gas (GHG) emissions were adequately addressed in the SVSP EIR (inclusive of the 2012 MND). The SVSP EIR concluded that buildout of the Project area would cause significant and unavoidable impacts with respect to GHG emissions. Mitigation measures were adopted to reduce the Project’s GHG emissions and resultant impacts, but they still remain significant and unavoidable (see 2012 MND, p. 17). Construction activity associated with the Project remains consistent with the scale of activity and resulting scope of impacts anticipated in the SVSP EIR (inclusive of the 2012 MND). For operational impacts, while the Project proposes changes to the balance of land uses in the area from the approved changes made in 2012, it does not do so in a manner that would increase emissions. Indeed, the proposed redesignation and rezoning of Parcel WB-42 from commercial to residential would substantially reduce the anticipated traffic trips generated by the development as well as reduce projected vehicle miles travelled (VMT) (see XVII. Transportation/Traffic), which would in turn substantially reduce GHG emissions for the Project site related to vehicle use (mobile emissions are the number one source of GHG emissions [see GP EIR, p. 4.5-20]). GHG emissions, from both the construction and operational phases, would result in impacts consistent with or lesser than those analyzed in the SVSP EIR. Thus, the impacts of the Project fall within the scope of the impacts and mitigation already established in the SVSP EIR (inclusive of the 2012 MND).

Mitigation Measures: The following MMs are applicable to the Project regarding GHGs.

- SVSP EIR MM 4.4-1. Dust and Construction Control Policies
- SVSP EIR MM 4.5-1. Reduction of Operational Emissions

- SVSP EIR MM 4.5-2. Additional Measures to Reduce GHG Emissions

Conclusion: As described above and with implementation of the applicable mitigation measures, the Project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR (inclusive of the 2012 MND). Therefore, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” regarding GHGs.

IX. Hazards and Hazardous Materials

For the environmental setting, refer to Section 4.10.2 of the SVSP EIR. Would the Project:

Environmental Issue	Where was Impact Analyzed in Prior EIR?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	SVSP EIR Impact 4.10-1	No	No	No	No
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	SVSP EIR Impacts 4.10-3 to 4.10-7	No	No	No	Yes
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼ miles of an existing or proposed school?	SVSP EIR Impact 4.10-1	No	No	No	No
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	SVSP EIR Impact 4.10-5	No	No	No	Yes
e) For a project located within an airport land use plan or, where such a plan has not been adopted,	N/A	N/A	N/A	N/A	N/A

within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?					
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	SVSP EIR Impact 4.10-2	No	No	No	No
g) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	N/A	N/A	N/A	N/A	N/A

Discussion of Checklist Answers:

Hazards or hazardous materials were adequately addressed in the SVSP EIR (inclusive of the 2012 MND). The SVSP EIR concluded that all potentially significant impacts resulting from hazards or hazardous materials associated with the SVSP could be mitigated to less-than-significant levels. The same standard construction activities, which involve the use of hazardous materials such as fuels, oils, lubricants, glues, paints and paint thinners, soaps, bleach, and solvents, that were analyzed in the SVSP apply to the Project. The same is true of the use of the same common household materials that were discussed as part of SVSP operation. Further, the Project site is not located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. The SVSP EIR analysis also found that there would be sufficient emergency services and facilities to serve the Project area, and that the area was not located within an airport land use plan or other aviation hazard area. These conclusions still fit for the Project, which occurs within the same development footprint.

Regulations pertaining to the transport of materials are codified in 49 Code of Federal Regulations 171–180, and transport regulations are enforced and monitored by the California Department of Transportation and by the California Highway Patrol. Specifications for storage on a construction site are contained in various regulations and codes, including the California Code of Regulations, the Uniform Fire Code, and the California Health and Safety Code. These same codes require that all hazardous materials be used and stored in the manner specified on the material packaging. Existing regulations and programs are sufficient to ensure that potential impacts as a result of the use or storage of hazardous materials are reduced to less than significant levels. Moreover, the Project site is not near any wildlands; therefore, risks associates with wildland fires are not applicable (see Section XX. Wildfire). The Project site is located in an area that has been used for agricultural purposes, which could have involved the use of pesticides and/or herbicides, but mitigation ensures any impacts resulting from these prior uses would remain less than significant (see 2012 MND, p. 25). The proposed uses are substantially consistent with SVSP buildout assumptions. Thus, the impacts of the Project fall within the scope of the impacts and mitigation already established in the SVSP EIR (inclusive of the 2012 MND).

Mitigation Measures: The following MM is applicable to the Project regarding hazards and hazardous materials.

- SVSP EIR MM 4.10-1. Identify and Remediate Soil Contamination

Conclusion: As described above and with implementation of the applicable mitigation measure, the Project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR (inclusive of the 2012 MND). Therefore, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” regarding hazards and hazardous material.

X. Hydrology and Water Quality

For the environmental setting, refer to Section 4.13.2 (and Section 4.12.1.2 for groundwater) of the SVSP EIR. Would the Project:

Environmental Issue	Where was Impact Analyzed in Prior EIR?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	SVSP EIR Impact 4.13-5	No	No	No	Yes
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	SVSP EIR Impacts 4.12.1-2, 4.12.1-6 to 4.12.1-7	No	No	No	No
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: i) Result in substantial erosion or siltation on- or off-site;	SVSP EIR Impact 4.13-4	No	No	No	Yes
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; or	SVSP EIR Impacts 4.13-2 to 4.13-3	No	No	No	Yes
iii) Create or contribute	SVSP EIR	No	No	No	Yes

runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff,	Impact 4.13-1				
d) In flood hazard, tsunami or seiche zones, risk release of pollutants due to project inundation?	N/A	N/A	N/A	N/A	N/A
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	N/A	No	No	No	No

Discussion of Checklist Answers:

Hydrology and water quality were adequately addressed in the SVSP EIR (inclusive of the 2012 MND). The SVSP EIR concluded that all potentially significant impacts to hydrology and water quality associated with the SVSP could be mitigated to less-than-significant levels. A Drainage and Stormwater Master Plan was prepared and approved by the City as part of the SVSP EIR. As noted in the EIR, the Plan demonstrated that the increases in impervious surfaces being caused by buildout of the SVSP would be offset by proposed drainage facilities and stormwater improvements. Further, no development would occur within the 100-year floodplain area, and consistency with existing City regulations would ensure that all homes would be elevated at least two feet above the 100-year water surface elevation. With regard to stormwater quality, the SVSP EIR noted that there are existing programs, regulations, and permits in place to ensure that all development would not have significant effects related to water pollution from construction or operation, though a mitigation measure is included to require compliance with these regulations. The Project would be subject to all adopted City standards and programs as well as applicable state standards that require the preparation of a Storm Water Pollution Prevention Plan (SWPPP) prior to grading activities (see 2012 MND, p. 28). The SVSP area is largely flat and is not near any large water bodies or dams/levees, so would not be subject to losses due to dam/levee failure, seiche, tsunami, or mudflow. The Project falls within the development footprint of the SVSP, and, although some infrastructure modifications will need to be made to accommodate the change in land use on Parcel WB-42, the drainage modifications would not result in any changes to the scope or scale of impacts. Stormwater quality evaluations conducted for the Project site support this assessment (see the Drainage and Stormwater Master Plan for Westbrook prepared for the 2010 Westbrook Specific Plan Amendment to the Sierra Vista Specific Plan (File #2011PL-043). Preliminary Stormwater Quality Evaluation for Parcel WB-42 by the City’s Engineering Division did not determine any significant impacts to drainage associated with the project. The Engineering Division determined that stormwater treatment for the site has been addressed with existing drainage basin. Also note that the West Placer Groundwater Sustainability Agency, which is the governing groundwater sustainability agency for the region, has not yet finalized and adopted a sustainable groundwater management plan; therefore, there can be no conflict with such a sustainable groundwater management plan, pursuant to checklist item e. Thus, the impacts of the Project fall within the scope of the impacts and mitigation already established in the SVSP EIR (inclusive of the 2012 MND).

Mitigation Measures: The following MMs are applicable to the Project regarding hydrology and water quality.

- SVSP EIR WMM 4.12-2. Pay fair share of Roseville Regional Stormwater Retention Facility improvements

- SVSP EIR MM 4.13-1. Implementation of Construction Activity Stormwater Protection Standards

Conclusion: As described above and with implementation of the applicable mitigation measure, the Project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR (inclusive of the 2012 MND). Therefore, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” regarding hydrology and water quality.

XI. Land Use and Planning

For the environmental setting, refer to Section 4.1.2 of the SVSP EIR. Would the Project:

Environmental Issue	Where was Impact Analyzed in Prior EIR?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Physically divide an established community?	SVSP EIR Impact 4.1-2	No	No	No	Yes
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	SVSP EIR Impact 4.1-1 and 4.1-4	No	No	No	No

Discussion of Checklist Answers:

Land use and planning were adequately addressed in the SVSP EIR (inclusive of the 2012 MND). The SVSP EIR concluded that there were some potential land use incompatibilities, but that these could be addressed by a mix of mitigation and compliance with the City Noise Ordinance and Grading Ordinance. Land use issues discussed and addressed included noise from McClellan overflights, agricultural uses in Placer County next to urban uses in the SVSP, construction noise, and commercial land use noise. The overflight noise is a potential nuisance discussion requiring disclosure to future purchasers within the Project site area; however, SVSP is outside an airport land use compatibility planning area for any nearby airport. and noise impacts from aircraft overflights to a project and its future residents outside an airport land use compatibility planning area is not a CEQA issue (see GP EIR, p. 4.6-47; see also 2012 MND, p. 33). Nevertheless, noise volumes do not exceed standards. It was concluded that the SVSP would not physically divide an established community and that it did not conflict with any land use policies or regulations. The EIR concluded that all impacts of the SVSP related to land use and planning could be reduced to less-than-significant levels with mitigation.

The Project involves the same use types within the same development footprint, and therefore the conclusions of SVSP EIR remain applicable to the Project. The Project site area has been planned for development, including adequate roads, pedestrian paths, and bicycle paths to provide connections within the community (see SVSP,

Chapter 6 [Circulation Plan];³ see also GP Circulation Element⁴). The Project involves frontage improvements including new driveways, sidewalks, and pedestrian connections. As such, the Project will not physically divide an established community. Indeed, the conversion of Parcel WB-42 from commercial to residential better aligns with the approved surrounding uses, which are primarily residential. Thus, the impacts of the Project fall within the scope of the impacts and mitigation already established in the SVSP EIR (inclusive of the 2012 MND).

Mitigation Measures: The following MM is applicable to the Project regarding impacts associated with land use; other mitigation in the SVSP required for land use impacts applies to future commercial development only and is therefore not applicable to the Project.

- SVSP EIR WMM 4.1-2. Policies to Minimize Agricultural Impacts
- SVSP EIR MM 4.6-1. Construction Noise Reduction

Conclusion: As described above and with implementation of the applicable mitigation measure, the Project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR (inclusive of the 2012 MND). Therefore, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” regarding land use and planning.

XII. Mineral Resources

For the environmental setting, refer to Section 4.7.2 of the SVSP EIR. Would the Project:

Environmental Issue	Where was Impact Analyzed in Prior EIR?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	N/A	N/A	N/A	N/A	N/A
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	N/A	N/A	N/A	N/A	N/A

³ See SVSP Chapter 6 (Circulation Plan): https://p1cdn4static.civiclive.com/UserFiles/Servers/Server_7964838/File/Government/Departments/Development%20Services/Planning/Specific%20Plans%20&%20Planning%20Areas/Sierra%20Vista/06.%20Circulation.pdf.

⁴ See GP Circulation Element: https://p1cdn4static.civiclive.com/UserFiles/Servers/Server_7964838/File/Government/Departments/Development%20Services/Planning/General%20Plan/Final%20General%20Plan%202020/03%20Circulation_Final.pdf.

Discussion of Checklist Answers:

The SVSP EIR indicated that there were no significant mineral resources in the area. Therefore, this checklist section does not apply.

XIII. Noise

For the environmental setting, refer to Section 4.6.2 of the SVSP EIR. Would the Project:

Environmental Issue	Where was Impact Analyzed in Prior EIR?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies?	SVSP EIR Impacts 4.6-1 to 4.6-10	No	No	No	Yes
b) Result in exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?	SVSP EIR Impact 4.6-1	No	No	No	Yes
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	N/A	N/A	N/A	N/A	N/A

Discussion of Checklist Answers:

Noise was adequately addressed in the SVSP EIR (inclusive of the 2012 MND). The SVSP EIR addressed construction noise, roadway noise, noise from non-residential land uses, and aircraft overflight noise. Overflight noise has been addressed in the Land Use and Planning section of this Addendum. Construction noise in general was discussed, and addressed via mitigation. Noise was determined to be an issue for all of the major roadways in the SVSP area. Mitigation was found to reduce noise volumes to levels within GP standards for some impacts, and so these impacts were found to be less than significant. However, construction noise and the increase in

traffic noise above existing conditions were found to be significant and unavoidable. Project construction and operation should not exceed noise levels anticipated in the SVSP to such a degree that impact conclusions reached in the SVSP EIR would change (see 2012 MND, p. 32). Indeed, with the reduction in traffic associated with WB-42, traffic-related noise should be substantially less than anticipated in the SVSP EIR (see XVII. Transportation/Traffic).

Implementation of existing SVSP EIR mitigation measures would reduce noise volumes to levels within GP standards for the Project. The Project would be designed consistent with the mitigation measures to include six-foot masonry sound walls adjacent to the lots located along major roadways, among other measures, to ensure noise volumes stay within the GP thresholds. Thus, the impacts of the Project fall within the scope of the impacts and mitigation already established in the SVSP EIR (inclusive of the 2012 MND).

Mitigation Measures: The following MMs are applicable to the Project regarding noise impacts.

- SVSP EIR WMM 4.5-2. Construction Noise Policies
- SVSP EIR WMM 4.5-8. Onsite Traffic Noise Attenuation
- SVSP EIR MM 4.6-1. Construction Noise Reduction

Conclusion: As described above and with implementation of the applicable mitigation measures, the Project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR (inclusive of the 2012 MND). Therefore, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” regarding noise.

XIV. Population and Housing

For the environmental setting, refer to Section 4.2.2 of the SVSP EIR. Would the Project:

Environmental Issue	Where was Impact Analyzed in Prior EIR?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	SVSP EIR Impact 4.2-4	No	No	No	No
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	SVSP EIR Impact 4.2-3	No	No	No	No

Discussion of Checklist Answers:

Population and housing were adequately addressed in the SVSP EIR (inclusive of the 2012 MND). The SVSP EIR indicated that the plan would increase the number of housing units above those that had been anticipated in the then-current General Plan, and analyzed the effect on supporting services, infrastructure, and other issues related to environmental impacts. It was concluded that impacts would be significant and unavoidable. The Project further increases number of housing units within the plan area. Notwithstanding, the impact conclusion in the SVSP EIR would not change—it is significant and unavoidable under the currently approved SVSP and will remain significant and unavoidable with the change proposed in this Addendum. The SVSP EIR also indicated that the plan would displace a small number of residences over a 20-year time frame, and therefore the impact would be less than significant. However, the Project site contains zero residences, and therefore its development per the Project would have an even lesser impact in this regard (see 2012 MND, p. 34). Thus, the impacts of the Project fall within the scope of the impacts and mitigation already established in the SVSP EIR (inclusive of the 2012 MND).

Mitigation Measures: None

Conclusion: As described above, the Project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR (inclusive of the 2012 MND). Therefore, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” regarding population and housing.

XV. Public Services

For the environmental setting, refer to Sections 4.11.1-2 to 4.11.2-2, 4.11.3-2, 4.11.4-2, and 4.11.5-2 of the SVSP EIR. Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:

Environmental Issue	Where was Impact Analyzed in Prior EIR?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Fire protection?	SVSP EIR Impact 4.11.2	No	No	No	Yes
b) Police protection?	SVSP EIR Impact 4.11.1	No	No	No	No
c) Schools?	SVSP EIR Impact 4.11.3	No	No	No	Yes
d) Parks?	SVSP EIR Impact 4.11.5	No	No	No	No
e) Other public facilities?	SVSP EIR Impact 4.11.4	No	No	No	No

Discussion of Checklist Answers:

Public Services were adequately addressed in the SVSP EIR (inclusive of the 2012 MND). The SVSP EIR concluded that the SVSP would have a less-than-significant impact to fire and police protection services, parks, and other public services, such as libraries, without mitigation and a less-than-significant impacts to schools with

mitigation. For fire protection services, existing City codes and regulations require adequate water pressure in the water lines, and construction must comply with the Uniform Fire and Building Codes used by the City of Roseville. The site developer or Applicant is required to pay a fire service construction fee, which is used for purchasing capital facilities for the City Fire Department. Further, a new fire station is approved for construction within the SVSP and Fire Station #9 exists in the West Plan area (see 2012 MND, p. 35). For police protection services, sales taxes and property taxes resulting from development will add revenue to the General Fund, which provides funding for police services. Properties in the SVSP also pay into Community Facilities District No. 3 that provides services for fire and police. For parks, the developer will be required to pay fees into a Community Facilities District No. 2, which provides funding for park services. As well, future park and recreation sites and facilities have already been identified and approved as part of SVSP. For other public facilities, the SVSP area would be adequately served by existing libraries, and the City charges fees for end-users for other services, such as garbage and greenwaste collection, in order to fund those services.

None of the impacts to these services or facilities would change as a result of the Project. The newly proposed residential units would be required to adhere to all existing codes, regulations and funding agreements to ensure impacts remain less than significant. Indeed, some impacts may decrease. For example, a decrease in commercial land uses may lead to a decrease in the need for police services as more law enforcement assistance is normally required at commercial properties versus residential.

For schools, the SVSP EIR concluded that three new elementary schools and one new intermediate school would be required in the plan area. The high school students generated from the SVSP were assumed in the nearby high schools located outside the SVSP. A portion of the SVSP is located within the Center Joint Unified School District and a portion is located within the Roseville City School District, although the current Project site is entirely within the Center Joint Unified School District. The Project involves an increase in residential units within the SVSP and, therefore, a potential slight increase in students. The Project is estimated to generate an additional 19 students in grades K-6, 8 students in grades 7- 8, and 14 students in grades 9-12; thus 41 students more than assumed in 2012 (see SVSP, Section 7.3, p. 7-22). The project developer and the Center Joint Unified School District entered into the Landowner Development Agreement setting forth the mitigation fees to be paid by the Project to provide full mitigation of the Project's impacts to school facilities. Under state law, such payments are deemed to constitute "full and complete mitigation" of impacts to school facilities (Government Code Section 65995(h)); therefore, the increase in students associated with the Project does not translate into a more severe environmental impact than what was anticipated in the SVSP EIR. In addition, the developer or Applicant is required to work with the School District to identify a Safe Routes to School program. Existing codes, regulations, funding agreements, and facilities plans are sufficient to ensure impacts continue to be less than significant. Thus, the impacts of the Project fall within the scope of the impacts and mitigation already established in the SVSP EIR (inclusive of the 2012 MND).

Mitigation Measures: The following MM is applicable to the Project regarding impacts associated with public services.

- SVSP EIR WMM 4.11.3-2. School Transportation Policies

Conclusion: As described above and with implementation of the applicable mitigation measures, the Project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR (inclusive of the 2012 MND). Therefore, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred" regarding public services.

XVI. Recreation

For the environmental setting, refer to Section 4.11.5-2 of the SVSP EIR. Would the Project:

Environmental Issue	Where was Impact Analyzed in Prior EIR?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	SVSP EIR Impact 4.11.5	No	No	No	No
b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	See Other Sections	No	No	No	Yes

Discussion of Checklist Answers:

Recreation was adequately addressed in the SVSP EIR (inclusive of the 2012 MND). The SVSP indicates that the required parkland dedication was met by dedication of parkland throughout the plan area and through payment of park dedication in-lieu fees. As noted in the SVSP EIR, the payment of Citywide and neighborhood park fees will be required, and the payment of fees combined with the dedication of parkland will ensure that impacts to park services are less than significant. The Project will increase total number of residential units anticipated for buildout of the SVSP area, but full buildout of this former UR area includes the construction of 15.5 acres of neighborhood parks and 36 acres of open space that will be used by the future residents on the Project site (see 2012 MND, p. 37). The impact to parks was considered less than significant in the SVSP EIR and 2012 MND, and it will remain less than significant after the change proposed with the Project because any increased usage of planned neighborhood parks would be incremental. The construction of these parks within the SVSP are analyzed as part of the overall plan throughout the SVSP EIR and assigned mitigation measures as necessary. Thus, the impacts of the Project fall within the scope of the impacts and mitigation already established in the SVSP EIR (inclusive of the 2012 MND).

Mitigation Measures: See other sections for MMs that would apply to park construction, such as MMs for biological and cultural resource impacts, etc.

Conclusion: As described above and with implementation of the applicable mitigation measures, the Project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR (inclusive of the 2012 MND). Therefore, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” regarding recreation.

XVII. Transportation/Traffic

For the environmental setting, refer to Section 4.3.2 of the SVSP EIR. Would the Project:

Environmental Issue	Where was Impact Analyzed in Prior EIR?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	SVSP EIR Impacts 4.3-1 to 4.3-25	No	No	No	Yes
b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?	SVSP EIR Impacts 4.3-1, 4.3-4 to 4.3-14, 4.3-16 to 4.3-24	No	No	No	Yes
c) Substantially increase hazards due to a design feature (for example, sharp curves or dangerous intersections) or incompatible uses (for example, farm equipment)?	Same as (a)	No	No	No	No
d) Result in inadequate emergency access?	SVSP EIR Impacts 4.10-2, 4.11-2	No	No	No	No

Discussion of Checklist Answers:

Transportation and traffic were adequately addressed in the SVSP EIR (inclusive of the 2012 MND). The SVSP EIR evaluated the traffic impacts to existing and future roadways from traffic being generated by the anticipated uses within the plan area. The EIR concluded that, with mitigation, impacts to City roadways would be less than significant. Impacts to several adjacent agency roadways were identified as a significant and unavoidable, and mitigation to lessen the impact was presented. Specific mitigation measures were assigned to the Project site and its surroundings in the 2012 MND, which reflected the potential impacts that might occur from traffic increases resulting from full buildout of the UR area (see 2012 MND, pp. 40 to 46). That mitigation would apply to the current Project and is listed below. However, as explained below, the current Project would produce less traffic than the project that was approved in 2010 and contemplated in the 2012 MND.

The City's Engineering Division uses the Institute of Transportation Engineer's *Trip Generation Manual* (ITE, 2017) and the City's traffic demand model to determine the trip generation of various uses. The Engineering Division concluded that the change in land use designation and zoning on Parcel WB-42 from commercial to residential would generate fewer site trips, fewer trips entering/exiting the SVSP area, and less VMT.⁵ Typically,

⁵ Note that VMT is included here for informational purposes only. An analysis of VMT is not required for this CEQA document because such analysis was not included in the underlying 2010 Final EIR upon which this Addendum is based was prepared. The provisions of CEQA that require VMT analysis, such as CEQA Guidelines Section 15064.3, were not

a rezone from commercial to residential creates less than 20% of the daily trips. Therefore, the proposed rezone would result in fewer trips and lessen impacts to traffic and transportation systems, than those described in the SVSP EIR.

The Project does not introduce any hazards resulting from circulation design, as it does not introduce hazards such as sharp curves or dangerous intersections. Nor does it present substantial safety risks associated with emergency access. The Project has been reviewed by the City Engineering Division and City Fire Department staff, and has been found to be consistent with the City's Design Standards. Furthermore, standard conditions of approval added to all City projects require compliance with Fire Codes and other design standards. Compliance with existing regulations ensure that traffic safety-related impacts are less than significant. Thus, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred" relative to transportation/traffic. Thus, the impacts of the Project fall within the scope of the impacts and mitigation already established in the SVSP EIR (inclusive of the 2012 MND).

Mitigation Measures: The following MMs are applicable to the Project regarding transportation and traffic impacts.

- SVSP EIR MM 4.3-1. Roseville Intersections: Pay Fair Share of Improvements in the CIP including Improvements to Intersections
- SVSP EIR MM 4.3-6. State Facilities Segments: Pay Fair Share Costs
- SVSP EIR MM 4.3-7. Sutter County Facilities: Pay Fair Share Costs

Conclusion: As described above and with implementation of the applicable mitigation measures, the Project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR (inclusive of the 2012 MND). Therefore, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred" regarding transportation and traffic.

XVIII. Tribal Cultural Resources

For the environmental setting, refer to Section 4.9.2 of the SVSP EIR.

Would the Project cause a substantial adverse change in the significance of a Tribal Cultural Resource as defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

in full effect until July 1, 2020, and only apply to documents released to the public after that date (see CEQA Guidelines Section 15064.3(c) [stating that its VMT provisions applied only prospectively, as provided in CEQA Guidelines Section 15007, which provides, among other things, that "[n]ew requirements in amendments will apply to steps in the CEQA process not yet undertaken by the date when agencies must comply with the amendments," and that "[i]f a document meets the content requirements in effect when the document is sent out for public review, the document shall not need to be revised to conform to any new content requirements"]). Here, the Final EIR for the SVSP, on which this Addendum relies, was prepared in 2010, more than a decade before the VMT requirement took effect (see also *Citizens for Positive Growth & Preservation v. City of Sacramento* (2019) 43 Cal.App.5th 609, 625-626 [court refuses to address legal challenge to EIR based on a failure to include VMT analysis because the EIR at issue was prepared prior to July 2020]). Moreover, the circumstances and evidence surrounding this project do not necessitate a VMT analysis. As stated by Fehr & Peers, the project would result in a dramatic decrease in traffic trips below what was considered in the SVSP EIR.

Environmental Issue	Where was Impact Analyzed in Prior EIR?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or	SVSP EIR Impacts 4.9-1 to 4.9-2, 4.9-4	No	No	No	Yes
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe	Same	No	No	No	Yes

Discussion of Checklist Answers:

Tribal cultural resources were adequately addressed in the SVSP EIR (inclusive of the 2012 MND). The SVSP EIR found that no known cultural resources exist on the Project site, inclusive of tribal cultural resources (see V. Cultural Resources). The SVSP then discussed the potential for subsurface resources to be found during construction, and included mitigation requiring a cessation of work should any item of cultural interest, inclusive of tribal interests, be found. The mitigation was found to render potential impacts less than significant. The Project would result in the same impact, and the mitigation remains applicable to the Project. Moreover, notice of the Project was mailed to tribes that had requested such notice pursuant to S.B. 18 for early consultation for the amendment of general plans. No request for consultation was received within or beyond 90 days from the request being sent. Thus, the impacts of the Project fall within the scope of the impacts and mitigation already established in the SVSP EIR (inclusive of the 2012 MND).

Mitigation Measures: The following MMs are applicable to the Project regarding cultural resources impacts.

- SVSP EIR MM 4.9-1. Cease Work and Consult with Qualified Archaeologist

Conclusion: As described above and with implementation of the applicable mitigation measures, the Project would not result in a new significant impact or significant impacts that are substantially more severe than those

analyzed in the SVSP EIR (inclusive of the 2012 MND). Therefore, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” regarding tribal cultural resources.

XIX. Utilities and Service Systems

For the environmental setting, refer to Sections 4.12.1.2, 4.12.2.2, 4.12.3.2, 4.12.4.2, and 4.12.5.2 of the SVSP EIR. Would the Project:

Environmental Issue	Where was Impact Analyzed in Prior EIR?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or which could cause significant environmental effects?	SVSP EIR Impacts 4.12.3-1 to 4.12.3-2, 4.12.5-1 to 4.12.5-2	No	No	No	Yes
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	SVSP EIR Impacts 4.12.1-1 to 4.12.1-2, 4.12.2-1	No	No	No	Yes
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?	SVSP EIR Impact 4.12.1-3	No	No	No	Yes
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	SVSP EIR Impacts 4.12.4-1 to 4.12.4-4	No	No	No	Yes
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	SVSP EIR Impacts 4.12.1-1, 4.12.1-4	No	No	No	Yes

Discussion of Checklist Answers:

Utilities and services systems were adequately addressed in the SVSP EIR (inclusive of the 2012 MND). The SVSP EIR concluded that most potentially significant impacts to utilities and services systems associated with the SVSP could be mitigated to less-than-significant levels. However, impacts associated with increased use of the landfill and its eventual expansion would remain significant and unavoidable even after mitigation because this expansion is outside the City's jurisdiction (2012 MND, p. 51). The SVSP EIR indicated that the Western Placer Waste Management Authority facilities would be used to dispose of solid waste, and that there was insufficient capacity to accept solid waste from the SVSP at full buildout. Solid waste generation is based on population, and the Project would increase the estimated population for the plan area with the increase in residential units. However, the impact conclusion would not change—it is significant and unavoidable and will remain as such. Furthermore, the amount increase of solid waste would not be substantially more severe, but rather an incremental increase. Notwithstanding, since the time the SVSP EIR was adopted, the Western Placer Waste Management Authority's Western Regional Sanitary Landfill has expanded and currently has a remaining capacity of 29.1 million cubic yards and a projected closure date of 2058, whereas during preparation of the SVSP EIR, it had a remaining capacity of approximately 25.4 million cubic yards and a closure date of 2041 (SVSP EIR, p. 4.12.4-12). Therefore, this impact would be lesser under the Project than was concluded under the SVSP.

