CITY OF ROSEVILLE CALIFORNIA

PLANNING & REVELOPMENT DEPARTMENT
311 Vernon Street, Roseville, CA 95678 (916) 774-5434

Notice of Preparation and Public Scoping Meeting

To:	Interested Persons
From:	City of Roseville
Date:	March 28, 2008
Subject:	**Notice of Public Scoping Meeting and Notice of Preparation of an Environmental Impact Report for the proposed Sierra Vista Specific Plan, Annexation, Sphere of Influence Amendment, and General Plan Amendment Project**
Project Title/File Number:	Sierra Vista Specific Plan, Annexation, Sphere of Influence Amendment, and General Plan Amendment Project File numbers: SPA-000024, DA-000029, GPA-000034, RZ-000037, ANN-000002
NOP Comment Period:	Written Comments are due no later than **April 29, 2008 by 5:00 p.m.**
Public Scoping Meeting:	In accordance with Public Resources Code Section 21083.9, notice is hereby given that the City of Roseville will conduct a public scoping meeting on Wednesday, April 16, 2008 from 5:00 p.m. to 7:00 p.m. at the City of Roseville Civic Center (Meeting Rooms 1 and 2), 311 Vernon Street, Roseville, California 95678.
Project Location:	West of Fiddyment Road, north of Baseline Road to approximately ½ mile west of the intersection of Watt Avenue, and south of the West Roseville Specific Plan
Project Applicant:	Sierra Vista Landowner Group
Lead Agency Contact Person:	Kathy Pease, Senior Planner Planning & Redevelopment Department City of Roseville 311 Vernon Street Roseville, CA 95678 (916) 774-5276 Fax: (916) 774-5219 Email: kpease@roseville.ca.us Website: www.roseville.ca.us/planning

It should be noted that a separate Environmental Impact Statement (EIS) will be prepared in compliance with the National Environmental Policy Act (NEPA) for this project.

1.0 Introduction

The City of Roseville (City) will be the lead agency and will prepare an Environmental Impact Report (EIR) for the Sierra Vista Specific Plan, Annexation, Sphere of Influence (SOI) Amendment, and General Plan Amendment project (referred to herein as the "proposed project"), which includes several project approvals listed in Section 4 of this Notice of Preparation (NOP). This NOP has been issued to notify interested parties that an EIR will be prepared, and to solicit feedback on the scope and content of the analysis in the EIR.

The proposed project description, vicinity map, and conceptual land use plan are provided in this NOP. In addition, the City has prepared an Initial Study/Environmental Checklist for the proposed project to identify potential environmental impacts. The City has determined that the proposed project may have a significant effect on the environment; therefore, an EIR is required. A copy of the Initial Study is attached to this NOP.

NOP Comment Period: Due to the time limits mandated by state law, your response to this NOP must be sent at the earliest possible date, but not later than 30 days after March 28, 2008 (the date this notice was first posted). Please submit comments to City of Roseville no later than April 29, 2008. Please provide written comments to:

Kathy Pease, Senior Planner
Planning & Redevelopment Department
City of Roseville
311 Vernon Street
Roseville, CA 95678
Phone: (916) 774-5276
Fax: (916) 774-5219
Email: kpease@roseville.ca.us

Public Scoping Meeting: A Public Scoping Meeting will be held on April 16, 2008 in connection with the proposed project to receive comments from interested parties regarding the issues that should be addressed in the EIR. The time and location of the Public Scoping Meeting is provided on the first page of this NOP.

It should be noted that the U.S. Army Corps of Engineers will be preparing a separate EIS for wetland permits required for the proposed project in compliance with NEPA. The Public Scoping Meeting will be a joint meeting for both the EIR and EIS. Separate notices will be sent out regarding the NEPA process.

2.0 Regulatory Background

This document provides notification that an EIR will be prepared for the proposed project. This NOP has been prepared in accordance with the California Environmental Quality Act (CEQA), Public Resources Code Division 13 Section 21000 et seq., and the State CEQA Guidelines, Title 14 California Code of Regulations Section 15000 et seq. According to CEQA Guidelines Section 15064, an EIR must be prepared if it is determined there is substantial evidence in light of the whole record that the proposed project may have a significant effect on the environment.

This NOP describes the proposed project in Section 3, and project approvals in Section 4. The probable environmental effects of the proposed project based on the Initial Study and the proposed scope of analysis for the EIR are identified in Section 5. Section 6 discusses the

project alternatives analysis, and Section 7 discusses the cumulative impacts analysis. Section 8 references previous studies and reports used in this analysis.

3.0 Project Description

The Sierra Vista Specific Plan (SVSP) is a proposed specific plan project encompassing approximately 2,178 acres in western Placer County. The proposed project would include development of a mix of land uses, including residential, commercial, office, public/quasi-public, and open space uses, and parks. Details regarding the project are provided below.

3.1 Project Location

The 2,178-acre proposed SVSP site (or project site) is in unincorporated Placer County immediately west and south of the City of Roseville's existing City limits. The project site is located approximately 6 miles west of Interstate 80 and State Route 65, 10 miles northeast of the City of Sacramento, 10 miles east of State Route 99, 5 miles west of downtown Roseville, and 4 miles east of the Sutter County line. Figures 1 and 2 provide a vicinity map and topographic map of the project site, respectively.

The proposed project site is west of Fiddyment Road, north of Baseline Road to approximately ½ mile west of the intersection of Watt Avenue, and south of the West Roseville Specific Plan area.

The majority of the proposed project site is within the City's Sphere of Influence (SOI), which was expanded in 2004 as part of the West Roseville Specific Plan (WRSP) annexation. Concurrent with the WRSP annexation, the City's SOI was amended to align with the boundary of the 5,500-acre Memorandum of Understanding (MOU) Transition Area between the City and Placer County. The MOU Transition Area was established in 1997 to foster cooperative land use planning, and applies to the area 2 miles west of Fiddyment Road and north of Baseline Road (Figure 1). The approval by the Local Agency Formation Commission (LAFCO) of the SOI expansion constituted recognition by both the City and Placer County that the remainder of the MOU Transition Area was a likely future growth area for the City. The MOU sets forth additional requirements for processing project approvals, including submittal of certain information, input by the Placer County Board of Supervisors regarding annexations, adherence to minimum development standards, and mitigation of traffic impacts. Approximately 487 acres of the SVSP are west of the City's MOU and SOI boundary, and therefore, one action of the proposed project would also include a SOI amendment. Figure 1 is a map showing the City's current boundary as well as the SOI and MOU boundary as it pertains to the SVSP site.

The assessor parcel numbers for the project site include:

> 017-150-001 (portion), 017-150-002, 017-150-008, 017-150-009, 017-150-011 (portion), 017-150-012, 017-150-019, 017-150-020, 017-150-023, 017-150-024, 017-150-025, 017-150-026, 017-150-027, 017-150-029, 017-150-030, 017-150-031, 017-150-032, 017-150-033, 017-150-034, 017-150-035, 017-150-036, and 017-150-039

3.2 Project Setting

The majority of the proposed project site is undeveloped and has historically been used for agricultural or grazing activities. Current land uses include four large-lot single-family residences, generally in the central and southwestern portion of the project site, and other smaller structures along Baseline Road associated with ongoing dry farming agricultural

production activities. In addition, strawberry fields are present in two small areas of the project site along Baseline Road.

The Placer County General Plan currently designates most of the site as Agriculture/Timberland, 80-acre minimum, although a few parcels have a 20-acre minimum designation. The project site is characterized by gently rolling topography and large, open annual grassland areas. The site's natural features include Curry Creek, which traverses the southern portion of the site in a westerly direction, crossing south of Baseline Road for a distance, and ultimately crossing back north, traversing the western edge of the project site.

Seasonal wetlands, including vernal pools and seasonal drainages, are also scattered throughout the site. A number of trees (approximately 90) are present on the project site. The majority of the trees are primarily along the Curry Creek corridor in the southwestern portion of the project site. Most of these trees are cottonwoods and willows, with the exception of five interior live oaks regulated by the City's Tree Ordinance.

The Western Area Power Administration (WAPA) and Sacramento Municipal Utility District have a combined 375-foot-wide easement (WAPA corridor) that generally extends in an east-west direction through the center of the project site. Several constraints are present within this corridor, including multiple high-tension power lines and associated towers. These structures are significant manmade features on the project site and will remain as part of WAPA's northern California energy transmission infrastructure system. In addition, there is a 50-foot-wide electrical easement that extends in a north-south direction through a portion of the project site. These two transmission line corridors are shown on Figure 2.

The California Department of Conservation classifies the project site as Farmland of Local Importance.

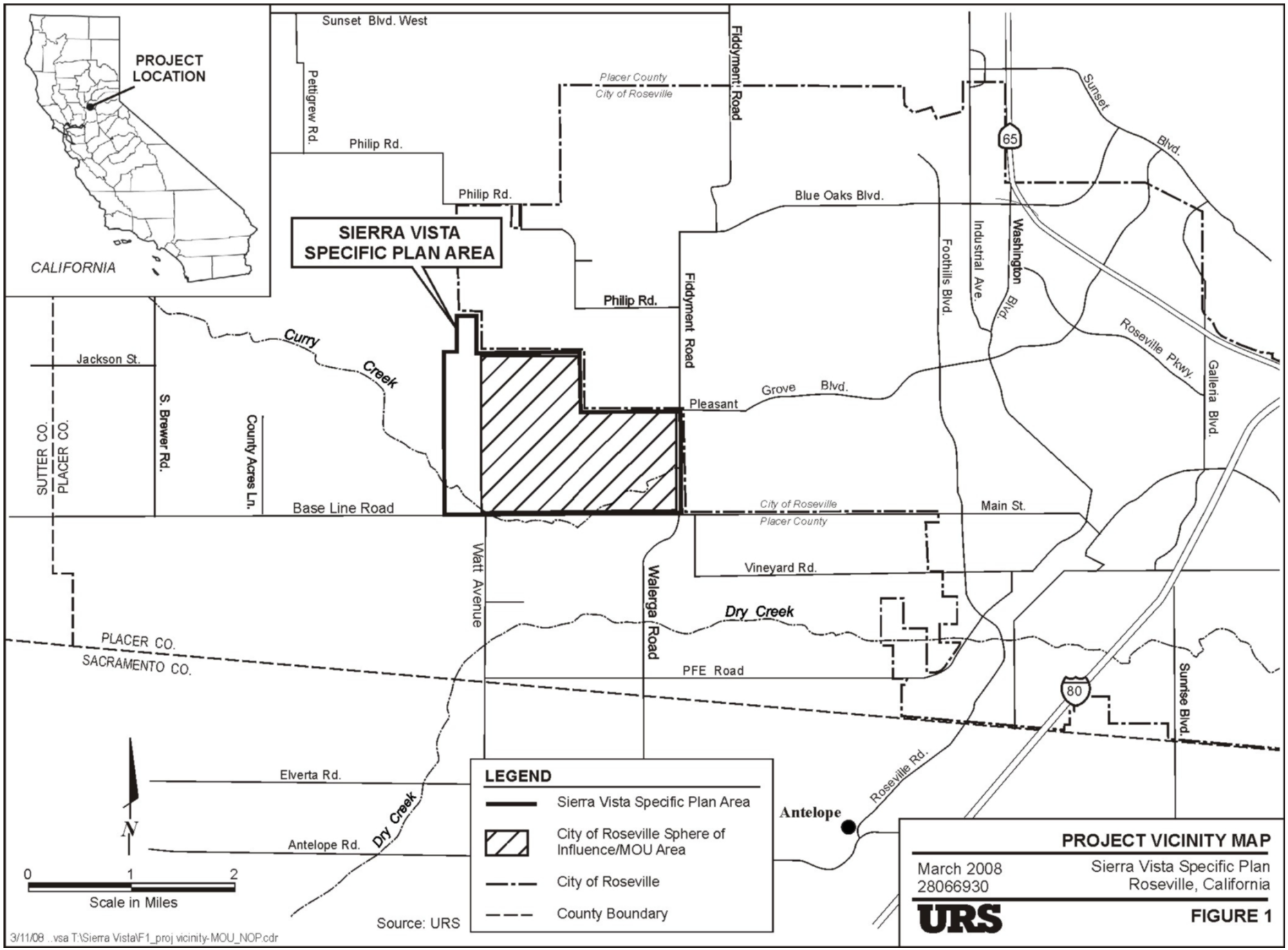
3.3 Surrounding Land Uses

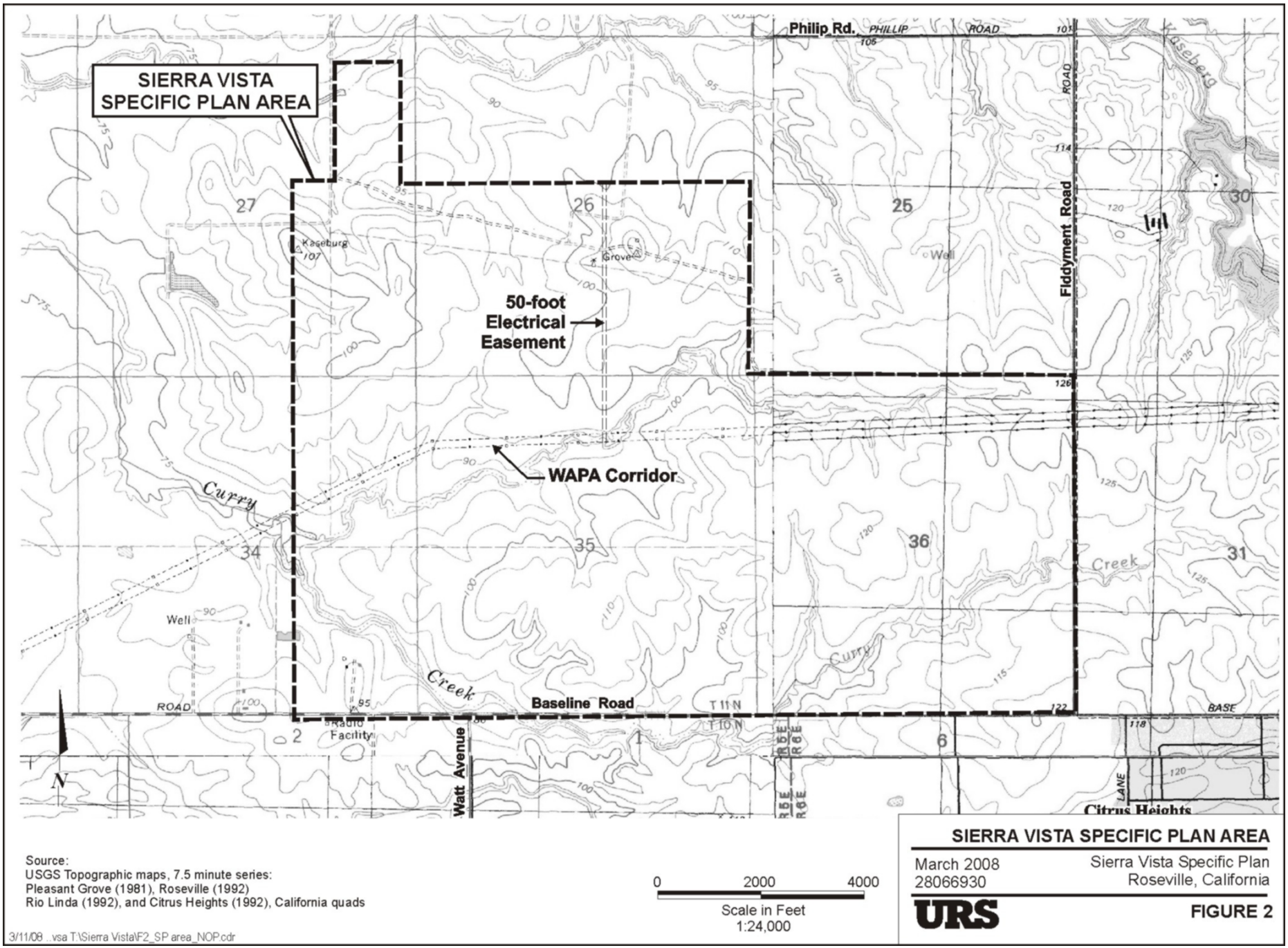
Land uses east and north of the project site include urbanized areas of newly developing and planned development projects consisting of residential units of varying densities with mixed-use, commercial, employment, open space, and public uses, and parks. The following are development projects adjacent to, or in the vicinity of, the project site.

