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## **5.0 OTHER PROJECT-RELATED COMPONENTS**

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### **5.1 INTRODUCTION**

This section addresses components of the Proposed Project that are not part of the Hewlett-Packard Master Plan, specifically the extension of Woodcreek Oaks Boulevard and a change to the City's level of service policy for roadways and intersections.

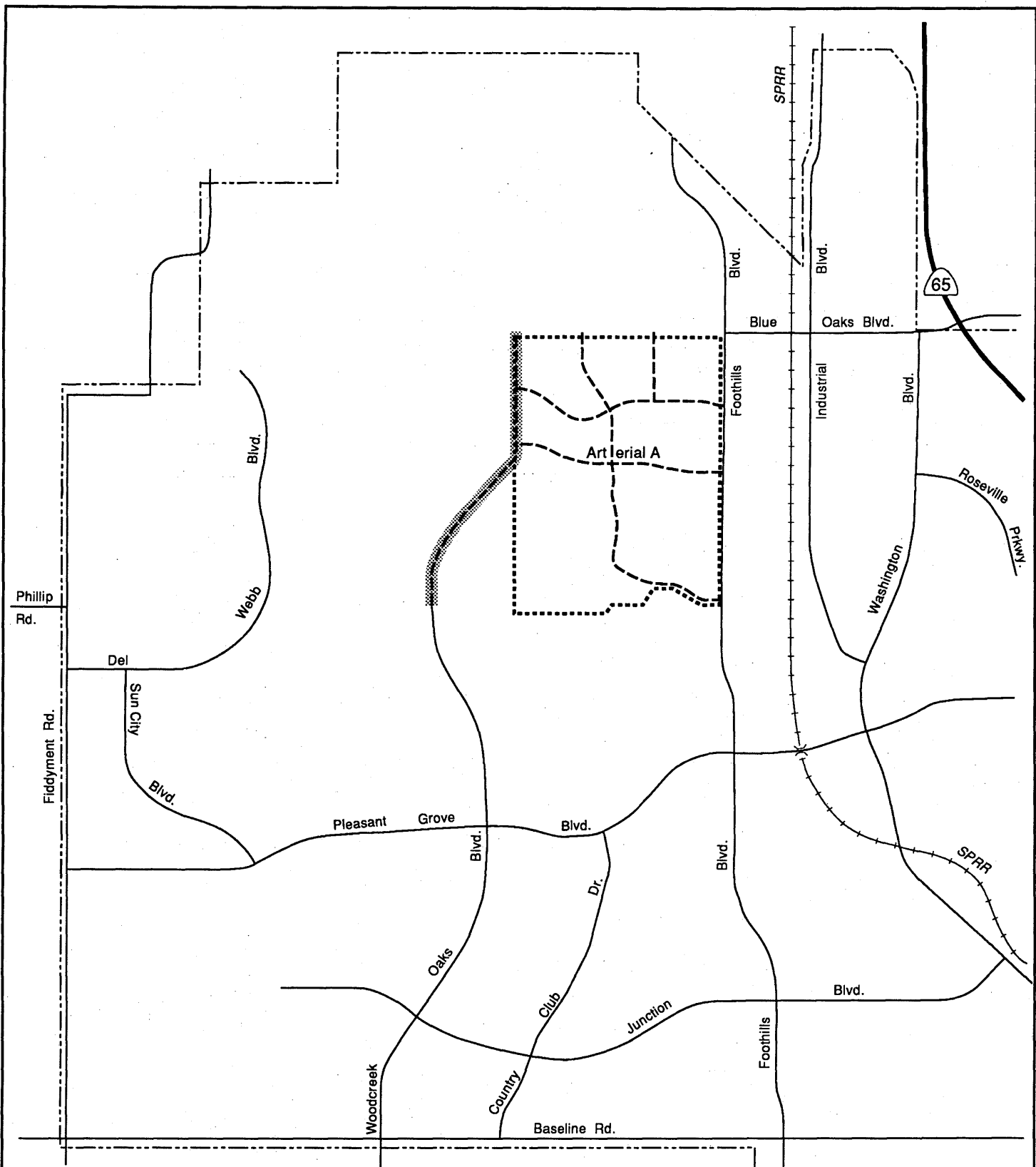
### **5.2 WOODCREEK OAKS EXTENSION**

Large development projects often require the extension and expansion of local infrastructure, including roads, water lines, sewer lines and other utilities. Often local infrastructure has been planned with adequate capacity to accommodate a project. If capacity is available, and the infrastructure is located adjacent to the project site, the only required improvements may be connections to existing roads and utilities, and the development of infrastructure within the project site itself. For example, a water line exists along Foothills Boulevard, and is adequately sized to serve the project and surrounding development, so the Proposed Project can be connected to this line without off-site extensions. Several infrastructure components will be extended, including Blue Oaks Boulevard and some water and sewer lines. These improvements are on or adjacent to the project area. One off-site component of infrastructure that will be extended to the project site is Woodcreek Oaks Boulevard. This extension and the potential effects on the environment are described below. The analysis of environmental effects is limited to construction activities. Because the Woodcreek Oaks extension is assumed in the traffic analysis (see Section 4.9), its operation is subsumed in the technical analysis found in Chapter 4.