The SVSP EIR addressed water demand for the plan area and determined there was adequate supply to meet the anticipated water demands from full buildout, excluding ultimate buildout of the UR area. Upon the redesignation/rezoning of the UR area, it was determined that existing City water supplies would need to be augmented and that the additional water would come from the City's current water entitlements for corporate business centers because no such centers were planned (see 2012 MND, p. 49). This arrangement left a remainder 46 acre feet of unused water supply for future use. Furthermore, given the myriad of water conservation legislation that has been passed since 2012, which requires significant progressive reductions in personal water use over a series of years,⁶ the Project likely would use less water than currently anticipated. The City's Environmental Utilities Department staff reviewed the Project and concluded that water uses by the Project would fall below the water supply that is available for City use. Therefore, impact conclusions related to water supply remain the same.

Development of the Project area will require the construction of water lines and sewer lines and facilities, but these were previously identified through the infrastructure master plans developed for the SVSP (see 2012 MND, p. 50). The Project site land use changes in 2012 required that the Project at that time be required to fund its fair share payment toward construction of a new recycled water storage tank and an upgrade to the existing WRSP recycled water pump station, but no other major changes to infrastructural facilities was expected (see 2012 MND, p. 51). The SVSP EIR concluded that the Pleasant Grove Wastewater Treatment Plan was sized to accommodate flow from the plan area and that impacts would be less than significant. This conclusion remains applicable to the Project (see 2012 MND, p. 51). The City's Environmental Utilities Department staff reviewed the Project and determined that project changes fell within the scope of prior assessment in regard to these infrastructure facilities. Thus, the impacts of the Project fall within the scope of the impacts and mitigation already established in the SVSP EIR (inclusive of the 2012 MND).

Mitigation Measures: The following MMs are applicable to the Project regarding impacts associated with utilities and service systems.

- SVSP EIR MM 4.11-5. Treatment Plant Capacity
- SVSP EIR WMM 4.11-7. Expand the WRSL Landfill (occurred)

⁶ For example, A.B. 1660 (2018) and S.B. 606 (2018) caps indoor residential water use and requires water efficient controls on residential landscaping irrigation.

- SVSP EIR WMM 4.11-11. Divert Construction Debris

Conclusion: As described above and with implementation of the applicable mitigation measures, the Project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR (inclusive of the 2012 MND). Therefore, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” regarding utilities and service systems.

XX. Wildfire

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the Project:

Environmental Issue	Where was Impact Analyzed in Prior EIR?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Substantially impair an adopted emergency response land or emergency evacuation?	N/A	N/A	N/A	N/A	N/A
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	N/A	N/A	N/A	N/A	N/A
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	N/A	N/A	N/A	N/A	N/A
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	N/A	N/A	N/A	N/A	N/A

Discussion of Checklist Answers:

The California Department of Forestry and Fire Protection (CAL FIRE) is the state agency responsible for wildland fire protection and management. As part of that task, CAL FIRE maintains maps designating Wildland Fire Hazard Severity zones and designates state responsibility areas. The City is not located within or near a state responsibility area and also is not located within a Very High Fire Hazard Severity Zone. Therefore, this checklist section does not apply.

XXI. Mandatory Findings of Significance

Environmental Issue	Where was Impact Analyzed in Prior EIR?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	See above Sections IV. Biological Resources; V. Cultural Resources; VII. Geology and Soils; XVIII. Tribal Cultural Resources	No	No	No	Yes
b) Have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of the past projects, the effects of other current projects, and the effects of probable future projects.)	See SVSP EIR Section 5.7.3	No	No	No	Yes
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	See above Sections III. Air Quality; VIII. Greenhouse Gases; XI. Hazards and Hazardous	No	No	No	Yes

	<p>Materials; X. Hydrology and Water Quality; XIII. Noise</p>				
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Discussion of Checklist Answers:

With implementation of the City’s Mitigating Ordinances, Guidelines, and Standards and best management practices, mitigation measures described in the SVSP and listed in this document, and permit conditions, the Project will not exceed the scope of any impact contemplated SVSP EIR (inclusive of the 2012 MND) that is associated with habitat, species, historic/prehistoric resources, or adverse effects on human beings. Furthermore, cumulative impacts associated with the Project would not exceed those contemplated in the SVSP EIR (inclusive of the 2012 MND) because no Project-related individual impact exceeds the scope of that same impact in the SVSP EIR (inclusive of the 2012 MND).

Mitigation Measures: See above checklist sections for applicable mitigation measures.

Conclusion: With the implementation of the applicable mitigation measures listed in this Addendum checklist, the Project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR (inclusive of the 2012 MND). Therefore, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” relative to the mandatory findings of significance.

ENVIRONMENTAL DETERMINATION

Based on analysis conducted in this Addendum, the previously certified EIR, and the 2012 MND, it is determined that implementation of Project modifications, as described herein, would not result in any new or substantially more severe environmental impacts, either directly or as a result of new circumstances or information. The City may take the following actions in compliance with CEQA:

- Certify the Addendum
- Adopt the SVSP amendment
- Approve the General Plan and specific plan amendments and rezone

In reviewing the site specific information provided for the Project and acting as Lead Agency, the City of Roseville, Development Services Department, Planning Division has analyzed the potential environmental impacts created by this project and determined that the findings of CEQA Section 15162 concerning the decision not to prepare a subsequent EIR and the findings of CEQA Section 15164 concerning the decision to prepare an Addendum can be made. As supported by substantial evidence within the Addendum to the SIERRA VISTA SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT (SCH # 2008032115, adopted May 5, 2010), inclusive of the WESTBROOK SPECIFIC PLAN AMENDMENT TO THE SIERRA VISTA SPECIFIC PLAN MITIGATED NEGATIVE DECLARATION (SCH # 2008032115, adopted June 15, 2012), the Lead Agency makes the following findings:

No substantial changes are proposed in the Project which would require major revisions of the previous EIR.

No substantial changes have occurred with respect to the circumstances under which the Project is undertaken.

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

Addendum Prepared by:

Sean Morales

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

ATTACHMENTS

Addendum Attachment 1 – Applicable Mitigation Measures from the Sierra Vista Specific Plan EIR

ADDENDUM ATTACHMENT 1

APPLICABLE MITIGATION MEASURES from the Sierra Vista Specific Plan EIR

Mitigation Measure	Implementation	Timing	Reviewing Party	Documents to be Submitted to the City	Staff Use Only
<p>SVSP EIR MM 4.1-2. Agricultural Conversion Policies</p> <p>One acre of open space shall be preserved within Placer County for each acre of open space impacted within the Specific Plan area. This is to be accomplished through the recordation of conservation easements that result in the formation of preserve lands (as a “mitigation property or “preserve site” and collectively, “mitigation lands” or “preserve lands”). For the purposes of assessing impacts associated with a specific development project, “open space” impacts shall include all land proposed to be developed for urban uses. For purposes of mitigation for the specific development project, the term “open space” shall include any and all undeveloped land proposed to be preserved by conservation easement or otherwise required by any governmental agency to be preserved for any reason, specifically including all lands preserved for habitat or agricultural mitigation is required beyond the 1:1 open space requirement noted above, as long as a substantial portion, as determined by the Planning Director, of the mitigation lands acquired are (1) in agricultural production, (2) are undeveloped and have the same or higher value CDC categorization as lands being affected within the Specific Plan property at issue. In-kind mitigation is not required for agricultural land development within the Specific Plan area.</p>	<p>The Applicant shall be responsible for securing the offsite grassland mitigation prior to approval of tentative maps proportional to the development proposed.</p>	<p>Prior to the issuance of a Grading Permit.</p>	<p>Planning Director, City Open Space Preserve Manager, and CDD Director</p>	<p>Documentation of conservation easements</p>	
<p>SVSP EIR MM 4.3-1. Roseville Intersections: Pay Fair Share of Improvements in the CIP including Improvements to □ Intersections</p> <ul style="list-style-type: none"> • Fiddymont/Baseline Road: improve intersection as part of the project • Watt Avenue/Baseline Road: improve intersection as part of the project <p>Improvements would be necessary to the following intersections, as part of the project to achieve acceptable service levels under the 2025 CIP plus Project scenario. However, as noted, many intersections cannot be mitigated because of constraints.</p> <ol style="list-style-type: none"> 1. Foothills Boulevard and Baseline Road: No feasible mitigation 2. Industrial Avenue and Alantown Drive: No feasible mitigation 3. Cirby Way and Northridge Drive: No feasible mitigation 	<p>The Development Agreements between Applicant and the City, require the City to update the CIP and the Applicants to pay fair share fees.</p>	<p>In accordance with Development Agreements, the traffic mitigation fees shall be paid on a pro-rata basis prior to the issuance of</p>	<p>Public Works Director</p>	<p>Project will pay fair share of fees</p>	

**APPLICABLE MITIGATION MEASURES
from the Sierra Vista Specific Plan EIR**

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<p>4. Foothills Boulevard and Junction Boulevard: No feasible mitigation</p> <p>5. Junction Boulevard and Baseline Road: No feasible mitigation</p> <p>6. Roseville Parkway and Sierra College Boulevard: No feasible mitigation</p> <p>7. Blue Oaks Boulevard and Crocker Ranch Road: Re-stripe to include two south bound to east bound left turn lanes and a separate right turn. This improvement shall be added to the City of Roseville's Capital Improvement program. Development within the Sierra Vista Specific Plan Area shall be required to pay fair share costs for this improvement</p> <p>8. Blue Oaks Boulevard and New Meadow Drive: Re-stripe the southbound through lane to a shared through and left-turn lane. This improvement shall be added to the City of Roseville's Capital Improvement program. Development within the Sierra Vista Specific Plan Area shall be required to pay fair share costs for this improvement. As such, this impact would be reduced to less than significant.</p> <p>9. Foothills Boulevard and Baseline/Main: No feasible mitigation</p> <p>10. Sunrise Boulevard and Sandringham/Kensinton: add a dedicated southbound right-turn lane</p> <p>11. Woodcreek Oaks and Baseline Road: construction of a second eastbound through lane. This improvement is currently in the City's CIP program. SVSP would be required to pay fair share costs for this improvement.</p> <p>The SVSP will develop over a period of years. Therefore, the impacts on these impacts would occur over a period of time. As with other improvements in the 2025 CIP, the City shall monitor traffic conditions and determine when specific improvements are needed. The City of Roseville's traffic impact fees should be revised to include the SVSP area. The City of Roseville's Traffic Impact Fees should be revised to include the SVSP. Specific Plans and/or development proposals shall provide for fair share contributions of the cost of the improvements through the updated traffic impact fees.</p> <p>Construction of intersection improvements could have impacts on biological and cultural resources, air quality, water quality, and noise levels. These impacts will be evaluated as part of the CIP update to incorporate the adopted mitigation.</p>		any building permit.			
<p>SVSP EIR MM 4.3-6. State Facilities Segments: Pay Fair Share Costs</p> <p>No specific improvements have been identified to mitigate project</p>	The City and Sutter County shall implement a regional traffic fee to fund the identified improvements.	Payment of applicable fees by the Applicant at the time	Sutter County Public Works Director	Project will pay fair share of fees	

**APPLICABLE MITIGATION MEASURES
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<p>impacts on I-80, SR 70/99, or SR 65; however, the City is willing to work with Caltrans & the Placer County Transportation Planning Agency (PCTPA) to establish a regional approach to institute a fee program for the purpose of funding improvements on these facilities. If and when Caltrans and the City enter into an enforceable agreement, the Project shall pay impact fees to the City of Roseville in amounts that constitute the Project's fair share contributions to the construction of transportation facilities and/or improvements, consistent with the Mitigation Fee Act (Gov. Code, § 66000 et seq.). The City shall determine the means of providing the project's fair share of the funds for these improvements to Caltrans through the inter-agency agreement or other arrangement required by Mitigation Measure 4.3-7.</p>	<p>Applicant within the SVSP shall be required to contribute to the regional fee to fund a portion of the improvements per the Development Agreements. The State shall be responsible for overseeing the improvements.</p>	<p>of each building permit.</p>	<p>and the City Public Works Director</p>		
<p>SVSP EIR MM 4.3-7. Sutter County Facilities: Pay Fair Share Costs</p> <ul style="list-style-type: none"> • Reigo Road and Pleasant Grove South • Riego Road and Pleasant Grove North • Riego Road <p>The City of Roseville shall negotiate in good faith to enter into a fair agreement with Sutter County regarding Sierra Vista's fair share mitigation for this improvement. In reaching an accommodation with Sutter County, the City and Sutter County, in order to better ensure an effective sub-regional approach to mitigating transportation-related impacts, may choose to include within the same agreements or Joint Powers Authority additional public agencies with whom it must work to mitigate transportation-related impacts, such as Placer County, Sacramento County, and Caltrans. As the City strives to achieve agreement(s) with one or more of these other agencies, the City shall insist that "fair share" fee obligations be reciprocal, in the sense that the other local agencies, in accepting fair share contributions from the SVSP developers, must agree to require new development occurring in their own jurisdictions to make fair share contributions towards mitigation the significant effects of such development on the City's transportation network. Any such arrangement(s), with just Sutter County or with additional agencies, shall account for existing inter-agency fee programs in order to avoid requiring redundant mitigation or fee payments exceeding fair share mitigation levels. The City intends that its arrangement(s) with Sutter County and any other agencies shall permit the participating agencies flexibility in providing cross-jurisdictional credits and reimbursements consistent with the general "fair share" mitigation standard, and</p>	<p>The City and Sutter County shall implement a regional traffic fee to fund the identified improvements. Applicant within the SVSP shall be required to contribute to the regional fee to fund a portion of the improvements per the Development Agreements. Sutter County shall be responsible for overseeing the improvements.</p>	<p>Payment of fees by the Applicant at the time of each building permit.</p>	<p>Sutter County Public Works Director and the City Public Works Director</p>	<p>Project will pay fair share of fees</p>	

**APPLICABLE MITIGATION MEASURES
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<p>require an updated model run incorporating the best available information in order to obtain the most accurate, up-to-date impact assessment feasible and to generate the most accurate, up-to-date estimates of regional fair share contributions. These arrangements, moreover, should also include provisions that allow for periodic updates to the traffic modeling on which fair share payment calculations depend in order to account for (i) newly approved projects cumulatively contributing to transportation-related impacts and that therefore should contribute to the funding of necessary improvements (e.g., the Curry Creek Community Plan in Placer County), (ii) additional physical improvements necessitated in whole or in part by newly approved projects, (iii) changing cost calculations for the construction of needed improvements based on changes in the costs of materials, labor, and other inputs. Implementation of MM 4.3-8 would reduce impacts to a less than significant level; however, these improvements lie outside the jurisdiction of the City of Roseville. As such, this impact is considered significant and unavoidable.</p>					
<p>SVSP EIR MM 4.4-1. Dust and Construction Control Policies</p> <p>In accordance with the PCAPCD, the applicant shall comply with all applicable rules and regulations as listed above (e.g., Rule 202, 218 and 228). In addition, at the time of tentative map the applicant(s) shall implement a minimum of five (5) of the following measures unless superseded by state or other more stringent standards:</p> <p>The following mitigation measures shall be implemented to reduce short-term construction-related air quality impacts. In addition, dust control measures are required to be implemented by all projects in accordance with the City of Roseville Grading Ordinance, and the PCAPCD Fugitive Dust Rule 228.</p> <ul style="list-style-type: none"> • Applicant shall submit to PCAPCD a Construction Emission / Dust Control Plan within 30 days prior to groundbreaking. If the PCAPCD does not respond within 20 days, the plan shall be considered approved. The plan must address the minimum requirements found in section 300 and 400 of District Rule 228, Fugitive Dust (www.placer.ca.gov/airpollution/airpollut.htm). The applicant shall keep a hard or electronic copy of Rule 228, Fugitive Dust on-site for reference. • The Construction Emission/Dust Control Plan shall include a comprehensive inventory (i.e. make, model, year, emission rating) of all heavy-duty off-road equipment (50 horsepower (HP) or greater) that will be used an aggregate of 40 or more hours for the construction project. The project representative shall 	<p>The Applicant shall submit construction management plans as part of the Grading Permit application. The Public Works Director shall review grading plans for inclusion of these measures prior to issuance of grading permits. The City Code Enforcement Officer shall respond to complaints.</p>	<p>Prior to issuance of Grading Permits.</p>	<p>Director of Public Works</p>	<p>Dust Control Plan and proof of submittal to PCAPCD</p>	

**APPLICABLE MITIGATION MEASURES
from the Sierra Vista Specific Plan EIR**

Mitigation Measure	Implementation	Timing	Reviewing Party	Documents to be Submitted to the City	Staff Use Only
<p>provide PCAPCD with the anticipated construction timeline including start date, and name and phone number of the project manager and on-site foreman. The plan shall demonstrate that the heavy-duty (> 50 HP) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average 20% NOX reduction and 45% particulate reduction compared to the most recent ARB fleet average. PCAPCD shall be contacted for average fleet emission data. Acceptable options for reducing emissions may include use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available. Contractors can access the Sacramento Metropolitan Air Quality Management District's web site to determine if their off-road fleet meets the requirements listed in this measure (http://www.airquality.org/ceqa/Construction_Mitigation_Calculator.xls).</p> <p>The following measures are also included to reduce construction-related ROG, Nox, PM10 and PM2.5 emissions:</p> <ul style="list-style-type: none"> • All construction equipment shall be maintained in good operating condition. Contractor shall ensure that all construction equipment is being properly serviced and maintained as per the manufacturer's specifications. Maintenance records shall be available at the construction site for verification. This measure will reduce combustion emissions of all criteria air pollutants. • Prior to the issuance of any grading permits, all applicants shall submit construction plans denoting the proposed schedule and projected equipment use. Construction contractors shall provide evidence that low emission mobile construction will be used, or that their use was investigated and found to be infeasible for the project. Low emission equipment is defined as meeting the California Air Resources Board's Tier III standards. Contractors shall also conform to any construction measures imposed by the PCAPCD as well as City Planning Staff. This measure will primarily reduce ROG, Nox, PM10, and PM2.5 exhaust emissions. • Paints and coating shall be applied either by hand or by high volume, low-pressure spray. This measure will reduce evaporative ROG emissions. • All construction shall comply with the following measures to reduce fugitive dust related emissions of PM10 and PM2.5: <ul style="list-style-type: none"> o Maintain a minimum 24-inch freeboard on soil haul trucks or cover payloads using tarps or other suitable means. o Suspend grading operations during high winds (greater than 15 mph). 					

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<ul style="list-style-type: none"> o Sweep streets as necessary if silt is carried off-site to adjacent public thoroughfares or occurs as a result of hauling. o Dispose of surplus excavated material in accordance with local ordinances and use sound engineering practices. o Schedule activities to minimize the amounts of exposed excavated soil during and after the end of work periods. o Phase grading into smaller areas to prevent the susceptibility of larger areas to erosion over extended periods of time. o Pave or apply gravel to any on-site haul roads. o Reestablish ground cover on the construction site through seeding and water. o Clean earth moving construction equipment with water or sweep clean, once per day, or as necessary (e.g., when moving onsite), consistent with National Pollutant Discharge Elimination System Best Management Practices and the Roseville Grading Ordinance. Water shall be applied to control dust as needed to prevent dust impacts offsite. Operational water truck(s), shall be on-site, as required, to control fugitive dust. Construction vehicles leaving the site shall be cleaned, as needed, to prevent dust, silt, mud, and dirt from being released or tracked off-site. o Spread soil binders on unpaved roads and employee/equipment parking areas. Soil binders shall be non-toxic in accordance with state and local regulations. Apply approved chemical soil stabilizers, or vegetated mats, etc. according to manufacturers' specifications, to all-inactive construction areas (previously graded areas which remain inactive for 96 hours). o Minimize diesel idling time to a maximum of five minutes. o Utilize existing power sources (e.g., power poles) or clean fuel generators rather than temporary diesel power generators, if feasible. o An applicant representative, ARB-certified to perform Visible Emissions Evaluations (VEE), shall routinely (i.e., once per week) evaluate project related off-road and heavy-duty on-road equipment emissions for compliance with this requirement for projects grading more than 20 acres in size, regardless of how many acres are to be disturbed daily. o Construction equipment exhaust emissions shall not exceed the PCAPCD Visible Emissions Rule 202. Fugitive dust is not to exceed 40% opacity and not go beyond property boundary at any time. Operators of vehicles and 					

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<p>equipment found to exceed opacity limits are to be immediately notified and the equipment must be repaired within 72 hours.</p> <p>The City of Roseville is currently working with the Placer County Pollution Control District to update the standard mitigation measures. The following measures will likely be required at the time specific development is proposed.</p> <p>1c. Prior to approval of Grading/ plans the applicant shall submit a Construction Emission / Dust Control Plan to the Placer County APCD. The plan must be submitted by certified mail, or receive a date stamp or other submittal proof. This plan must address the minimum Administrative Requirements found in section 300 and 400 of APCD Rule 228, Fugitive Dust. The applicant shall not break ground prior to receiving APCD approval of the Construction Emission/Dust Control Plan. If the applicant has submittal proof of submittal and no response is received from the District within 20 working days the plan shall be deemed complete, and construction may begin.</p> <p>1c. Include the following standard note on the Improvement/Grading Plan: The prime contractor shall submit to the District a comprehensive inventory (i.e. make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower or greater) that will be used an aggregate of 40 or more hours for the construction project. If any new equipment is added after submission of the inventory, the prime contractor shall the prime contractor shall contact the APCD prior to the new equipment being utilized. At least three business days prior to the use of subject heavy-duty off-road equipment, the project representative shall provide the District with the anticipated construction timeline including start date, and name and phone number of the property owner, project manager, and on-site foreman.</p> <p>1c. Prior to approval of Grading/Improvement Plans, the applicant shall provide a plan to the Placer County APCD for approval by the District demonstrating that the heavy-duty (> 50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average 20 percent Nox reduction and 45 percent particulate reduction compared to the most recent CARB fleet average. Acceptable options for reducing emissions may include use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available.</p> <p>2. Include the following standard note on the Improvement/Grading Plan: If required by the Public Works Department, the contractor shall hold a pre-</p>					

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<p>construction meeting prior to grading activities. The contractor shall invite the Placer County APCD to the pre-construction meeting in order to discuss the construction emission/dust control plan with employees and/or contractors.</p> <p>3. Prior to building permit approval, the applicant shall show, on the plans submitted to the Building Department, that electrical outlets shall be installed on the exterior walls of both the front and back of all residences or all commercial buildings to promote the use of electric landscape maintenance equipment.</p> <p>4. Prior to building permit approval, the applicant shall show, on the plans submitted to the Building Department, provisions for construction of new residences, and where natural gas is available, the installation of a gas outlet for use with outdoor cooking appliances, such as a gas barbecue or outdoor recreational fire pits.</p> <p>5. Prior to building permit approval, in accordance with District Rule 225, only U.S. EPA Phase II certified wood burning devices shall be allowed in single-family residences. The emission potential from each residence shall not exceed a cumulative total of 7.5 grams per hour for all devices. Masonry fireplaces shall have either an EPA certified Phase II wood burning device or shall be a U.L. Listed Decorative Gas Appliance. (Rule 225)</p> <p>6. Wood burning or Pellet appliances shall not be permitted in multi-family developments. Only natural gas or propane fired fireplace appliances are permitted. These appliances shall be clearly delineated on the Floor Plans submitted in conjunction with the Building Permit application. (Rule 225 / section 302.2)</p> <p>7. Prior to the issuance of a Building Permit, the applicant shall show that all flat roofs with parapets shall include a white or silver cap sheet to reduce energy demands.</p> <p>8. Diesel trucks shall be prohibited from idling more than five minutes. Prior to the issuance of a Building Permit, the applicant shall show that all truck loading and unloading docks shall be equipped with one 110/208 volt power outlet for every two dock doors. Diesel Trucks idling for more than five minutes shall be required to connect to the 110/208 volt power to run any auxiliary equipment. 2'x3' signage which indicates "Diesel engine Idling Limited to a Maximum of 5 Minutes" shall be shown on the building elevations and shall be submitted to the Placer County APCD prior to the issuance of Building Permits for the project.</p> <p>9. Prior to approval of Improvement Plans, an enforcement plan shall be established, and submitted to the APCD for review, in order to evaluate project-</p>					

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<p>related on-and-off- road heavy-duty vehicle engine emission opacities on a weekly basis, using standards as defined in California Code of Regulations, Title 13, Sections 2180 – 2194. An Environmental Coordinator, hired by the prime contractor or property owner, and who is CARB-certified to perform Visible Emissions Evaluations (VEE), shall routinely evaluate project related off-road and heavy duty on-road equipment emissions for compliance with this requirement. Operators of vehicles and equipment found to exceed opacity limits will be notified by APCD and the equipment must be repaired within 72 hours. (California Code of Regulations, Title 13, Sections 2180 – 2194)</p> <p>PCAPCD Rules (Existing District requirements to be added as construction notes or referenced in conditions of approval)</p> <p>New Standard Condition of Approval (for all projects): The project shall comply with all applicable Placer County Air Pollution Control District rules and regulations, and shall obtain applicable permits and/or clearances from the District prior to the start of construction.</p> <p>The following air quality notes shall be added to the grading and/or improvement plans:</p> <ul style="list-style-type: none"> • The contractor shall use CARB ultra low sulfur diesel fuel for all diesel-powered equipment. In addition, low sulfur fuel shall be utilized for all stationary equipment. (California Standards for Motor Vehicle Diesel Fuel, title 13, article 4.8, chapter 9, California Code of Regulations). • Processes that discharge 2 pounds per day or more of air contaminants, as defined by Health and Safety Code Section 39013, to the atmosphere may require a permit. Permits are required for both construction and operation. Developers/contractors should contact the District prior to construction and obtain any necessary permits prior to the issuance of a Building Permit. (Rule 501) • Pursuant to the Placer County Air Pollution Control District Rule 501, General Permit Requirements, the proposed project may need a permit from the District prior to construction. In general, any engine greater than 50 brake horsepower or any boiler with heat greater than 1,000,000 Btu per hour shall require a permit issued by the District. (Rule 501) • All on-site stationary equipment which is classified as 50 hp or greater shall either obtain a state issued portable equipment permit or a Placer County APCD issued portable equipment permit. (California Portable Equipment Air Quality 					

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<p>Registration Program, Section 2452).</p> <ul style="list-style-type: none"> • The contractor shall utilize existing power sources (e.g., power poles) or clean fuel generators rather than temporary diesel power generators if feasible. • During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment. • During construction, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less. (Rule 228 / section 401.2) <p>Contact the APCD prior to the new equipment being utilized. At least three business days prior to the use of subject heavy-duty off-road equipment, the project representative shall provide the District with the anticipated construction timeline including start date, and name and phone number of the property owner, project manager, and on-site foreman.</p> <p>1. Prior to approval of Grading/Improvement Plans, the applicant shall provide a plan to the Placer County APCD for approval by the District demonstrating that the heavy-duty (> 50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average 20 percent Nox reduction and 45 percent particulate reduction compared to the most recent CARB fleet average. Acceptable options for reducing emissions may include use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available.</p> <p>2. Include the following standard note on the Improvement/Grading Plan: If required by the Public Works Department, the contractor shall hold a pre-construction meeting prior to grading activities. The contractor shall invite the Placer County APCD to the pre-construction meeting in order to discuss the construction emission/dust control plan with employees and/or contractors.</p> <p>3. Prior to building permit approval, the applicant shall show, on the plans submitted to the Building Department, that electrical outlets shall be installed on the exterior walls of both the front and back of all residences or all commercial buildings to promote the use of electric landscape maintenance equipment.</p> <p>4. Prior to building permit approval, the applicant shall show, on the plans submitted to the Building Department, provisions for construction of new residences, and where natural gas is available, the installation of a gas outlet for use with outdoor cooking appliances, such as a gas barbecue or outdoor recreational fire pits.</p>					