- *North Roseville Specific Plan Phase 2* (approved, built) – Directly east of the project site. Consists of a 160-acre low-density residential (716 units) community with an elementary school, 9-acre park, and an electrical substation that supports local electric service.

- *West Roseville Specific Plan* (approved, under construction) – Directly north of the project site. Consists of a 3,100-acre residential community supplemented by a mix of support and employment uses (8,500 dwelling units, 200 acres of commercial/office development, and 980 acres of public facilities including open space). The City is currently considering an amendment to the West Roseville Specific Plan that could add approximately 1,200 dwelling units, raising the Plan's buildout to 9,700 dwelling units.

- *Placer Vineyards Specific Plan* – Within unincorporated Placer County, directly south of the project site. This was approved by the County Board of Supervisors in June 2007, though the proponents have not yet obtained the federal permits they need to


PROJECT LOCATION
CALIFORNIA
SIERRA VISTA SPECIFIC PLAN AREA
Sunset Blvd. West
Pettigrew Rd.
Philip Rd.
Placer County
City of Roseville
Fiddyment Road
Blue Oaks Blvd.
Foothills Blvd.
Industrial Ave.
Washington Blvd
Sunset Blvd.
65
Roseville Pkwy.
Galleria Blvd.
Grove Blvd.
Pleasant
Jackson St.
Curry Creek
S. Brewer Rd.
County Acres Ln.
SUTTER CO.
PLACER CO.
Base Line Road
City of Roseville
Placer County
Main St.
Vineyard Rd.
Watt Avenue
Walerga Road
Dry Creek
PFE Road
80
Sunrise Blvd.
SACRAMENTO CO.
Elverta Rd.
Antelope Rd.
Antelope
Roseville Rd.
N
0
1
2
Scale in Miles
Source: URS
LEGEND
Sierra Vista Specific Plan Area
City of Roseville Sphere of Influence/MOU Area
City of Roseville
County Boundary
PROJECT VICINITY MAP
March 2008
28066930
Sierra Vista Specific Plan
Roseville, California
URS
FIGURE 1
3/11/08 ..vsa T:\Sierra Vista\F1_proj vicinity-MOU_NOP.cdr



Source:
USGS Topographic maps, 7.5 minute series:
Pleasant Grove (1981), Roseville (1992)
Rio Linda (1992), and Citrus Heights (1992), California quads

0 2000 4000
Scale in Feet
1:24,000

SIERRA VISTA SPECIFIC PLAN AREA

March 2008
28066930

Sierra Vista Specific Plan
Roseville, California

URS

FIGURE 2

3/11/08 ..vsa T:\Sierra Vista\F2_SP area_NOP.cdr

develop. Consists of a proposed 5,230-acre development that would include approximately 14,132 residential units, 422 acres of employment centers, 140 acres of retail commercial centers, and 930 acres of new parks and open space.

- *Regional University Specific Plan* (proposed) – Northwest of the project site. Consists of a proposed 1,136-acre development project that would support development of a university campus and an adjoining community. The university is planned to accommodate approximately 6,000 students, and the community would include 3,232 residential units of varying densities with mixed-use, commercial, employment, open space, and public uses, and parks.

- *Creekview Specific Plan* (proposed for annexation to the City of Roseville) – West of the City of Roseville and north of project site. Consists of a proposed 570-acre project with approximately 2,700 residential units and mixed commercial uses. The project would also include a Sphere of Influence Amendment for a portion of the City's Reason Farms Pan Handle, which could accommodate a university or job center in the future.

Given its proximity to existing urban areas, jobs, and infrastructure, the SVSP is consistent with the Blueprint Project Preferred Growth Scenario adopted by the Sacramento Area Council of Governments (SACOG) in December 2004. In June 2005, the City of Roseville embraced SACOG's preferred Blueprint growth scenario by adopting Implementation Strategies to guide both infill and greenfield development projects in Roseville, consistent with SACOG's vision for the region.

3.4 Project Applicant

The proposed project Applicant is the Sierra Vista Landowner Group. The Sierra Vista Landowner Group consists of the following entities: CGB Investments; D.F. Properties, Inc.; Mourier Land Investment, Corporation; Mourier Investments, LLC; KT Communities; Richland Planned Communities, Inc.; and Westpark LR, LLC. In addition, one 40-acre parcel in the western portion of the project site is owned by a nonparticipating landowner and is not controlled by the Applicant. With approval of the proposed project, this particular parcel would be annexed by the City and would be designated as Urban Reserve. When the owners of the 40-acre parcel decide to develop, they would be required to go through the zoning and entitlement process and separate project-level environmental review.

3.5 Project Purpose and Objectives

The purpose of the proposed project is to implement a large-scale, mixed-use, mixed-density master planned community in the City in accordance with the City's Guiding Principles related to new development west of Roseville and Implementation Strategies to Achieve Blueprint Project Objectives. The proposed project is intended to provide for the orderly and systematic development of a mix of residential neighborhoods, schools, parks, and nonresidential uses.

The following objectives apply to the proposed project:

1. **Complete Comprehensive Planning for a Portion of the SOI Area:** Formulate a specific plan and related land use planning documents and approvals for a portion of the City's current SOI as a means of expanding the City in an orderly manner to accommodate Roseville's share of future regional population growth.

2. **Mix of Land Uses:** Provide for a mix of land uses within the SVSP to create a balanced community with approximately 9,995 residential units; 281 acres of commercial, commercial mixed use, and business professional uses; along with supporting public/quasi-public, open space and urban reserve uses, and parks. This mix of uses should be tailored to anticipated market conditions not only for housing product types, but also for nonresidential square footage.

3. **Blueprint Consistency:** Provide for development that meets the City's nine identified Blueprint Implementation strategies to achieve the Blueprint Principles adopted by the City Council in June 2005. Achieve project design characteristics that are reflective of the general policy direction embodied in the City's adopted General Plan Blueprint Implementation Strategies, including connectivity between neighborhoods commercial uses, and schools and parks. By focusing development on lands adjacent to existing urban areas and infrastructure, the Blueprint strives to reduce the pressure to urbanize other agricultural or habitat lands within the greater Sacramento region, and thereby minimize long-term environmental impacts within the region.

4. **Commercial/Employment Center:** Provide for retail/commercial and office opportunities along key sub-regional transportation corridors such as Baseline Road and Watt Avenue.

5. **Housing Opportunities:** Plan for approximately 9,995 residential units to provide housing choices in varying densities that respond to all market segments, including opportunities for rental units and affordable housing consistent with the City's General Plan.

6. **Mixed Use Nodes:** Create livable neighborhoods within the SVSP, with higher-density development nodes anchored by commercial mixed-use centers that site retail, office, and service opportunities in proximity to residential neighborhoods.

7. **Regional Roadways:** Provide for an extension of Watt Avenue along the western portion of the SVSP and develop the frontage with a mixture of land uses that take advantage of higher-density nodes around potential transit stops. In addition, develop an east-west roadway connection through the SVSP that parallels Baseline Road, which provides an alternative travel route for SVSP residents and enhances regional transportation systems.

8. **Land Use and Transportation Integration:** Provide for a mixture of land uses along the Watt Avenue and Baseline Road transportation corridors to take advantage of higher-density nodes around potential transit stops.

9. **Citywide Park Facilities:** Plan for a citywide park facility within the Plan Area with compatible adjacent land uses that will support adult and youth sporting programs.

10. **Bicycle Facilities:** Develop a system of Class I bikeway facilities that provide an alternative transportation mode and connect with planned City bikeway facilities to the north and east.

11. **Pedestrian and Bicycle Connections:** Provide connections throughout the community in the east-west direction and north-south direction via a system of open space and paseos, including connections to the West Roseville Specific Plan.

12. **Linking Public Use Areas:** Provide schools and accompanying parks with links to Plan-wide open spaces and residential neighborhoods.

13. **Habitat Conservation:** Develop the SVSP, to the extent feasible, consistent with Placer County's habitat conservation planning goals.

14. **Positive Fiscal Impact:** Include commercial and other tax-generating land uses that will allow the project to have an overall positive fiscal impact on the City and Placer County.

3.6 Project Overview

The project proposes a mix of land uses, organized in a manner to achieve the project objectives, including residential, commercial, office, public/quasi-public, and open space uses, and parks, with associated roads and infrastructure needed to serve these uses. The proposed project will address all aspects of future development of the project site, including land use, circulation, infrastructure, public services, implementation, and design characteristics. The description set forth below reflects the details of the proposed project as of March 2008. It is possible that some of these details may change by the time the Draft EIR is issued.

3.6.1 Proposed Land Uses

As shown on Figure 3 and Table 1, SVSP's conceptual land use plan includes low-, medium-, and high-density residential uses; commercial mixed use; commercial/office mixed use; community commercial; public/quasi-public; parks and recreation areas, open space, and paseos; and two urban reserve areas.

At buildout, the proposed project would provide approximately 9,995 dwelling units, generating approximately 25,219 new residents, and would add approximately 2,419,113 square feet of retail and office uses, resulting in approximately 5,821 jobs. The project would also provide sites for construction of four elementary schools, one middle school, and a fire station.

3.6.1.1 Residential Neighborhoods

Although there will be a wide variety of residential types within the SVSP, the units fall into three density ranges consistent with the residential density ranges in the City of Roseville General Plan: low, medium and high density. In addition, high-density units are proposed in the SVSP's commercial mixed-use designation discussed under Section 3.6.1.2 below.

Low-Density Residential

Approximately 636 acres of the SVSP's land uses are proposed as Low Density Residential (LDR) (with an average of 5 dwelling units per acre); this accounts for 3,172 dwelling units. Standard single-family detached housing on conventional lots (4,500 to 6,000 square feet) is the primary product type, although larger lots (more than 10,000 square feet) are likely. LDR parcels are generally distributed throughout the SVSP.

Medium-Density Residential

Approximately 398 acres of the project site are proposed as Medium Density Residential (MDR) (with an average of 10 dwelling units per acre); this accounts for 3,978 dwelling units. MDR land use provides an opportunity to accommodate a variety of attached and detached housing types, which could include single-family homes on small lots, cluster housing, zero lot line/zipper

lot housing, duet housing, townhomes, and other housing types. The incorporation of innovative housing types is encouraged to provide a variety of housing alternatives, maximize community-wide open space/recreation opportunities, and enhance the neighborhood environment. MDR areas are generally clustered around commercial centers and along Watt Avenue and West Side Drive, establishing retail and service centers to serve the local area in proximity to MDR neighborhoods.

High-Density Residential

Approximately 114 acres of the project site are proposed as High Density Residential (HDR) (with an average of 20 to 30 units per acre); this accounts for 2,538 dwelling units. In this density range, HDR areas would typically accommodate attached multi-family buildings such as townhomes, apartments, and condominiums, but could also include some detached housing product types. In addition, this type of multi-family housing provides for a mix of both for-sale and for-rent units. HDR parcels are primarily clustered around commercial mixed-use nodes, which concentrate higher-density population areas in proximity to these local-serving retail and service centers.

Affordable Housing

Consistent with the City's General Plan affordable housing goal, 10 percent of SVSP's residential units will be designated for middle-, low-, and very low-income households. This housing includes a mix of both purchase and rental housing made affordable to households in various income brackets. In accordance with General Plan policy, 20 percent of the affordable housing units would be made available to middle-income households, 40 percent to low-income households, and 40 percent to very low-income households. The affordable housing units within the SVSP would be allocated to specific medium- and high-density residential designated parcels. The intent is to distribute affordable units throughout the SVSP.

3.6.1.2 Employment and Service Areas

A range of employment and service land uses are proposed within the SVSP; these include commercial mixed-use, office, and community commercial uses. A majority of the SVSP's commercial and employment center uses are sited along Baseline Road, Watt Avenue, and Fiddyment Road, taking advantage of the exposure provided by the projected traffic volumes along these corridors. Smaller neighborhood-level commercial sites are provided in the interior of the SVSP, including mixed-use development sites intended to provide retail goods and services in proximity to the residential neighborhoods. The mixed-use areas are typically provided on smaller sites that can be integrated into the surrounding residential neighborhood. Conventional commercial sites are provided as well, typically along arterial roadways. The SVSP's employment and service uses are intended to complement and further diversify the City's employment, retail, service, and revenue base.

Commercial Mixed Use

Four sites in the SVSP are proposed for mixed-use developments, accounting for approximately 43 acres of the project site. These Commercial Mixed Use (CC/CMU) sites are intended to be developed as mixed-use centers that could include a combination of commercial, residential, and/or office uses promoting a variety of commercial uses and the flexibility of siting other uses that are typically considered compatible with commercial development. At full buildout of the SVSP, the mixed use sites could accommodate up to 146,815 square feet of commercial uses, 45,738 square feet of office uses, and 307 residential units.