#### **Proposed Improvements**

Woodcreek Oaks Boulevard is a four-lane arterial that runs from Baseline Road to north of Pleasant Grove Boulevard. The City's planning documents assume that it will be extended beyond Pleasant Grove Creek to the north, but do not indicate a particular alignment. Under the Proposed Project, Woodcreek Oaks Boulevard would be extended from its present terminus to the Proposed Project (see Figure 5-1). The extension would connect to Arterial A just inside the Proposed Project's western boundary. Woodcreek Oaks Boulevard would then continue north to the Blue Oaks Boulevard extension. The portion of Woodcreek Oaks Boulevard that would be within the Proposed Project would remain open to public use.

The corridor containing the proposed extension of Woodcreek Oaks Boulevard would have a 76-foot right-of-way and 35-foot landscaped corridors on each side of the right-of-way. The extension would be approximately 2,850 feet long. Total area would be 9.6 acres. The extension would cross the South Branch of Pleasant Grove Creek.



**Figure 5-1**  
**Woodcreek Oaks**  
**Extension**

- Hewlett-Packard Master Plan Area
- Roseville City Limits
- Existing and Approved Roads
- Proposed Roads
- ▨ Proposed Woodcreek Oaks Extension

0 1/4 1/2  
 Scale In Miles

N

95190 Base

SOURCE: Wade Associates, *North Roseville Specific Plan Draft*, November 10, 1994;  
 EIP Associates, February 1996.

**Potential Effects**

The proposed extension of Woodcreek Oaks Boulevard would have several direct effects on the environment, due to its construction and the removal of 9.6 acres from its present use. These effects are described below, along with appropriate mitigation, where available. Several issue areas would be unaffected by the proposed expansion, including population, employment and housing, cultural resources, visual resources, hazardous materials, and public services and utilities. Other impacts that would not occur simply as a result of the proposed extension include interference with groundwater recharge and supply, and impacts resulting from operation of project components, such as noise from stationary sources and ongoing use of hazardous materials.

**IMPACT 5-1**

**Loss of open space**

Applicable City Policies and Regulations:

None

Action Proposed by Applicant:

None

Significance:

*Less than significant*

Additional Mitigation:

None required

Residual Significance:

*Less than significant*

The loss of 9.6 acres of open space would not be significant. The area in which the extension would be constructed is designated Urban Reserve south of the South Branch of Pleasant Grove Creek, and Light Industrial north of the Creek. The extension would be considered compatible with both of these designations, as well as the existing use, which is grazing land.

**IMPACT 5-2**

**Construction on unstable soils**

Applicable City Policies and Regulations:

General Plan Policies SA-1 through SA-4

Action Proposed by Applicant:

None

Significance:

Significant

Additional Mitigation:

Mitigation Measure 5-2 (Implement Mitigation Measure 4.3-2)

Residual Significance:

*Less than significant*

The extension would be built in an area of potential seismic activity and on soils with slow permeability, low strength and high shrink-swell potential. Seismic events and/or failure of the soil to support the roadway could result in damage to the road and associated hazards. Use of appropriate construction techniques would reduce any impacts associated with these soils constraints to a less-than-significant level.

**IMPACT 5-3**

**Loss of mineral resources**

Applicable City Policies and Regulations:  
Action Proposed by Applicant:

None  
None

Significance:

*Less than significant*

Additional Mitigation:

None required

Residual Significance:

*Less than significant*

The proposed extension is classified as an area of no known mineral resources. Even if valuable mineral resources were located in the project area, the roadway would cover such a small portion that the impact would be considered less than significant.

**IMPACT 5-4**

**Obstruction of flood flows**

Applicable City Policies and Regulations:  
Action Proposed by Applicant:

General Plan Policies SB-1, SB-2, SB-4, SB-5  
None

Significance:

*Less than significant*

Additional Mitigation:

None required

Residual Significance:

*Less than significant*

The proposed extension would cross the 100-year floodplain and the South Branch of Pleasant Grove Creek. A span bridge would be constructed at or above the 100-year flood plain. Construction of the bridge would require permits from the Corps and Department of Fish and Game. Compliance with these permits would reduce the impact to a less-than-significant level and would be designed to ensure that it does not obstruct flood flows.

**IMPACT 5-5****Increased stormwater runoff resulting in higher flood flows and water quality degradation**

Applicable City Policies and Regulations:  
Action Proposed by Applicant:

General Plan Policies OC-1, OC-2, OC-3  
None

Significance:

*Significant*

Additional Mitigation:

Mitigation Measure 5-6 (Implement Mitigation Measures 4.4-4(a) and (b) and 4.4-5(a) and (b)).

Residual Significance:

*Less than significant*

The proposed extension would create a new impervious surface, so stormwater runoff would increase. However, the amount of runoff from the roadway would be relatively small, and drainage facilities would be constructed as part of the extension. Runoff from roadways generally contains urban pollutants, such as petroleum products, so it can reduce water quality. Construction activities can also degrade water quality if soil erosion is allowed to occur. These effects would be mitigated to a less-than-significant level by implementation of a soil erosion control plan, compliance with City General Plan policies, and State and other applicable permits, all of which would require the use of Best Management Practices.