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<p>5. Prior to building permit approval, in accordance with District Rule 225, only U.S. EPA Phase II certified wood burning devices shall be allowed in single-family residences. The emission potential from each residence shall not exceed a cumulative total of 7.5 grams per hour for all devices. Masonry fireplaces shall have either an EPA certified Phase II wood burning device or shall be a U.L. Listed Decorative Gas Appliance. (Rule 225)</p> <p>6. Wood burning or Pellet appliances shall not be permitted in multi-family developments. Only natural gas or propane fired fireplace appliances are permitted. These appliances shall be clearly delineated on the Floor Plans submitted in conjunction with the Building Permit application. (Rule 225 / section 302.2)</p> <p>7. Prior to the issuance of a Building Permit, the applicant shall show that all flat roofs with parapets shall include a white or silver cap sheet to reduce energy demands.</p> <p>8. Diesel trucks shall be prohibited from idling more than five minutes. Prior to the issuance of a Building Permit, the applicant shall show that all truck loading and unloading docks shall be equipped with one 110/208 volt power outlet for every two dock doors. Diesel Trucks idling for more than five minutes shall be required to connect to the 110/208 volt power to run any auxiliary equipment. 2'x3' signage which indicates "Diesel engine Idling Limited to a Maximum of 5 Minutes" shall be shown on the building elevations and shall be submitted to the Placer County APCD prior to the issuance of Building Permits for the project.</p> <p>9. Prior to approval of Improvement Plans, an enforcement plan shall be established, and submitted to the APCD for review, in order to evaluate project-related on-and-off- road heavy-duty vehicle engine emission opacities on a weekly basis, using standards as defined in California Code of Regulations, Title 13, Sections 2180 – 2194. An Environmental Coordinator, hired by the prime contractor or property owner, and who is CARB-certified to perform Visible Emissions Evaluations (VEE), shall routinely evaluate project related off-road and heavy duty on-road equipment emissions for compliance with this requirement. Operators of vehicles and equipment found to exceed opacity limits will be notified by APCD and the equipment must be repaired within 72 hours. (California Code of Regulations, Title 13, Sections 2180 – 2194)</p> <p>PCAPCD Rules (Existing District requirements to be added as construction notes or referenced in conditions of approval)</p> <p>New Standard Condition of Approval (for all projects): The project shall comply with all applicable Placer County Air Pollution Control District rules and</p>					

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Mitigation Measure	Implementation	Timing	Reviewing Party	Documents to be Submitted to the City	Staff Use Only
<p>regulations, and shall obtain applicable permits and/or clearances from the District prior to the start of construction.</p> <p>The following air quality notes shall be added to the grading and/or improvement plans:</p> <ul style="list-style-type: none"> • The contractor shall use CARB ultra low sulfur diesel fuel for all diesel-powered equipment. In addition, low sulfur fuel shall be utilized for all stationary equipment. (California Standards for Motor Vehicle Diesel Fuel, title 13, article 4.8, chapter 9, California Code of Regulations). • Processes that discharge 2 pounds per day or more of air contaminants, as defined by Health and Safety Code Section 39013, to the atmosphere may require a permit. Permits are required for both construction and operation. Developers/contractors should contact the District prior to construction and obtain any necessary permits prior to the issuance of a Building Permit. (Rule 501) • Pursuant to the Placer County Air Pollution Control District Rule 501, General Permit Requirements, the proposed project may need a permit from the District prior to construction. In general, any engine greater than 50 brake horsepower or any boiler with heat greater than 1,000,000 Btu per hour shall require a permit issued by the District. (Rule 501) • All on-site stationary equipment which is classified as 50 hp or greater shall either obtain a state issued portable equipment permit or a Placer County APCD issued portable equipment permit. (California Portable Equipment Registration Program, Section 2452). • The contractor shall utilize existing power sources (e.g., power poles) or clean fuel generators rather than temporary diesel power generators if feasible. • During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment. • During construction, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less. (Rule 228 / section 401.2) 					
<p>SVSP EIR MM 4.5-1. Reduction of Operational Emissions</p> <p>Implementation of the Air Quality Mitigation Measures listed in Section 4.3 Air Quality would reduce operational and construction-related emissions of criteria air pollutants and precursors, and would also act to reduce GHG emissions</p>	<p>The Applicant shall submit construction management plans as part of the Grading Permit application. The Public Works Director</p>	<p>Prior to issuance of Grading Permits.</p>	<p>Director of Public Works</p>	<p>Operational Emissions Plan</p>	

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<p>associated with project construction and operation. Mitigation Measure 4.4-1 found in the Air Quality section of this EIR, is relevant to impact 4.5-1 because both criteria air pollutant and GHG emissions are frequently associated with combustion byproducts. In addition, the City shall implement the following measures to reduce direct and indirect GHG emissions associated with the proposed project. Certain measures would already be components of the project (i.e., Specific Plan policies, design guidelines and standards), and/or would be applied consistent with the City's General Plan Policies, addressing GHG emissions and climate change, but are provided here for purposes of completeness.</p>	<p>shall review grading plans for inclusion of these measures prior to issuance of grading permits. The City Code Enforcement Officer shall respond to complaints.</p> <p>In addition, plans will be reviewed by the Placer County Air Pollution Control District for compliance with their rules and regulations.</p>				
<p>SVSP EIR MM 4.5-2. Additional Measures to Reduce GHG Emissions</p> <p>For each new development within the project site requiring a discretionary approval (e.g., tentative subdivision map, conditional use permit), the City shall impose mitigation measures that reduce GHG emissions to the extent feasible and to the extent appropriate with respect to the state's progress at the time toward meeting GHG emissions reductions required by the California Global Warming Solutions Act of 2006 (AB 32).</p> <p>The City shall require feasible reduction measures that, in combination with existing and future regulatory measures developed under AB 32, will reduce GHG emissions associated with the operation of developments and supporting infrastructure that are part of the proposed project by 30% from business-as-usual emissions levels projected for 2025, if feasible.</p>	<p>The Applicant shall submit construction management plans as part of the Grading Permit application. The Public Works Director shall review grading plans for inclusion of these measures prior to issuance of grading permits. The City Code Enforcement Officer shall respond to complaints.</p> <p>In addition, plans will be reviewed by the Placer County Air Pollution Control District for compliance with their rules and regulations.</p>	<p>Prior to issuance of Grading Permits.</p>	<p>Director of Public Works</p>	<p>Construction Management Plan</p>	
<p>SVSP EIR MM 4.6-1. Construction Noise Reduction</p>	<p>These measures shall be included on building plans. The Chief</p>	<p>Prior to approval of grading</p>	<p>Chief Building Inspector,</p>	<p>Measures shall be located on</p>	

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<p>MM 4.6-1(a): Construction activities shall comply with the requirements of the City of Roseville Noise Ordinance.</p> <p>MM4.6-1(b): Locate fixed construction equipment such as compressors and generators as far as possible from sensitive receptors. Shroud or shield all impact tools, and muffle or shield all in-take and exhaust ports on power construction equipment.</p> <p>MM 4.6-1(c): Designate a construction disturbance coordinator and conspicuously post the Coordinator’s contact information around the project site and in adjacent public spaces. The disturbance coordinator will receive all public complaints about construction noise disturbances, and will be responsible for determining the cause of the complaint, and implementing any feasible measures to be taken to alleviate the problem.</p> <p>MM 4.6-1(d): Well drilling shall occur prior to construction of the adjacent subdivision, to the extent feasible. If construction timing for the wells occurs after subdivision construction, then measures to reduce noise shall include; hanging flexible sound control curtains around the drilling apparatus, and the drill rig, to the degree feasible, as determined by the Environmental Utilities Director, if located within 1,000-feet of an occupied residence.</p>	<p>Building Inspector shall review plans for inclusion of these measures prior to issuance of building permits. The Code Enforcement Inspector shall respond to complaints.</p>	<p>permits and/or building permits.</p>	<p>Building Official, Code Enforcement Inspector</p>	<p>Building Permit Plans</p>	
<p>SVSP EIR MM 4.8-3. Avoid Nesting Sites</p> <p>To ensure that fully protected bird and raptor species are not injured or disturbed by construction in the vicinity of nesting habitat, the project applicant shall implement the following measures:</p> <p>Raptors</p> <p>a) When feasible, all tree removal shall occur between August 30th and February 15th to avoid the breeding season of any raptor species that could be using the area, and to discourage hawks from nesting in the vicinity of an upcoming construction area.</p> <p>b) For Swainson’s hawk, if avoidance of tree removal outside the breeding season is not feasible, and a nest is present, the applicants would be required to obtain a 2081 permit from CDFG to mitigate for potential “take” under CESA. If no nesting is occurring, a take permit would not be required.</p> <p>c) Prior to the beginning of mass grading, including grading for major infrastructure improvements, during the period between February 15th and August 30th, all trees and potential burrowing owl habitat within 350 feet of any grading or earthmoving activity shall be surveyed for active raptor nests or burrows by a qualified biologist no more than 30-days prior to disturbance. If</p>	<p>Results of preconstruction surveys shall be submitted to the Chief Building Inspector prior to the issuance of a grading permit. Applicable construction restrictions shall be reflected within building plans. The applicants shall prepare annual reports on the status and success of mitigation and shall submit these reports to USFWS and CDFG. The applicants shall coordinate with USFWS and CDFG to modify as</p>	<p>Prior to approval of grading and building permits.</p>	<p>Chief Building Inspector, Building Official, Code Enforcement Inspector, Environmental Coordinator</p>	<p>Nesting Bird Surveys</p>	

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<p>active raptor nests or burrows are found, and the site is within 350-feet of potential construction activity, a highly visible temporary fence shall be erected around the tree or burrow(s) at a distance of up to 350-feet, depending on the species, from the edge of the canopy to prevent construction disturbance and intrusions on the nest area.</p> <p>d) Preconstruction and non-breeding season exclusion measures shall be developed in consultation with CDFG, and shall preclude burrowing owl occupation of the portions of the project site subject to disturbance such as grading. Burrowing owls may be passively excluded from burrows in construction areas by placing one-way doors in the burrows according to CDFG protocol. The one-way doors must be in place for a minimum of three days. All burrows that may be occupied by burrowing owls regardless of whether they exhibit signs of occupation must be cleared with the one way doors. Burrows that have been cleared through the use of the one-way doors shall then be closed or backfilled to prevent owls from entering the burrow.</p> <p>e) No construction vehicles shall be permitted within restricted areas (i.e., raptor protection zones) unless directly related to the management or protection of the legally protected species.</p> <p>f) If a legally protected species nest is located in a tree designated for removal, the removal shall be deferred until after August 30th or until the adults and young of the year are no longer dependent on the nest site as determined by a qualified biologist.</p> <p>Black Rails and Tri-colored Blackbirds</p> <p>Prior to earth moving that would disturb marsh habitat, a qualified biologist shall conduct surveys to determine the presence of the California black rail. If either of these species is found, all earth moving within 250 feet shall stop and measures, including establishing nest protection buffers along both sides of Curry Creek during the nesting season (generally February 1 through August 31st) shall be implemented.</p> <p>Rookeries</p> <p>No heron rookeries are present within the plan area. Prior to earthmoving that would disturb marsh habitat or tree removal of the eucalyptus grove, pre-construction surveys should be conducted to verify that no rookeries have been established. If rookeries are present all earth moving within 250-feet shall stop, during the breeding season.</p>	<p>necessary any mitigation plans in an effort to attain mitigation success.</p>				

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<p>SVSP EIR MM 4.8-4. Onsite and Offsite Grassland Preservation</p> <p>Swainson's Hawk</p> <p>a) CDFG recommends that projects that result in the loss of potential foraging habitat for Swainson's hawk (which includes grasslands) within 10-miles of an active nest site provide mitigation for that loss. To the extent feasible, strategies for preserving on-site grasslands as raptor and migratory bird foraging habitat will be addressed in the Operations and Maintenance Plan prepared pursuant to the Section 404 Permit. Some of these strategies could include; but are not necessarily limited to, grazing for grassland management, monitoring for biological values, and adaptive management. Mitigation for Swainson's hawk foraging habitat would concurrently mitigate for loss of habitat for a number of other wildlife species in the region such as burrowing owl, red-tailed hawk, white-tailed kite, northern harrier, Ferruginous hawk, and logger-head shrike among others.</p> <p>Based on information obtained through consultation with CDFG and otherwise, a Swainson's Hawk Grassland Habitat Mitigation Plan shall be developed to mitigate for the loss of grassland foraging habitat, consistent with the ratios set forth in Table 4.8-7. Areas within Placer County including the Toad Hill Mitigation Bank, the Western Placer Schools Mitigation Area and a portion of Koshman Ranch and other sites that will be located within Placer County via conservation easements or other mechanisms would provide a total of 1,036 upland/grassland acres. This would reduce the impacts to Swainson's Hawk to a less than significant level.</p> <p>[See Table 4.8-8 in SVSP EIR]</p> <p>Long-billed Curlew, Burrowing Owls</p> <p>Mitigation for the Swainson's hawk would ensure that adequate grassland is preserved at ratios identified in Table 4.8-7. For foraging within one mile of an active nest, mitigation would be 1:1. Greater than a mile would be at an amount of .75:1. This would set aside adequate grassland that would reduce impacts from loss of grasslands to these species to a less than significant level.</p>	<p>The applicant shall submit documentation certifying that grassland habitat has obtained to the City's Environmental Coordinator.</p>	<p>Prior to grading plan approval.</p>	<p>Environmental Coordinator</p>	<p>Documentation of Conservation Easements</p>	
<p>SVSP EIR MM 4.8-5. Wildlife Movement Protection Policies</p>	<p>The Applicant shall enter into a Section</p>	<p>Prior to approval of</p>	<p>NPDES Coordinator</p>	<p>1600 Alteration Agreement</p>	

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<p>To protect the long term habitat of the stream channels and the WAPA corridor and their potential use by wildlife as movement corridors, the project applicants shall ensure that movement corridors are not obstructed. Through compliance with Section 1600 of the CDFG Code, the applicant(s) will enter into a Streambed Alteration Agreement prior to conducting any construction activities within a stream corridor, which sets forth mitigation measures that the applicant must implement. These measures shall include, but not be limited to; the use of either bridges or culverts that are large enough that wildlife have enough space to pass through road crossings without having to travel over the road surface, the implementation of bank stabilization measures, and/or restoration and re-vegetation of stream corridor habitat that has been damaged due to the project's construction. Furthermore, the recreational trails shall be lined by post and rail fence and signage would be used to direct trail users to stay within the designated trail corridor. The trails would be closed after dark and no exterior lighting would be used. Lastly, the implementation of MM 4.8-1 which provides for the conservation of onsite open space along the WAPA corridor and the stream channels would ensure adequate opportunities for wildlife movement through the plan area.</p>	<p>1600 Streambed Alteration Agreement with CDFG. The City's NPDES Coordinator shall ensure measures are included in the project to reduce water quality impacts.</p>	<p>grading permits.</p>	<p>r, Environme ntal Coordinato r</p>		
<p>SVSP EIR MM 4.8-7. Offsite Surveys</p> <p>Prior to construction of any off- site infrastructure, a qualified biologist shall perform detailed, and if necessary, focused biological surveys of any undisturbed areas that would be affected by infrastructure development. Because infrastructure for the proposed project would be located in road right-of-way, or undeveloped land similar to the project site, the biological resources that would be expected to occur would not differ substantially from those identified in this EIR. If it is determined that wetland resources or sensitive species would be impacted MM 4.8-1 and MM 4.8-2 shall be implemented, as appropriate to the resource. If it is determined that active nests exist within the off-site improvement location, MM 4.8-3 shall be implemented as appropriate to the species. If it is determined the off-site improvement is located within or adjacent to a wildlife movement corridor, MM 4.8-5 shall be implemented.</p>	<p>Appropriate biological surveys, environmental review, and appropriate permits shall be conducted in accordance with applicable rules and regulations governing the protection of listed species.</p>	<p>Prior to issuance of grading permit.</p>	<p>Public Works Director, Environme ntal Coordinato r</p>	<p>Biological Survey</p>	
<p>SVSP EIR MM 4.9-1. Cease Work and Consult with Qualified Archaeologist</p> <p>Should any cultural resources, such as structural features, any amount of bone or shell, artifacts, human remains, or architectural remains, be encountered</p>	<p>This condition shall be reflected in all construction and building plans. The Public Works Director</p>	<p>Prior to issuance of grading permit and/or</p>	<p>Public Works Director, Building Official,</p>	<p>Measure to be reflected on all construction plans</p>	

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<p>during any subsurface development activities, work shall be suspended within 100-feet of the find. The City of Roseville Planning and Public Works Staff shall be immediately notified. At that time, the City of Roseville shall coordinate any necessary investigation of the site with qualified archaeologists as needed, to assess the resource (i.e., whether it is an “historical resource” or a “unique archaeological resource”) and provide proper management recommendations should potential impacts to the resources be found to be significant. Possible management recommendations for important resources could include resource avoidance or, where avoidance is infeasible in light of project design or layout or is unnecessary to avoid significant effects, data recovery excavations. The contractor shall implement any measures deemed feasible and necessary by City staff, in consultation with the archaeologists, to be to avoid or minimize significant effects to the cultural resources. In addition, pursuant to Section 5097.98 or the State Public Resources Code, and Section 7050.5 of the State Health and Safety Code, in the event of the discovery of human remains, the County Coroner shall be immediately notified. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.</p> <p>UPDATED TEXT:</p> <p>Post-Review Discovery Procedures. If subsurface deposits believed to be cultural or human in origin, or tribal cultural resources, are discovered during construction, all work shall halt within a 100-foot radius of the discovery, and the Construction Manager shall immediately notify the City of Roseville Development Services Director by phone. The Construction Manager shall also immediately coordinate with the monitoring archeologist or project archaeologist and tribal monitor(if present), or, in the absence of either, contact consulting tribes and a qualified professional archaeologist, meeting the Secretary of the Interior’s Professional Qualification Standards for archaeology and subject to approval by the City, to evaluate the significance of the find and develop appropriate management recommendations, in coordination with the consulting tribe(s) if the find is a tribal cultural resource.</p> <p>All management recommendations shall be provided to the City in writing for the City’s review and approval. If recommended by the qualified professional archeologist, and consulting tribe(s), and approved by the City, this may include modification of the no-work radius.</p>	<p>shall review plans for inclusion and permits of specifications prior to the issuance of building permits</p>	<p>approval of improvement plans.</p>	<p>Code Enforcement Inspector</p>		

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<p>The professional archaeologist must make a determination, based on professional judgement and supported by substantial evidence, within one business day of being notified, as to whether or not the find represents a cultural or tribal cultural resource or has the potential to be a cultural or tribal cultural resource. The consulting tribe shall also be given the opportunity to provide, within one business day of being notified, a determination as to whether or not the find represents a tribal cultural resource or has the potential to be a tribal cultural resource. The subsequent actions will be determined by the type of discovery, as described below. These include: 1) a work pause that, upon further investigation, is not actually a discovery and the work pause was simply needed in order to allow for closer examination of soil (a “false alarm”); 2) a work pause and subsequent action for discoveries that are clearly not related to tribal resources, such as can and bottle dumps, artifacts of European origin, and remnants of built environment features; and 3) a work pause and subsequent action for discoveries that are likely related to tribal resources, such as midden soil, bedrock mortars, groundstone, or other similar expressions.</p> <p>Whenever there is question as to whether or not the discovery represents a tribal resource, culturally affiliated tribes shall be consulted in making the determination. Whenever a tribal monitor is present, the monitor shall be consulted.</p> <p>The following processes shall apply, depending on the nature of the find, subject to the review and approval of the City:</p> <ul style="list-style-type: none"> • Response to False Alarms: If the professional archaeologist determine that the find is negative for any cultural indicators and tribal representatives have not indicated the find is a tribal cultural resource, then work may resume immediately upon notice to proceed from the City’s representative.. No further notifications or archaeological consultation is necessary if it is determined that the discovery is not a cultural or tribal cultural resource of any kind. The professional archaeologist shall provide written documentation of this finding to the City, which shall include as an attachment any written documentation provided by tribal representatives or monitors. 					

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<ul style="list-style-type: none"> <p><u>Response to Non-Tribal Discoveries:</u> If a tribal monitor is not present at the time of discovery and a professional archaeologist determines that the find represents a non-tribal cultural resource from any time period or cultural affiliation, the City shall be notified immediately, to consult on a finding of eligibility and implementation of appropriate treatment measures, if the find is determined to be a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines. The professional archaeologist shall provide a photograph of the find and a written description to the City of Roseville. The City of Roseville will notify any [tribe(s)] who, in writing, requested notice of unanticipated discovery of non-tribal resources. Notice shall include the photograph and description of the find, and a tribal representative shall have the opportunity to determine whether or not the find represents a tribal cultural resource. If a response is not received within 24 hours of notification (none of which time period may fall on weekends or City holidays), the City will deem this portion of the measure completed in good faith as long as the notification was made and documented. If requested by a [tribe(s)], the City may extend this timeframe, which shall be documented in writing (electronic communication may be used to satisfy this measure). If a notified tribe responds within 24 hours to indicate that the find represents a tribal cultural resource, then the Response to Tribal Discoveries portion of this measure applies. If the tribe does not respond or concurs that the discovery is non-tribal, work shall not resume within the no-work radius until the City, through consultation as appropriate, determines that the site either: 1) is not a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines; or 2) that the treatment measures have been completed to its satisfaction.</p> <p><u>Response to Tribal Discoveries:</u> If the find represents a tribal or potentially tribal cultural resource that does not include human remains, the consulting tribe(s) and City shall be notified. The City will consult with the tribe(s) on a finding of eligibility and implement appropriate treatment</p> 					

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<p>measures, if the find is determined to be either a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines, or a Tribal Cultural Resource, as defined in Section 21074 of the Public Resources Code. Preservation in place is the preferred treatment, if feasible. Work shall not resume within the no-work radius until the City, through consultation as appropriate, determines that the site either: 1) is not a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines; or 2) not a Tribal Cultural Resource, as defined in Section 21074 of the Public Resources Code; or 3) that the treatment measures have been completed to its satisfaction.</p> <ul style="list-style-type: none"> • <u>Response to Human Remains:</u> If the find includes human remains, or remains that are potentially human, the construction supervisor or on-site archaeologist and (if present) tribal monitor shall ensure reasonable protection measures are taken to protect the discovery from disturbance (AB 2641) and shall notify the City and Placer County Coroner (per § 7050.5 of the Health and Safety Code). The provisions of § 7050.5 of the California Health and Safety Code, § 5097.98 of the California Public Resources Code, and Assembly Bill 2641 shall be implemented. If the Coroner determines the remains are Native American and not the result of a crime scene, the Coroner will notify the Native American Heritage Commission (NAHC), which then will designate a Native American Most Likely Descendant (MLD) for the project (§ 5097.98 of the Public Resources Code). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. Public Resources Code § 5097.94 provides structure for mediation through the NAHC if necessary. If the landowner does not agree with the recommendations of the MLD, the NAHC can mediate (§ 5097.94 of the Public Resources Code). <p>If no agreement is reached, the landowner must rebury the remains in a respectful manner where they will not be further disturbed (§ 5097.98 of the Public Resources Code). This will also include either recording the site with the NAHC or the appropriate Information Center; using an open</p>					

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<p>space or conservation zoning designation or easement; or recording a reinterment document with the county in which the property is located (AB 2641). Work shall not resume within the no-work radius until the City, through consultation as appropriate, determines that the treatment measures have been completed to its satisfaction.</p>					
<p>SVSP EIR MM 4.9-3. Cease Work Until Review conducted by Qualified Paleontologist and Recommendations Implemented</p> <p>Should any evidence of paleontological resources (e.g. fossils) be encountered during grading or excavation, work shall be suspended within 100 feet of the find, and the City of Roseville shall be immediately notified. At that time, the City shall coordinate any necessary investigation of the site with a qualified paleontologist to assess the resource and provide proper management recommendations. Possible management recommendations for important resources could include resource avoidance, if feasible in light of project design or layout, or data recovery excavations. The contractor shall implement any measures deemed feasible and necessary by City staff in consultation with the paleontologist for the protection of the paleontological resources.</p>	<p>This condition shall be reflected in all construction and building plans and permits. The Public Works Director shall review plans for inclusion of specifications prior to the issuance of building permits.</p>	<p>During construction, as a condition of Grading and Building Permits.</p>	<p>Public Works Director, Building Official, Code Enforcement Inspector</p>	<p>Measure to be reflected on all construction plans</p>	
<p>SVSP EIR MM 4.10-1. Identify and Remediate Soil Contamination</p> <p>Prior to site development in the SVSP, recommended testing and remediation, if needed shall occur. Groundwater wells shall be properly closed. If evidence of soil contamination, septic tanks, or other underground storage tanks are encountered in previously unidentified locations in the SVSP area, work shall cease until the area can be tested, and if necessary remediated and/or properly removed or closed. Remediation activities could include removal of contaminated soil, and/or onsite treatment. As part of the process, the City shall ensure that any necessary investigation and/or remediation activities are coordinated with the Roseville Fire Department, Placer County Division of Environmental Health, and if needed, other appropriate federal, state and local agencies. Once a site is remediated, construction can continue.</p>	<p>The Applicant shall be responsible for conducting soil testing and/or recommendation of the Phase I environmental site assessments.</p>	<p>Prior to issuance of building permits.</p>	<p>Fire Department</p>	<p>Documentation indicating soil has been remediated</p>	
<p>SVSP EIR MM 4.11-5. Treatment Plant Capacity</p> <p>Prior to obtaining building permits for development that would cause total wastewater flows from SVSP to contribute to total flows at the PGWWTP</p>	<p>The applicant shall demonstrate that the PGWWTP shall be expanded.</p>	<p>Prior to issuance of building permit that</p>	<p>Environmental Utilities Director</p>	<p>Documentation of the measure to be provided</p>	

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<p>exceeding 75 percent utilization of treatment plant capacity (General Plan Policy 3), the City shall confirm that the PGWWTP has adequate capacity and/or will be expanded to accommodate total flow from the SVSP by the time needed to serve that development. This includes obtaining all necessary permits to discharge the treated flow. The City shall also demonstrate that the timing of the plant expansion will be adequate to serve the SVSP area without impeding other planned development within the 2005 SAB. The City shall ensure that all relevant mitigation measures identified in the Wastewater Master Plan EIR are implemented. A list of mitigation measures applicable to this project area are found in Appendix H of this EIR.</p>		<p>would cause total wastewater flows to exceed 75 percent utilization of treatment plant capacity.</p>			
<p>SVSP EIR MM 4.13-1. Implementation of Construction Activity Stormwater Protection Standards</p> <p>Prior to the issuance of a City grading permit and the commencement of construction activities, compliance with the State’s General Construction permit, the City of Roseville’s Construction Standards, and the City’s Stormwater BMP Guidance Manual will be met. This includes the creation of a Storm Water Pollution Prevention Plan (SWPPP) that will identify the site, the location of sensitive habitats or watercourses, drainage areas, discharge locations, soil disturbance areas, and the locations of all runoff, erosion control, and sediment control Best Management Practices (BMPs). On-going monitoring and adjustments to the SWPPP will occur when needed to address changes in the field as construction activities evolve.</p>	<p>This condition shall be reflected in all construction and building plans. The Public Works Director shall review plans for inclusion of specifications prior to the issuance of building permits.</p>	<p>Prior to issuance of grading or building permits.</p>	<p>Public Works Director, Building Official, Code Enforcement Inspector</p>	<p>Measure to be reflected on all construction plans</p>	
<p>SVSP EIR MM 4.14-3. Avoid Light Spillover in Open Space Areas</p> <p>Areas Outdoor lighting shall be placed, designed and directed so as to avoid light spillover into the habitat of Curry Creek and the Open Space Preserve areas located immediately adjacent to the open space, as shown on the Land Use Map as parcels KT-1, KT-40, KT-30, KT-41, DF-1, DF-2, DF-40, CG-1, CG-82m JM-21, JM-3, and JM-4.</p>	<p>The City shall implement policies to reduce the nuisance effects of nighttime/daytime and/or high-intensity illumination from the project.</p>	<p>Prior to issuance of Building Permits; the disclosures shall occur prior to the issuance of Occupancy Permits</p>	<p>Parks and Recreation Director</p>	<p>Plans will be reviewed to ensure compliance</p>	