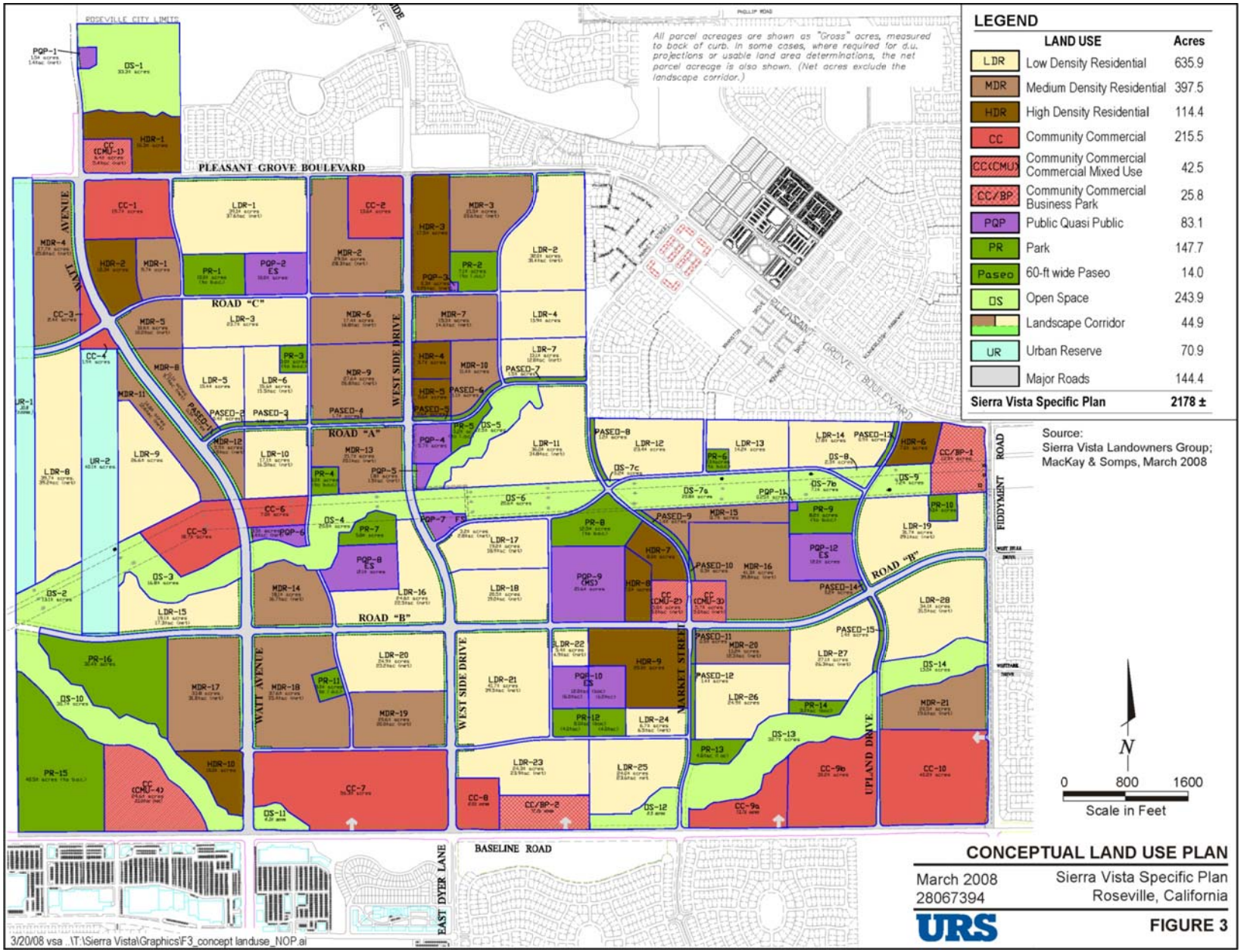

All parcel acreages are shown as "Gross" acres, measured to back of curb. In some cases, where required for d.u. projections or usable land area determinations, the net parcel acreage is also shown. (Net acres exclude the landscape corridor.)
LEGEND
LAND USE
Acres
LDR Low Density Residential 635.9
MDR Medium Density Residential 397.5
HDR High Density Residential 114.4
CC Community Commercial 215.5
CC(CMU) Community Commercial Commercial Mixed Use 42.5
CC/BP Community Commercial Business Park 25.8
PQP Public Quasi Public 83.1
PR Park 147.7
Paseo 60-ft wide Paseo 14.0
OS Open Space 243.9
Landscape Corridor 44.9
UR Urban Reserve 70.9
Major Roads 144.4
Sierra Vista Specific Plan 2178 ±
Source:
Sierra Vista Landowners Group;
MacKay & Somps, March 2008
N
0 800 1600
Scale in Feet
PLEASANT GROVE BOULEVARD
ROAD "A"
ROAD "B"
ROAD "C"
WEST SIDE DRIVE
WAIT AVENUE
MARKET STREET
UPLAND DRIVE
FIDDYMENT ROAD
BASELINE ROAD
EAST DYER LANE
ROSEVILLE CITY LIMITS
CONCEPTUAL LAND USE PLAN
March 2008
28067394
Sierra Vista Specific Plan
Roseville, California
URS
FIGURE 3
3/20/08 vsa ..\T:\Sierra Vista\Graphics\F3_concept landuse_NOP.ai

Table 1 Proposed Sierra Vista Specific Plan Land Uses				
Applied Zoning Districts	**Land Use Designation**		**Acres**	**Dwelling Units**
Residential Neighborhoods				
R1/DS RS/DS	LDR	Low Density Residential	635.9	3,172
RS/DS R3/DS	MDR	Medium Density Residential	397.8	3,978
RS/DS R3/DS	HDR	High Density Residential	114.4	2,538
Subtotal			**1,148.1**	**9,688**
Employment and Services				
CMU/SA	CC	Commercial Mixed Use	42.5	307
CC/SA	CC/BP	Commercial/Office Mixed Use	25.8	0
CC & GC	CC	Community Commercial	212.5	0
Subtotal			**280.8**	**307**
Open Space/Public				
P/QP	P/QP	Public/Quasi-Public	83.1	0
P/R	P/R	Parks & Recreation	147.7	0
OS	OS	Open Space	243.9	0
OS	OS	Paseos	14	0
UR	UR	Urban Reserve	70.9	0
Subtotal			**559.6**	**0**
Landscape Corridors			44.9	0
Major Roadways			144.4	0
Total			**2,177.8**	**9,995**

Definitions:

DS: Development Standard District (Overlay District)
GC: General Commercial District
R1: Single-Family Residential District
R3: Attached Housing District
RS: Small Lot Residential District
SA: Special Area District (Overlay District)

Commercial/Office Mixed Use

Two sites in the SVSP are proposed for development of Commercial/Office Mixed Use (CC/BP), accounting for 26 acres of the project site. These sites could be developed with a mix of both commercial and professional office uses, or solely commercial or office. This flexibility ensures that the SVSP's nonresidential, employment-generating land uses can be responsive to the

future needs of the market, while providing ample opportunities for both service and employment uses for the City. At full buildout of the SVSP, up to 89,000 square feet of commercial uses and 204,906 square feet of office uses could be accommodated on these sites.

Community Commercial

Ten sites in the SVSP are proposed for development of Community Commercial (CC), accounting for approximately 213 acres of the project site. The CC land use designation provides for a broad range of goods and services, with general retail stores and businesses that could integrate both neighborhood- and regional-serving type uses. The sites that could generally accommodate neighborhood-serving uses are located at arterial roadway intersections to improve their visibility and access to vehicular traffic. These sites are sized to allow development of conventional neighborhood shopping centers. Some CC sites are designed to accommodate regional-serving uses; they are located along the Baseline Road corridor to maximize automobile and transit accessibility. These sites are sized for potential "large floor-plate" retailers and could function with large shopping centers and commercial activities such as those found in a modern day "power center." At full buildout, the CC sites could provide for nearly 1,931,886 square feet of retail, office, restaurant, entertainment, and/or hotel uses.

3.6.1.3 Public, Park, and Open Space Areas

Nearly one-quarter of the land area in the SVSP is designated for different types of public use. The conceptual land use plan includes sites for Public/Quasi-Public (P/QP), Parks and Recreation (P/R), and Open Space (OS) land uses. All open space and public uses have been designated and sized consistent with General Plan policies and standards, and these land uses are discussed further below.

Public/Quasi-Public Sites

Approximately 83 acres of the SVSP are proposed as P/QP, intended for different types of uses that would benefit or serve future residents in the project. Each P/QP site within the SVSP has a use type assigned to it, as will be provided for in the Specific Plan document. In the aggregate, these sites would provide for a fire station, an electric substation, three groundwater wells, a water treatment facility, a recycled water distribution facility, a solid waste recycling site, a church, four elementary schools and a middle school. P/QP sites within the project site that are not designated for school or city facilities, as described in the Specific Plan, could be developed with other uses pursuant to the regulations in the City's Zoning Ordinance.

Parks and Recreation

Approximately 148 acres of the SVSP are proposed as P/R, comprising almost 7 percent of the project site. A combination of active and passive recreational facilities is provided for the community within two park categories—Neighborhood Parks and Citywide Parks.

Neighborhood parks are larger parks sited throughout the community adjacent to elementary and middle schools, maximizing joint-use opportunities for outdoor recreation facilities. These park facilities are typically between 8 and 12 acres. Smaller neighborhood parks are provided in greater frequency throughout the community to anchor some of the higher-density residential neighborhoods. Most of the community's parks are linked to a system of paseos, providing a comprehensive network of pedestrian and bikeway connections to the SVSP's parks and open space system.

A 71-acre citywide "Signature Park" is located in the southwestern corner of the SVSP along the western edge and Baseline Road, adjacent to a CC/CMU site. The Signature Park is comprised of one 41-acre parcel and one 30-acre parcel separated by a portion of the Curry Creek open space corridor. A variety of recreation facilities could be accommodated at this site, including soccer, baseball, and softball tournaments. In addition, ancillary amenities that complement the park may be planned, such as a field house, stadium, batting cages, restaurants, and large outdoor spaces or plazas for fairs and other large events. Recreational and ancillary amenities may include lighted facilities.

Open Space

Approximately 244 acres of the SVSP are proposed as OS, comprising approximately 11 percent of the total project site acreage. OS land use and zoning is generally applied to lands that are environmentally sensitive or otherwise significant due to habitat, hazards, natural features, or man-made features. Open space corridors provide for passive recreation opportunities, preservation of significant resources, viewsheds, potential flood water conveyance and retention, resource mitigation, and can improve the interface between uses. SVSP's open space system has three primary components:

- Creek Corridors – Curry Creek traverses the southern portion of the site in an east-west direction. This corridor, including associated environmentally sensitive resources, would be preserved as permanent open space.

- Northwestern Corner – In the northwestern portion of the SVSP, adjacent to and contiguous with the WRSP open space preserve to the north, SVSP's existing drainage and resource areas are included in the project site's open space system, mirroring the WRSP preserve to the north.

- WAPA Corridor – A linear open space corridor is designated within the WAPA power line easement running east-west through the SVSP. Although development is limited to a few acres within the easement that include parking, P/QP, and limited commercial or industrial uses, the corridor also provides a number of potential benefits for the community, including opportunities to locate facilities for stormwater drainage, low-impact development features, bikeways, natural open space, recreation features, and parking lots for neighborhood parks.

3.6.1.4 Paseos

Paseos are landscape corridors within residential neighborhoods or along roadways that are intended to provide pedestrian and bikeway linkages from the residential neighborhoods to parks, schools, and open space areas. Approximately 14 acres of paseos are designated within the SVSP.

3.6.1.5 Urban Reserve

Two areas totaling 71 acres are designated as Urban Reserve. The first area consists of 31 acres situated along the western edge of SVSP, extending from the southern edge of Placer County's Regional University Specific Plan project area southward to the WAPA and Curry Creek corridors. The purpose of designating this area as Urban Reserve is to help achieve the General Plan's growth management policies for the City's western edge by providing a transitional area between City and county lands. Furthermore, this edge would ensure that the identity and uniqueness of the City would be maintained.

The second area consists of 40 acres situated between the western property boundary and the proposed Watt Avenue alignment. This parcel is owned by a nonparticipating landowner. The intent of designating this area as Urban Reserve is to include in the Specific Plan property that is not currently participating in the project. When the owners of the 40-acre parcel decide to develop, they would be required to go through the zoning and entitlement process and separate project-level environmental review.

3.6.2 Transportation and Circulation

The proposed circulation system includes a hierarchy of roadways, a pedestrian and bikeway network, and public transit linkages that are designed to connect with existing city and regional systems. The intent is to create a pedestrian-friendly environment that is both walkable and accessible by bike, encouraging people to rely less on their automobiles. Traffic signals within the site would be located and installed as specified in the SVSP Development Agreements, and as warranted by the City.

The SVSP circulation system includes arterial, collector, and primary and minor residential roadways. The construction of arterial and collector roadways would be phased as described in the Specific Plan and the Infrastructure Phasing Plan(s) attached to the Development Agreements. All public roads would be constructed to City of Roseville standards, consistent with the design sections illustrated in the Specific Plan. The SVSP planned circulation system provides for connectivity of streets to adjacent land uses within, as well as outside, the SVSP with the extension of Watt Avenue, West Side Drive and Market Street to the Placer Vineyards Specific Plan and to the WRSP. Road "B" is designed as an east/west facility and shall be designed so that the ability to accommodate a potential future connection to the Curry Creek Community Plan area is not precluded.

3.6.2.1 Arterial Roadways

Arterial roadways are primary circulation routes that provide linkages to the regional circulation system, generally carrying large volumes of traffic within and through the City. In the SVSP, arterials range from four to six lanes, include landscape medians and Class I and II bike lanes, and have adjacent sidewalks and landscape corridors. On-street parking on arterials is prohibited.

Planned arterial roadways within the SVSP include Baseline Road, Watt Avenue, Fiddyment Road, West Side Drive, Pleasant Grove Boulevard, and Road "B." The project would include the design standards for the ultimate improvement of the SVSP arterial roadways.

3.6.2.2 Collector Roadways

Collector roadways are secondary circulation routes that generally distribute trips from the arterial street system to the local street system. Collector streets typically carry an average daily traffic of more than 4,000 vehicles. For the project, Road "A," Market Street, and Upland Drive are planned as collector roadways. The Specific Plan would include the design standards for the ultimate improvement of the SVSP collector roadways. The City is exploring opportunities to create modified collectors that would facilitate walkability.

3.6.2.3 Local Roadways

Two local roadway types are planned for residential areas of the SVSP, but are not illustrated on the land use plan. Local roadways provide direct access to individual dwelling units and provide connections to collector streets. Primary residential streets typically have two lanes and

are designed to accommodate higher traffic volumes. Minor residential streets also typically have two lanes, but are designed to carry lower traffic volumes. In addition, the SVSP would encourage the use of single loaded roadways adjacent to paseos and open space areas, and provisions for entry features at intersections with collector or arterial roadways. The proposed project would include design standards for the improvement of local roadways in the SVSP.

3.6.2.4 Pedestrian and Bikeway Network

A comprehensive system of pedestrian and bikeway paths is proposed throughout the SVSP, complementing the transportation choices available for the SVSP's residents, employees, and visitors. This network is an important component in ensuring connectivity and promoting non-vehicular travel within the SVSP. Ultimately, this system of pedestrian paths and bikeways provides off-street linkages throughout the community, connecting to Roseville's existing and planned facilities to the north and east of the SVSP. The pedestrian and bikeway network includes a combination of Class I and Class IA bike paths, and Class II bike lanes, which would be illustrated in the Specific Plan.

3.6.3 Public Transit

Public transit in the SVSP could include a combination of bus service systems from Roseville Transit and Placer County Transit. These services would use the SVSP's circulation systems to provide local and regional transit connections for community residents. Roseville Transit provides fixed route and Dial-A-Ride services within the City, as well as fixed route commuter services between Roseville and downtown Sacramento. Watt Avenue is planned to accommodate a future route for bus rapid transit. Bus turnouts and shelters would be located and constructed in accordance with City Improvements Standards and as otherwise required by the Public Works Director for specific projects. The SVSP would be designed to support Bus Rapid Transit (BRT) along the proposed Watt Avenue right-of-way. Two potential bus stops are planned as part of commercial uses at the southerly and northerly ends of the project.

3.6.4 Utilities

The SVSP addresses a variety of public utilities, including potable water, wastewater, recycled water, storm drainage and flood control, electrical service, street lighting, natural gas, communications, and solid waste. Each of these is described below.

3.6.4.1 Potable Water

The City of Roseville is responsible for the acquisition, development, treatment, conveyance, and delivery of potable and irrigation water supplies within the City. Once annexed, the SVSP would become part of the City's retail service area. Additional surface water supplies will be needed to serve the SVSP. Potable water supply would be delivered to the SVSP through existing City transmission mains to the east and north. Possible other connections from the south or west may also be required. Onsite components would consist of distribution pipe networks and onsite storage to meet project demands.

The City is evaluating water supply sources to serve the proposed project. These water sources could include:

- Reallocation of water supplies made available through unit water demand factors based on Roseville water meter data;

- A surface water contract entitlement from other water purveyor(s), which could include the San Juan Water District;
- Recycled water supplies for nonpotable use (recycled water for commercial and multi-family landscaping, medians, and parks); and/or
- Potential future delivery from the Sacramento River Reliability Project (Sacramento River Diversion).

