

APPENDIX A

NOTICE OF PREPARATION

NOTICE OF PREPARATION

Date: July 12, 2010

To: State Clearinghouse
Responsible Agencies
Trustee Agencies
Interested Parties

Subject: Notice of Preparation of a Draft Environmental Impact Report

Project Title: Creekview Specific Plan and Annexation SCH # 2008032017

Lead Agency: City of Roseville Planning, Housing and Redevelopment Department
Kathy Pease, Senior Planner, AICP
311 Vernon Street
Roseville, CA 95678
Telephone: (916) 774-5276
Fax: (916) 774-5129
Email: kpease@roseville.ca.us

Public Scoping Meeting: **August 3, 2010 between 4:00 and 6:00 p.m.** at the
Roseville Civic Center Meeting Room 1, 311 Vernon Street,
Roseville, CA 95678

Summary:

This Notice of Preparation (NOP) has been re-issued to notify interested parties that an Environmental Impact Report (EIR) will be prepared, and to solicit feedback on the scope and content of the analysis in the Creekview Specific Plan (CSP) Environmental Impact Report (EIR). An NOP circulated for this project in March 2008. Due to the economy, the project temporarily suspended processing in 2009. The project is currently resuming processing at this time. There have been some minor modifications to the land use plan since the previous NOP circulated, therefore, the City of Roseville is re-issuing the NOP for the Creekview Specific Plan project.

The changes to the project include some minor adjustments to the residential units, and a change to the project boundaries. Two city-owned areas are no longer part of the project; the 10-acre O'Brien parcel, south of Blue Oaks Boulevard has been annexed into the City, and the 237-acre Reason Farms Panhandle property is no longer proposed as part of the project. A 124-acre portion of the Panhandle was outside the city's sphere of influence, which was proposed as a sphere amendment, is no longer proposed. Therefore, the project boundary has been reduced from 747 acres to 501 acres. The proposed open space has increased by two acres and the areas proposed for residential development remain similar to the original land use plan.

The City of Roseville has determined that a Draft EIR shall be prepared for the 501-acre Creekview Specific Plan currently located within the City's sphere of influence area, north and west of the West Roseville Specific Plan. The Draft EIR will contain a project-level analysis of the proposed development of the Creekview Specific Plan project, including annexation, pre-zoning, and General Plan Amendment, while a 40-acre non-participating property (Harris Property) will be evaluated at a program-level.

The Creekview Specific Plan includes a total of 2,098 dwelling units on approximately 501 acres. Residential units are proposed in three density ranges between 0.5 to greater than 13.0 units per acre. The average density over the residential portion of the project is approximately 8.0 units per net acre. Proposed land uses include a total of 133 acres set aside in permanent open space; 16 acres for dedication to parks; 9 acres of public/quasi-public uses (elementary school, electric substation, well site, and lift station); and 26 acres of mixed use commercial (commercial, office, residential). One non-participating property is located on the southeast corner of the site, adjacent to Blue Oaks Boulevard, referred to as the Harris Property. It is proposed to be designated for urban reserve, and annexed as part of the project.

The Draft EIR will address topics such as aesthetics, land use, biological resources, cultural resources, air quality, geology and soils, hydrology and water quality, noise, public services, utilities, transportation and traffic, and hazardous materials.

The City of Roseville Planning, Housing & Redevelopment Department will be the Lead Agency and will need to know the views of your agency as to the appropriate scope and content of the Draft EIR based on your agency's statutory responsibilities in connection with the proposed project. If you represent an agency, your agency will need to use the Draft EIR when considering relevant permit(s) or other approvals for the project.

Due to the time limits mandated by State law, your response should be sent at the earliest possible date, but no later than close of business **(5:00pm) August 13, 2010**. Please send your response to Kathy Pease, Senior Planner, at the address indicated above. We request the name of a contact person for your agency.

Reference: California Code of Regulations, Title 14 (CEQA Guidelines)
Sections 15082(a), 15103, 15375.