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Mitigation Measure	Implementation	Timing	Reviewing Party	Documents to be Submitted to the City	Staff Use Only
<p>SVSP EIR WMM 4.1-2. Policies to Minimize Agricultural Impacts</p> <p>Condition of Approval for Deed Disclosure and WMM 4.1-2 Policies to Minimize Agricultural impacts; WMM 4.5-2 Construction Noise Policies, and WMM 4.4-3 Reduction of Construction Emissions</p> <p>In order to reduce potential conflicts between sensitive uses and agricultural uses, residential units within 100-feet of undeveloped parcels to the west of the SVSP are where agricultural uses exist shall be provided with a deed disclosure or similar notice approved by the City attorney regarding the proximity and nature of neighboring potential agricultural uses. This disclosure shall be applied at the tentative map stage to the affected properties. A written disclosure shall be supplied to the property purchaser or renter by the vendor prior to the completion of the purchase or rental agreement, until such time, the uses are converted to urban development. The text of the disclosure language shall be approved by the City Attorney.</p> <p>To ensure that residents are made aware of other land uses in proximity to their respective neighborhoods, the developers shall also provide through deed disclosure or other similar notice approved by the City Attorney; proximity to the WAPA corridor and overhead power lines, high pressure gas lines in Baseline Road and Fiddymont Road, use of recycled water, and proximity to parks and schools that may generate noise and light.</p>	<p>The Applicant shall include site-specific design measures, such as setbacks, landscape buffers, building orientation, and appropriate design features, through the specific plan.</p>	<p>Prior to occupancy of any residence or sensitive use.</p>	<p>City Attorney, Public Works Department, Code Enforcement</p>	<p>Included in the SVSP</p>	
<p>SVSP EIR WMM 4.5-2. Construction Noise Policies</p> <p>Condition of Approval for Deed Disclosure and WMM 4.1-2 Policies to Minimize Agricultural impacts; WMM 4.5-2 Construction Noise Policies, and WMM 4.4-3 Reduction of Construction Emissions</p> <p>In order to reduce potential conflicts between sensitive uses and agricultural uses, residential units within 100-feet of undeveloped parcels to the west of the SVSP are where agricultural uses exist shall be provided with a deed disclosure or similar notice approved by the City attorney regarding the proximity and nature of neighboring potential agricultural uses. This disclosure shall be applied at the tentative map stage to the affected properties. A written disclosure shall be supplied to the property purchaser or renter by the vendor prior to the completion of the purchase or rental agreement, until such time, the uses are converted to urban development. The text of the disclosure language shall be approved by the City Attorney.</p>	<p>The Applicant shall include site-specific design measures, such as setbacks, landscape buffers, building orientation, and appropriate design features, through the specific plan.</p>	<p>Prior to occupancy of any residence or sensitive use.</p>	<p>City Attorney, Public Works Department, Code Enforcement</p>	<p>CC&R's shall be submitted for review</p>	

**APPLICABLE MITIGATION MEASURES
from the Sierra Vista Specific Plan EIR**

Mitigation Measure	Implementation	Timing	Reviewing Party	Documents to be Submitted to the City	Staff Use Only
<p>To ensure that residents are made aware of other land uses in proximity to their respective neighborhoods, the developers shall also provide through deed disclosure or other similar notice approved by the City Attorney; proximity to the WAPA corridor and overhead power lines, high pressure gas lines in Baseline Road and Fiddymment Road, use of recycled water, and proximity to parks and schools that may generate noise and light.</p>					
<p>SVSP EIR WMM 4.5-8. Onsite Traffic Noise Attenuation</p> <p>The project developer shall demonstrate through an acoustical study that residences along roadways will be subject to noise levels consistent with the City's standards. The standards could be achieved through a combination of setbacks, soundwalls or other barriers, building orientation or other measures. An acoustical analysis shall be required to demonstrate that these measures will result in acceptable noise levels.</p>	Done	Done	Done		
<p>SVSP EIR WMM 4.11.3-2. School Transportation Policies</p> <p>The applicants shall work with the school districts to identify safe routes to school. The school district should encourage an appropriate mechanism for transporting students to schools, both within the specific plan area, as well as outside the project area. Bus programs would reduce traffic congestion and reduce potential air quality impacts.</p>	<p>Prior to building permits being issued within the SVSP, school transportation policies should be developed in coordination with appropriate school district.</p>	<p>Prior to issuance of Building Permits.</p>	<p>Planning Director, Public Works Director</p>	Done	
<p>SVSP EIR WMM 4.11-7. Expand the WRSL Landfill (occurred)</p> <p>WMM 4.11-7 Expand the WRSL Landfill</p> <p>Development in the SVSP Area and Urban Reserve shall pay collection fess to the City of Roseville, a portion of which shall be used to service bonds necessary to fund landfill expansion. As a member of the WPWMA, the City of Roseville can support the expansion of the landfill, as needed; however, the City cannot compel the WPWMA to expand the landfill.</p>	<p>The City shall support the WPWMA efforts to expand the Western Regional Sanitary Landfill.</p>	<p>At the time of construction debris will be diverted to an appropriate recycling facility.</p>	<p>Environmental Utilities Director</p>	Done	
<p>SVSP EIR WMM 4.11-11. Divert Construction Debris</p> <p>The applicants shall ensure a 50% reduction in the development's</p>	<p>The applicant shall submit evidence of their waste diversion plan to</p>	<p>Prior to Building Permit issuance.</p>	<p>Building Division</p>	<p>Records of diversion</p>	

**APPLICABLE MITIGATION MEASURES
from the Sierra Vista Specific Plan EIR**

Mitigation Measure	Implementation	Timing	Reviewing Party	Documents to be Submitted to the City	Staff Use Only
<p>construction waste stream. In Developer contracts with construction contractors and their sub-contractors, the Developer shall require that construction waste be reduced by 50%. The Developer shall further require that contractors and sub-contractors submit records of diversion and disposal to the City's Environmental Utilities Department in order to verify compliance with this requirement.</p>	<p>the City's Building Division.</p>				
<p>SVSP EIR WMM 4.12-1. Prepare Site Specific Drainage Study</p> <p>If a larger detention basin near the main branch of Curry Creek is used for the Remainder Area, and includes flows for the WRSP Area, Specific Plans and/or other development proposals for the Remainder Area Urban Reserve shall prepare a site specific drainage study. The study shall identify appropriate sizing and to ensure that Remainder Area Urban Reserve flows, in combination with flows generated in the WRSP Area, can be accommodated in the larger basin. The study shall also be used to identify features that will limit peak flow runoff from the areas drained to Curry Creek to pre-development levels per the PCFCWCD SWMM and City standards. The study shall also be used to demonstrate the larger basin will not cause or exacerbate downstream flooding conditions in the SOI Amendment Area or at downstream locations outside the SOI Amendment area. The drainage study shall be submitted to the PCFCWCD and the City of Roseville for review. If a basin in the Remainder Area is used to store flows generated by sheds C-WP7 and C-WP8 in the WRSP Area, in addition to Remainder Area generated flows, the drainage study shall ensure that sufficient capacity is provided to manage total flows into the basin.</p>	<p>Done</p>	<p>Done</p>	<p>Done</p>		
<p>SVSP EIR WMM 4.12-2. Pay fair share of Roseville Regional Stormwater Retention Facility improvements</p> <p>The City shall collect the Pleasant Grove Drainage fee from the applicants prior to the approval of each building permit, which would cover the cost of retention for that development's portion of the Roseville regional retention basin at Reason Farms.</p>	<p>The City shall collect the Pleasant Grove Drainage fee from applicants.</p>	<p>Prior to the issuance of Building Permits.</p>	<p>Public Works Director</p>	<p>Fees will be collected</p>	

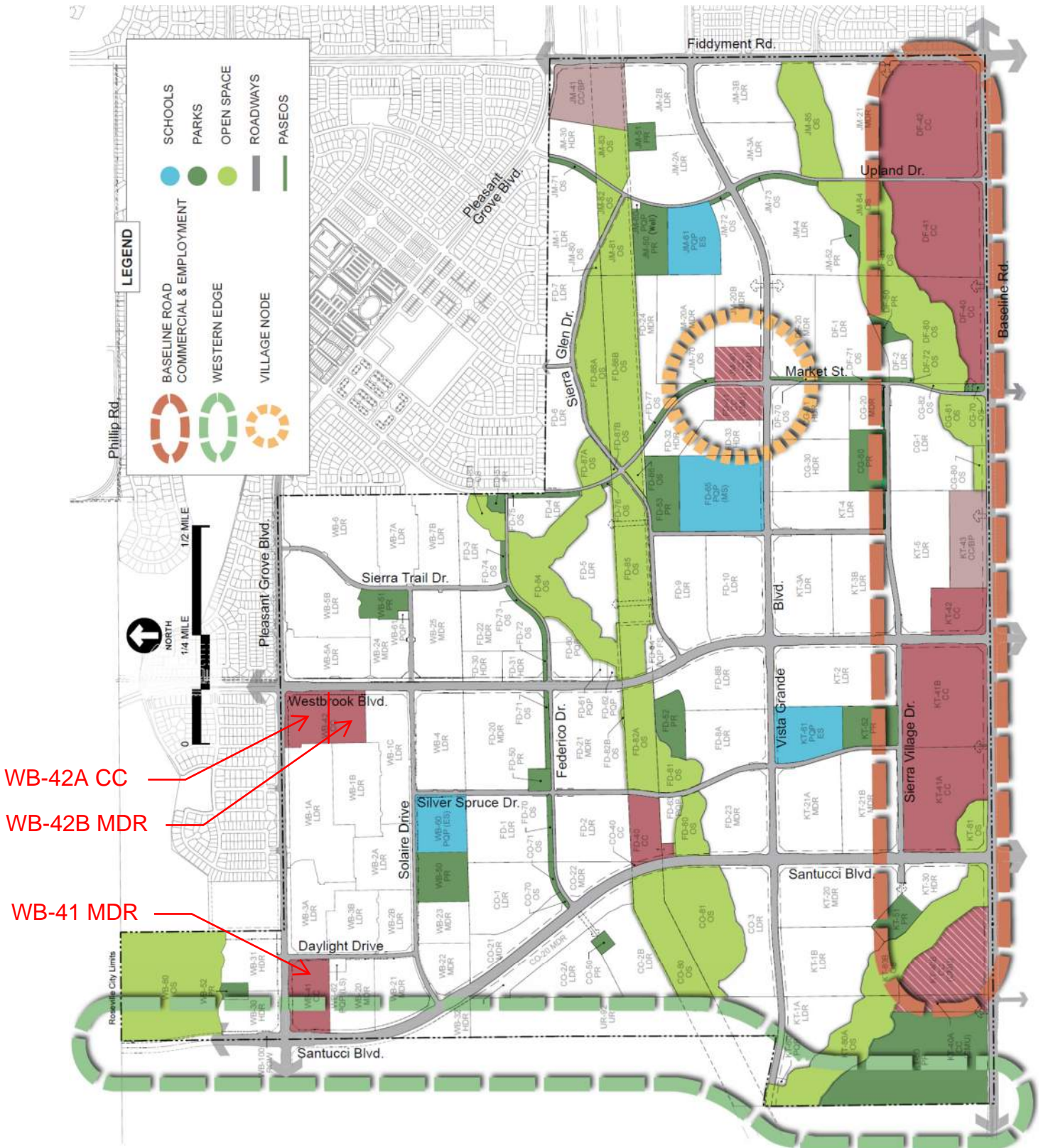


Figure 3-1: Community Form Elements

Table 4-1: Plan Area Land Use Summary

Land Use Designation		Applied Zoning Districts	Acres	% of Total Acres	Units	% of Total Units
Residential Neighborhoods						
LDR	Low Density Residential	RS/DS	595.6	28.7%	3,049	34.8%
LDR	LDR – Age Restricted	RS/DS	94.3	4.6%	493	5.6%
MDR	Medium Density Residential	RS/DS	351.1 358.6	16.9%	2,614 2,667	29.8%
HDR	High Density Residential	R3	93.6	4.5%	2,367	27.1%
Sub-totals			1,142.1	54.8%	8,523 8,576	97.2%
Commercial and Employment						
CC	Community Commercial (Commercial Mixed Use)	CMU/SA	29.1	1.4%	249	2.8%
CC/BP	Community Commercial/ Business Professional (Mixed Use)	CC/SA	25.4	1.2%	--	--
CC	Community Commercial	CC & GC	167.2 159.7	8.1%	--	--
Sub-totals			214.2	10.7%	249	2.8%
Open Space/Public						
P/QP	Public/Quasi-Public	P/QP	64.7	3.1%	--	--
PR	Parks & Recreation	PR	102.8	4.9%	--	--
OS	Open Space	OS	302.0	14.6%	--	--
OS	Paseo (60'-wide)	OS	13.4	0.6%	--	--
UR	Urban Reserve	UR	38.7	1.9%	--	--
Sub-totals			521.6	25.2%	--	--
Right of Way/ Landscape Corridor			193.82	9.2%	--	--
TOTAL			2072.2 ac	100%	8,772 du 8,825	100%

Note: See Table 7-4 for net Paseo total acres

Last Updated September 2023

SIERRA VISTA LAND USE PLAN

Figure 4-1

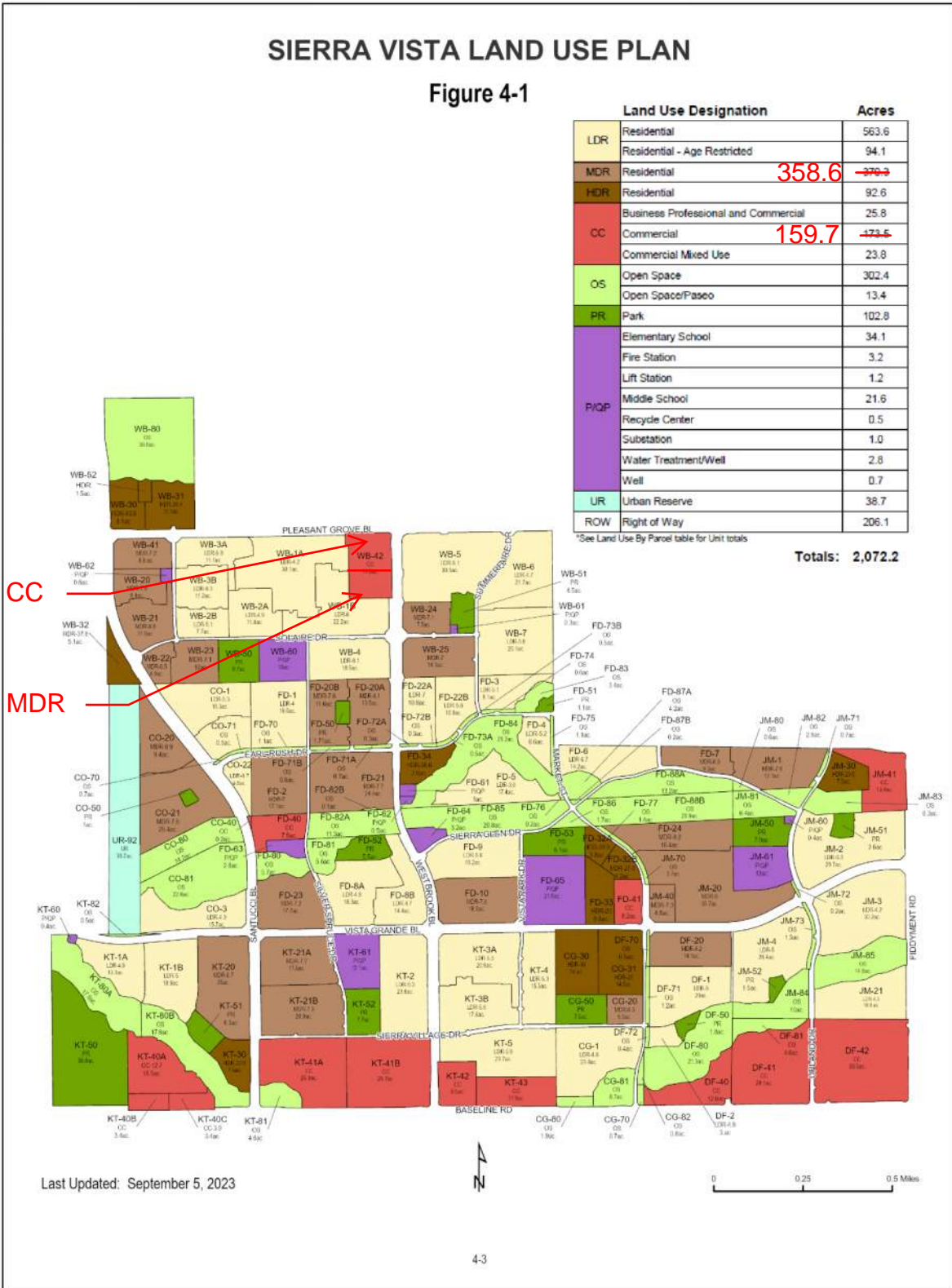
Land Use Designation		Acres	
LDR	Residential	563.6	
	Residential - Age Restricted	94.1	
MDR	Residential	379.3 358.6	
HDR	Residential	92.6	
CC	Business Professional and Commercial	25.8	
	Commercial	473.5 159.7	
	Commercial Mixed Use	23.8	
OS	Open Space	302.4	
	Open Space/Paseo	13.4	
PR	Park	102.8	
P/QP	Elementary School	34.1	
	Fire Station	3.2	
	Lift Station	1.2	
	Middle School	21.6	
	Recycle Center	0.5	
	Substation	1.0	
	Water Treatment/Well	2.8	
	Well	0.7	
	UR	Urban Reserve	38.7
	ROW	Right of Way	206.1

*See Land Use By Parcel table for Unit totals

Totals: 2,072.2

WB-42A CC

WB-42B MDR



Last Updated: September 5, 2023

Figure 4-1: Land Use Map

Table 4-2: Land Use, Zoning, & Acreage by Parcel (cont.)

PARCEL	GENERAL PLAN LAND USE (Specific Plan Land Use)	ZONING	ACRES	ALLOCATED UNITS	DENSITY
UR-92	Urban Reserve	UR	38.72		
Sub-totals (Urban Reserve)			38.72	0	
WB-1A	LDR (Residential – Age-Restricted)	RS/DS	30.30	126	4.2
WB-1B	LDR (Residential – Age-Restricted)	RS/DS	22.20	133	6.0
WB-2A	LDR (Residential – Age-Restricted)	RS/DS	11.81	58	4.9
WB-2B	LDR (Residential – Age-Restricted)	RS/DS	7.67	39	5.1
WB-3A	LDR (Residential – Age-Restricted)	RS/DS	11.10	66	5.9
WB-3B	LDR (Residential – Age-Restricted)	RS/DS	11.23	71	6.3
WB-4	LDR (Residential)	RS/DS	16.50	100	6.1
WB-5	LDR (Residential)	RS/DS	30.50	157	5.1
WB-6	LDR (Residential)	RS/DS	21.70	103	4.7
WB-7	LDR (Residential)	RS/DS	25.14	145	5.8
WB-20	MDR (Residential)	RS/DS	8.88	66	7.9
WB-21	MDR (Residential)	RS/DS	11.80	81	6.9
WB-22	MDR (Residential)	RS/DS	4.80	32	6.7
WB-23	MDR (Residential)	RS/DS	9.88	71	7.3
WB-24	MDR (Residential)	RS/DS	7.50	53	7.1
WB-25	MDR (Residential)	RS/DS	14.30	100	7.0
WB-30	HDR (Residential)	R3	8.06	237	29.4
WB-31	HDR (Residential)	R3	11.10	293	26.4
WB-32	HDR (Residential)	R3	5.11	128	25.0
WB-41	MDR (Residential)	RS/DS	8.5	63	7.4
WB-42A	CC (Commercial)	CC	14.55 7.05		
WB-50	PR (Park)	PR	8.74		
WB-51	PR (Park)	PR	4.47		
WB-52	HDR (Residential)	R3	1.50		
WB-60	Public/Quasi-Public (Elementary School)	P/QP	10.00		
WB-61	Public/Quasi-Public (Well)	P/QP	0.31		
WB-62	Public/Quasi-Public (Lift Station)	P/QP	0.80		
WB-80	OS (Open Space)	OS	36.58		
Sub-totals (Westbrook)			365.64	-2,029 2,082	
ROW	Right of Way/Landscape Corridors		193.82		
Sub-totals (ROW)			193.82	0	
Total			2,072.16	-8,772 8,825	

WB-42B
RS/DS
7.5 AC
53 units
7.0 du/ac

Table Updated September 2023
(GIS acreages revised January 2021)

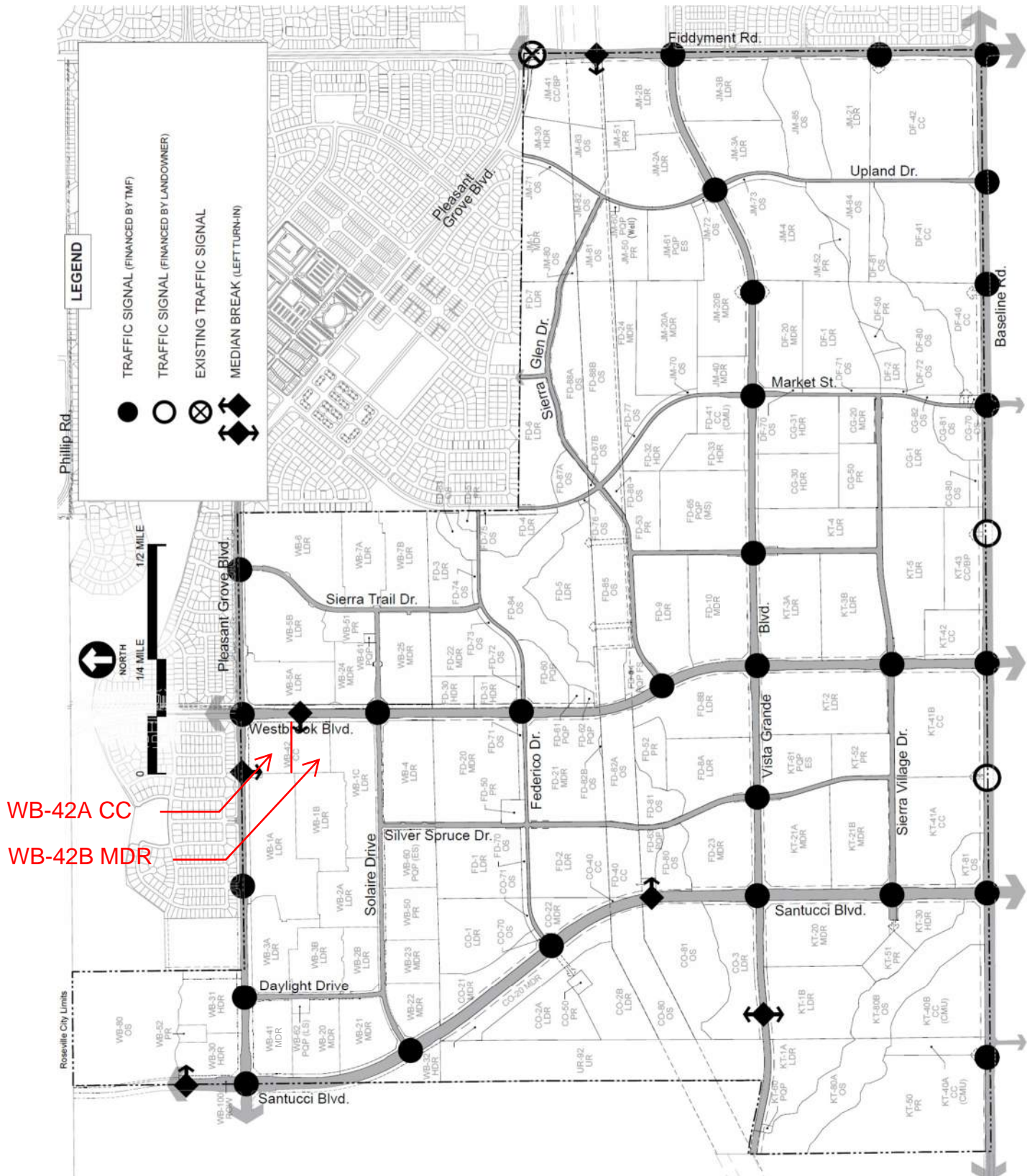
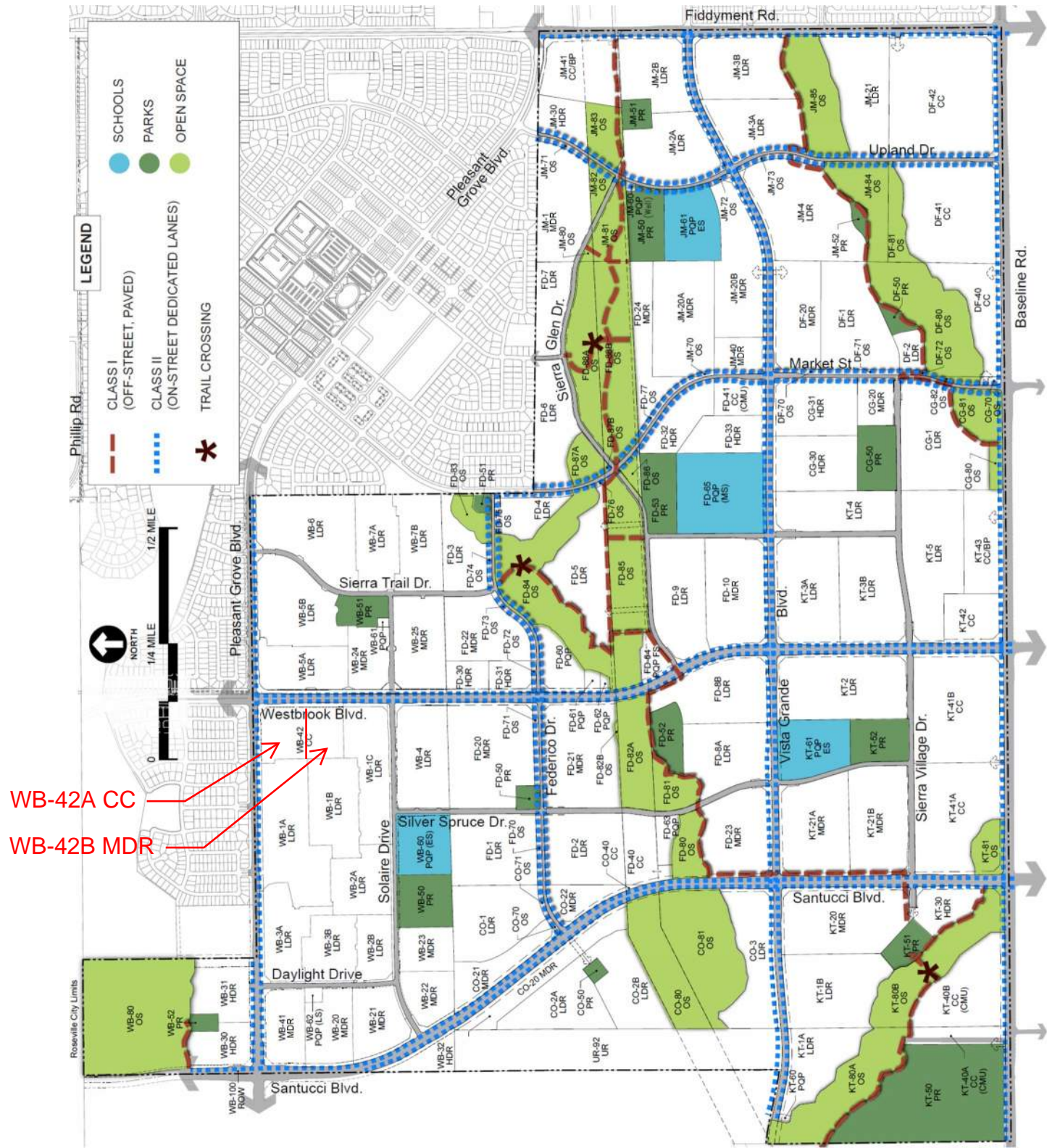


Figure 6-6: Arterial Roadway Traffic Signals and Median Breaks



Notes: Creek crossings are subject to approvals from the appropriate federal and state agencies.
Decomposed granite/gravel shoulders not included for Class I bikeways along Santucci Blvd.