Water Demands

The City has estimated the project's water demands based on information derived from the City's unit water demand factors and the land uses shown on the SVSP Land Use Plan (Figure 3). Land use designations, associated acreages and dwelling unit counts, unit demand factors, and peaking factors were used to calculate the project's annual potable water demands. These were calculated based on either the number of dwelling units in residential parcels or the total acreage for each type of land use. Unit per acre demand factors and peaking factors were then applied to each individual parcel's potable water demands. Based on these calculations, it is estimated that the water demand for the SVSP area is approximately 5,500 acre-feet per year (AF/yr).

Water Transmission

It is anticipated that SVSP would connect into the City's Pressure Zone 4 to receive its potable water. The City distribution system would supply water through a total of four points of connection with Pressure Zone 4 within the City's existing water distribution system. Additional connections from the south or west may also be required, depending on the water supply analysis.

A future Sacramento River Diversion could also interconnect to SVSP distribution systems, most likely in Watt Avenue. The current concept includes a blending tank that would be constructed within SVSP at PQP-5 to treat (e.g., supplemental chlorination if required), fluoridate, and adjust the pH of the water before it is mixed with potable water in the City's distribution system. This would be co-located with the tank facilities described below.

Water Storage

According to *The Master Water Study for West Roseville Specific Plan Area*, the tank to serve the WRSP area may be oversized by 4 million gallons (MG) to meet the demands of MOU areas 1 and 2, which correspond to the proposed Creekview Specific Plan and SVSP. The City is evaluating the possibility of the WRSP's water tank providing storage for the entire SVSP area. If the SVSP must provide its own storage, it would consist of an approximately 6.5-million-gallon storage tank and associated pumping and treatment facilities, which would be in the western area of the SVSP. In addition, three onsite injection/extraction groundwater wells would be part of the water infrastructure system, providing the City with an emergency water supply during dry years or during fire flows, and allowing for the eventual use of a city-wide Aquifer Storage and Recovery Program.

3.6.4.2 Wastewater

The City of Roseville provides regional wastewater treatment services to areas within and outside of the City's boundaries. The City owns and operates two wastewater treatment plants—the Pleasant Grove Wastewater Treatment Plant (PGWWTP) and the Dry Creek Wastewater Treatment Plant—for the benefit of the South Placer Wastewater Authority, an entity comprised of the City of Roseville, Placer County, and the South Placer Municipal Utility

District. All sewer improvements would be consistent with the Regional Wastewater and Recycled Water Systems Evaluation Report (Systems Evaluation Report) and the City of Roseville Improvement Standards.

Wastewater Treatment Capacity and Demand

Wastewater flows from SVSP area would be conveyed to the PGWWTP. The current dry weather flow capacity in the PGWWTP is 12.0 million gallons per day (MGD) and the wet weather treatment capacity is 30 MGD. The measured dry weather flow in 2005 was 6.6 MGD. The ultimate buildout dry weather flow projection as presented in the Systems Evaluation Report for PGWWTP is 24 MGD.

The SVSP area wastewater generational flow is estimated to be approximately 2.18 MGD, based on the unit factors recommended in the Systems Evaluation Report.

Collection and Transmission

Gravity sewer lines within the roadway network would serve the SVSP area. These pipes would generally flow from south to north and east to west. A lift station and force main would be constructed in the southwesterly portion of the SVSP that would direct flows to the east to the gravity system. Additionally, a lift station and force main would be constructed in the northwesterly portion of the SVSP that would lift flows into the gravity sewer system.

Proposed pipelines within SVSP ranging in size from 6 to 24 inches would connect to existing pipelines within the WRSP area.

3.6.4.3 Recycled Water

Recycled water that is tertiary-treated to conform to the California Department of Health Services requirements for “full unrestricted reuse” is currently produced at both the PGWWTP and the Dry Creek Wastewater Treatment Plant, and is delivered to many users in the city, including the WRSP area to the north of the project site. The City desires to expand its existing recycled water distribution system to maximize its use to reduce demands for potable water.

Recycled water would be obtained from the PGWWTP and conveyed through a separate recycled water system to the SVSP. It is anticipated that the main supply to the project site would come from the north in the future extension of Watt Avenue. Recycled water may be used for landscape irrigation of parks, schools, publicly landscaped areas (e.g., roadway medians), and commercial, business professional, and multi-family projects within the SVSP area. The recycled water demand on a peak day in July (July Day Demand) in the SVSP is approximately 2.42 MGD. Recycled water conveyance pipelines ranging in diameter from 6 to 30 inches would be installed within public rights-of-way.

Recycled Water Storage

It is anticipated that the recycled water onsite storage tank and pump station would be located on a planned parcel in the northwestern portion of the project site. The capacity of the recycled water storage tank and pump station is based on the size of the distribution system, on recycled water demands, and the rate at which recycled water is supplied to the tank.

The capacity of the storage tank would be approximately 3.0 MG, which is equivalent to one peak day of storage plus a 20 percent safety factor. This tank size would provide the City with

the flexibility to provide recycled water at any time of the day without having to maintain flows at a constant rate for any specified amount of time.

3.6.4.4 Storm Drainage and Flood Control

The SVSP area is located in the upper portion (headwaters) of the Curry Creek watershed. Existing drainage runoff flows to Curry Creek and its tributaries. Curry Creek flows from east to west and is within the southern portion of the SVSP. Curry Creek tributary, which also flows from east to west, is in the middle portion of the project site. Curry Creek and its tributary were modeled starting at Fiddyment Road and then to the west boundary of the project. Storm water model calculations and analysis would be prepared in accordance with the Placer County Storm Water Management Manual (SWMM), dated September 1, 1990 and the SWMM Addendum 1, dated October 1997.

Pre-Project versus Post-Project Runoff

Preliminary calculations and hydrologic modeling indicate that onsite detention within the project would likely be required to attenuate peak flows downstream. Post-project flows are required to be the estimated pre-development peak flow rate, less 10 percent of the difference between the estimated pre-development and post-development flow rates, and in no case are required to be less than 90 percent of the pre-project flows. Therefore, detention basins are proposed via added creek attenuation areas as part of the SVSP. The project proposes that adequate onsite storage would be incorporated on the property through minor grading of upland areas along the margins of Curry Creek. Alternative onsite storage options may also be evaluated. No structures would be placed within the creek except for the required road and bike trail crossings. In addition to detention, the SVSP area would participate with the City of Roseville in constructing a regional retention basin to mitigate total storm water runoff volume. The City of Roseville regional retention basin (Reason Farms) would be within the Pleasant Grove watershed, west of the SVSP on the Reasons Farm Property owned by the City.

Storm Drainage Facilities

Proposed onsite drainage improvements consist of a combination of conventional subsurface and surface drainage systems, including construction of pipe conveyance systems and construction of natural bottom culverts over creek and tributary crossings. Storm water would be discharged into natural drainage swales through outfalls and ultimately into open space corridors. Cobble aprons, grassy swales, mechanical filtration devices, low impact development (LID) concepts, and other best management practices (BMPs) would be used at pipe outfalls or other appropriate locations for water quality management and to convey storm water runoff to receiving waters while minimizing impacts to open space resources.

Drainage facilities would be designed and constructed in conformance with City of Roseville Improvement Standards and the Placer County Flood Control Agency's SWMM.

Runoff Water Quality Best Management Practices

The SVSP drainage system would include water quality BMPs to reduce the types and amounts of pollutants that may be carried in storm water runoff. These features may include the detention basins in the open space parcels, grassy swales and vegetated channels that can be used to remove pollutants by filtration, drainage filtration improvements, and onsite LID features. Mechanical filtration systems may be used in commercial, residential, and/or other areas where practical.

The specific water quality BMPs that may be used in the SVSP area will conform to the City of Roseville's Storm Water Quality Design Manual, which complies with federal and state water quality requirements. The SVSP area would manage storm water quality through an integrated approach to achieve effective storm water management. Control measures would consist of source control, runoff reduction, and treatment control.

3.6.4.5 Electrical Service

The proposed SVSP is within the service area of Pacific Gas & Electric (PG&E). If annexed, it is proposed that Roseville Electric would provide electric service to the SVSP area. Electricity would be supplied to the SVSP through existing and/or proposed facilities. Demand for electrical service in the SVSP is estimated to average 31 MVA per day, with a peak day demand of 67 MVA. An electric substation is proposed on a planned PQP-5 parcel, centrally located in the project site (east of West Side Drive and directly north and adjacent to the WAPA corridor). Overhead 60-kV transmission lines would run through the project site, extending south on the east side of West Side Drive to the planned electrical substation through a recorded 50-foot-wide power line easement, which includes a portion or all of a public utility easement and a landscape easement. The proposed 60-kV power line easement would then run east, paralleling the WAPA corridor and extending outside the SVSP, to connect to the existing Fiddyment Substation near the intersection of Pleasant Grove Boulevard and Fiddyment Road. Underground electrical distribution would be extended to individual parcels in conjunction with roadway improvements.

3.6.4.6 Street Lighting

Street lighting would be provided along all public roadways in the SVSP as part of the roadway frontage improvements at intervals in accordance with City standards. All electric and street light facilities would be constructed to the City's standards.

3.6.4.7 Natural Gas

PG&E would provide natural gas upon request and in accordance with the rules and tariffs of the California Public Utilities Commission. PG&E's long-range plans provide for availability of gas service to accommodate increased demand. Delivery of gas service to individual projects in the SVSP would be reviewed by PG&E when such individual proposals are made. Service would be provided to the SVSP from existing and planned infrastructure adjacent to the project site. PG&E maintains a 6-inch high-pressure gas main on the west side of Fiddyment Road. PG&E's existing facilities in Fiddyment Road may be extended to serve the project site. A high-pressure gas line is currently proposed to be extended on Baseline Road from the west to Fiddyment Road and then north to Pleasant Grove to connect with the Roseville Energy Park.

3.6.4.8 Communications

The SVSP is within the service areas of SureWest Communications, AT&T, Comcast, and WAVE. Together, these providers offer voice, video, and data communication services to all development within the plan area. Distribution lines to individual parcels would be extended from existing infrastructure adjacent to the plan area in accordance with the infrastructure Phasing Plan for dry utilities. The appropriate providers would deliver telephone, cable television, and high speed data line services to individual projects in the SVSP.

3.6.4.9 Solid Waste

The City of Roseville would provide solid waste services to the SVSP. Solid waste would be collected and delivered to the Western Placer Waste Management Authority (WPWMA) facility, northwest of the city at Athens and Fiddyment Roads. The WPWMA owns a Material Recovery Facility that receives, separates, processes, and markets recyclable materials removed from the waste stream. Residual waste is transferred to the WPWMA's Western Regional Sanitary Landfill on the same site.

A community solid waste recycling drop off area is planned within the SVSP on a planned P/QP parcel located in the western portion of the project site between Road "A" and Road "B." This parcel is also designated to accommodate the water treatment facility and one of the three onsite wells.

3.6.5 Resource Management

Resource Management is intended to ensure that the natural resources of the SVSP area are conserved and that the impacts associated with urban development are mitigated to the extent feasible. The plan area has been minimally disturbed through structural development, small agricultural operations, and associated grading activities. As a result, areas within open space corridors of natural habitat have the potential for wildlife diversity. Existing vegetation is dominated primarily by nonnative annual grasslands. Biological resources within the plan area include Curry Creek and its associated riparian habitat; wetland areas with aquatic habitat; native and nonnative trees; and various mammals, birds, and reptiles.

3.6.5.1 Curry Creek & Wetlands

The SVSP is situated within the Curry Creek watershed. In addition to Curry Creek, small swales and drainages throughout the SVSP carry water briefly during winter rainfall. Seasonal wetlands and seasonal wetland swales within the plan area are broad, gently sloping drainages. The vernal pools are topographic basins with an impermeable or semi-permeable soil layer that stays inundated during the wet season and can remain inundated until late spring or early summer. Outside of the creek and swales, vernal pools and seasonal wetlands are found primarily within grassland areas. Other seasonally wet areas occur in low-lying depressions and are wet long enough to support wetland vegetation, but do occur within swales or isolated basins. The wetland areas include habitat potentially suitable for certain federal and/or state special-status plant and wildlife species.

Wetland delineations show that 53.19 acres of waters of the United States are present on the proposed project site. Of the 53.19 acres, approximately 37.74 acres of waters of the United States would be affected by the proposed project. Offsite mitigation would be a substantial component of preservation of wetlands/waters of the United States. Development of the SVSP area will be subject to the appropriate approvals from the U.S. Fish and Wildlife Service, U.S. Army Corps of Engineers, and California Department of Fish and Game.

3.6.5.2 Wildlife and Vegetation

The predominant vegetation community within the SVSP is annual grassland dominated by nonnative naturalized Mediterranean grasses. In addition, other herbaceous species in the annual grassland community are present on site. Cultivated portions of the project site are dominated by wheat. Tree cover on site is limited to areas around rural residences and along drainages and fence lines. The ditches/canals, intermittent and perennial drainages, and perennial streams are largely unvegetated due to scouring during rain events. In areas where

vegetation has become established, the dominant species include creeping spikerush, Vasey's coyote thistle, soft rush, iris-leaf rush, and broad-leaf water plantain. Tree species along the edges of the intermittent and perennial drainages include blue gum.

Emergent marsh vegetation associated with Curry Creek is comprised of broad-leaf cattail, ryegrass, and hairy willow herb. Species composition in the riverine seasonal wetland, seasonal wetlands, and seasonal wetland swales vary according to the level of historic disturbance. Features with a higher level of disturbance (e.g., high-density cattle grazing) are dominated by nonnative species, such as ryegrass, mannagrass, and Mediterranean barley. Features with minimal disturbances are comprised of Carter's buttercup, hyssop loosestrife, toad rush, slender popcorn flower, and bractless hedgehyssop.

Scattered wetland features are dotted throughout the project site. Species composition in the vernal pools varies according to the level of grazing and farming activity. Vernal pools with a higher level of disturbance (e.g., high-density cattle grazing) are dominated by nonnative grasses including Mediterranean barley, mannagrass, and ryegrass. Vernal pools with minimal disturbances are comprised of predominantly native species, including slender popcorn flower, Vasey's coyote thistle, Carter's buttercup, bractless hedgehyssop, double-horn downingia, creeping spikerush, and annual hairgrass.

3.6.5.3 Cultural Resources

Eleven cultural resources have been identified on the project property. These consist of eight sites and three isolates. The eight sites include three refuse deposits (P-31-1255, CA-PLA-1898H, and CA-PLA-1989H), a site with two privies (CA-PLA-1900H), a farmstead with standing structures and associated dispersed material (CA-PLA-1897H), a house and barn foundation (CA-PLA-1988H), a windmill foundation (P-31-2873), and the WAPA transmission lines (P-31-3280). The three isolates are farm equipment (P-31-2876), a generator and well pump (P-31-2877), and a burned red brick fragment (P-31-2878). Each of these sites was evaluated for significance using the criteria for eligibility for inclusion in the National Register of Historic Places (NRHP) and the California Register of Historic Resources (CRHR). None of the 11 cultural resources within the project boundary appears to be eligible for inclusion in the NRHP or CRHR.

3.6.6 Offsite Improvements

Offsite utility improvements may include the extension of water, wastewater, storm drainage, and recycled water infrastructure, as well as dry utilities. Offsite circulation improvements, such as the widening of existing roadways and/or intersections within the city or Placer County, may be needed depending on the findings of the SVSP traffic study.