1.0 PROJECT LOCATION

The 501-acre Creekview project area is located immediately west and north of the City's existing boundary, north of the planned extension of Blue Oaks Boulevard and north of the Roseville Energy Park, in unincorporated Placer County. The Project is located approximately six and half miles west of Interstate 80 and State Route (SR) 65 and is approximately two miles west of the Blue Oaks Boulevard interchange on SR 65. Refer to Figure 1 for the project Site and Vicinity Map.

The following is a list of the properties included in the Creekview Specific Plan:

Blue Oaks Property Owners

017-101-007	Phillip Road Land, LLC
017-101-013	BD Properties, LLC
017-101-009	Phillips Road 160 Investors
017-101-012	Chi Partnership
017-101-014	Chuang

Non-Participating Property

017-101-015	Harris
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2.0 REGULATORY GUIDANCE

This document provides notification that an EIR will be prepared for the Creekview Specific Plan and related entitlements. 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 when a fair argument can be made based upon substantial evidence in light of the whole record the proposed project may have a significant effect on the environment.

Declaration

The City of Roseville Planning & Redevelopment Department has determined that the project may have a significant effect on the environment and therefore requires the preparation of an EIR. The determination is based upon the following findings:

- The project may degrade environmental quality, substantially reduce habitat, cause a wildlife population to drop below self-sustaining levels, reduce the number or restrict the range of special-status species, or eliminate important examples of California history or pre-history and/or;
- The project has the potential to achieve short term environmental goals, to the disadvantage of long-term environmental goals, and/or;
- The project may have impacts that are individually limited, but cumulatively considerable, and/or
- The project may have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly, and/or
- Evidence exists that the project will have a negative or adverse effect on the environment

Lead Agency

Pursuant to CEQA Guidelines Section 15050, the City of Roseville is the lead agency responsible for preparing the Draft EIR for the Creekview Specific Plan. The Lead Agency is the public agency that has the principal responsibility for carrying out or approving a proposed project. CEQA Guidelines Section 15051 provides that if a project would be carried out by a non-governmental person or entity, then the Lead Agency shall be the public agency with the greatest responsibility for supervising or approving the project as a whole.

3.0 PUBLIC SCOPING MEETING

The City of Roseville will hold a Public Scoping Meeting in connection with the proposed project. The Scoping Meeting will be held to receive comments from the public and other interested parties and agencies regarding the issues that should be addressed in the Draft EIR. The Scoping Meeting will be held between 4:00 pm and 6:00 pm on August 3, 2010 in the Civic Center meeting room located in the Roseville Civic Center at 311 Vernon Street in Roseville, California.

4.0 PROJECT DESCRIPTION

The Creekview Specific Plan (CSP) proposes to provide comprehensive planning for the 501-acre CSP project area. The CSP will address all aspects of future development within the CSP project site including a specific plan, design guidelines, General Plan Amendment, and land use, circulation, resource management, infrastructure, public services, and implementation.

Project Site Setting

The project site is undeveloped and contains nonnative, annual grasslands. The main branch of Pleasant Grove Creek flows generally from southeast to the northwest across the property and an unnamed tributary referred to as University Creek of Pleasant Grove Creek is located in the northern portion of the site. Native oaks are present along Pleasant Grove Creek and its tributaries. Wetland areas (vernal pool complexes, drainage swales, stream corridors) are dispersed throughout the site, with the greatest concentration located in the north. A fire occurred on the site in July 2007.

The project site has historically been used for agricultural or grazing activities. The topography is relatively flat with areas of rolling terrain and elevations ranging between 75 feet and 100 feet above mean sea level (Wallace-Kuhl & Associates 2007). The *Placer County General Plan* currently designates the site as Agriculture/Timberland 80-acre minimum. The California Department of Conservation classifies the site as Farmland of Local Importance and Other Land.

As shown on Figure 1 and in Table 1, the CSP includes 2,098 dwelling units on approximately 501 acres. The project would provide housing for a residential population of approximately 5,329 residents.