Figure 6-21: Class I and II Bikeways

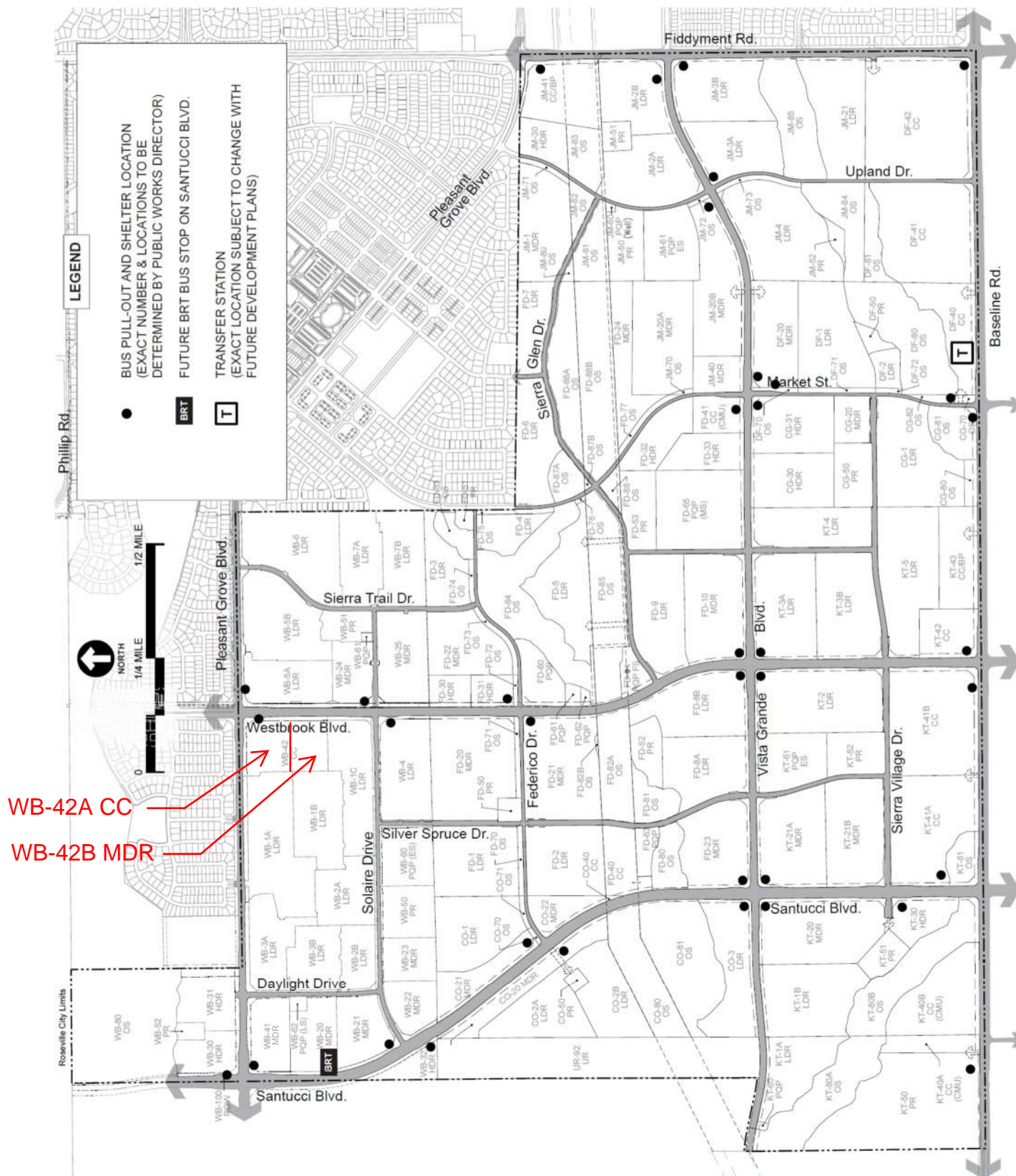
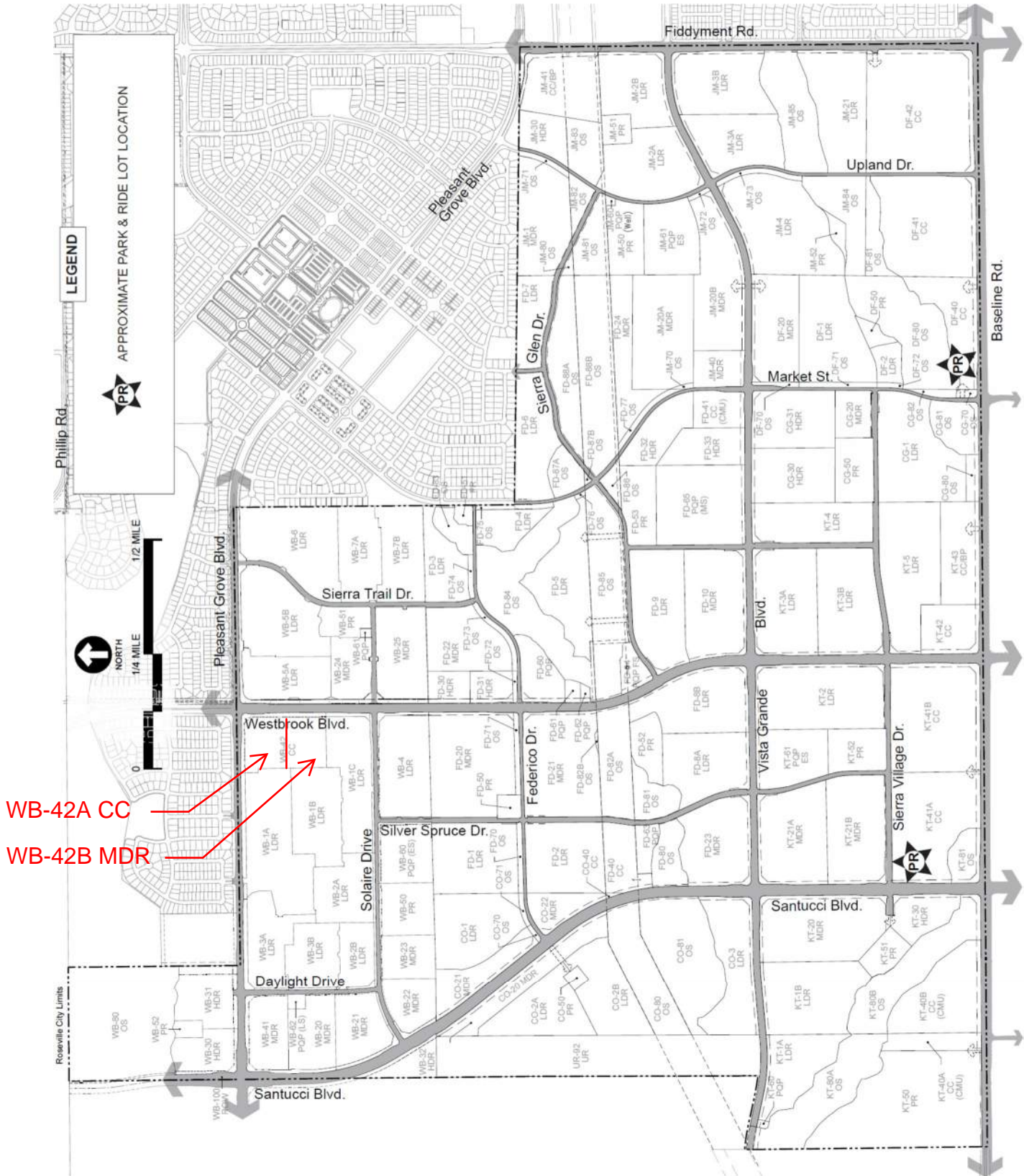


Figure 6-24: Bus Pull-Out and Shelter Locations



WB-42A CC
 WB-42B MDR

Figure 6-25: Park & Ride Facilities

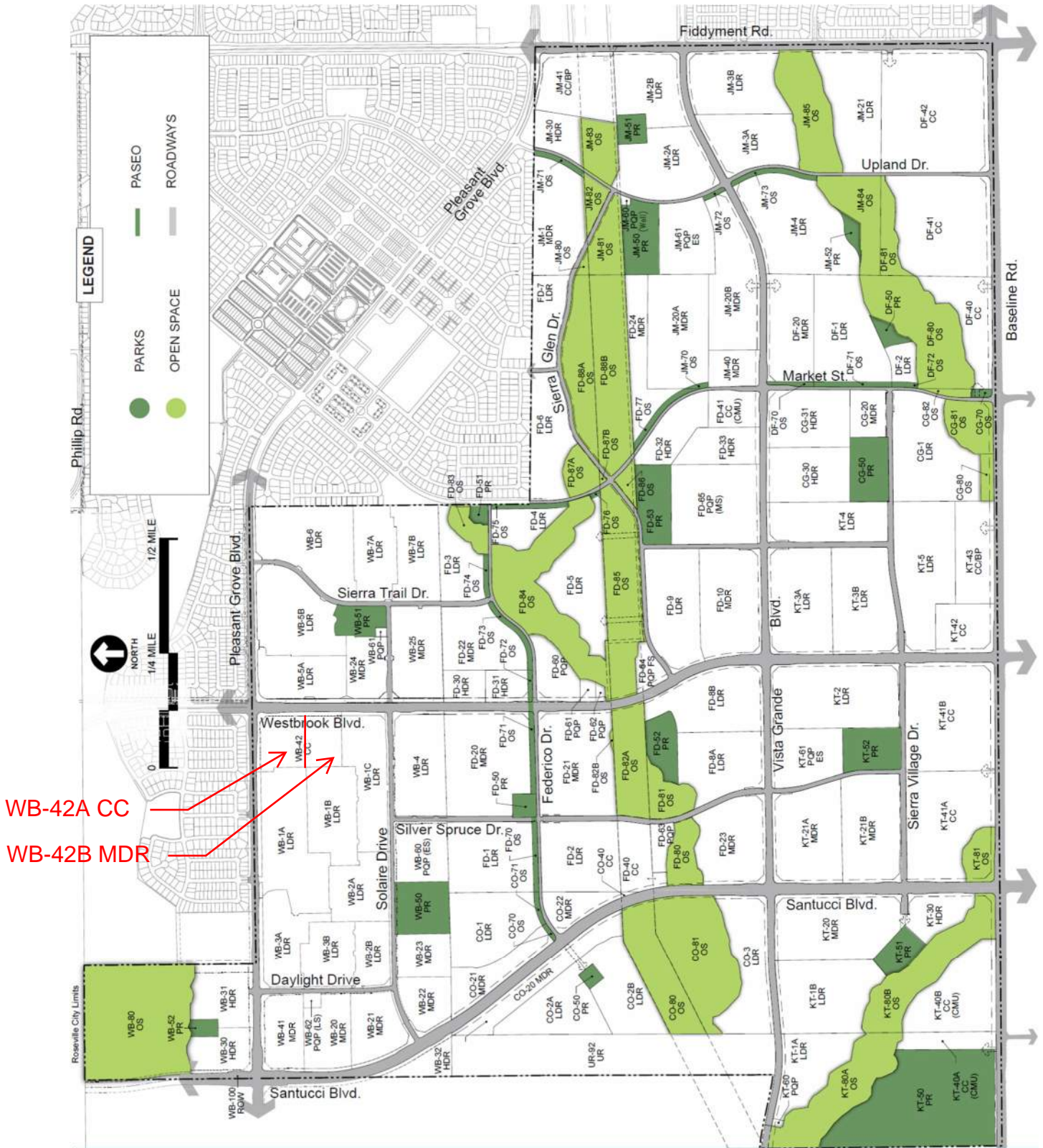


Figure 7-1: Parks and Open Space Plan

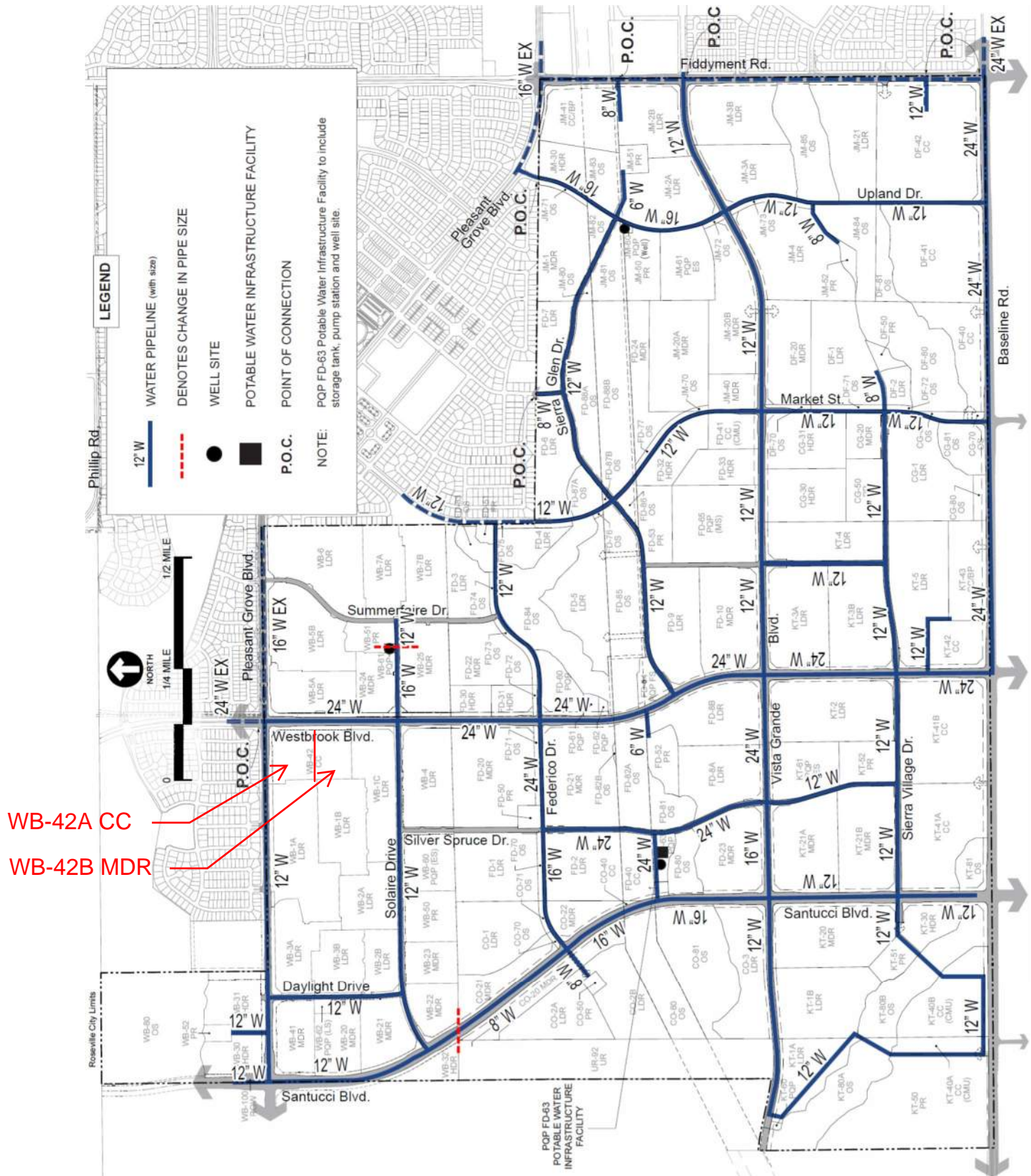


Figure 8-1: Water Distribution System, Storage Tank, and Well Locations

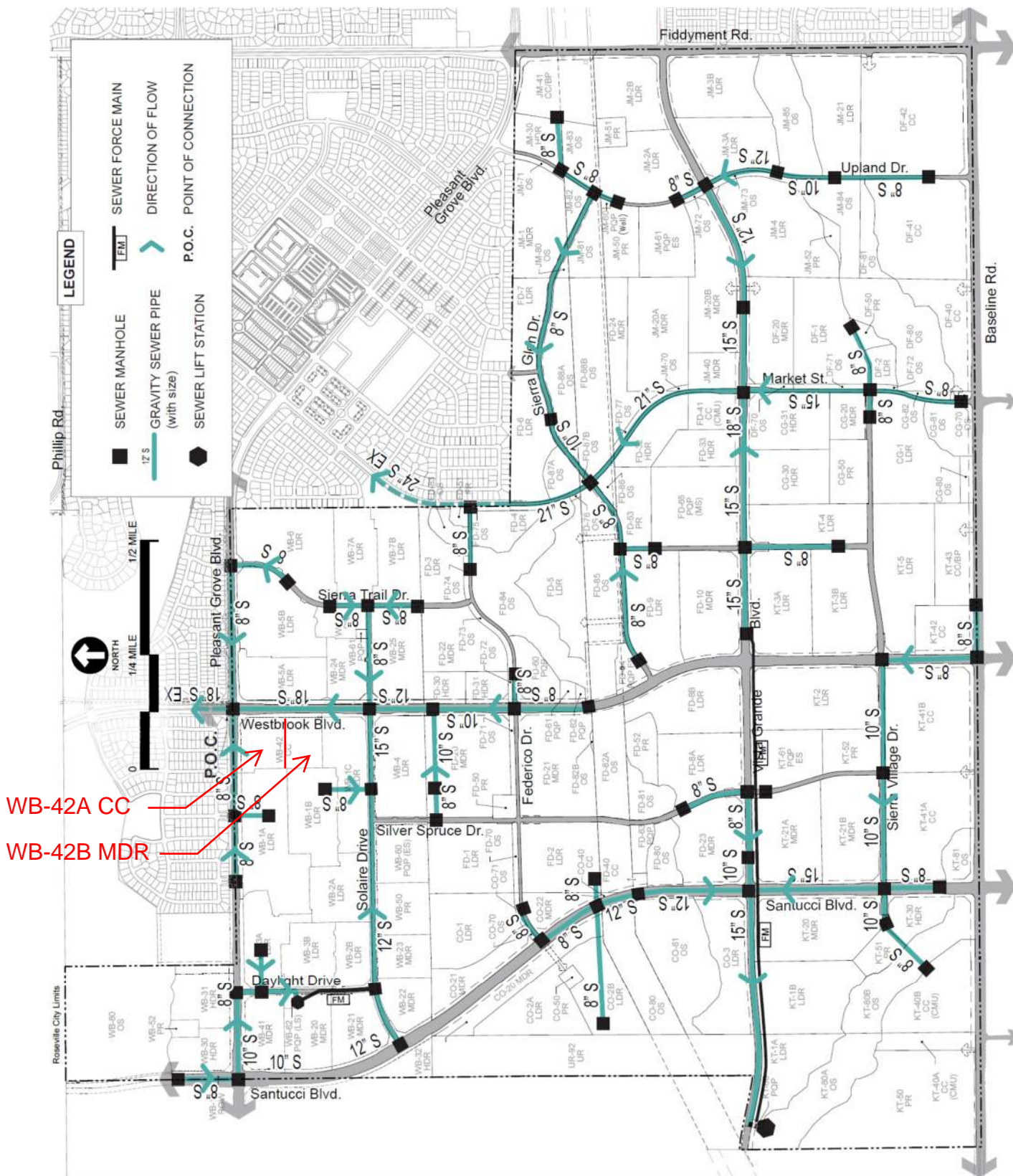


Figure 8-3: Wastewater Collection System

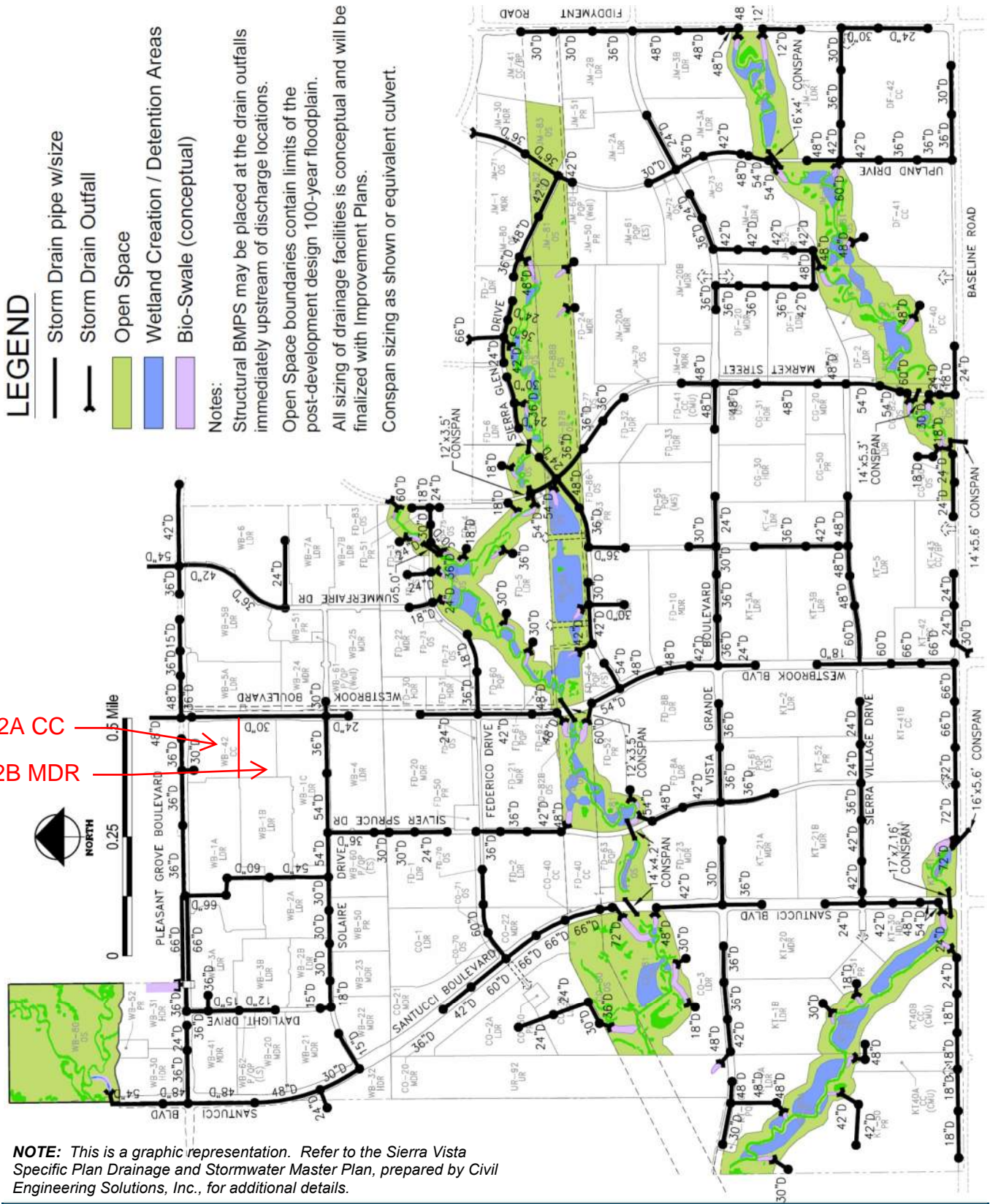


Figure 8-4: Drainage Improvements

NOTE: This is a graphic representation. Refer to the Sierra Vista Specific Plan Drainage and Stormwater Master Plan, prepared by Civil Engineering Solutions, Inc., for additional details.