3.6.7 Public Services

3.6.7.1 Police Services

The Roseville Police Department would serve the SVSP. The Roseville Police Department provides all operations and patrols out of its central station on Junction Boulevard, approximately 3 miles from the eastern boundary of the project site. The SVSP would comply with Roseville Police Department recommendations regarding safety and security.

3.6.7.2 Fire Protection Services

The Roseville Fire Department would provide fire protection, fire suppression, emergency medical service, and hazardous materials management services to the SVSP.

A fire station site on a planned P/QP parcel is designated within the central portion of the SVSP along West Side Drive. This station would provide first response within the project site. Timing of construction and staffing of the fire station would be consistent with the Fire Department Standards of Response Coverage Study. Existing fire Stations #2 and #5, east of the project site, would provide interim and secondary response.

3.6.7.3 Schools

The proposed project includes several school sites to serve the residents of the SVSP. The SVSP is within the boundaries of three school districts: Center Unified School District (K-12), Roseville City School District (K-8), and Roseville Joint Union High School District (9-12). To meet the future demand for new schools generated by the residential development within the SVSP, four elementary school sites and one middle school site are provided on the land use plan. One of these four elementary schools is on a 10-acre site within the Roseville City School District in the northern portion of the SVSP. The remaining three elementary school sites (approximately 12 acres each), and an approximately 21-acre middle school are located within the Center Unified School District boundaries in the southern portion of the project site. All school sites are adjacent to neighborhood parks to maximize opportunities for joint use recreation facilities.

3.6.7.4 Libraries

The City operates a public library system that currently has three branches. With locations in the downtown Roseville area, Maidu Regional Park, and Mahany Park, these branches provide traditional library services to City residents. The Martha Riley Community Library in Mahany Park is coupled with a utility education center to provide services to the western portion of the City, including the SVSP.

4.0 Project Approvals

On March 29, 2007, a formal application for the proposed project was submitted to the City, initiating the City's official review process. It is anticipated that the following project approvals would be required of the City for the proposed project:

- SOI Amendment request to amend the City of Roseville SOI to include approximately 487 acres on the western and southern boundaries of the project site;
- Request for annexation to the City of Roseville;
- General Plan Amendment to update the General Plan from 2020 to 2025 and including amendment of the City's land use map, figures, and text;
- Development agreements;
- Pre-zoning of Annexation Area;
- Rezoning;

- Specific Plan;
- Specific Plan design guidelines;
- Tree permits;
- Large lot tentative map;
- Tentative subdivision maps (small lot);
- Utility service area annexation; and
- Potential amendments of public utility service area boundaries (PG&E, Pacific Bell, wastewater, Placer County Water Agency Zone 5 boundary, California Department of Forestry).

The EIR for the proposed project would address the approvals and entitlements required by the City. The EIR will also serve as the environmental document for the construction of required onsite and offsite public improvements, which may include roadways, bikeways, and trails; water, wastewater, recycled water, and storm drainage infrastructure; and dry utilities.

The EIR will analyze construction and operation of the proposed project on a project-specific level (CEQA Guidelines Section 15161). Any future residential projects that are consistent with the project could be considered exempt from further environmental review (Government Code Section 65457, CEQA Guidelines Section 15182). The project-level analysis in the EIR will also provide the basis for CEQA compliance for subsequent non residential approvals for the SVSP, such as tree permits, use permits, design review permits, and other discretionary permits issued by the City.

If the City Council approves the project, the applicants and the City will request Placer County LAFCO to amend the City's SOI and approve annexation of the project site into the City's corporate boundaries. Placer County LAFCO will use this EIR during its review of the annexation request and the SOI amendment request. Therefore, the EIR will address consistency with applicable LAFCO policies.

In addition to the above-described City approvals and entitlements, implementation of the project could require approval of the following permits from federal, state, and local agencies prior to construction. The list below is not inclusive, as additional permits may be identified during preparation of the EIR:

- U.S. Army Corps of Engineers Section 404 Permit to fill wetland areas;
- Department of Fish and Game Streambed Alteration Agreement for work in any water courses;
- State General Construction Activity Stormwater Permit, issued by the Regional Water Quality Control Board;
- Regional Water Quality Control Board permits related to the control of non-point source runoff pursuant to the National Pollutant Discharge Elimination System permit requirements, and approval for the recycled water deliveries for nonpotable use;

- Department of Health Services approval of groundwater extraction wells for potable use;
- Roseville Union School District and Center School District approvals for the construction of schools;
- U.S. Fish and Wildlife Service Section 7 Endangered Species Act Consultation; and
- Placer County Air Pollution Control District Fugitive Dust Prevention and Control Plan coordination.

Because the proposed project is a "project of statewide, regional, or area-wide significance," the project is subject to the requirements of Public Resources Code Section 21092.4, which requires a lead agency, such as the City, to consult with "transportation planning agencies and public agencies which have transportation facilities within their jurisdictions that could be affected by the project." For the proposed project, these other agencies would include, at a minimum: Placer, Sacramento, and Sutter Counties; Caltrans; Placer County Transportation Agency; the cities of Rocklin and Lincoln; and SACOG. For the purposes of Section 21092.4, "'transportation facilities' includes major local arterials and public transit within 5 miles of the project site and freeways, highways, and rail transit within 10 miles of the project site." Thus, although public agencies with such affected facilities may not have approval power over any aspect of the project, they are nevertheless entitled to offer input regarding how the EIR should address impacts on their transportation facilities, as defined.

5.0 Probable Environmental Effects and Scope of the EIR

The EIR for the proposed project will analyze the project-related impacts to resources in the project area within the following resource areas:

- Aesthetics
- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology, Soils and Seismicity
- Hazards, Hazardous Materials, and Public Safety
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population, Employment and Housing
- Public Services
- Recreation
- Transportation and Circulation
- Utilities and Service Systems

Climate change related to greenhouse gas emissions and water supply will be evaluated in the cumulative section of the EIR. The Initial Study attached to this NOP provides further description regarding potential impacts of the project to these resource areas.

6.0 Project Alternatives

As required by CEQA, the EIR will evaluate alternatives to the proposed project. As stated in Section 15126.6(c) of the CEQA Guidelines, the primary intent of the alternatives evaluation in an EIR is that "the range of potential alternatives to the proposed project shall include those that could feasibly accomplish most of the basic objectives of the project and could avoid or substantially lessen one or more of the significant effects." Although the effects of the proposed project have yet to be identified, significant impacts are expected to result from two aspects of the project: converting undeveloped agricultural land (which contains biological and other natural resources) to urban uses; and increasing the population and employment activity in the South Placer County area. Therefore, it can be anticipated that, at a minimum, the alternatives will address a no project alternative, a reduction in the amount of development, and a reduction in the amount of acreage that is converted.

7.0 Cumulative Analysis

As required by CEQA, the EIR will evaluate the cumulative impacts of the proposed project. As stated in CEQA Section 15065(a)(3), projects should be evaluated to determine whether the impacts are "cumulatively considerable," which means that the "incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of current projects, and the effects of probable future projects."

8.0 Previous Studies/Reports

The following documents that relate to the project have been prepared and are available for review at the Roseville Planning & Redevelopment Department (311 Vernon Street, Roseville, California, 95678):

1. Sierra Vista Specific Plan Feasibility Analysis (March 2007)
2. City of Roseville's 2020 Transportation System Capital Improvements Program (CIP) Update (current CIP, 2007)
3. West Roseville Specific Plan and Sphere of Influence Amendment Area Environmental Impact Report (approved 2004)

CITY OF ROSEVILLE CALIFORNIA

PLANNING & REVELOPMENT DEPARTMENT
311 Vernon Street, Roseville, CA 95678 (916) 774-5434

INITIAL STUDY & ENVIRONMENTAL CHECKLIST

Project Title/File Number	**Sierra Vista Specific Plan, Annexation, Sphere of Influence Amendment, and General Plan Amendment Project** **File numbers:** SPA-000024, DA-000029, GPA-000034, RZ-000037, ANN-000002
Project Location	West of Fiddyment Road, north of Baseline Road to approximately ½-mile west of the intersection of Watt Avenue, and south of the West Roseville Specific Plan
Project Applicant	Sierra Vista Landowner Group
Lead Agency Contact Person	Kathy Pease, Senior Planner Planning & Redevelopment Department
Phone Number	(916) 774-5434

This initial study has been prepared to identify the anticipated environmental impacts of the above described project application. The document relies on previous environmental documents and site-specific studies prepared to address in detail the effects or impacts associated with the project.

This document has been prepared pursuant to the California Environmental Quality Act (CEQA), (Public Resources Code, Section 21000 et seq.) and the State CEQA Guidelines (14 CCR 15000 et seq.).

In reviewing the information provided for this project, the City of Roseville has analyzed the potential environmental impacts created by this project and determined that at least one impact is considered to be potentially significant. Therefore, **on the basis of the following initial evaluation,** we find that the proposed project **may** have a significant effect on the environment, and an **Environmental Impact Report** will be required.

Prepared by: Kathy Pease Date: March 28, 2008
Kathy Pease, AICP,
Senior Planner

Project Description

The Sierra Vista Specific Plan (SVSP) is a proposed development project encompassing approximately 2,178 acres in western Placer County (the County). Approximately 1,691 acres of the site are located within the City of Roseville's Sphere of Influence (SOI) and within an area subject to a Memorandum of Understanding (MOU) with Placer County. The remaining 487 acres of the project site are situated west of the City's MOU Transition Area and SOI. The site encompasses twelve different properties under separate land ownership. Current land uses include approximately four large-lot, single-family residences generally located in the central and southwestern portion of the project site, as well as other smaller structures associated with ongoing dry farming agricultural production activities along Baseline Road. Two small areas of the project site are currently in use as strawberry fields.

The Applicant is proposing to develop the site for residential, commercial, office, public/quasi-public (schools, fire stations, etc.), and open space uses, and parks, as well as urban reserves. In addition, the proposed project would include roads and infrastructure needed to serve these uses. The Notice of Preparation provides further details on the proposed project description.

City of Roseville Mitigating Ordinances, Guidelines, and Standards

CEQA allows the use of uniformly applied, previously adopted development policies or standards as mitigation for the environmental effects of future projects when those standards have been adopted by the City, with findings based on substantial evidence that the policies or standards will substantially mitigate environmental effects. The City's Zoning Ordinance, Noise Ordinance, Flood Damage Prevention Ordinance, Construction Standards, Improvement Standards, Tree Ordinance, Subdivision Ordinance, and Community and Specific Plan Design Guidelines include standards and policies that are uniformly applied to development projects throughout the City. In March 2003, the City of Roseville adopted Findings of Fact confirming that certain environmental impacts for the following issue areas are mitigated by the uniform application of the above ordinances, guidelines, and standards (Resolution 03-169):

- Flooding
- Urban Form/Aesthetics
- Tree Impacts
- Cultural Resources Impacts
- Hazards/Hazardous Materials
- Water Quality
- Drainage
- Traffic

The City's mitigating ordinances, guidelines and standards are referenced, where applicable, in this Initial Study Checklist. They will be considered in the full environmental review to be conducted for the proposed project, but are not intended to limit the scope of such environmental review.

Initial Study Checklist

The initial study checklist recommended by the CEQA Guidelines is used to describe the potential impacts of the proposed project on the environment.

I. Aesthetics

Would the project:

Environmental Issue	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?			**X**	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			**X**	
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	**X**			
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	**X**			

Discussion:

a, b) No formally designated scenic vistas or scenic highways are within or adjacent to the project site. Therefore, the proposed project is expected to have a less-than-significant impact on these resources.

c, d) The proposed project would result in development of an area that is currently rural. This development will change the visual character of the area and increase the amount of light and glare in the area. Therefore, these impacts are considered potentially significant and will be evaluated in the EIR. The EIR will include a visual analysis to identify, map, and photo-document key scenic features and important view corridors in the existing landscape, and identify potentially sensitive offsite viewing locations. Conceptual simulations will be developed for the proposed project from key sensitive viewpoints. Using the simulations, the EIR will evaluate aesthetic impacts from the proposed project on existing conditions and identify mitigation measures, if feasible and if needed, to minimize these impacts.

II. Agricultural Resources

Would the project:

Environmental Issue	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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 nonagricultural use?	**X**			
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	**X**			
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to nonagricultural use?	**X**			

Discussion:

a, c) The project site does not include any Prime Farmland, Farmland of Statewide Importance, Unique Farmland, or Grazing Land as shown in the Farmland Mapping and Monitoring Program prepared by the California Department of Conservation – Division of Land Resource Protection. However, the project site does contain Farmland of Local Importance, and the project site has supported agricultural activities in the past, including dry farming as well as periods of irrigated rice farming. Currently, the majority of the site is not actively farmed, with the exception of two small strawberry fields near the northwestern corner of the intersection of Baseline Road and Fiddyment Road.

The California Department of Conservation categorizes soils by their potential use as agricultural land. Farmland of Local Importance comprises farmlands not covered by the categories of Prime, Statewide Importance, or Unique. They include lands zoned for agriculture, dry farmed lands, irrigated pasture, and other agricultural lands of economic importance or that have a potential for irrigation.

The project would change existing land in the study area to nonagricultural uses, including residential, commercial, office, public/quasi-public, parks, open space, and urban reserves. Therefore, impacts from the proposed project are considered potentially significant and will be evaluated in the EIR.

b) None of the properties located within the project area are encumbered by a California Land Conservation Act (Williamson Act) contract. However, the project site currently has two applicable Placer County zoning designations, which are Farm-Building-Site-20 acre minimum and Farm-Building-Site-80 acre minimum. The proposed project may conflict with this zoning of the project area, and therefore, impacts from the proposed project are considered potentially significant and will be evaluated in the EIR. For additional discussion of designated land use and zoning consistency, please refer to Section IX, Land Use and Planning, part (b), of this Initial Study.

III. Air Quality

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

Environmental Issue	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	**X**			
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	**X**			
c) Result in a cumulatively considerable net increase of any criteria for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	**X**			
d) Expose sensitive receptors to substantial pollutant concentrations?	**X**			
e) Create objectionable odors affecting a substantial number of people?	**X**			

Discussion:

a, b) The City of Roseville is located in southern Placer County within the Sacramento Valley Air Basin (SVAB). Under the California Clean Air Act, the SVAB has been designated as a nonattainment area for ozone and PM_{10} (particulate matter less than 10 microns in diameter). Under the federal Clean Air Act, the SVAB is designated as a "serious" nonattainment for ozone, and South Placer County is in attainment for the federal PM_{10} standards. The Placer County Air Pollution Control District (APCD) is responsible for administration of air quality standards.

The City of Roseville, along with the South Placer County area, is located in the Sacramento Air Quality Maintenance Area (SAQMA). The Sacramento Area Council of Governments (SACOG), in conjunction with SAQMA air quality management districts and the California Air Resources Board, developed the SAQMA portion of the State Implementation Plan (SIP). The SIP is required to demonstrate how the SAQMA will meet the standards of the federal Clean Air Act. The U.S. EPA approved the SIP in 1996, and the SAQMA has since been operating under the SIP control measures.

The proposed project would produce air pollutant emissions during construction and after buildout of the proposed project. Construction emissions would be generated from construction equipment, worker vehicle exhaust, and fugitive dust generated from grading activities. Operational emissions would include vehicle trips generated by the project, consumer products, natural gas emissions from water and space heating, and fireplaces. Construction and operational emissions from the proposed project would increase the emissions inventory in the SVAB, which is currently designated as a nonattainment area per state and federal ozone standards as well as a nonattainment area for PM_{10} per state standards. Therefore, impacts from the proposed project are considered potentially significant and will be evaluated in the EIR.