**TABLE 1
CREEKVIEW SPECIFIC PLAN
LAND USE SUMMARY**

Zoning	Land Use	Acres	Units
Residential			
LDR 4.0 – 6.9 du/ac	Low Density Residential	172.6	999
MDR 7.0-12.9 du/ac	Medium Density Residential	43.1	441
HDR 13+ du/ac	High Density Residential	23.1	578
<i>subtotal</i>		238.8	2,018
Commercial			
CMU	Commercial Mixed Use	27.4	80
<i>subtotal</i>		27.4	80
Parks and Open Space			
OS	Open Space	133.3	
PR	Parks and Recreation	15.9	
<i>subtotal</i>		149.2	0
Urban Reserve			
UR	Urban Reserve – Harris	39.9	
<i>subtotal</i>		39.9	0
Public/Quasi-Public			
P/QP	Elementary School	7.0	
P/QP	Electric Substation, Well Site, Lift Station	2.5	
ROW	Right of Way – Collectors & Arterials	36.5	
<i>subtotal</i>		46.0	0
TOTAL		501.3	2,098

The following describes the potential land uses:

Residential

The CSP proposes 2,098 residential units on approximately 238 acres. The average proposed density of all land designated for residential uses is 8.8 units per net acre. Residential units are proposed in three density ranges consistent with the residential density ranges in the Roseville General Plan.

Medium and high density residential uses are proposed in areas of greater intensity within the CSP project area (i.e. near arterials, proposed public transportation routes and the commercial area). Lower density residential uses are proposed adjacent to open space areas and north of Pleasant Grove Creek.

Of the total number of dwelling units, ten percent are planned to meet affordability criteria for low or middle-income households, as set forth in the City's General Plan.

Affordable units would be designated within single-family residential neighborhoods and multi-family residential sites.

Commercial Mixed Use

The CSP includes one site designated for Commercial Mixed Use (CMU) totaling approximately 27 acres. This area is designed to provide neighborhood services such as commercial, office, church, gym and day care uses. This parcel has a residential allocation of 80 residential uses (i.e. lofts, condominiums, etc.).

Parks and Open Space

Approximately 149 acres are proposed to be dedicated to parks and open space. Four sites totaling 16 acres are designated for neighborhood parks. Parks would range from 1.5 to 8 acres in size and are planned in locations adjacent to open space, where possible, and to serve residential neighborhoods. The largest park site is 8 acres and is planned adjacent to the elementary school site for joint-use opportunities. The park sites would include passive and active recreation facilities and opportunities.

Approximately 133 acres are planned for permanent open space in two prominent areas, one along Pleasant Grove Creek (Parcels 53 and 54) that traverses the site from east to west, and approximately 85 acres are within the open space preserve (Parcels 50, 51, 52) on the northern boundary of the site. The open space areas are intended to serve a variety of functions including providing floodwater conveyance, aesthetic amenities, recreational facilities (trails) and habitat preservation (seasonal wetlands, vernal pool complexes, oak woodlands). In many locations, a 50-foot easement would be provided immediately adjacent to the edge of preserve area to accommodate a dedicated Class I pedestrian pathway to be shared with a vehicle maintenance road for underground utilities and/or maintenance activities. In addition, open space areas could accommodate utility lines and provide the conduit for drainage and stormwater facilities.

Public/Quasi-Public

The CSP is served by two school districts: Roseville Joint Union High School District (grades 9-12) and the Roseville City School District (grades K-8). Residential development within the CSP would generate students and the demand for new school facilities.

As shown on Figure 1, the CSP Project area includes one seven-acre elementary school north of Pleasant Grove Creek and west of Westbrook Boulevard. It is intended to house a two-story elementary school. This would be the first urban-type school proposed in the Roseville City School District.

Middle school and high school students would attend the Barbara Chilton Middle School located off of Bob Doyle Drive and the City's sixth High School site planned southeast of the project on Hayden Parkway.

Other PQ/P parcels would include an electric substation, a sewer lift station, and a ground water well site.

Urban Reserve

Approximately 39.9 acres are designated for Urban Reserve. The Urban Reserve designation is applied to lands that are anticipated to receive urban land use entitlements, but are constrained on an interim basis. Assessor's Parcel Number (APN) 017-100-032, the Harris Property, located in the southeast corner of the CSP, is designated Urban Reserve. This property is proposed for annexation to the City as part of the CSP and would be planned in the future, if the property owner decides to develop. At this point in time, the property is not participating in the specific plan process.