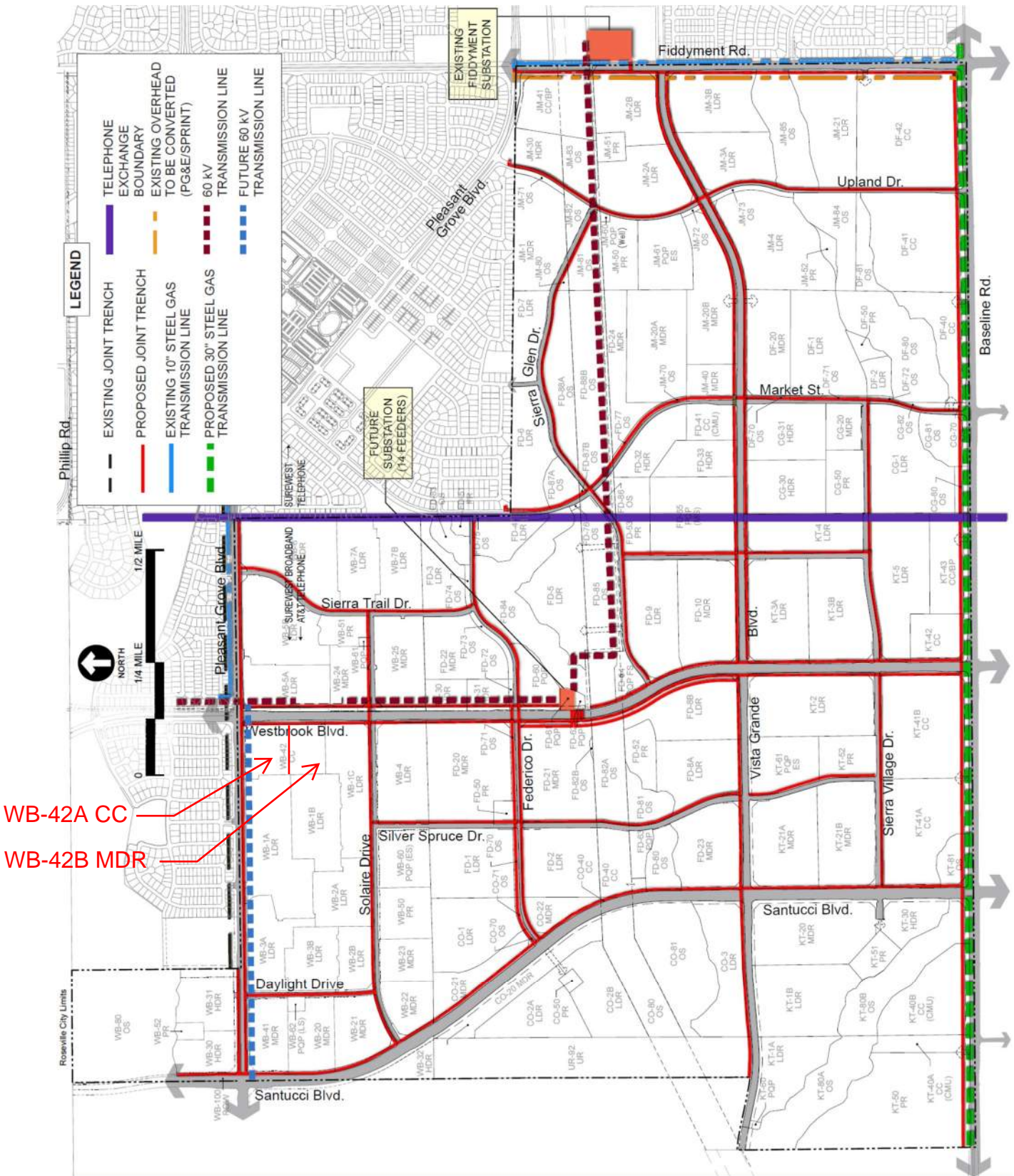


Figure 8-6: Electrical Substation and Power Line Alignments

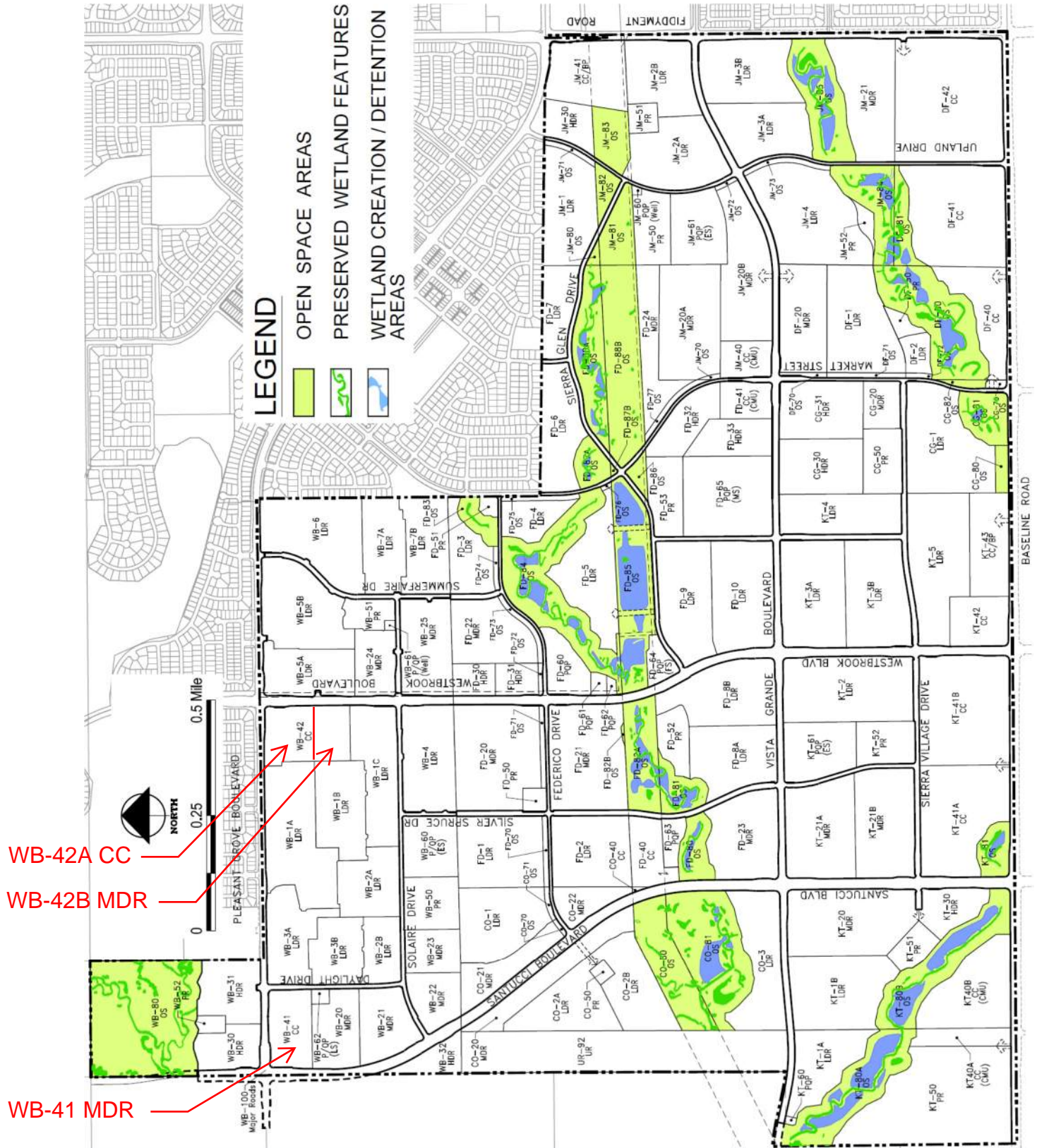


Figure 9-1: Open Space Preserve Areas

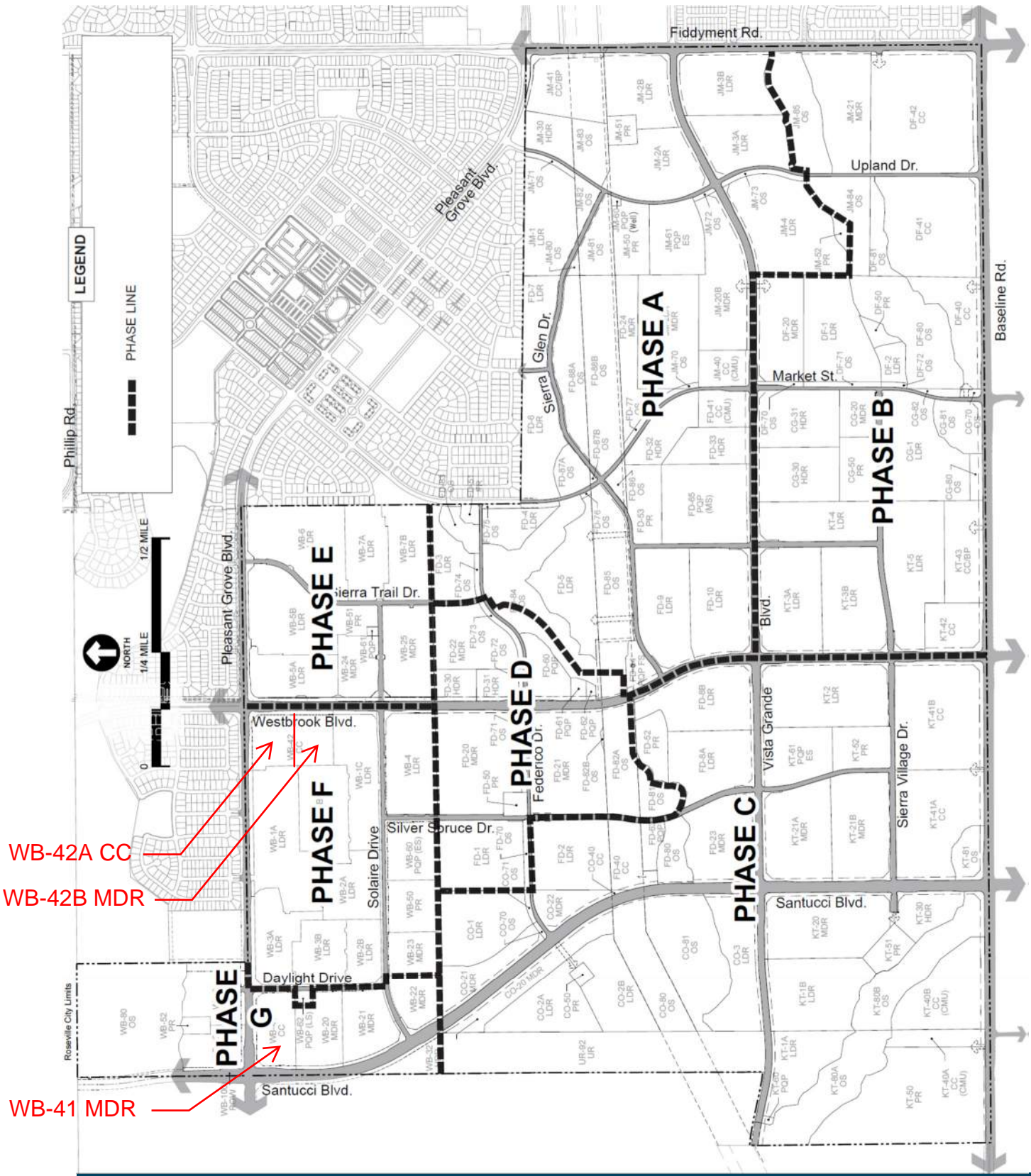


Figure 10-1: Phasing Plan

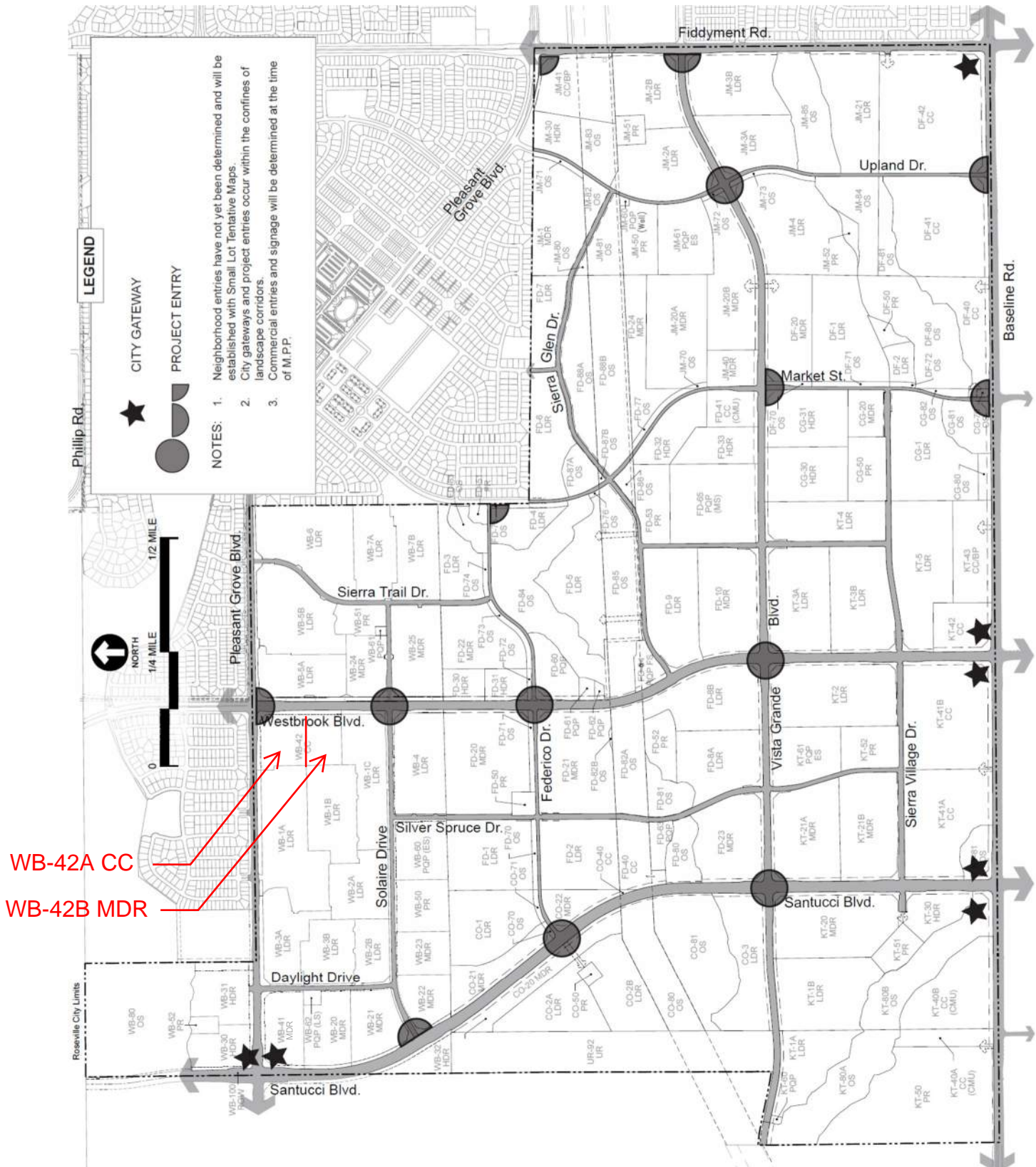
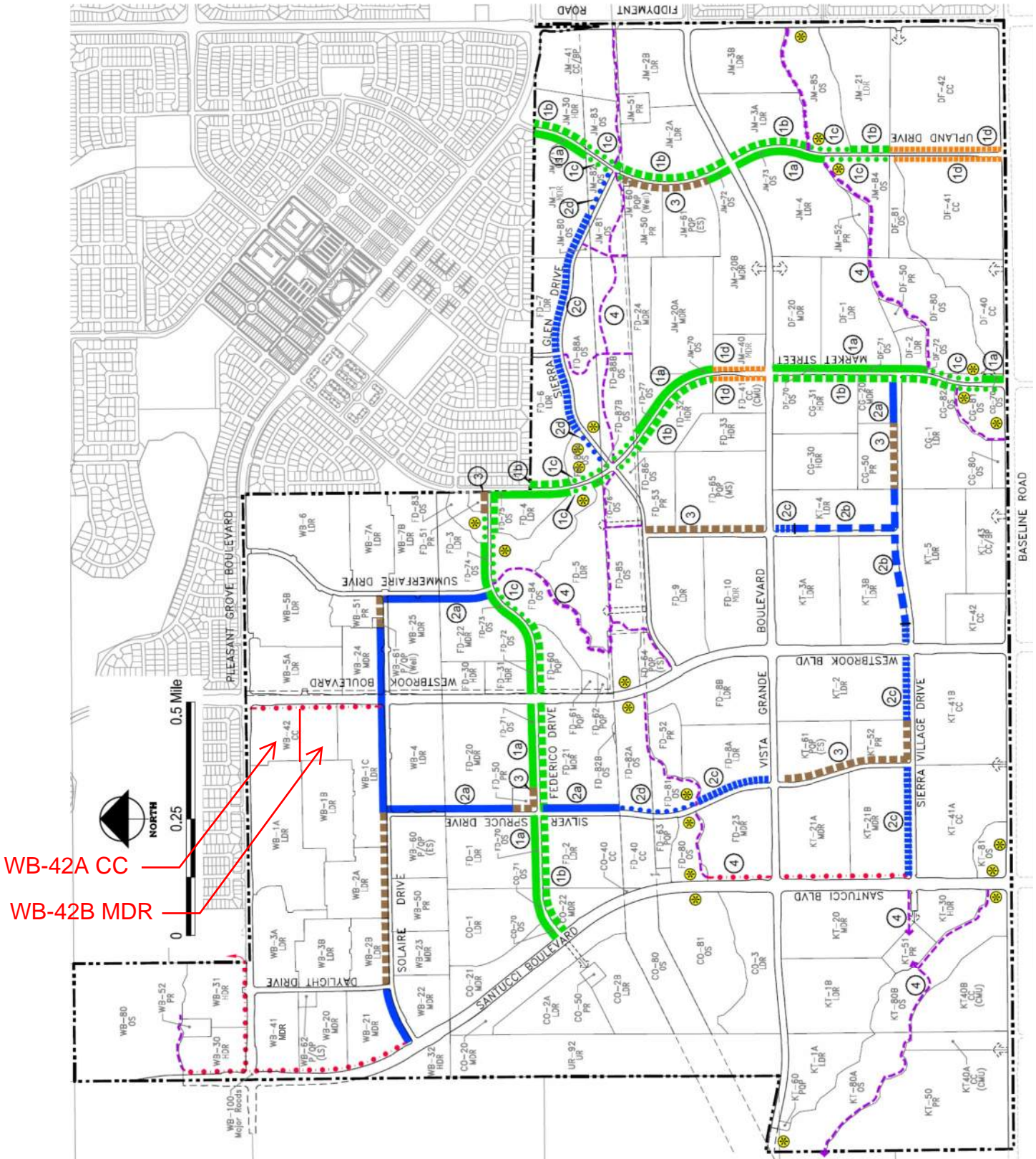


Figure B-2: Entry Feature Locations



Note: Bikeway alignments in open space areas are conceptual and may be refined as detention facilities are designed.

Figure B-5: Paseo Plan

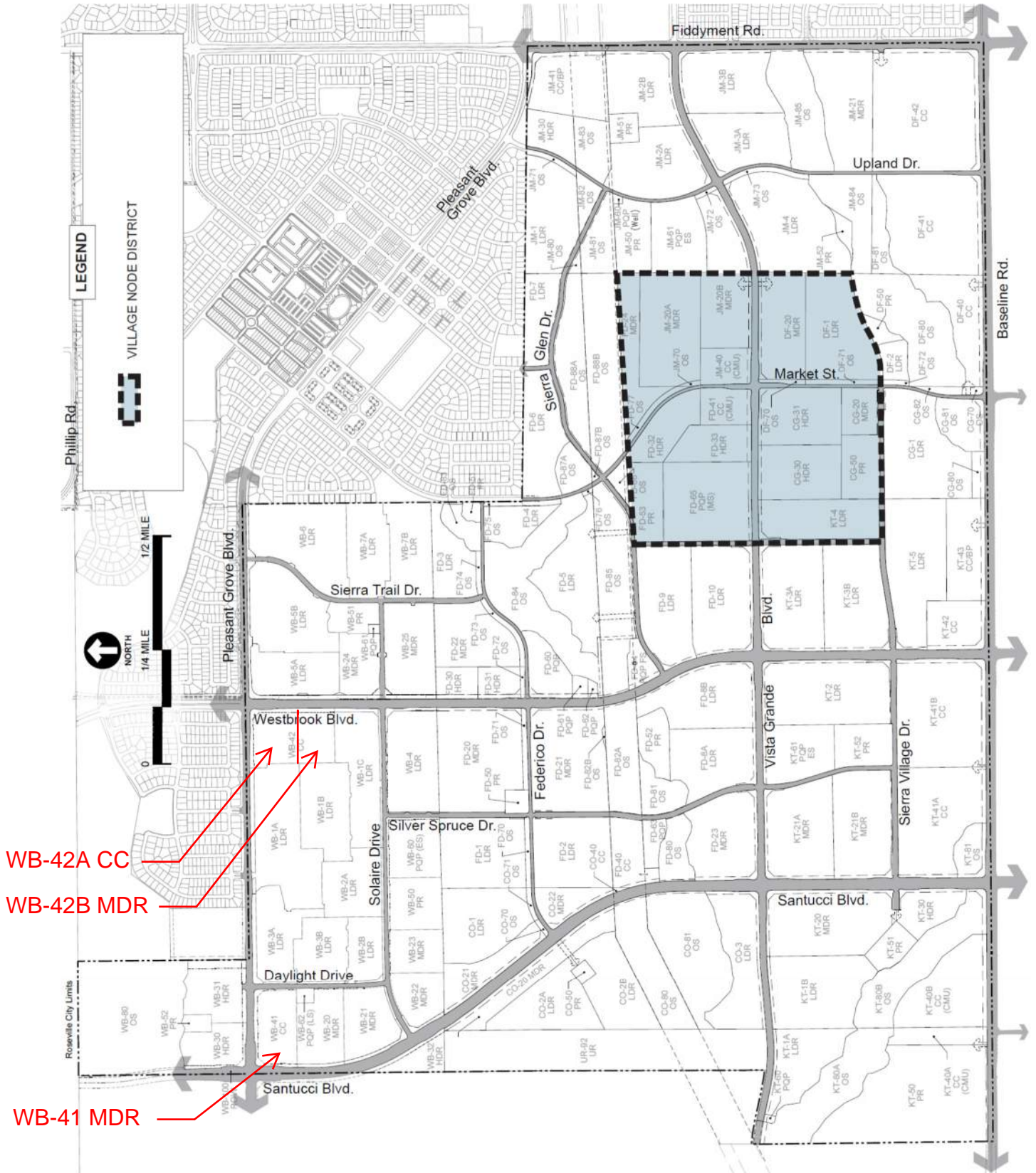


Figure B-22: Village Node District

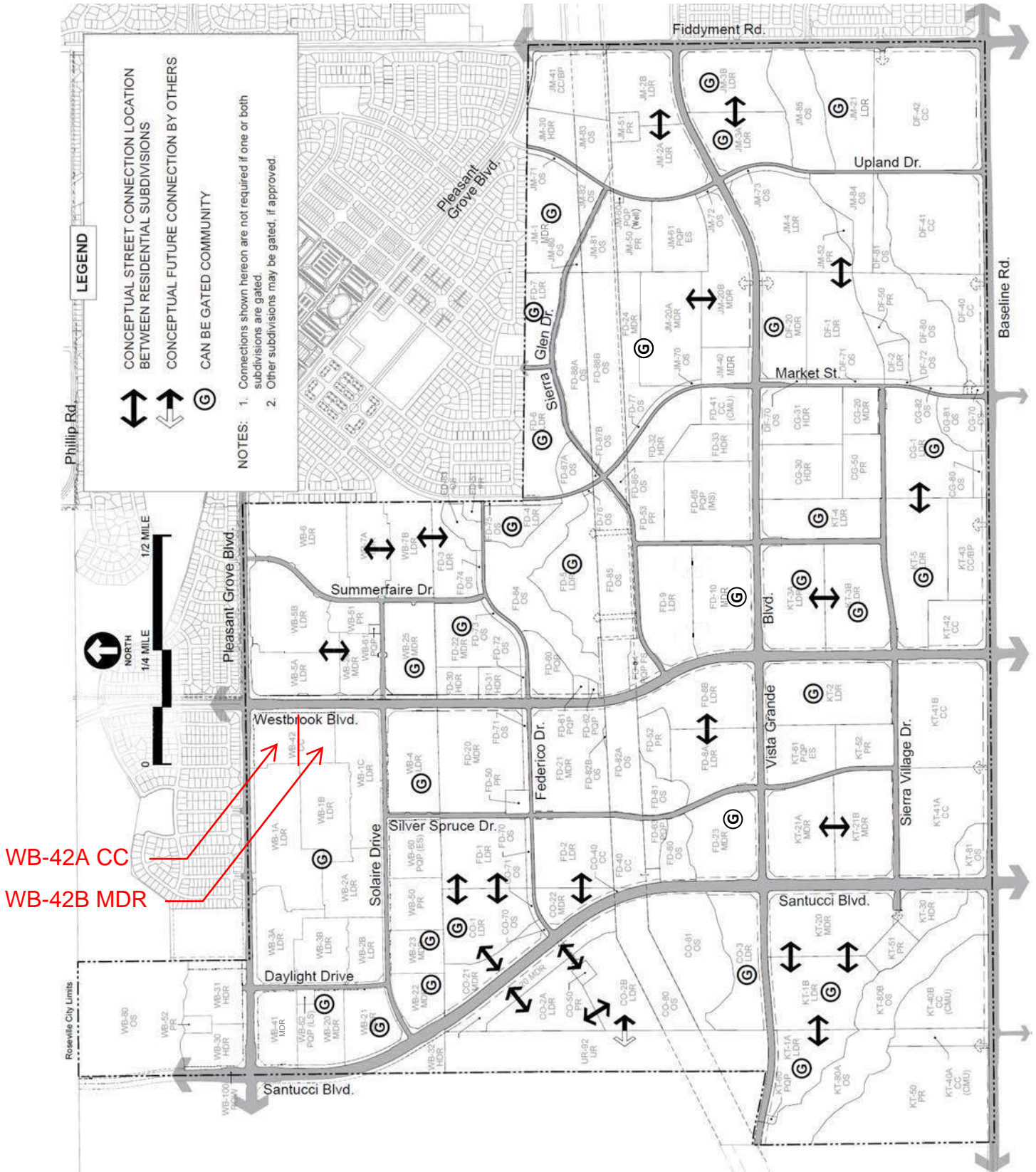


Figure B-25: Neighborhood Connectivity and Gated Subdivisions - updated April 2021

**FIFTH AMENDMENT OF DEVELOPMENT AGREEMENT
BY AND BETWEEN THE CITY OF ROSEVILLE AND WESTPARK S.V. 400, LLC,
RELATIVE TO THE SIERRA VISTA SPECIFIC PLAN**

This Fifth Amendment of Development Agreement is entered into this _____ day of _____, 2024, by and between the CITY OF ROSEVILLE, a municipal corporation (“City”), and WESTPARK S.V. 400, LLC, a California limited liability company (“Westpark” or “Landowner”), pursuant to the authority of Sections 65864 through 65869.5 of the California Government Code.

RECITALS

A. Westpark and City entered into a Development Agreement (the “Development Agreement”) which was approved by the City Council of City on June 20, 2012, and recorded on July 25, 2012, in the Official Records of Placer County as Document No. 2012-0066790-00. City and Westpark entered into the Development Agreement relative to development within a portion of the Sierra Vista Specific Plan (“Specific Plan”, “SVSP”, or “Plan Area”), as described in Exhibit “A” and shown in Exhibit “B” to the Development Agreement (the “Property”).

B. On May 4, 2016, City approved the First Amendment to the Development Agreement (the “First Amendment”) relative to development within a portion of the SVSP, as more precisely defined in Exhibits “A” and “B” attached to the First Amendment, which was recorded on May 11, 2016, as Document No. 2016-0035988-00, in the Official Records of Placer County.

C. Westpark assigned its interest for a portion of the Property to Pine Island Apartments, LLC (“Pine Island”) pursuant to that certain Assignment and Assumption Agreement Relative to the Sierra Vista Specific Plan Development Agreement dated as of November 10, 2021, and recorded November 10, 2021, as Document No. 2021-0139629-00, in the Official Records of Placer County.

D. On February 2, 2022, City approved the Second Amendment to the Development Agreement (the “Second Amendment”) relative to development within a portion of the SVSP, as more precisely defined in Exhibits “A” and “B” attached to the Second Amendment, which was recorded on March 10, 2022, as Document No. 2022-0021197-00, in the Official Records of Placer County.

E. On October 4, 2023, City approved the Third Amendment to the Development Agreement (the "Third Amendment") relative to development within a portion of the SVSP, as more precisely defined in Exhibits "A" and "B" attached to the Third Amendment, which was recorded on November 17, 2023, as Document No. 2023-0063101-00, in the Official Records of Placer County.

F. On May 1, 2024, City approved the Fourth Amendment to the Development Agreement (the "Fourth Amendment") relative to development within a portion of the SVSP, as more precisely defined in Exhibits "A" and "B" attached to the Fourth Amendment, which was recorded on _____, 2024, as Document No. 2024-_____, in the Official Records of Placer County.

G. This Fifth Amendment to the Development Agreement (the "Fifth Amendment") affects a certain portion of the Property commonly known as SVSP Parcel WB-42 (the "Fifth Amendment Property"), as described in Exhibit "A" and as shown in Exhibit "B" attached to this Fifth Amendment. This Fifth Amendment does not affect or apply in any manner with respect to the remainder of the Property described in the Development Agreement.

H. Concurrent with its consideration of this Fifth Amendment, City is processing General Plan Amendment (Resolution No. _____), Specific Plan Amendment (Resolution No. _____), a Rezone (Ordinance No. _____), a Tentative Subdivision Map (TSM _____), and Lot Line Adjustment for a portion of Parcel WB-42 for purposes of amending the land use on a portion of the Fifth Amendment Property, and subdividing that portion for single family residential lots. City and Landowner enter into this Fifth Amendment in order to provide consistency with and to vest these land use approvals.

I. The Fifth Amendment is authorized by Section 1.4 of the Development Agreement.

NOW, THEREFORE, THE PARTIES MUTUALLY AGREE AS FOLLOWS:

1. AMENDMENT OF DEVELOPMENT AGREEMENT. The following section and exhibits of the Development Agreement are hereby amended as follows:

a. REVISED SECTION 2.2. The summary table of Section 2.2 of the Development Agreement ("Vested Entitlements") is revised as follows:

"Low Density Residential	505 units on 93.8 Net Acres;
--------------------------	------------------------------

Low Density Residential/Age Restricted	493 units on 94.3 Net Acres;
Medium Density Residential	519 466 units on 74.867 3 Net Acres;
High Density Residential	658* units on 24.3 Gross Acres;
Community Commercial	7.014 5 Gross Acres;
Community Commercial/Commercial Mixed Use	0 Gross Acres;
Park	14.7 Gross Acres;
Open Space	36.6 Gross Acres;
Schools	10.0 Gross Acres;
Water Treatment/Well Site	0.3 Gross Acres;
Lift Station	0.8 Gross Acres;
Right of Way /Landscape Corridors	45.3 Gross Acres.

*Parcel WB-30 includes 237 allocated HDR units, plus a density bonus of 118 HDR units, and Parcel WB-32 includes 128 allocated HDR units, plus a density bonus of 64 HDR units."

b. NEW SECTION 3.12.3.2. Section 3.12.3.2 is added to the Development Agreement to read as follows:

"3.12.3.2. Neighborhood Park In-Lieu Fee for Parcel WB-42B. Landowner shall pay a neighborhood park in-lieu fee (the "Parcel WB-42B Neighborhood Park In-Lieu Fee"), upon the issuance of each residential building permit within Parcel WB-42B, to help fund neighborhood park improvements in the SVSP. Such Parcel WB-42B Neighborhood Park In-Lieu Fee shall be \$4,535 per Medium Density Residential unit to be constructed on Parcel WB-42B, subject to annual adjustment, on July 1, based on the percentage change in the CCI."

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c. NEW SECTION 3.14.11. Section 3.14.11 is added to the Development Agreement to read as follows:

"3.14.11. Community Parks Public Benefit Fee. In consideration of converting 7.5 acres of Community Commercial land use into Medium Density Residential land use, Landowner acknowledges and agrees to pay a Community Parks Public Benefit Fee. The Community Parks Public Benefit Fee shall be \$5,000 per MDR unit on Parcel WB-42B and shall be paid at the time of building permit issuance for each of the MDR units on Parcel WB-42B."

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d. EXHIBITS TO THE FIFTH AMENDMENT. The following exhibits attached to this Fifth Amendment are for the Fifth Amendment only, as follows:

- Exhibit A - Legal Description of the Fifth Amendment Property
- Exhibit B - Plat of the Fifth Amendment Property

e. REVISED EXHIBIT. The following exhibit attached to the Development Agreement is proposed to be deleted and replaced by a new exhibit attached to this Fifth Amendment as follows:

Exhibit E ----- Land Use Plan

2. CONSISTENCY WITH GENERAL PLAN. The City Council has found and determined that this Fifth Amendment of the Development Agreement is consistent with the General Plan and the Sierra Vista Specific Plan.