Construction and operational air pollutant emissions will be modeled as part of the EIR analyses. The model will analyze fugitive and exhaust emissions during construction and mobile, stationary, and area sources during operations. These projected emissions will then be compared to the Federal Ambient Air Quality Standards, California Ambient Air Quality Standards, and the local thresholds established by the Placer County APCD. Although feasible mitigation measures will be presented to reduce emissions, it is anticipated that emissions resulting from the proposed project may exceed the significance thresholds of the Placer County APCD.

c) Cumulative construction and operational emissions from all projects within Placer County would exceed Placer County APCD's significance thresholds due to the large number of projects that could be under construction simultaneously. The implementation of all feasible and applicable control measures would reduce emissions as much as possible during construction activities. However, construction activities would still generate unavoidable, temporary increases in the nonattainment pollutants and their precursors on air quality. Because the air basin is designated as a nonattainment area for certain pollutants, any incremental addition would be considered cumulatively considerable, and therefore, significant.

Operations of the proposed project could also result in cumulatively considerable air quality impacts due to the increase in stationary and mobile source emissions. These impacts could also result in effects on climate change. For example, typical greenhouse gases such as carbon dioxide, ozone-depleting substances, and methane would be emitted from mobile sources (i.e., vehicles) and area sources (e.g., air conditioning systems).

Based on potential cumulatively considerable impacts to air quality from construction and operations of the proposed project, this impact will be evaluated in the EIR. Although feasible mitigation measures will be presented to reduce emissions, it is anticipated that construction and operations will generate unavoidable short-term and long-term increases in the nonattainment pollutants and their precursors on air quality.

d) The project site is primarily undeveloped, and no existing stationary (industrial) sources of substantial concentrations of pollutants are located on or adjacent to the site. However, there may be the potential for certain sensitive receptors to be exposed to emissions generated after buildout of the proposed project, such as high-volume traffic corridors. Therefore, this impact is considered potentially significant and will be evaluated in the EIR.

The EIR will present modeling results that demonstrate whether or not the proposed project would create carbon monoxide (CO) hot spots at certain intersections. The evaluation will include identification of major nearby sources of emissions, including potential major truck routes that would be a source of diesel emissions. Feasible mitigation measures will be identified, if necessary, to provide an appropriate separation of sensitive receptors from major sources of air pollutants.

e) Current project data reveal that the project does not include development of typical sources of objectionable odors (e.g., wastewater treatment, manufacturing, landfill, etc.). However, the potential exists that offsite sources of odor present in the area could impact the proposed sensitive receptors, such as residences. Therefore, this impact is considered potentially significant and will be evaluated in the EIR. Odor impacts will be evaluated by collecting information on existing odor complaints in the area and examining distances from odor sources to potential sensitive receptors. The results of this evaluation will be presented in the EIR.

IV. Biological Resources

Would the project:

Environmental Issue	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	**X**			
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	**X**			
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	**X**			
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	**X**			
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?		**X**		
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?	**X**			

Discussion:

a) Development of the proposed project may disturb habitat for special-status species, including Swainson's hawk, other legally protected raptors, burrowing owls, western spadefoot, and may result in the disturbance or loss of habitat for vernal pool crustaceans, some of which are federally listed species. Table 1 lists the special-status species that could be impacted by the proposed project. Therefore, the impacts from the proposed project are considered potentially significant and will be evaluated in the EIR. Mitigation measures such as preconstruction surveys, onsite avoidance, and offsite preservation will be identified and analyzed in the EIR. To comply with the National Environmental Policy Act (NEPA), the U.S. Army Corps of Engineers has decided to prepare a separate Environmental Impact Statement for the proposed project to assess the potential impacts to waters of the United States.

Table 1
Special-Status Species that Could Occur in the Study Area

Species	Federal	State	CNPS	Habitat	Potential for Occurrence
Plants					
Big-scale balsam-root *Balsamorhiza macrolepis macrolepis*	—	—	List 1B.2	Cismontane woodland; valley and foothill grassland	Unlikely. Disturbance may preclude this species.
Dwarf downingia *Downingia pusilla*	—	—	List 2.2	Valley and foothill grassland; vernal pools	Occurs. Found at several locations during surveys.
Bogg's Lake hedge-hyssop *Gratiola heterosepala*	—	CE	List 1B.2	Vernal pools	Possible. Marginal habitat is present.
Rose mallow *Hibiscus lasiocarpus*	—	—	List 2.2	Marshes and swamps (freshwater).	Possible. Marginal habitat is present.
Ahart's dwarf rush *Juncus leiospermus ahartii*	—	—	List 1B.2	Vernal pools	Possible. Suitable habitat is present.
Red Bluff dwarf rush *Juncus leiospermus leiospermus*	—	—	List 1B.1	Vernal pools and seasonal wetlands	Unlikely. Nearest known occurrence is considered to be a misidentification (CDFG, 2007).
Legenere *Legenere limosa*	—	—	List 1B.1	Vernal pools and seasonal wetlands	Possible. Marginal habitat is present.
Pincushion navarretia *Navarretia myersii myersii*	—	—	List 1B.1	Vernal pools	Possible. Suitable habitat is present.
Slender Orcutt grass *Orcuttia tenuis*	FT	CE	List 1B.1	Vernal pools	Unlikely. Marginal habitat occurs in the study area. Prefers larger, deeper pools. Not known from Placer County.
Sacramento Valley Orcutt grass *Orcuttia viscida*	FE	CE	List 1B.1	Vernal pools	Unlikely. Marginal habitat occurs in the study area. Prefers larger, deeper pools. Not known from Placer County.
Sanford's arrowhead *Sagittaria sanfordii*	—	—	List 1B.2	Marshes, swamps, and other wetlands	Possible. Suitable habitat is present along streams.
Invertebrates					
Vernal pool fairy shrimp *Branchinecta lynchi*	FT	—	—	Vernal pools, swales, seasonal wetlands	Occurs. Observed by ECORP during 2005-2006 wet season surveys (ECORP, 2006a).

Table 1
Special-Status Species that Could Occur in the Study Area
(Continued)

Species	Federal	State	CNPS	Habitat	Potential for Occurrence
Conservancy fairy shrimp *Branchinecta conservatio*	FE	—	—	Vernal pools, swales, seasonal wetlands	Possible. Recently detected in western Placer County (USFWS, 2007).
Vernal pool tadpole shrimp *Lepidurus packardi*	FE	—	—	Vernal pools, swales, seasonal wetlands	Unlikely. Not detected in surveys.
Amphibians					
California tiger salamander *Ambystoma californiense*	FT	CSC	—	Vernal pools, vernal pool grasslands, ponds	Unlikely. Not detected during branchiopod or spadefoot surveys (ECORP, 2006a; 2006b).
California red-legged frog *Rana aurora draytonii*	FT	CSC	–	Deeper pools and streams with emergent or overhanging vegetation	Unlikely. Marginally suitable habitat within study area.
Western spadefoot *Spea hammondii*	—	CSC	—	Vernal pools	Possible. Not detected during surveys (ECORP, 2006b); however, suitable habitat in study area and known from nearby locations.
Giant garter snake *Thamnophis gigas*	FT	CT	–	Streams, irrigation channels, seasonal wetlands	Unlikely. Marginally suitable habitat in study area.
Reptiles					
Western pond turtle *Clemmys marmorata*	—	CSC	–	Ponds, marshes, river, streams and ditches with basking sites and vegetation.	Unlikely. Marginally suitable habitat in study area.
Birds					
Tricolored blackbird *Agelaius tricolor*	—	CSC	–	Open water areas with tall emergent vegetation or in willow and blackberry thickets	Possible. Suitable habitat in study area.
Great egret (rookery) *Ardea alba*	—	*	—	Colonial nester in tall trees	Possible. Suitable rookery habitat occurs in the study area.
Great blue heron (rookery) *Ardea herodias*	—	*	—	Colonial nester in tall trees	Possible. Suitable rookery habitat occurs in the study area.

Table 1
Special-Status Species that Could Occur in the Study Area
(Continued)

Species	Federal	State	CNPS	Habitat	Potential for Occurrence
Burrowing owl *Athene cunicularia*	—	CSC	—	Grasslands, agricultural lands	Occurs. Found wintering in the study area on one occasion.
Swainson's hawk *Buteo swainsoni*	—	CT	—	Grasslands, agricultural lands	Occurs. Observed nesting in the 200-acre addition (2007)
Ferruginous hawk *Buteo regalis*	—	CSC	—	Grasslands, agricultural lands	Likely – winter only.
Northern harrier *Circus cyaneus*	—	CSC	—	Grasslands, seasonal wetlands, agricultural lands	Occurs. Observed foraging in the study area (2007).
Snowy egret (rookery) *Egretta thula*	—	*	—	Colonial nester in dense tules	Possible. Suitable rookery habitat occurs in the study area.
White-tailed kite *Elanus leucurus*	—	CFP	–	Open grassland, meadows, and farmlands. Nests in tall trees near foraging areas	Occurs. Possible nest observed in the 200-acre addition (2007).
Greater sandhill crane *Grus canadensis tabida*	FT	—	—	Seasonal wetlands, irrigated pastures, alfalfa and corn fields	Unlikely. Marginally suitable habitat in the study area.
Loggerhead shrike *Lanius ludovicianus*	—	CSC	—	Grasslands, pastures, agricultural lands	Occurs. Observed foraging in the study area (2007).
California black rail *Laterallus jamaicensis coturniculus*		CT	—	Marsh	Unlikely. Marginally suitable habitat in study area.
Long-billed curlew *Numenius americanus*		CSC		Grasslands, pastures	Possible. Suitable wintering habitat in study area.
Black-crowned night-heron (rookery) *Nycticorax nycticorax*	—	*	—	Colonial nester in trees and sometimes tule patches.	Possible. Suitable rookery habitat occurs in the study area.
Mammals					
Pallid bat *Antrozous pallidus*	—	CSC	—	Shrublands, grasslands, woodlands, forests; rocky areas, caves, mines, hollow trees for roosting.	Possible for foraging, unlikely for roosting.
Townsend's big-eared bat *Corynorhinus townsendii townsendii*	—	CSC	—	Most low to mid-elevation habitats; caves, mines, and buildings for roosting.	Possible for foraging, unlikely for roosting.

Table 1
Special-Status Species that Could Occur in the Study Area
(Continued)

Species	Federal	State	CNPS	Habitat	Potential for Occurrence
Yuma myotis *Myotis yumanensis*	—	CSC	—	Forests and woodlands; caves, mines, and buildings for roosting	Possible for foraging, unlikely for roosting.

Source: North Fork Associates, 2007, *Biological Resource Assessment for Sierra Vista Specific Plan Project*

Status Codes:

Federal	FE	Federal Endangered
	FT	Federal Threatened
	FP	Federal Proposed Species
State	CE	California Endangered
	CT	California Threatened
	CR	California Rare (plants only)
	CSC	California Species of Concern
	CFP	California Fully Protected
	*	Rookeries are tracked and of special interest to CDFG
CNPS	List 1B	Rare or Endangered in California
	List 2	R and E in California, more common elsewhere
	1 – Seriously endangered in California	
	2 – Fairly endangered in California	

Definitions for the Potential to Occur:

- **None.** Habitat does not occur.
- **Unlikely.** Some habitat may occur, but disturbance or other activities may restrict or eliminate the possibility of the species occurring. Habitat may be very marginal, or the study area may be outside the range of the species.
- **Possible.** Marginal to suitable habitat occurs, and the study area occurs within the range of the species.
- **Likely.** Good habitat occurs, but the species was not observed during surveys.
- **Occurs:** Species was observed during surveys.

b, c) Curry Creek, a perennial stream, seasonal wetland swales, and seasonal wetlands are located throughout the site. Proposed development could adversely affect Curry Creek and associated riparian vegetation, and could result in fill to federally regulated wetlands. Therefore, the proposed project would result in potentially significant impacts to riparian and vernal pool habitat identified by the California Department of Fish and Game (DFG) or U.S. Fish and Wildlife Service (USFWS) and federally protected wetlands; this impact will be evaluated in the EIR.

A Clean Water Act Section 404 permit application has been submitted to the U.S. Army Corps of Engineers. A separate Environmental Impact Statement under NEPA will be prepared for the proposed project to meet the U.S. Army Corps of Engineers Section 404(b)(1) guidelines with respect to the federal analysis required to analyze the impacts on waters of the United States.

Feasible mitigation measures will be presented and analyzed in the EIR (and the EIS) to reduce these impacts, including agency consultation and compliance with agency permitting requirements. Although impacts to biological resources may be reduced with mitigation, some impacts may remain significant and unavoidable.

d) The perennial drainage and seasonal wetlands and drainages located within the project area are expected to support both aquatic and semi-aquatic species. The aquatic habitat of Curry Creek is expected to support bullfrogs, mosquitofish, and possibly other nonnative warm water fish species. However, no anadromous (migratory) fish or resident cold water fish species are expected to occur in Curry Creek or other drainages of the project area (as indicated in the 2002 West Roseville Specific Plan and Sphere of Influence Amendment Area EIR). Nevertheless, the proposed project could impact resident and migratory bird species and other resident wildlife. Therefore, this impact is considered potentially significant and will be evaluated in the EIR.

e) The Roseville Municipal Code, Title 19, Zoning, contains a section on tree preservation (Article IV). The code protects native oak trees that have a diameter of 6 inches or more at breast height (dbh). A permit is required for any activity that would harm, destroy, kill, or remove a protected tree within a protected zone. The replacement of trees in kind, relocation of trees, revegetation, or an In-Lieu Mitigation fee is required.

Surveys indicate that approximately 90 trees are present on the site, five of which are oak trees regulated by the City's Tree Ordinance. Implementation of the proposed project is expected to result in the removal of trees for development of the land use plan as well as roadway and other infrastructure improvements. Therefore, impacts are considered potentially significant and will be evaluated in the EIR. If trees need to be removed, an In-Lieu Mitigation fee would be paid, or the trees would need to be replaced in kind pursuant to the City's zoning ordinance. It is anticipated that compliance with the Roseville tree preservation policies will reduced the impacts to a less-than-significant level.

f) There are no existing conservation plans. However, Placer County is currently developing the Placer County Conservation Plan (PCCP). Therefore, this impact is considered potentially significant and will be evaluated in the EIR. It is expected that a mitigation plan will be developed for the proposed project which is consistent with, and complements, the proposed PCCP. The EIR will analyze the consistency of the proposed project with the County's proposed PCCP. However, since the PCCP is not approved and may not be approved by the time the proposed project is through environmental review, ultimate consistency with the PCCP may be undeterminable.

V. Cultural Resources

Would the project:

Environmental Issue	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historic resource as defined in Section 15064.5?		**X**		
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?		**X**		
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		**X**		
d) Disturb any human remains, including those interred outside of formal cemeteries?		**X**		

Discussion:

a,b,d) Eleven cultural resources have been identified on the project property—eight sites and three isolates. The eight sites are three refuse deposits (P-31-1255, CA-PLA-1898H, and CA-PLA-1989H), a site with two privies (CA-PLA-1900H), a farmstead with standing structures and associated dispersed material (CA-PLA-1897H), a house and barn foundation (CA-PLA-1988H), a windmill foundation (P-31-2873), and the Western Area Power Administration (WAPA) transmission lines (P-31-3280). The three isolates are farm equipment (P-31-2876), a generator and well pump (P-31-2877), and a burned red brick

fragment (P-31-2878). Each of these sites was evaluated for significance using the criteria for eligibility for inclusion in the National Register of Historic Places (NRHP) and the California Register of Historic Resources (CRHR). None of the 11 cultural resources within the project boundary appears to be eligible for inclusion in the NRHP or CRHR.