Circulation

The circulation system in the CSP is composed of a pedestrian/bikeway network, a hierarchy of roadways, and a public transportation system. The roadway system would consist of the extension of two arterial roadways -- Blue Oaks Boulevard and Westbrook Boulevard. The project would be responsible for providing right of way for and constructing a portion of Blue Oaks Boulevard from Westpark Drive west to Westbrook Boulevard and the full section of Blue Oaks Boulevard west of Westbrook Boulevard to the western edge of the CSP.

Westbrook Boulevard would be extended northerly from its terminus at Blue Oaks Boulevard, across Pleasant Grove Creek, to the northern boundary of the CSP. Westbrook Boulevard would cross Pleasant Grove Creek at a roadway bridge near the center of the CSP.

Proposed internal roadways, such as Parkway One and Nobo Drive would provide east-west connections internal to the CSP and east to Fiddymont Farm (West Roseville Specific Plan). Parkway One is proposed as a limited-access collector roadway located north of Pleasant Grove Creek. An internal network of residential roadways would connect to collectors and arterials.

Signals are planned at the following locations:

- Westbrook Boulevard/Blue Oaks Boulevard
- Westbrook Boulevard/Nobo Drive
- Blue Oaks Boulevard/Westpark Drive
- Blue Oaks Boulevard/Roseville Energy Park (on Blue Oaks Boulevard – equi-distant from Westbrook Boulevard and Westpark Drive)

The CSP would provide a pedestrian/bikeway network consisting of on-street bike lanes along the major roadways and off-street bikeways within the open space corridors. Connections to the City's existing bike trail system (to the east of the CSP) would be made along Pleasant Grove Creek and in the northern open space preserve as well as along Blue Oaks Boulevard. Two pedestrian bridge crossings of Pleasant Grove Creek are planned east and west of Westbrook Boulevard to facilitate pedestrian connections.

Bus rapid transit facilities will be included on Westbrook Boulevard within the CSP. It is proposed that the Roseville Urban Shuttle (RUSH) and Roseville Area Dial-a-Ride (RADAR) be expanded to the CSP project as demand for these services occurs.

Public Utilities and Services

The CSP provides for a variety of public facilities and services, including water, wastewater, recycled water, storm drainage and flood control, police and fire, solid waste, electrical service, schools and parks. Each of these is described briefly, below.

Potable Water

Potable water supply would be provided to the CSP project area by the City of Roseville's surface water supply. Water would be delivered via the City's existing water backbone system along Blue Oaks Boulevard and would be distributed within the plan area via a distribution network.

The proposed water system would be laid out in a looped system following major arterial and collector street alignments for a transmission main grid consisting of 12-inch and 24-inch diameter mains. A site 0.5-acre site is identified in the southeast corner of the plan area for a groundwater well. This site may be utilized for a groundwater well, if needed as a backup water supply to meet water demand needs during drought conditions when surface water supplies are cut-back. Peak demand volumes would be stored in water storage tanks located south of the Pleasant Grove Wastewater Treatment Plant (PGWWTP).

Wastewater

Sanitary sewer service would be provided to the CSP by the City of Roseville. The treatment facility for CSP effluent is the PGWWTP located approximately one-half mile south of the plan area. Wastewater flows from the CSP would be directed to the PGWWTP by a network of pipes installed within street rights of way or easements.

The proposed sewer design utilizes gravity lines and force mains. The site's topography, and the need for the system to connect to the existing system at Blue Oaks Boulevard and Westbrook Boulevard requires the installation of a small sewer lift station. The lift station is proposed for a 0.4 acre (net) site on Parcel 43. All sewer improvements would be consistent with the South Placer Regional Wastewater and Recycled Water Systems Evaluation.

Recycled Water

The CSP proposes to use recycled water for non-potable uses in the CSP project area. Recycled water (tertiary treated) from the PGWWTP would be used for landscape irrigation in various uses in the plan area. An offsite recycled water storage tank north of the Pleasant Grove Wastewater Treatment Plant would be analyzed to provide storage needs.

Storm Drainage and Flood Control

The CSP is located within the Pleasant Grove Creek watershed which is located within the larger Natomas Cross Canal watershed of Placer County and southeastern Sutter County. The main branch of Pleasant Grove Creek as well as two tributary drainages are within the CSP. The main branch of the creek transects the site diagonally through Open Space Parcels 53 and 54. A tributary of Pleasant Grove Creek known as University Creek is located in the northern portion of the site.