3. AMENDMENT. This Fifth Amendment amends, but does not replace or supersede, the Development Agreement, except as specified herein. As amended hereby, the Development Agreement remains in full force and effect.

4. FORM OF AGREEMENT. This Fifth Amendment is executed in two duplicate originals, each of which is deemed to be an original.

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, has authorized the execution of the Fifth Amendment in duplicate by its City Manager as attested to by its City Clerk under the authority of Ordinance No. _____, adopted by the Council of the City of Roseville on the _____ day of _____, 2024.

CITY OF ROSEVILLE,
a municipal corporation

By: _____
Dominick Casey
City Manager

ATTEST:

By: _____
Carmen Avalos
City Clerk

LANDOWNER:

WESTPARK S.V. 400, LLC,
a California limited liability company

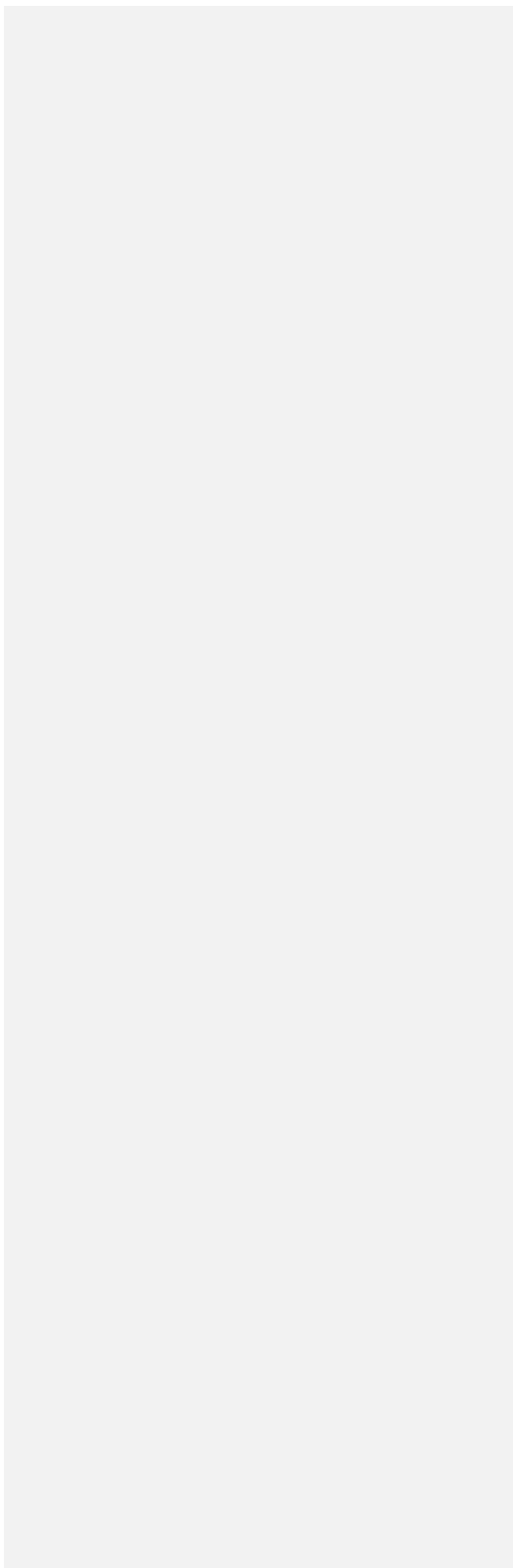
By: _____
Jeff Jones
Manager

APPROVED AS TO FORM:

By: _____
Michelle Sheidenberger
City Attorney

APPROVED AS TO SUBSTANCE:

By: _____
Mike Isom
Development Services Director



**FIFTH AMENDMENT OF DEVELOPMENT AGREEMENT
BY AND BETWEEN THE CITY OF ROSEVILLE AND WESTPARK S.V. 400, LLC,
RELATIVE TO THE SIERRA VISTA SPECIFIC PLAN**

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B. On May 4, 2016, City approved the First Amendment to the Development Agreement (the “First Amendment”) relative to development within a portion of the SVSP, as more precisely defined in Exhibits “A” and “B” attached to the First Amendment, which was recorded on May 11, 2016, as Document No. 2016-0035988-00, in the Official Records of Placer County.

C. Westpark assigned its interest for a portion of the Property to Pine Island Apartments, LLC (“Pine Island”) pursuant to that certain Assignment and Assumption Agreement Relative to the Sierra Vista Specific Plan Development Agreement dated as of November 10, 2021, and recorded November 10, 2021, as Document No. 2021-0139629-00, in the Official Records of Placer County.

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E. On October 4, 2023, City approved the Third Amendment to the Development Agreement (the "Third Amendment") relative to development within a portion of the SVSP, as more precisely defined in Exhibits "A" and "B" attached to the Third Amendment, which was recorded on November 17, 2023, as Document No. 2023-0063101-00, in the Official Records of Placer County.

F. On May 1, 2024, City approved the Fourth Amendment to the Development Agreement (the "Fourth Amendment") relative to development within a portion of the SVSP, as more precisely defined in Exhibits "A" and "B" attached to the Fourth Amendment, which was recorded on _____, 2024, as Document No. 2024-_____, in the Official Records of Placer County.

G. This Fifth Amendment to the Development Agreement (the "Fifth Amendment") affects a certain portion of the Property commonly known as SVSP Parcel WB-42 (the "Fifth Amendment Property"), as described in Exhibit "A" and as shown in Exhibit "B" attached to this Fifth Amendment. This Fifth Amendment does not affect or apply in any manner with respect to the remainder of the Property described in the Development Agreement.

H. Concurrent with its consideration of this Fifth Amendment, City is processing General Plan Amendment (Resolution No. _____), Specific Plan Amendment (Resolution No. _____), a Rezone (Ordinance No. _____), a Tentative Subdivision Map (TSM_____), and Lot Line Adjustment for a portion of Parcel WB-42 for purposes of amending the land use on a portion of the Fifth Amendment Property, and subdividing that portion for single family residential lots. City and Landowner enter into this Fifth Amendment in order to provide consistency with and to vest these land use approvals.

I. The Fifth Amendment is authorized by Section 1.4 of the Development Agreement.

NOW, THEREFORE, THE PARTIES MUTUALLY AGREE AS FOLLOWS:

1. AMENDMENT OF DEVELOPMENT AGREEMENT. The following section and exhibits of the Development Agreement are hereby amended as follows:

a. REVISED SECTION 2.2. The summary table of Section 2.2 of the Development Agreement ("Vested Entitlements") is revised as follows:

"Low Density Residential	505 units on 93.8 Net Acres;
--------------------------	------------------------------

Low Density Residential/ Age Restricted	493 units on 94.3 Net Acres;
Medium Density Residential	519 units on 74.8 Net Acres;
High Density Residential	658* units on 24.3 Gross Acres;
Community Commercial	7.0 Gross Acres;
Community Commercial/Commercial Mixed Use	0 Gross Acres;
Park	14.7 Gross Acres;
Open Space	36.6 Gross Acres;
Schools	10.0 Gross Acres;
Water Treatment/Well Site	0.3 Gross Acres;
Lift Station	0.8 Gross Acres;
Right of Way /Landscape Corridors	45.3 Gross Acres.

*Parcel WB-30 includes 237 allocated HDR units, plus a density bonus of 118 HDR units, and Parcel WB-32 includes 128 allocated HDR units, plus a density bonus of 64 HDR units.”

b. NEW SECTION 3.12.3.2. Section 3.12.3.2 is added to the Development Agreement to read as follows:

“3.12.3.2. Neighborhood Park In-Lieu Fee for Parcel WB-42B. Landowner shall pay a neighborhood park in-lieu fee (the “Parcel WB-42B Neighborhood Park In-Lieu Fee”), upon the issuance of each residential building permit within Parcel WB-42B, to help fund neighborhood park improvements in the SVSP. Such Parcel WB-42B Neighborhood Park In-Lieu Fee shall be \$4,535 per Medium Density Residential unit to be constructed on Parcel WB-42B, subject to annual adjustment, on July 1, based on the percentage change in the CCI.”

c. NEW SECTION 3.14.11. Section 3.14.11 is added to the Development Agreement to read as follows:

“3.14.11. Community Parks Public Benefit Fee. In consideration of converting 7.5 acres of Community Commercial land use into Medium Density Residential land use, Landowner acknowledges and agrees to pay a Community Parks Public Benefit Fee. The Community Parks Public Benefit Fee shall be \$5,000 per MDR unit on Parcel WB-42B and shall be paid at the time of building permit issuance for each of the MDR units on Parcel WB-42B. ”

d. EXHIBITS TO THE FIFTH AMENDMENT. The following exhibits attached to this Fifth Amendment are for the Fifth Amendment only, as follows:

- Exhibit A – Legal Description of the Fifth Amendment Property
- Exhibit B – Plat of the Fifth Amendment Property

e. REVISED EXHIBIT. The following exhibit attached to the Development Agreement is proposed to be deleted and replaced by a new exhibit attached to this Fifth Amendment as follows:

Exhibit E ----- Land Use Plan

2. CONSISTENCY WITH GENERAL PLAN. The City Council has found and determined that this Fifth Amendment of the Development Agreement is consistent with the General Plan and the Sierra Vista Specific Plan.

3. AMENDMENT. This Fifth Amendment amends, but does not replace or supersede, the Development Agreement, except as specified herein. As amended hereby, the Development Agreement remains in full force and effect.

4. FORM OF AGREEMENT. This Fifth Amendment is executed in two duplicate originals, each of which is deemed to be an original.

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, has authorized the execution of the Fifth Amendment in duplicate by its City Manager as attested to by its City Clerk under the authority of Ordinance No. _____, adopted by the Council of the City of Roseville on the _____ day of _____, 2024.

CITY OF ROSEVILLE,
a municipal corporation

By: _____
Dominick Casey
City Manager

LANDOWNER:

WESTPARK S.V. 400, LLC,
a California limited liability company

By: _____
Jeff Jones
Manager

ATTEST:

By: _____
Carmen Avalos
City Clerk

APPROVED AS TO FORM:

By: _____

Michelle Sheidenberger

City Attorney

APPROVED AS TO SUBSTANCE:

By: _____

Mike Isom

Development Services Director

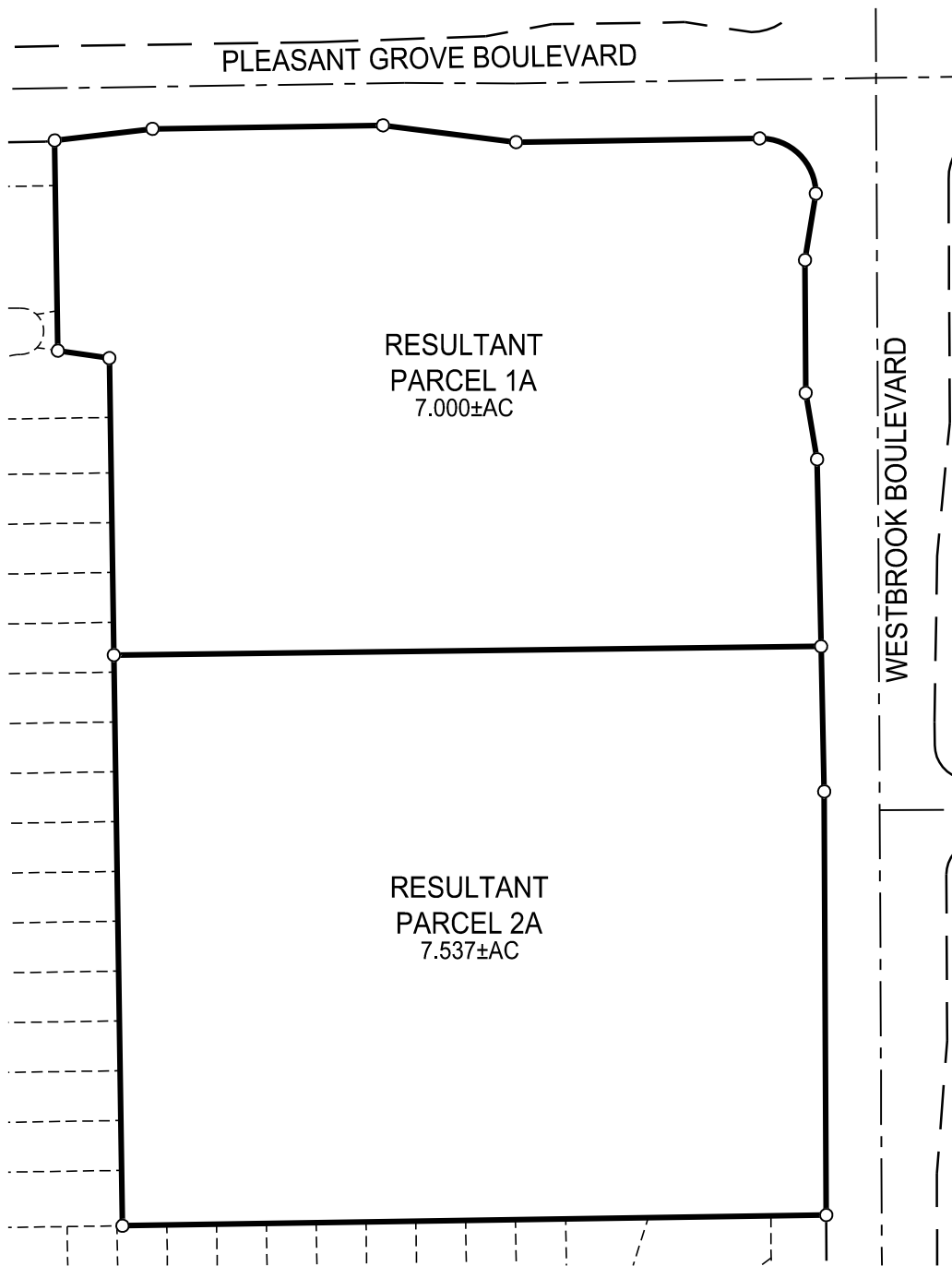
EXHIBIT “A”

DESCRIPTION OF PROPERTY

All that real property situated in the City of Roseville, County of Placer, State of California located within Section 26, Township 11 North, Range 5 East, Mount Diablo Meridian, and more particularly described as follows:

All of Resultant Parcel 2A as described in that certain Grant Deed recorded on _____, 2024 as Document Number 2024-00_____, Official Records of Placer County.

Contains 7.537 acres of land, more or less.



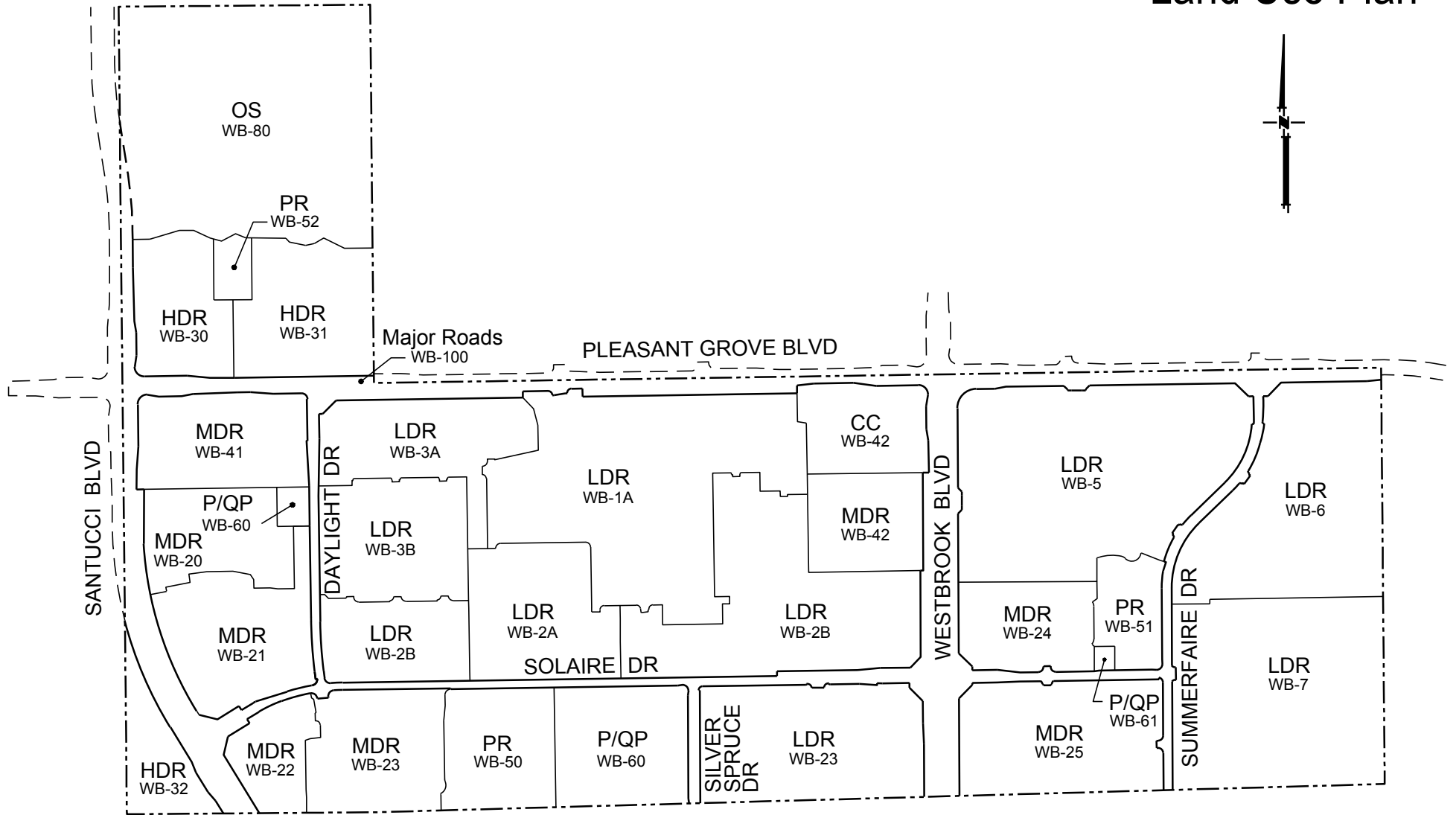
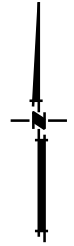
SHEET 1 OF 1



IF A DISCREPANCY EXISTS BETWEEN THIS EXHIBIT AND THE ASSOCIATED DESCRIPTION, THE DESCRIPTION HOLDS. THIS EXHIBIT IS FOR GRAPHIC PURPOSES ONLY.

<p>EXHIBIT B PROPERTY MAP WESTBROOK WB-42 CITY OF ROSEVILLE COUNTY OF PLACER STATE OF CALIFORNIA</p>			
<p>MACKAY & SOMPS ENGINEERS PLANNERS SURVEYORS 1025 Creekside Ridge Drive, Suite 150, Roseville, CA 95678 (916) 773-1189</p>			
PJ	1"=160'	09/16/2024	18437
DRAWN BY	SCALE	DATE	JOB NO.

Exhibit E Land Use Plan



**FIFTH AMENDMENT OF DEVELOPMENT AGREEMENT
BY AND BETWEEN THE CITY OF ROSEVILLE AND WESTPARK S.V. 400, LLC,
RELATIVE TO THE SIERRA VISTA SPECIFIC PLAN**

This Fifth Amendment of Development Agreement is entered into this _____ day of _____, 2024, by and between the CITY OF ROSEVILLE, a municipal corporation (“City”), and WESTPARK S.V. 400, LLC, a California limited liability company (“Westpark” or “Landowner”), pursuant to the authority of Sections 65864 through 65869.5 of the California Government Code.

RECITALS

A. Westpark and City entered into a Development Agreement (the “Development Agreement”) which was approved by the City Council of City on June 20, 2012, and recorded on July 25, 2012, in the Official Records of Placer County as Document No. 2012-0066790-00. City and Westpark entered into the Development Agreement relative to development within a portion of the Sierra Vista Specific Plan (“Specific Plan”, “SVSP”, or “Plan Area”), as described in Exhibit “A” and shown in Exhibit “B” to the Development Agreement (the “Property”), and attached thereto.

B. On May 4, 2016, City approved the First Amendment to the Development Agreement (the “First Amendment”) relative to development within a portion of the SVSP, as more precisely defined in Exhibits “A” and “B” attached to the First Amendment, which was recorded on May 11, 2016, as Document No. 2016-0035988-00, in the Official Records of Placer County.

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H. Concurrent with its consideration of this Fifth Amendment, City is processing General Plan Amendment (Resolution No. _____), Specific Plan Amendment (Resolution No. _____), a Rezone (Ordinance No. _____), a Tentative Subdivision Map (TSM_____), and Lot Line Adjustment for a portion of Parcel WB-42 for purposes of amending the land use on a portion of the Fifth Amendment Property, and subdividing that portion for single family residential lots. City and Landowner enter into this Fifth Amendment in order to provide consistency with and to vest these land use approvals.

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Exhibit E ----- Land Use Plan
Exhibit AA ----- DUE Allocation to Specific Plan Parcels for WRSP Reimbursements

2. CONSISTENCY WITH GENERAL PLAN. The City Council has found and determined that this Fifth Amendment of the Development Agreement is consistent with the General Plan and the Sierra Vista Specific Plan.

3. AMENDMENT. This Fifth Amendment amends, but does not replace or supersede, the Development Agreement, except as specified herein. As amended hereby, the Development Agreement remains in full force and effect.

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a municipal corporation

By: _____
Dominick Casey
City Manager

LANDOWNER:

WESTPARK S.V. 400, LLC,
a California limited liability company

By: _____
Jeff Jones
Manager

ATTEST:

By: _____
Carmen Avalos

City Clerk

APPROVED AS TO FORM:

By: _____
Michelle Sheidenberger
City Attorney

APPROVED AS TO SUBSTANCE:

By: _____
Mike Isom
Development Services Director

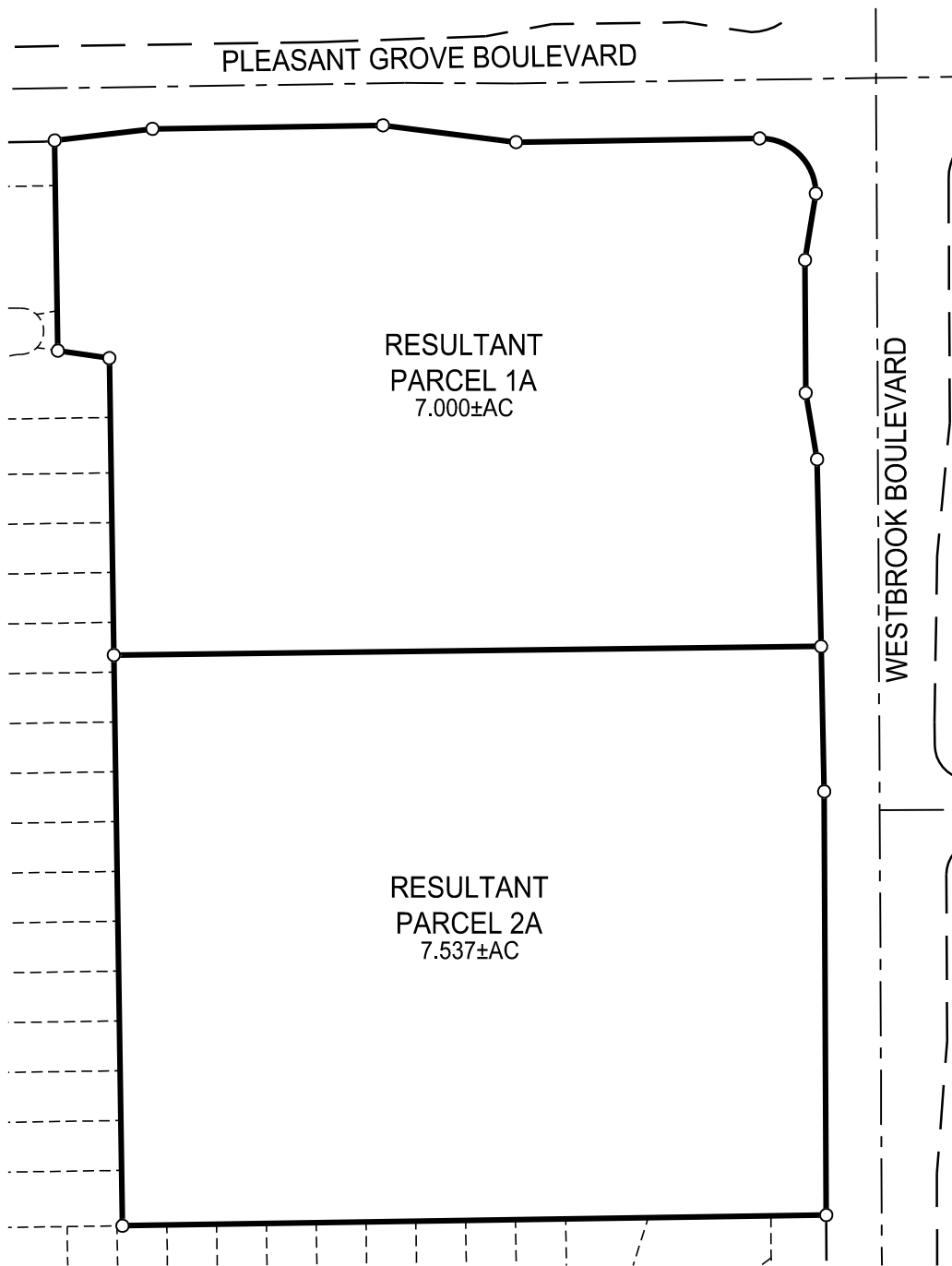
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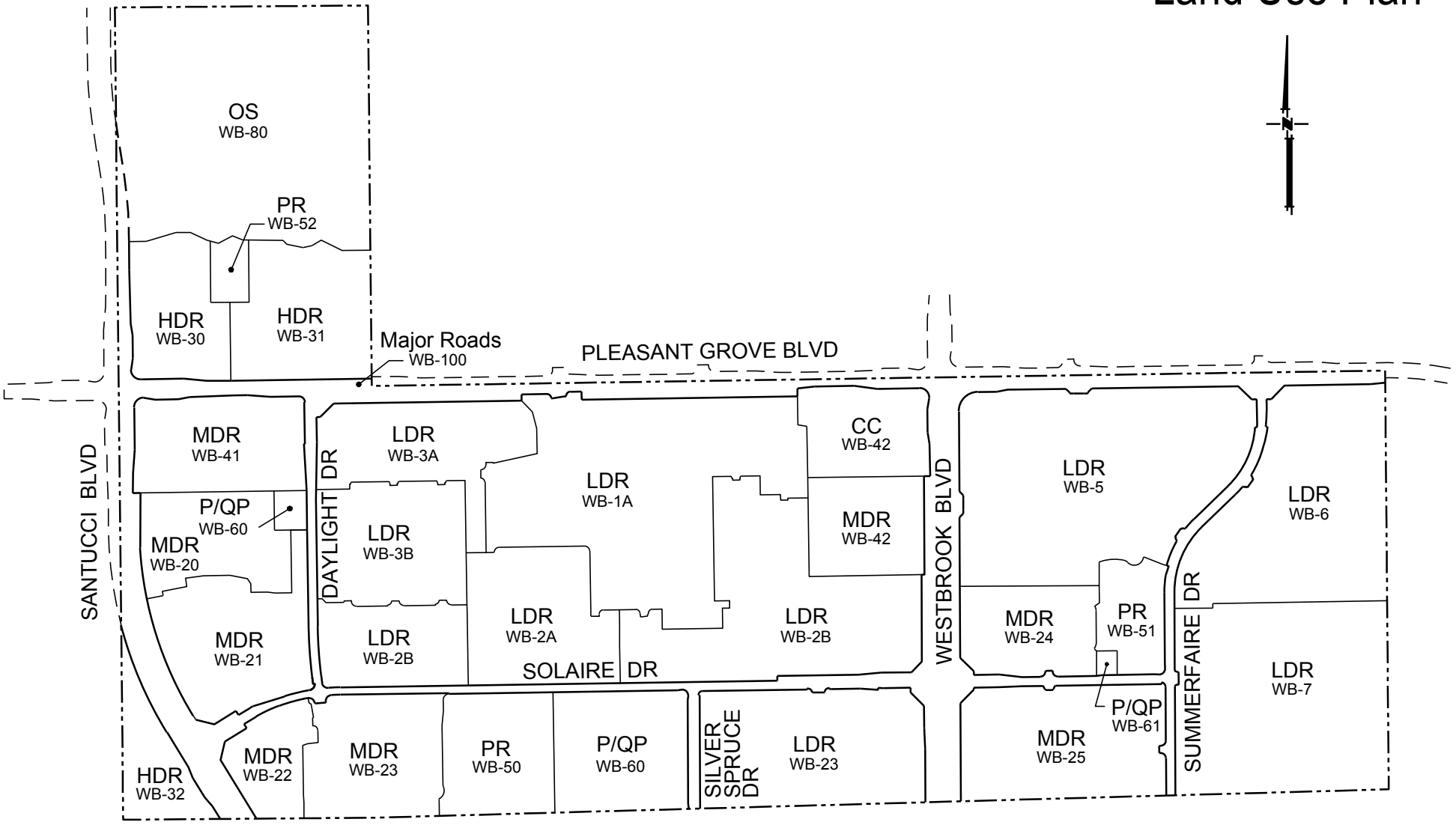
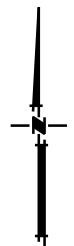
SHEET 1 OF 1



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EXHIBIT B PROPERTY MAP WESTBROOK WB-42 CITY OF ROSEVILLE COUNTY OF PLACER STATE OF CALIFORNIA			
MACKAY & SOMPS <small>ENGINEERS PLANNERS SURVEYORS</small> <small>1025 Creekside Ridge Drive, Suite 150, Roseville, CA 95678 (916) 773-1189</small>			
PJ	1"=160'	09/16/2024	18437
DRAWN BY	SCALE	DATE	JOB NO.