Construction activities could result in the discovery of potentially significant cultural resources that could be inadvertently exposed during grading or excavation activities. The City of Roseville's Mitigating Policies and Standards include Construction Standards (Resolution 01-208) to prevent impacts to cultural resources. The proposed project would be constructed in compliance with these standards. The Construction Standards requires a contractor to halt construction if signs of an archaeological site are discovered: "work shall be halted, and the Community Development Department notified. A qualified archaeologist shall be notified, and additional mitigation may be required." Therefore, impacts to these resources are considered potentially significant and will be evaluated in the EIR. It is anticipated that the EIR will identify mitigation measures, if feasible and if needed, to minimize these impacts.

c) With regard to paleontological resources, the sediments on the project site referable to both the Riverbank and Turlock Lake Formations have yielded scientifically significant fossils in the past. Construction activities could result in the discovery of potentially significant paleontological resources that could be inadvertently exposed during grading or excavation activities. Therefore, impacts to paleontological resources are considered potentially significant and will be evaluated in the EIR. It is anticipated that the EIR will identify mitigation measures, if feasible and if needed, to minimize these impacts.

VI. Geology and Soils

Would the project:

Environmental Issue	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
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? (Refer to Division of Mines and Geology Special Publication 42.)			**X**	
ii) Strong seismic groundshaking?			**X**	
iii) Seismic-related ground failure, including liquefaction?			**X**	
iv) Landslides?			**X**	
b) Result in substantial soil erosion or the loss of topsoil?		**X**		
c) Be located in a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?			**X**	

Environmental Issue	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			**X**	
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?				**X**

Discussion:

a) The proposed project would result in construction activities and the placement of fill, buildings, and infrastructure on the project site. Given the location, the proposed project is not expected to expose people or structures to potential substantial adverse effects involving seismic shaking, ground failure, or landslides. This finding is further described below:

i–iii) The project area is in southwestern Placer County. The California Geological Survey (CGS) classifies the South Placer area as a low-severity earthquake zone. No active faults are known to exist within the County. The project area is considered to have low seismic risk with respect to faulting, groundshaking, seismically related ground failure, and liquefaction. The Uniform Building Code (UBC) and California Building Bode (CBC) for seismic safety include standards for roadway improvements and construction. The proposed project would be constructed in compliance with the UBC and CBC, which include seismic standards to protect the public and reduce the risk of roadway damage or collapse. Therefore, these impacts are expected to be less than significant.

iv) Landslides due to slope instability do not typically occur in the project vicinity. The topography is relatively flat. The proposed project construction would comply with the City of Roseville's Design/Construction Standards and Improvement Standards. In the grading sections of these standards, a site-specific geotechnical report and an erosion and sedimentation plan are required to be prepared. In addition, the UBC outlines site development standards for the protection of slopes. The proposed project would minimize the potential of landslides by implementing state and local regulations for grading and slope stabilization. Therefore, the impact is expected to be less than significant.

b) The proposed project includes conversion of undeveloped and agricultural land to a mix of residential, commercial, office, public/quasi-public, open space, and urban reserve uses. and parks. During construction of the proposed project, disturbed areas may be subject to soil erosion. Therefore, this impact is considered potentially significant and will be evaluated in the EIR. It is anticipated that mitigation measures, if needed, will be identified to reduce these impacts to a less-than-significant level. For example, the City has established protocols for construction projects to minimize soil erosion or loss of topsoil. Any exposed soils from the construction phase of the proposed project would need to be covered by landscaping and semi-impervious and/or impervious surfaces, which would minimize soil erosion.

c–d) The proposed project is not located in a sensitive geologic area and the City of Roseville area does not typically experience subsidence. Evaluation of the soils on site indicates that they are capable of supporting residential, commercial and retail structures, industrial buildings and schools, provided that the near-surface soils are properly compacted and engineered fill is placed and compacted during earthwork. The proposed project would comply with the Design/Construction Standards and Improvement Standards to reduce impacts related to soil, including on or offsite landslides, lateral spreading, subsidence, liquefaction, collapse, or expansive soils. Based on these factors, these impacts would be considered less than significant.

e) The proposed project would not require construction of new wastewater disposal systems on the project site; wastewater would be conveyed to the Pleasant Grove Wastewater Treatment Plant. Therefore, no impact is anticipated from the proposed project.

VII. Hazards and Hazardous Materials

Would the project:

Environmental Issue	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?		**X**		
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?		**X**		
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?		**X**		
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?		**X**		
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?		**X**		
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing in the project area?				**X**

Environmental Issue	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?		X		
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?		X		

Discussion:

a, b) Hazardous materials would be used, stored, and transported during both construction and operations of the proposed project. Hazardous materials used during construction could include diesel fuel, paints, solvents, gasoline, motor oil, and grease. For operations, the proposed project includes residential, commercial, office, public/quasi-public, and open space land uses, and parks. Public/quasi-public facilities would include a fire station, a church site, an electric substation, three groundwater wells, a water treatment facility, a recycled water distribution facility, a solid waste recycling site, and four elementary schools, and one middle school. Hazardous materials may be used, stored, and transported in association with the electric substation and water treatment facility. In addition, small to moderate quantities of hazardous materials may also be used by residences and commercial businesses (such as pesticides or cleaning agents), and household hazardous waste may be generated on the site.

Although Best Management Practices (BMPs) would be implemented for construction and operation activities to minimize the risks to the environment and public health, this impact is considered potentially significant and will be evaluated in the EIR. It is anticipated that mitigation measures will be identified, if feasible and if needed, to reduce these impacts to a less-than-significant level.

c) Four elementary schools and one middle school are proposed as a part of this project. In addition, Coyote Ridge Elementary School is within one-quarter mile of the proposed project site. Therefore, hazardous materials will be used during construction of the proposed project within one-quarter mile of an existing school. In addition, land uses which may introduce the use of hazardous materials (i.e., water treatment facility) may be located within one-quarter mile of a proposed school. During operations, WAPA and Sacramento Municipal Utility District have a combined 375-foot-wide easement (WAPA corridor) that generally extends in an east-west direction through the center of the project site. In addition, a 50-foot north-south trending electrical easement runs through the center of the site. These easements contain multiple high-tension power lines and associated towers. California Code of Regulation requires that new school site be located at least 100 feet from the transmission line right-of-way for 50-133 kV lines, 150 feet for 220-230 kV lines, and 350 feet for 500-550 kV lines. These distances are required because the strength of the electromagnetic fields (EMFs) decreases to approximately background levels. Because the existing school is within one-quarter mile of the project site, as would the schools proposed as part of the project, this impact is considered potentially significant and will be evaluated in the EIR. It is anticipated that mitigation

measures will be identified, if feasible and if needed, to reduce these impacts to a less-than-significant level.

d) The site has historically been used for farming and residential uses. Phase I Environmental Site Assessments (ESAs) of the project site indicate that generally there is no evidence of significant contamination on the project site, nor are state or federally listed hazardous materials sites within the project boundaries. The Phase I ESAs identified a few issues of concern: debris piles, soil stains, abandoned wells, old structures on site that might contain asbestos or lead-based paints, and abandoned septic systems. The Phase I ESAs recommended that the structures, debris, and stained soils be removed and properly disposed. Therefore, impacts are considered potentially significant and will be evaluated in the EIR. It is anticipated that mitigation measures will be identified, if feasible and if needed, to reduce these impacts to a less-than-significant level.

e) The proposed project is currently not within an airport land use compatibility plan (ALUCP), and would not result in a safety hazard to the surrounding airports (Sacramento International Airport, Rio Linda Airport, and McClellan). However, it is noted that the project area is within an area subject to overflights associated with McClellan Air Field. The Sacramento Area Council of Governments (SACOG) is currently in the process of updating the ALUCP for McClellan. Therefore, impacts are considered potentially significant and will be evaluated in the EIR. The EIR will address land use and potential noise compatibility impacts associated with the overflights. It is anticipated that mitigation measures will be identified, if feasible and if needed, to reduce these impacts to a less-than-significant level.

f) No private airstrips are within the vicinity of the proposed project. Therefore, no impacts are expected from the proposed project.

g) The proposed project is not expected to interfere with emergency response or evacuation plans. The project would be designed to facilitate emergency traffic. During construction, emergency routes would remain open and emergency response plans would not be affected. Even so, increased traffic from the project could affect the ability of emergency providers to travel to locations where emergencies are occurring, and for that reason this issue will be addressed in the EIR.

h) City of Roseville's wildfire hazard is rated as moderate by the California Department of Forestry and Fire Protection (CDF) Fire and Resource Assessment Program. Wildfire risks to the City of Roseville are generally from grassland fires that spread to urban areas. The project site is comprised largely of grassland. Construction activities could introduce wildland fires through the use of flammable materials or idling equipment on the project site. For operations, although some risk exists that the project site might be susceptible to a wildland fire, the proposed project would not create a use that would intensify this risk. The operations and maintenance plan for the open space areas will identify a mowed strip at least 50 feet wide to reduce brush adjacent to structures. Although project operations are not expected to result in significant impacts, this impact is considered potentially significant based on construction activities, and will be evaluated in the EIR. It is anticipated that mitigation measures will be identified, if feasible and if needed, to reduce these impacts to a less-than-significant level.

VIII. Hydrology and Water Quality

Would the project:

Environmental Issue	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?		X		
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?		X		
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?		X		
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?		X		
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted water?		X		
f) Otherwise substantially degrade water quality?		X		
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?		X		
i) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
j) Inundation by seiche, tsunami, or mudflow?				X

Discussion:

a, f) The proposed project includes conversion of undeveloped and agricultural land to a mix of residential, commercial, office, public/quasi-public, open space, and urban reserve uses, and parks. Construction will require substantial site clearing and grading for building sites and the necessary infrastructure. This disturbance may result in soil erosion, which could increase sediment loads in stormwater runoff. Therefore, this impact is considered potentially significant and will be evaluated in the EIR. As will be discussed in the EIR, the City will comply with the requirements, mitigation measures, and BMPs of the applicable local, state, and federal regulations intended to protect water quality and control the quality and quantity of storm water runoff from construction sites and new developments as summarized below:

- State of California's General Permit for Construction Storm Water Discharges. Stormwater discharges from activities such as grading and stockpiling are regulated under this permit. This would require the City to file a Notice of Intent (NOI) with the Central Valley Regional Water Quality Control Board for construction projects disturbing one acre or more. A Stormwater Pollution Prevention Plan (SWPPP) would be filed as part of the NOI, as required. The SWPPP would address water pollution control measures and outline BMPs such as erosion controls, sediment controls, nonstormwater runoff controls, and waste management controls.

- City's Grading Ordinance and Stormwater Ordinance. These regulations stipulate that appropriate erosion control measures be implemented to reduce sedimentation within any creek systems. The Grading Ordinance requires prompt revegetation of disturbed areas, avoidance of grading activities during wet weather, and avoidance of disturbance within drainageways as well as other erosion and sedimentation control measures. A Grading Plan is required where grading or stockpiling would degrade important natural features (e.g., removal of or damage of native oak trees) or result in the excavation or placement of fill within any channel or tributary that would convey stormwater with a flow of 200 cubic feet per second or more for a 10-year event.

- U.S. EPA stormwater management regulations as enforced by the State Water Resources Control Board. These regulations include requirements under the City's National Pollutant Discharge Elimination System (NPDES) permit (No. CAS000004). Under this permit, the City is required to regulate the entry of pollutants and non-stormwater discharges into the City stormwater conveyance system.

- City's Urban Stormwater Quality Management and Discharge Control Ordinance. This ordinance stipulates that the City will establish requirements identifying BMPs for any activity, operation, or facility that may cause or contribute to pollution or contamination of stormwater, the storm drain system, or waters of the United States. The BMPs are promulgated to control the volume, rate, and potential pollutant load of stormwater runoff from new development projects as may be appropriate to minimize the generation, transport, and discharge of pollutants.

It is anticipated that feasible mitigation measures consistent with established local and state regulations regarding construction and operational discharge requirements will be identified in the EIR to reduce these impacts to less-than-significant levels.

b) The proposed project would result in an increase in the impervious surface area of the site. Increase in impervious surface area can interfere with the ability of water to infiltrate the soil and recharge groundwater sources. In addition, three onsite injection/extraction groundwater wells are proposed as part of the water infrastructure system. These wells would provide the City with an emergency water supply during dry years or during fire flows, and allow for the eventual use of an Aquifer Storage and Recovery Project. Based on these factors, impacts to groundwater supplies and groundwater recharge are considered potentially significant and will be evaluated in the EIR. It is anticipated that feasible mitigation measures, if needed, will be identified in the EIR to reduce these impacts to a less-than-significant level.

c) Construction of the proposed project includes development of previously undeveloped areas, potentially impacting a perennial stream (Curry Creek), seasonal wetland swales and seasonal wetlands (see IV., Biology, (b)). The potential direct impacts to these water resources due to construction activities and the long-term increase in impervious cover on the site would result in alteration of the existing drainage patterns of the site. These alterations could result in substantial erosion both on and off the site. Placement of permanent or temporary fill in waters of the United States is regulated by the U.S. Army Corps of Engineers under Section 404 of the Clean Water Act. The project could result in potential temporary and permanent impacts to non-wetland waters of the United States due to placement of fill and or culverts. Based on these factors, this impact is considered potentially significant and will be evaluated in the EIR. It is anticipated that feasible mitigation measures will be identified in the EIR to reduce these impacts to a less-than-significant level.

d) Project-related construction and operational activities would result in the alteration of the existing drainage pattern of the site, which could substantially increase the amount of stormwater runoff from the site. The proposed project would include onsite detention facilities to mitigate for increases in stormwater peak flow rates, in accordance with the Placer County Stormwater Management Manual. In addition to the detention facilities, the project would participate with the City in construction of a regional retention basin to mitigate increases in stormwater runoff volume.

   At some locations, fill or culverts or both would be placed adjacent to or within waterways (creeks/channels/ditches), and new ditches would be required. Roads, culverts, and ditches would be sized in accordance with City's design guidance and the Placer County Stormwater Management Manual. As described in (h) below, placement of fill within waterways would not be allowed to adversely affect hydraulic flow conditions or create flooding.