Immediately downstream of the CSP, on the City's Reason Farms Panhandle property, the main channel of Pleasant Grove Creek narrows abruptly. This constriction is manmade as a result of past farming practices, and creates a bottleneck in the conveyance of floodwaters. As a result, water surface elevations are higher on portions of the project site than they were in historic times, thereby influencing flooding conditions on the CSP.

As part of the project, a bypass channel will be constructed. The bypass is planned south and parallel to the existing alignment of Pleasant Grove Creek. The bypass will be contained within the specific plan open space corridor and will continue west and off-site onto and through a portion of the Reason Farms Panhandle property. Within the CSP open space corridor, the bypass channel will begin at a point east of the Westbrook Boulevard crossing of Pleasant Grove Creek, and extend approximately 5,700 feet downstream to a location where it will rejoin the creek. With the completion of this improvement, the bottleneck will be effectively removed, enhancing the conveyance of flood waters within Pleasant Grove Creek and reducing the effects of the flooding conditions on the CSP site. Construction of the bypass channel within CSP could entail the following types of construction activities:

- Excavation of soil for the regional flood control project and the creation of a bypass channel extended onto CSP;
- Hauling of excavated soil;
- Short and long-term stockpiling of excavated soil;
- Placement and compaction of soil;
- Construction of an inlet weir structure to allow regulation of floodwaters conveyed within bypass channel.
- Construction of an outfall structure and energy dissipater to minimize the energy of the flow back into the existing creek.

Peak stormwater flows and hydro-modification considerations from the CSP will be addressed within the CSP plan area.

Development of the regional retention basin is being undertaken as a separate project approved by the City of Roseville. The CSP will likely include revisions to the environmental analysis previously prepared for the Regional Flood Control Project (City of Roseville Retention Basin Project, Final EIR 2003). The retention basin was sized to accommodate stormwater flows from the CSP; however, construction of the retention facility is not contingent on the approval or development of the CSP. The CSP applicant/developers will participate in the City of Roseville regional drainage fee program for the future construction of the Reason Farms retention basin that will mitigate the project's stormwater volume runoff.

CSP onsite drainage improvements consist of a combination of conventional subsurface and surface drainage systems including re-channelization of minor tributaries, construction of pipe conveyance systems and construction of culverts and bridges over Pleasant Grove Creek crossings.

The CSP drainage system would include water quality Best Management Practices (BMPs) to reduce the types and amounts of pollutants that could be carried in stormwater runoff. These features could include storm water management design features such as detention basins, grassy swales and vegetated channels, as well as other low impact development (LID) techniques designed into the fabric of the community to minimize impacts of stormwater.

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

Police and Fire Services

The Roseville Police Department (RPD) would provide police services. The RPD provides all operations and patrols from its central station located on Junction Boulevard approximately seven miles from the project site.

The Roseville Fire Department (RFD) would provide fire protection, fire suppression, emergency medical service and hazardous materials management services to the CSP project area. The project site would be served by Fire Station #9 planned at 2451 Hayden Parkway, south of Blue Oaks Boulevard.

Solid Waste

The Roseville Environmental Utilities Department would provide solid waste collection and disposal services to the CSP project area. A solid waste recycling area is planned with the CSP Parcel C-42. Residents would be able to drive into the recycling area to off-load recyclable materials.

Electrical Service

The CSP is within the service area of Pacific Gas & Electric (PG&E) for electric service. If annexed, it is proposed that Roseville Electric would provide electric service to the CSP project area. Electricity would be supplied to the site through existing facilities and/or proposed facilities. Electricity would be provided in part from the Roseville Energy Park, located immediately south of the CSP and south of Blue Oaks Boulevard. The Roseville Energy Park is a City-operated natural gas generating power facility.

A 1.5-acre (net) electric substation is proposed north of Pleasant Grove Creek and west of Westbrook Boulevard. Sixty kilovolt (60kv) overhead transmission lines would loop through the CSP extending westerly on the north side of Blue Oaks Boulevard and from Blue Oaks Boulevard north through the Pleasant Grove Creek open space to the electric substation on the east side of Westbrook Boulevard. Underground electric distribution would be extended to individual projects in conjunction with roadway improvements.