Exhibit E Land Use Plan



WESTPARK PHASE 3
VILLAGE 13A
CC MAPS 81

PLEASANT GROVE BLVD.

WB-42
Parcel 1
Existing: 6.03 ± AC (GR)
Proposed: 7.00 ± AC (GR)

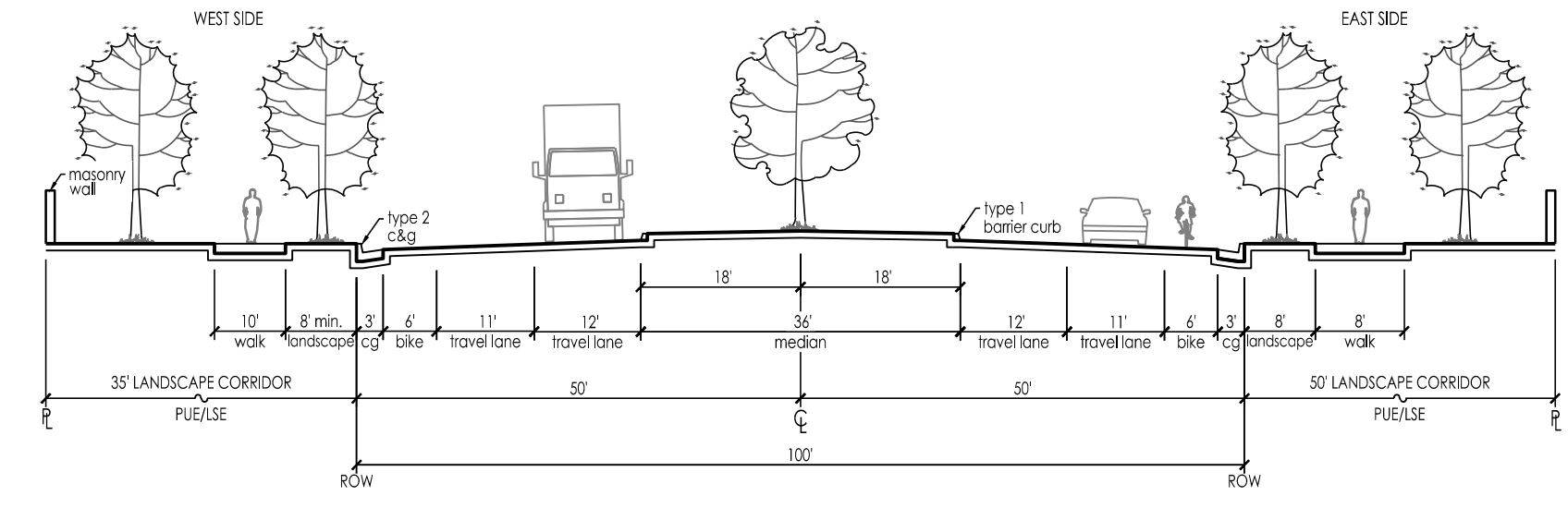
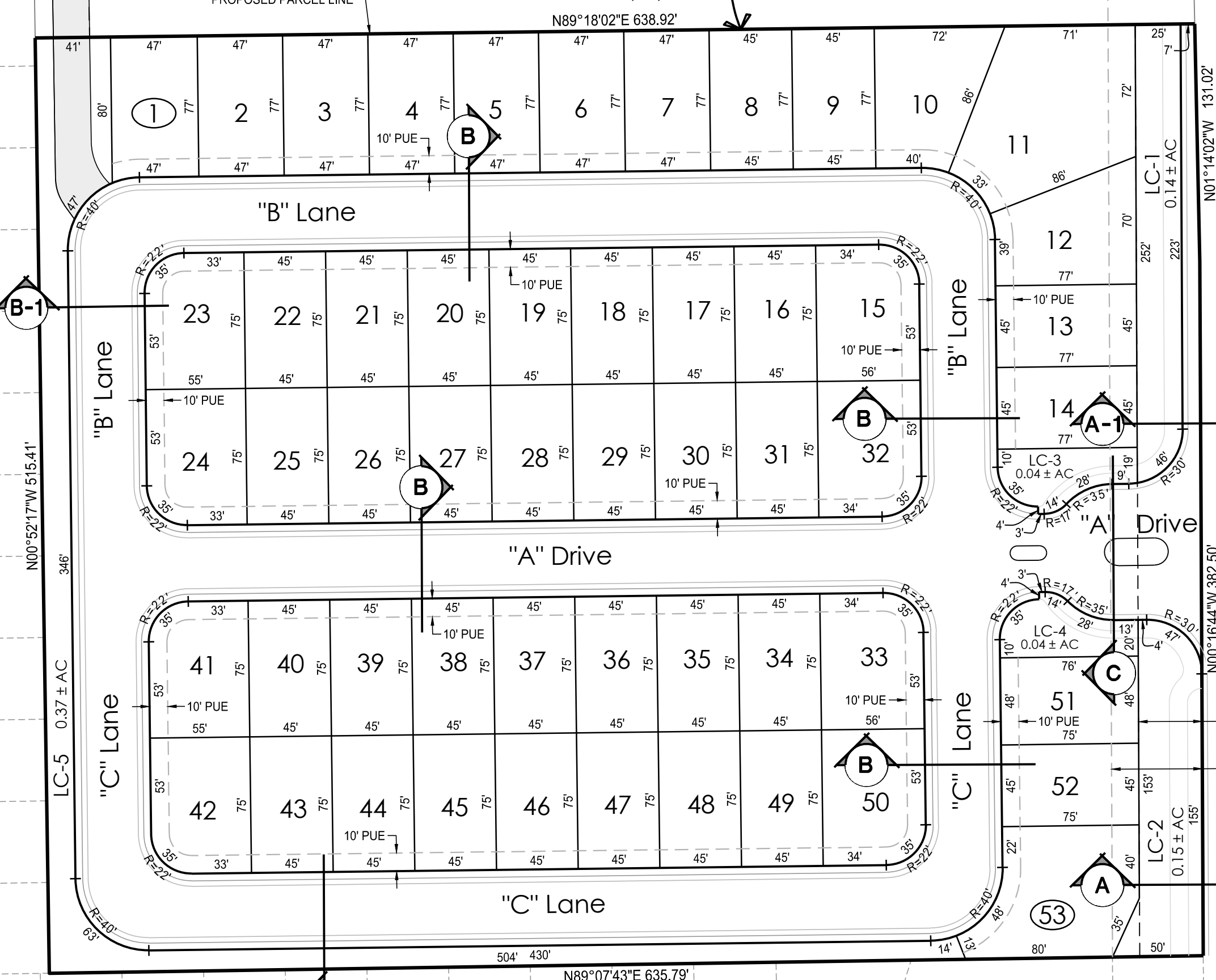
WB-42
Parcel 2
53 Lots - 45' x 75' (Typ)
7.54 ± AC (GR)
N89°18'02"E 638.92'

WESTBROOK BOULEVARD

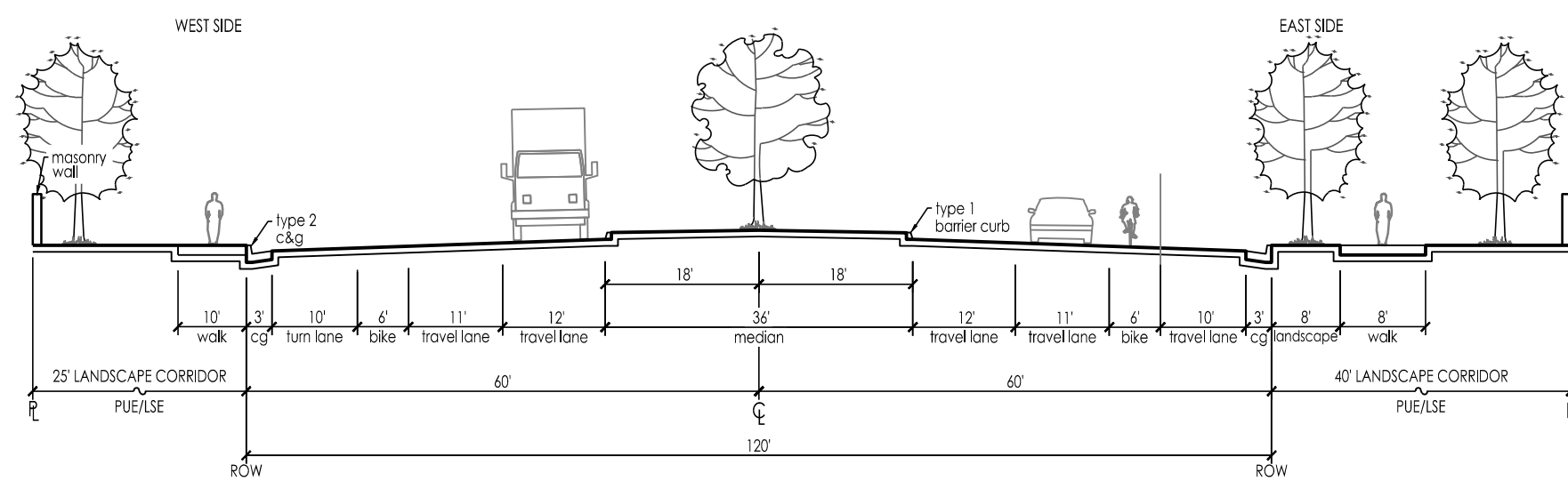
FULHAM WAY

GEMINI LANE

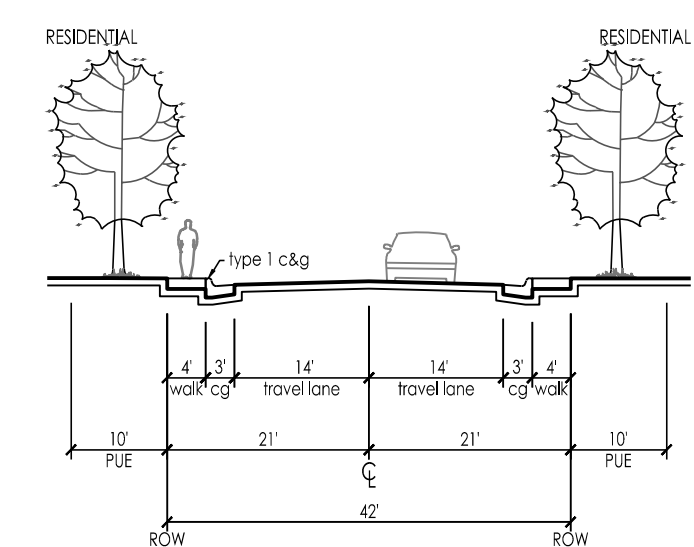
STARRY NIGHT LANE



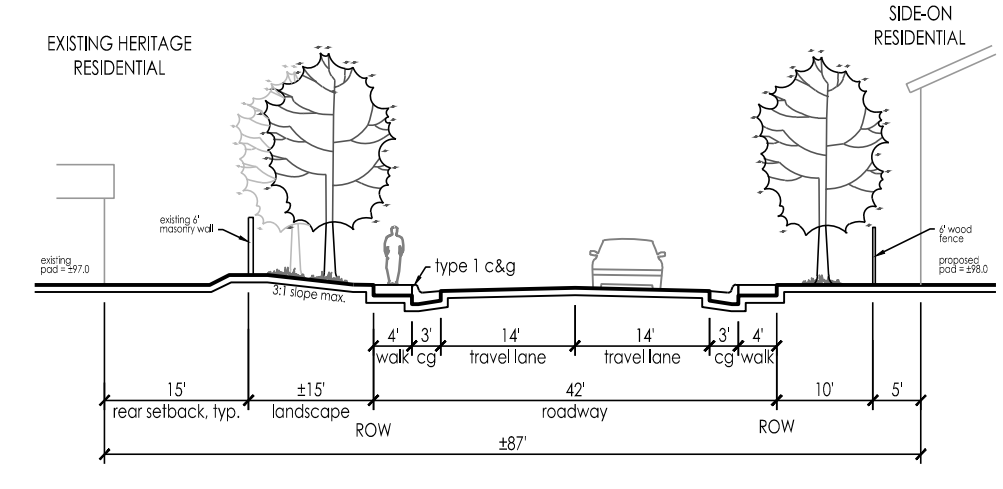
A WESTBROOK BOULEVARD
EXISTING ARTERIAL
n.t.s.



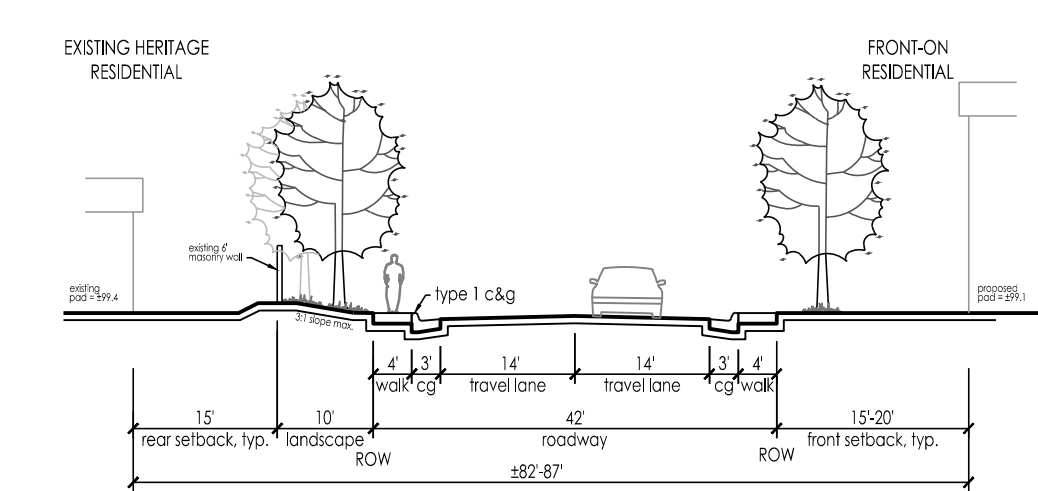
A-1 WESTBROOK BOULEVARD
EXISTING ARTERIAL
n.t.s.



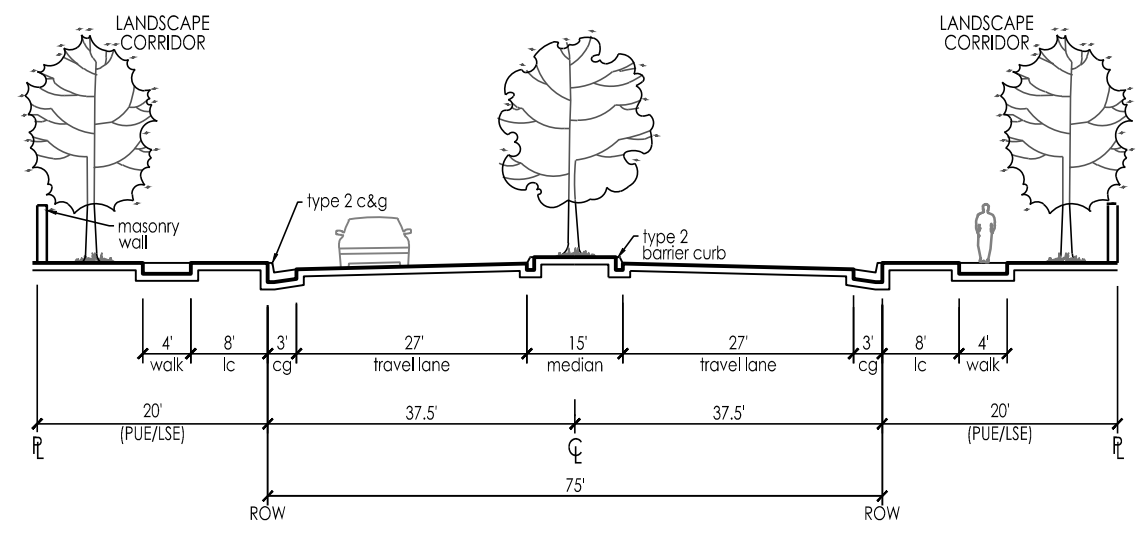
B MINOR RESIDENTIAL STREET
ROSEVILLE STD DETAIL ST-2
42' ROW (attached sidewalk)
n.t.s.



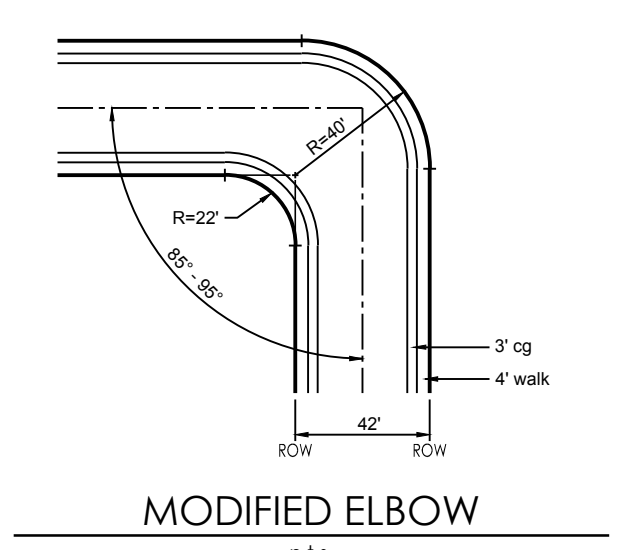
B-1 MINOR RESIDENTIAL STREET
ROSEVILLE STD DETAIL ST-2
42' ROW (attached sidewalk)
n.t.s.



B-2 MINOR RESIDENTIAL STREET
ROSEVILLE STD DETAIL ST-2
42' ROW (attached sidewalk)
n.t.s.



C RESIDENTIAL ENTRY
MODIFIED ROSEVILLE STD DETAIL ST-2S
n.t.s.



MODIFIED ELBOW
n.t.s.

TENTATIVE MAP INFORMATION

APPLICANT: Westpark SV 400, LLC
1420 Rocky Ridge Drive, Suite 265
Roseville, CA 95661

ENGINEER: MACKAY & SOMPS CIVIL ENGINEERS, INC.
1025 Creekside Ridge Drive, Suite 150
Roseville, CA 95678-3575
(916) 773-1189

ASSESSORS PARCEL NO.: 496-100-099

SITE ACREAGE: 7.54 ± AC.

EXISTING LAND USE: Community Commercial (CC)

PROPOSED LAND USE: MDR

EXISTING ZONE: CC

PROPOSED ZONE: RS/DS

NUMBER OF MAPPED LOTS: 58 TOTAL MAPPED LOTS
53: MDR Small Lot Residential lots
2: Landscape Corridor lots (Major Roads)
3: Landscape Corridor lots (LC) (Residential)

SERVICE PROVIDERS
SCHOOL DISTRICTS: Roseville Joint Union High School District /
Roseville City School District

PARKS & RECREATION: City of Roseville

POLICE & FIRE PROTECTION: City of Roseville

SANITARY SEWER: City of Roseville

DOMESTIC & RECYCLED WATER: City of Roseville

ELECTRIC SERVICES: City of Roseville

NATURAL GAS: Pacific Gas & Electric Co. (PG&E)

TELEPHONE: AT&T & Consolidated Communications

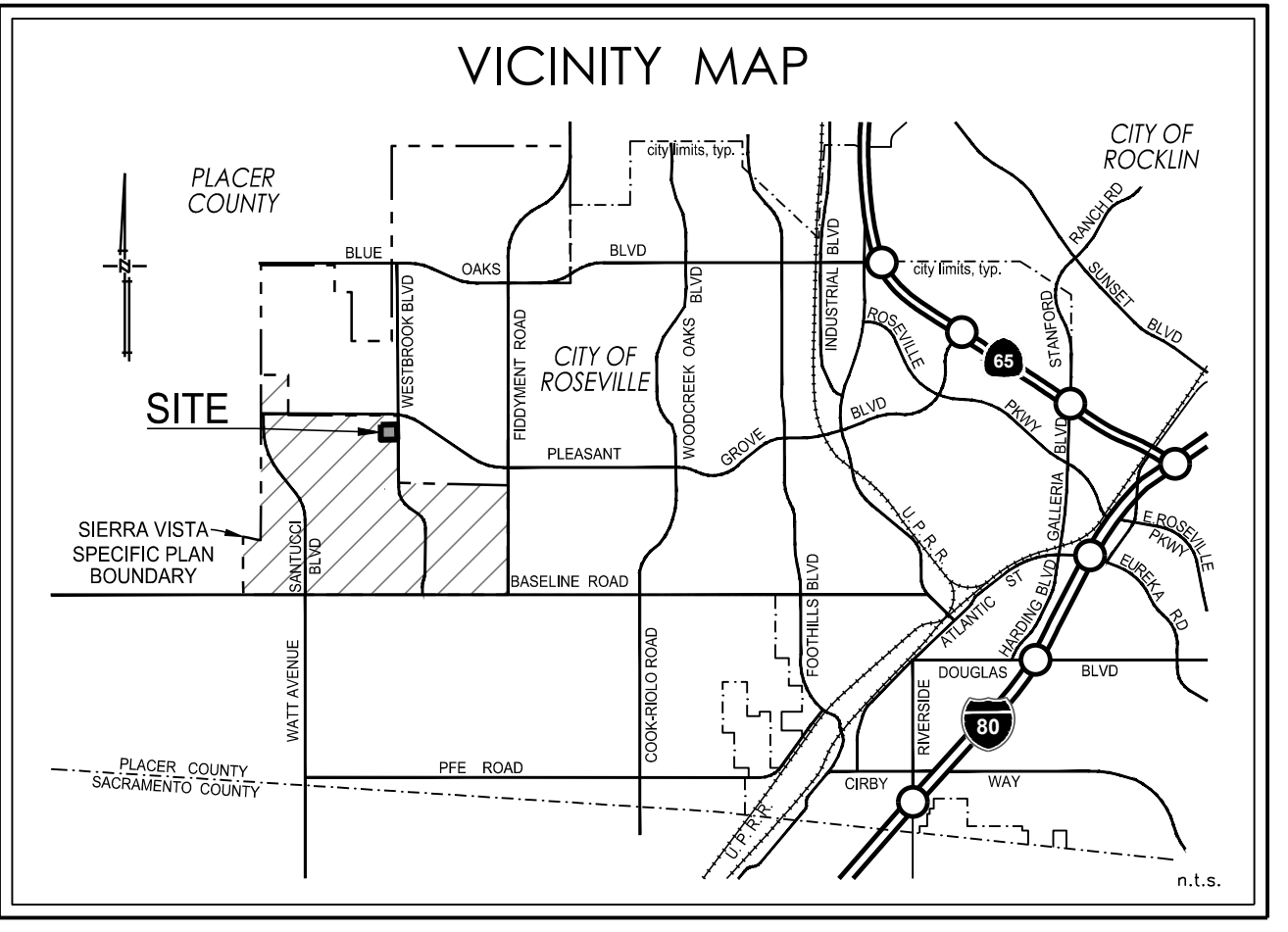
CABLE: Comcast/Consolidated Communications

TENTATIVE MAP NOTES

- PROPERTY DESCRIPTION: Parcel 2 in Book 36 of Parcel Maps, Page 77, Placer County Records.
- Lot dimensions and acreages are approximate and are subject to change.
- Lot lines and lot areas may be adjusted at the time of Final Map(s) preparation provided no additional lots are created, subject to approval by the City of Roseville.
- The Final Mapping and subsequent development of parcels and streets may be phased. Project improvements are deferred to individual Small Lot Final Maps or project development plans.
- Pursuant to Government Code Section 64433.1, the subdivider may file multiple Final Maps based upon this Tentative Subdivision Map. The filing of a Final Map on a portion of this Tentative Subdivision Map shall not invalidate any part of this Tentative Subdivision Map.
- Pursuant to California Government Code Section 64499.20.2, the land shown herein may be merged and resubdivided without reversion to acreage and may constitute abandonment of portions of the existing right of way, subject to the approval of the City of Roseville, including the following:
 - A portion of the PUE to the City of Roseville per DN 2018.0076838 (to be abandoned).
- The Final Mapping and subsequent development of parcels and streets may be phased. Phasing is to be consistent with the performance criteria in the Development Agreement and applicable infrastructure phasing matrix.
- Additional easements to accommodate new public utility improvements, access required for parcel development, rights to construct, or other similar mapping requirements needed to accomplish the final design may be added prior to each Small Lot Final Map based on this Tentative Subdivision Map.
- Street sections are per the Sierra Vista Specific Plan (Chapter 6) and the Sierra Vista Design Guidelines (Appendix B), except as modified herein.
- A minimum 10' Public Utility Easement (PUE) will be located adjacent to all rights-of-way unless otherwise noted.
- Landscape corridor widths may be reduced for ancillary right-turn lanes, auxiliary lanes, bus turn-outs, standard tapers, and the like per the provisions in the Sierra Vista Specific Plan.
- The following lots are to be offered to the City of Roseville with the corresponding phase at the time of each Final Map: Lots LC-1 and LC-2.
- Landscape corridor lots are not to be counted as "lots" towards any future boundary line adjustment.
- Design and placement of entry signage and masonry walls to be consistent with previous phases of the Solaire project.
- Parcel WB-42 may be a gated community, to be determined at the time of Improvement Plans.
- If Parcel WB-42 is determined to be a gated community, the builder will be required to provide additional entry, gate, and fencing exhibits subject to the approval of the City of Roseville.

LAND USE SUMMARY

Lot No.	PVSP Designation	Land Use / Lot Size	Acres Gross	Acres Net	Dwellings	Density
VILLAGE	MDR	Single-Family Residential / 45' x 75'	7.54	6.80	53	7.0
LC-1	MDR	Landscape (Major Roads)	0.14			
LC-2	MDR	Landscape (Major Roads)	0.15			
LC-3	MDR	Landscape (Residential)	0.04			
LC-4	MDR	Landscape (Residential)	0.04			
LC-5	MDR	Landscape (Residential)	0.37			
Total			7.54	7.54	53	



ABBREVIATION KEY

CG	Curb & Gutter
DN	Document Number
EAE	Emergency Access Esmt
EVA	Emergency Vehicle Access
ESMT	Easement
EX	Existing
LC	Landscape Corridor
PROP.	Proposed
PUE	Public Utility Easement
ROW	Right-of-Way
STD	Standard
TB	Top of Berm

COVER SHEET
TENTATIVE SUBDIVISION MAP
PARCEL WB-42
a portion of the Sierra Vista Specific Plan

Roseville, CA August 02, 2024

WESTPARK COMMUNITIES
MACKAY & SOMPS ENGINEERS PLANNERS SURVEYORS

Scale: 1" = 60'

North Arrow