   Impacts of the proposed project to potential flooding on site or off site are considered potentially significant and will be evaluated in the EIR. The EIR will include a detailed evaluation of the proposed project's detention/retention requirements, the capacity of downstream offsite drainage facilities and assess the need to upgrade, mitigate, or replace those facilities. It is anticipated that feasible mitigation measure will be identified in the EIR to reduce this impact to a less-than-significant level.

e) Drainage patterns could be affected by development in the vicinity of waterways. The increase in impervious surfaces may introduce new sources of pollutants into the stormwater runoff at the site. Therefore, this impact is considered potentially significant and will be evaluated in the EIR. Impacts from erosion, siltation, and runoff are anticipated to be reduced with compliance with the NPDES permit; the City's Urban Stormwater Quality Management and Discharge Control Ordinance; and implementation of BMPs (see discussion under (a) above).

g) Consistent with the City's policies, no residential structures would be placed within the 100-year floodplain. Therefore, no impacts are anticipated from the proposed project.

h) The proposed project would not place any structures within a 100-year floodplain. The amount of fill and/or culverts that would be placed within the floodplain is expected to be minimal and is not expected to significantly increase the baseline flood elevation. However, placement of detention basins, bridges, and other infrastructure could potentially encroach into the floodplain. Therefore, the impacts from the proposed project are considered potentially significant and will be evaluated in the EIR. The EIR will include a drainage report that will assess potential impacts to floodplains. The EIR will include detailed evaluation of the proposed onsite detention facilities and required mitigation, if there is encroachment into the floodplain. The drainage report(s) would be reviewed and approved by the City. It is anticipated that feasible mitigation measures will be identified in the EIR to reduce these impacts to less-than-significant levels.

i) No people or structures would be exposed to a significant risk of loss, injury, or death as a result of construction under the proposed facilities. No levees or dams are in the project vicinity. Therefore, no impacts are anticipated from the proposed project.

j) No bodies of water are near the project area that could create a seiche or tsunami. Similarly, the proposed project would not be subject to, or create, mudflows, based on soil types and slopes found in the area. Therefore, no impacts are anticipated due to inundation by seiche, tsunami, or mudflow from the proposed project.

IX. Land Use and Planning

Would the project:

Environmental Issue	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?				**X**
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	**X**			
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	**X**			

Discussion:

a) The proposed project area is rural in nature. No established communities are located within the project boundaries. Therefore, the proposed project would not divide any established communities and no impacts from the proposed project are expected.

b) The project site currently has two applicable Placer County land use and zoning designations. The existing designated land uses are Agricultural-80 acre minimum and

Agricultural-20 acre minimum. The existing County zoning designations of the project site are Farm-Building-Site-20 acre minimum and Farm-Building-Site 80 acre minimum.

The proposed project would provide for a mix of land uses within the project site to create a new community with approximately 9,929 residential units and 255 acres of commercial and commercial mixed use areas, along with supporting public/quasi-public, parks, open space, and urban reserve uses. The proposed land uses, distribution, and acreages of the proposed development are listed in Table 1 of the NOP.

Even though the majority of the project site is within the City of Roseville's Sphere of Influence, the proposed project would substantially change the allowable land uses on site from those that are currently allowed under the Placer County General Plan and the Placer County Zoning Ordinance. The EIR will analyze the project's consistency with all applicable plans and policies to determine whether the proposed project has the potential to conflict with any applicable plan or policy. Therefore, the impacts are considered potentially significant and will be evaluated in the EIR.

c) There are no existing habitat conservation plans or natural community conservation plans in the project area. However, Placer County is currently pursuing the Placer County Conservation Plan (PCCP). Although the PCCP is not approved, the EIR will analyze the project for consistency with the goals and policies in the draft PCCP. Consistency with the PCCP may be undeterminable if it is not approved by the time environmental review for the proposed project has ended.

X. Mineral Resources

Would the project:

Environmental Issue	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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?			**X**	
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?			**X**	

Discussion:

a, b) The California Geological Survey inventories and tracks mineral resources and mining activities throughout the state in compliance with the California Surface Mining and Reclamation Act of 1975. While Placer County contains extensive mineral resources (primarily sand, gravel, granite, clay, stone, gold and other heavy metals), none of the permitted extraction sites or known resources are in the area of the proposed project site. Therefore, impacts to mineral resources of the proposed project are expected to be less than significant.

XI. Noise

Would the project result in:

Environmental Issue	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		X		
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?		X		
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?		X		
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?		X		
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	X			
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

Discussion:

a, c) Construction of the proposed project would result in temporary noise from construction equipment. In addition, temporary groundborne vibration or noise may increase from construction events. The project would adhere to the City's Noise Ordinance, which prohibits construction activity from 7 p.m. to 7 a.m. on weekdays and 8 p.m. to 8 a.m. on weekends. Project operations could cause impacts due to incompatibility with respect to noise generation and noise sensitivity. Therefore, this impact is considered potentially significant and will be evaluated in the EIR. Noise modeling will be conducted for the EIR to analyze whether operational noise would exceed noise standards identified in the Noise Element of the City's General Plan, and to determine whether the citywide General Plan Transportation Noise Contours will be affected by the project. It is anticipated that mitigation measures will be identified in the EIR, if feasible and if needed, to minimize these impacts.

b, d) Although the project will comply with the City's noise ordinance, the ordinance does not specify an allowable noise level for construction activity within the allowable time periods. Therefore, even with implementation of the City's noise ordinance, potentially significant noise impacts could occur if construction activities occurred in the vicinity of sensitive noise receptors (i.e., schools and hospitals) during allowed construction hours. Therefore, impacts of the proposed project are considered potentially significant and will be evaluated in the EIR. It is anticipated that mitigation measures, if feasible and if needed, will be

identified to minimize these impacts, and may include preparation of a construction noise abatement program.

e) The proposed project is more than two miles from McClellan airfield. However, there is still a potential that noise from overflights from that facility could impact the project area. Therefore, the impacts of proposed project are considered potentially significant and will be evaluated in the EIR. The EIR will address noise from overflights, including potential impacts to future sensitive noise receptors within the proposed project area.

f) The project is not within or in the vicinity of a private airstrip. Therefore, no impacts from the proposed project are anticipated.

XII. Population and Housing

Would the project:

Environmental Issue	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	**X**			
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?			**X**	
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?			**X**	

Discussion:

a) The proposed project would include development of both residential and commercial uses. The project would also extend existing infrastructure as well as construction of new infrastructure, including roads, sewer, and water supply systems. Based on these factors, the proposed project has the potential to induce substantial population growth either directly or indirectly. Therefore, growth inducement impacts associated with the proposed project are considered potentially significant and will be analyzed in the EIR.

b, c) The site is primarily undeveloped, with the exception of four large-lot single-family residences. The proposed project would not displace a significant number of housing or people, nor would it necessitate the construction of replacement housing elsewhere. Therefore, impacts related to housing or population displacement are considered less than significant.

XIII. Public Services

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:

Environmental Issue	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Fire protection?		X		
b) Police protection?		X		
c) Schools?		X		
d) Parks?		X		
e) Other public facilities?		X		

Discussion:

a–e) The proposed project would result in: (1) the need for new or expanded fire protection services, (2) an increase in police protection and public safety services, (3) the need for new schools, (4) a demand for parks, and (5) a requirement for other infrastructure and public facilities such as an electric substation, water and recycled water storage facilities, and roads. Therefore, these impacts are considered potentially significant and will be evaluated in the EIR. Such services and facilities are proposed as part of the design of the proposed project, and the EIR will evaluate the proposed project's ability to adequately provide these additional public services and facilities. It is anticipated that feasible mitigation measures will be identified, where necessary, to reduce impacts to less-than-significant levels.

XIV. Recreation

Would the project:

Environmental Issue	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that physical deterioration of the facility would occur or be accelerated?		X		
b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?		X		

Discussion:

a, b) The proposed project would provide approximately 9,995 dwelling units generating approximately 25,219 new residents. This will increase the demand for neighborhood and regional recreational facilities. Therefore, these impacts are considered potentially significant and will be evaluated in the EIR. The EIR will include an evaluation of whether the project's proposed park and recreation space complies with the City's General Plan policy requirements. It is anticipated that feasible mitigation measures, if needed, will be identified in the EIR to reduce these impacts to less-than-significant levels.

XV. Transportation/Traffic

Would the project:

Environmental Issue	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume-to-capacity ratio on roads, or congestion at intersections)?	X			
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads and highways?	X			
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d) Substantially increase hazards due to design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
e) Result in inadequate emergency access?			X	
f) Result in inadequate parking capacity?			X	
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?		X		

Discussion:

a, b) The proposed project would increase traffic volumes on City roadways and may increase traffic volumes on other regional roadways, including roadways in Placer County, Sacramento County, Sutter County, and the Cities of Lincoln and Rocklin, as well as State Route 65 and Highway 80. Based on these factors, traffic and transportation impacts from the proposed project are considered potentially significant and will be analyzed in the EIR.

The City's General Plan currently stipulates that the City shall maintain a level of service (LOS) C or better at a minimum of 70 percent of all signalized intersections in the city during the p.m. peak hour. "Levels of service" describe roadway operating conditions and is a qualitative measure of the effect of a number of factors, which include speed and travel time, traffic interruptions, freedom to maneuver, safety, driving comfort and convenience, and operating costs. Levels of service are designated A through F from best to worst, covering the entire range of traffic operations that might occur.

The EIR will include a traffic study that will model traffic conditions with and without the proposed project for the year 2025 to determine project-related LOS impacts within the City as well as areas outside the City. While it is likely that the proposed project would have significant LOS impacts, it is expected that mitigation measures will be identified that

provide improvements to certain intersections and roadways to reduce these impacts while accommodating future projected growth in the City through 2025.

c) The proposed project does not involve aircraft operations nor would it affect air traffic patterns. Therefore, no impacts are anticipated.

d, e) The proposed project roadways and intersection improvements would be in compliance with the City of Roseville's design standards and would avoid design hazards. In addition, the improvements would conform to the City's standards for compatibility with surrounding land uses. Compliance with these standards would also ensure and maintain the existing level of emergency access. Therefore, less-than-significant impacts are anticipated.

f) The proposed project will comply with the City's parking standards and will be designed to meet the City's alternative transportation programs. Therefore, less-than-significant impacts are anticipated.

g) The proposed project will be designed to support bus transit and bus rapid transit on the Watt Avenue corridor. Since SACOG's 2030 Metropolitan Transportation Plan designates Watt Avenue as a future Bus Rapid Transit (BRT) corridor, it is important that development along this corridor be consistent with transit-oriented design. The portion of Watt Avenue through the proposed project should be designed to accommodate BRT facilities. Based on these factors, this impact is considered potentially significant and will be evaluated in the EIR. It is anticipated that mitigation measures will be identified in the EIR to reduce these impacts to a less-than-significant level.

XVI. Utilities and Service Systems

Would the project:

Environmental Issue	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	**X**			
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	**X**			
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	**X**			
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	**X**			

Environmental Issue	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Result in a determination by the wastewater treatment provider which serves the project that it has adequate capacity to serve the project's projected demand in addition of the provider's existing commitments?		X		
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?		X		
g) Comply with federal, state, and local statutes and regulations related to solid waste?		X		

Discussion:

a, e) The proposed project is expected to generate approximately 2.18 million gallons per day of wastewater. Wastewater flows from the proposed project would be conveyed to the Pleasant Grove Wastewater Treatment Plant (PGWWTP), which is owned and operated by the City of Roseville for the benefit of the South Placer Wastewater Authority (SPWA). The proposed project is not currently within the 2005 service area boundary established by the SPWA. As a result, any influent that is proposed for treatment by the project would represent additional required treatment capacity, and could result in effluent discharges that exceed the limitations that have been established for the wastewater treatment plant by the Regional Water Quality Control Board. Therefore, these impacts are considered potentially significant and will be evaluated in the EIR. A technical study will be prepared for the EIR to further analyze wastewater treatment requirements of the proposed project.

b) The proposed project would require the construction of new water and wastewater conveyance facilities. In addition, existing wastewater and water treatment facilities may require expansion based on: (1) additional sewage generated from the proposed project, which would require additional treatment capacity at the Pleasant Grove Wastewater Treatment Plant, and (2) additional water supply demands from the proposed project, which could require additional treatment capacity on the Sacramento River and (or) at San Juan Water District's Treatment Plant. Therefore, this impact is considered potentially significant and will be evaluated in the EIR. Technical studies will be prepared for the EIR to further examine the wastewater treatment requirements as well as water supply options. The EIR will evaluate potential impacts related to the proposed conveyance facilities and expanding existing or constructing additional facilities.

c) The proposed project could require the construction of new storm water drainage facilities as well as an expansion of downstream offsite drainage facilities to accommodate the proposed project improvements. Therefore, this impact is considered potentially significant and will be evaluated in the EIR. The EIR will include detailed evaluation of the proposed onsite facilities and evaluation of the capacity of downstream offsite drainage facilities to assess the need to upgrade, mitigate, or replace those facilities.

d) The proposed project would require approximately 5,500 acre-feet of water per year (AF/yr). Additional surface water supplies, beyond existing entitlements, would be needed to serve the proposed project. Therefore, the impacts of the proposed project are considered potentially significant and will be evaluated in the EIR. The City prepared a

Feasibility Analysis for the proposed project in April 2007, which includes the framework for the project's water supply strategy. These water sources could include:

- Reallocation of water supplies made available through unit water demand factors based on Roseville water meter data;
- A surface water contract entitlement from other water purveyor(s), which could include the San Juan Water District;
- Recycled water supplies for nonpotable use (recycled water for commercial and multi-family landscaping, medians, and parks); and/or
- Potential future delivery from the Sacramento River Reliability Project (Sacramento River Diversion).

Additional technical studies will be prepared for the EIR to further analyze the water supply options. In addition, a Water Supply Assessment will be prepared in conformance with SB 610.

f, g) The proposed project would generate solid waste. The solid waste would be disposed of at the Western Regional Sanitary Landfill (WRSL), located in Placer County, California. Currently, the WRSL is permitted to accept up to 1,900 tons of refuse per day, and the average tonnage received is approximately 889 tons per day over a 7-day period. A technical study will be prepared for the EIR that details solid waste generation estimates from the proposed project. The EIR will evaluate whether the proposed project has the potential to exceed the permitted capacity of the WRSL and address whether the project has the potential to substantially reduce the lifespan of the WRSL. Therefore, the impacts are considered potentially significant and will be evaluated in the EIR. It is anticipated that if the proposed project does result in significant solid waste impacts, mitigation measures will be identified in the EIR to reduce these impacts to a less-than-significant level.

XVII. Mandatory Findings of Significance

Environmental Issue	Potentially Significant	Potentially Significant Unless Mitigation Incorporated	Less Than Significant	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, rare or endangered species , or eliminate important examples of the major periods of California history or prehistory?	**X**			

Environmental Issue	Potentially Significant	Potentially Significant Unless Mitigation Incorporated	Less Than Significant	No Impact
b) Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects).	**X**			
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	**X**			

Discussion:

a) The proposed project consists of urban development in an area that contains seasonal wetlands, creeks, and habitat for special-status species. Based on this information, impacts to biological resources are potentially significant and will be evaluated in the EIR for the proposed project.

b, c) The proposed project may result in cumulative impacts to land use (General Plan policy), agricultural resources, traffic and transportation, noise, air quality, and biological resources. These impacts may be cumulatively considerable and potentially affect the general public and environment. Therefore, the proposed project may be considered potentially significant and would require further analysis in the EIR.

Environmental Determination

In reviewing the site-specific information provided for this project, the City of Roseville has analyzed the potential environmental impacts created by this project and determined that at least one impact is considered to be significant. Therefore, **on the basis of the following initial evaluation,** we find that the proposed project **may** have a significant effect on the environment, and an **Environmental Impact Report** will be required to evaluate the following impacts:

- Aesthetics
- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation/Traffic
- Utilities and Service Systems

Climate change related to greenhouse gas emissions and water supply will be evaluated in the cumulative section of the EIR.

References

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North Fork Associates, 2007. Draft Biological Resource Assessment for Sierra Vista Specific Plan Project, Placer County, California. July 6, 2007.

USFWS (U.S. Fish and Wildlife Service). 2007. Memo 1-1-07-TA-0821 regarding Conservancy fairy shrimp in western Placer County. Sacramento Fish and Wildlife Office.