Street Lighting

Street lighting would be provided along all roadways in the CSP project area, at intervals in accordance with City standards.

Natural Gas

Natural gas would be provided by Pacific Gas and Electric (PG&E) Company. PG&E's existing facilities in Blue Oaks Boulevard would be extended to serve the site.

Biological Resources

Wetlands

A variety of wetlands are located on the CSP project area including vernal pool complexes, drainage swales and stream corridors, summarized in Table 2. A total of 33.84 acres of wetlands have been identified on the site. The greatest concentration of resources is located in the northern portion of the site. The CSP would avoid some vernal pools and other wetlands; however, the proposed development would result in the need to fill a portion of the wetlands and, thus, would require a permit issued by the U.S. Army Corps of Engineers pursuant to Section 404 of the Clean Water Act. It is anticipated that approximately 47 percent of the wetlands would be preserved onsite and the project would include habitat and resource preservation offsite.

Table 2
Wetland Resource Avoidance and Impacts

	Existing	Avoided	Direct Impact	Indirect Impact
Ephemeral Stream	0.08	0.00	0.08	0.00
Perennial Stream	5.48	5.48	0.00	0.00
Intermittent Stream	1.77	1.77	0.00	0.00
Seasonal Marsh	2.82	0.00	2.82	0.00
Seasonal Wetland	7.43	1.67	4.62	1.14
Vernal Pool	1.75	0.32	1.30	0.13
Wetland Swale	14.51	6.74	5.27	2.50
Total Acreage	33.84	15.98	14.09	3.77

Oak Woodlands

Land uses in the CSP have been configured to retain a majority of the existing oak woodlands in permanent open space along Pleasant Grove Creek and in the open space area on the northern edge of the plan area. Most of the oak trees on the site are located along Pleasant Grove Creek. A fire in July 2007 affected the oak woodlands. Some tree removal may be necessary to accommodate roadways, bridge crossings of Pleasant Grove Creek and trail corridors. Removal of native oak trees would be subject to the City's Tree Preservation requirements set forth in Chapter 19.66 of the Roseville Zoning Ordinance. The CSP would include locations for onsite tree mitigation within the Pleasant Grove Creek open space corridor.

5.0 SUMMARY OF ALTERNATIVES TO BE CONSIDERED IN THE EIR

Alternative 1 – No Project/No Build Alternative

Under the No Project/No Build Alternative, no development would occur onsite and no bypass channel offsite infrastructure would be constructed.

Alternative 2 – The Reduced Density/Same Footprint Alternative

Alternative 2 would reduce the amount of residential units by approximately 30 percent and reduce commercial/mixed use development by 30 percent with the same overall project footprint. The Alternative is intended to reduce impacts associated with building intensity and traffic and air quality impacts in comparison with the proposed project. For example, instead of the proposed 2,098 residential units, the 30 percent reduction would result in 630 fewer units or 1,469 units total. The same reduction would be applied to commercial and mixed use square footage.

Alternative 3 – The High Density/Compact Development Alternative

Alternative 3 would have the same number of residential units, the same commercial and mixed use square footage as the proposed project, but a 30 percent reduced development footprint overall. That is, the buildings would be closer together and/or be built in multiple stories, the housing density would increase, and the commercial/mixed use/office floor area ratios would increase. This alternative would accommodate the same number of residents and the same amount of commercial square footage, preserve more open space, and may result in an overall decrease in associated infrastructure (e.g., fewer roadways, fewer streetlights, and less water for landscaping). In order to keep the residential unit count constant, the number of high density residential units would increase. The single family detached/low density and medium density units would decrease. Overall, this option leads to an increased housing density in the proposed development but with an overall smaller project footprint. The purpose of this alternative is to reduce impacts to on-site biological resources.

6.0 PROBABLY ENVIRONMENTAL EFFECTS AND SCOPE OF THE EIR

Potential environmental impacts resulting from the proposed CSP will be evaluated in the Draft EIR. CEQA Guidelines Section 15021 establishes a duty for public agencies to avoid or minimize environmental damage, where feasible, and stipulates that a public agency:

- Is required to give major consideration to preventing environmental damage when regulating public or private activities;
- Should not approve a project as proposed if there are feasible alternatives or mitigation measures available that would substantially lessen any significant effects that the project would have on the environment;
- May consider specific economic, environmental, legal, social, and technological factors when determining whether changes in a project are feasible; and
- Has an obligation to balance a variety of public objectives, including economic, environmental, and social factors.

As discussed previously, the Draft EIR will address the anticipated environmental impacts on a project-specific level for the CSP and construction and operation of the CSP. The EIR will address the anticipated environmental impacts at a program-level for Urban Reserve area. At this time, it is anticipated that the EIR will address impacts associated with the CSP project in the following issue areas:

- Aesthetics;
- Agricultural Resources;

- Air quality impacts associated with construction, operation, and transportation sources (NOX, ROG, CO, PM10);
- Climate Change/Green House Gas Impacts
- Biological resource impacts to habitat and sensitive species;
- Cultural and paleontological resource impacts;
- Hazards and Hazardous Materials;
- Hydrology and Water Quality;
- Land Use;
- Noise impacts;
- Growth inducing impacts;
- Public Services;
- Recreation;
- Traffic and transportation impacts; and
- Utilities and Service Systems
- Growth Inducement

7.0 PROJECT APPROVALS

The anticipated project approvals include ancillary entitlements necessary to implement the proposed project. In areas where a program-level evaluation rather than a project-level evaluation is conducted, it will be noted where additional environmental review could be required to adequately evaluate the impacts on a project-specific basis. Refer to Table 3 for a list of the specific local, state, and federal entitlements that must be granted prior to approval and/or implementation of the CSP and annexation.

**TABLE 3
LIST OF ENTITLEMENTS AND RESPONSIBLE AGENCY**

ENTITLEMENT/APPROVAL	RESPONSIBLE AGENCY
Adoption of the Creekview Specific Plan and Design Guidelines	City of Roseville City Council
Request for Annexation	City of Roseville City Council
General Plan Amendment	City of Roseville City Council
Pre-Zoning/Zoning Amendment	City of Roseville City Council
Certification of the CEQA EIR	City of Roseville City Council
Adoption of the Mitigation Monitoring and Reporting Plan	City of Roseville City Council
Annexation	Placer County Local Agency Formation Commission (LAFCO)
Approval of Large-lot Tentative Subdivision Map	City of Roseville
Approval of Development Agreements	City of Roseville
Approval of National Environmental Policy Act document	Army Corps of Engineers
Section 404 Individual Permit	Army Corps of Engineers
Section 7 Consultation	United States Fish and Wildlife Service and National Marine Fisheries Service
Section 401 Water Quality Certification	Regional Water Quality Control Board – Central Valley Region
Master Reclamation Permit for Recycled Water	State Water Resources Control Board
Section 402 National Pollutant Discharge	Regional Water Quality Control Board –

Elimination System Permit Approval	Central Valley Region
Streambed Alteration Agreement	California Department of Fish and Game

8.0 PUBLIC SCOPING MEETING

The City of Roseville will hold a Public Scoping Meeting in connection with the proposed project. The Scoping Meeting will be held to receive comments from the public and other interested parties and agencies regarding the issues that should be addressed in the Draft EIR. The Scoping Meeting will be held between 4:00pm and 6:00pm on August 3, 2010 in the Civic Center meeting room located in the Roseville Civic Center at 311 Vernon Street in Roseville, California.

9.0 NOP COMMENTS

Written comments regarding this Notice of Preparation shall be submitted no later than 30 days from July 13 (the date this notice was first posted). Thus comments shall be submitted no later than August 13, 2010.

Written comments concerning the NOP for the proposed Creekview Specific Plan and Annexation project should be directed to:

Kathy Pease, Senior Planner AICP
City of Roseville Planning & Redevelopment
311 Vernon Street
Roseville, CA 95678
kpease@roseville.ca.us
(916) 774-5129

Written comments on the scope of the EIR will be accepted by the City of Roseville through **August 13, 2010, at 5:00pm.**