**IMPACT 5-6****Potential loss of biological resources**

Applicable City Policies and Regulations:  
Action Proposed by Applicant:

General Plan Policies LG-9, OB-1, OB-7, OB-11; Roseville Tree Preservation Ordinance  
Comply with Section 404 and Section 1603 permits.

Significance:

*Significant*

Additional Mitigation:

Mitigation Measure 5-7 (Implement Mitigation Measures 4.5-4, 4.5-5, and 4.5-7)

Residual Significance:

*Potentially Significant*

The proposed extension would result in the loss of approximately 9.6 acres of several biological habitats, including grassland, oak woodland and riparian. Of this, approximately 5 acres would be oak woodland. This amount is not great enough to be significant. However, the loss of oak trees of greater than 6" dbh would be a significant impact. Compliance with the Roseville Tree Ordinance would reduce this impact to a less-than-significant level.

Depending on the exact alignment of the proposed extension, vernal pools, seasonal wetlands and/or other jurisdictional wetlands could be damaged or lost during construction. If over an acre of such wetlands would be disturbed, authorization from the Army Corps of Engineers under the Clean Water Act would be required. Compliance with the permit would partially offset the impact (see Impact 4.5-3). Mitigation could also be achieved by preserving and constructing new wetlands. However, experts have not reached consensus on the efficiency of reconstruction techniques so, if the roadway affects vernal pools or other wetlands, this would be a significant and unavoidable impact.

If vernal pools are disturbed during construction, special-status species, including vernal pool fairy shrimp, occurring in the pools could be lost. Plant species surveys and incorporation of soil and seedbank salvage in the construction of vernal pools would reduce this impact to a less-than-significant level (see Mitigation Measures 4.5-4).

Wildlife in the vicinity, including legally-protected raptors could be disturbed by construction activities. This impact could be reduced to a less-than-significant level with implementation of construction protocols (see Mitigation Measures 4.5-5 and 4.5-7).

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**IMPACT 5-7**
**Air quality degradation due to construction**

Applicable City Policies and Regulations:

None

Action Proposed by Applicant:

None

Significance:

*Significant*

Additional Mitigation:

Mitigation Measure 5-7 (Implement Mitigation Measures 4.10-1 and 4.10-2)

Residual Significance:

*Short-term significant*


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Construction of the proposed extension would result in short-term emissions of particulate matter, nitrous oxides, reactive organic gasses, sulphur dioxide, carbon monoxide, odors and toxic air contaminants. For the most part, residents would not be affected by these emissions because they would occur in an undeveloped area (except at the connection with the existing Woodcreek Oaks Boulevard). However, vehicle emissions would contribute to regional air quality degradation in an air basin that exceeds State standards. This effect could be reduced by dust control and maintenance of construction equipment and vehicles (see Mitigation Measures 4.10-1 and 4.10-2), but the impact would remain significant.

**IMPACT 5-8****Increased noise due to construction**

Applicable City Policies and Regulations:	General Plan Noise Level Performance Standards, City Noise Ordinance
Action Proposed by Applicant:	None
Significance:	<i>Less than significant</i>
Additional Mitigation:	None required
Residual Significance:	<i>Less than significant</i>

The residents who live along the existing Woodcreek Oaks Boulevard would be affected by construction noise on the southern segment of the extension. This noise impact would be reduced to a less-than-significant level by compliance with the General Plan Noise Level Performance Standards, and the City Noise Ordinance which specify acceptable construction hours and noise levels.

Cumulative Impacts

For the most part, the impacts associated with the proposed extension are relatively minor, because only 9.6 acres would be disturbed. However, the extension would facilitate implementation of the Proposed Project. Some of the impacts described above, when viewed in conjunction with the impacts of the Proposed Project and other cumulative development would be considered significant after mitigation. The proposed extension would contribute to the following significant cumulative impacts: loss of biological resources, loss of open space, and alteration of the visual character of the area. For a complete discussion of cumulative impacts, please see Section 6.2.

Growth-Inducing Impacts

Growth-inducing impacts occur when a project could stimulate growth or remove an obstacle to growth. As discussed above, the proposed extension would serve the project site. However, the extension would not be designed to serve the Proposed Project only, and the Proposed Project would not use all of the capacity provided by Woodcreek Oaks Boulevard. Therefore, other projects could be accommodated as well, particularly in the immediate vicinity. For example, the extension could serve the area south of the South Branch of Pleasant Grove Creek, as it is near an existing residential development. This area is designated urban reserve; it is not planned for any type of development. Because it could provide access to projects in the undeveloped urban reserve area, the extension could be said to induce growth.

### **5.3 PROPOSED CHANGE IN LOS GOAL**

#### **Introduction**

The City of Roseville General Plan currently includes a policy that requires the City to maintain level of service (LOS) "C" at all intersections. Exceptions to the policy may be approved on a case-by-case basis, by the City Council, for intersections within the "Infill" area.

The existing policy requires the City Council to identify and approve mitigation measures that would achieve LOS C for all specific plan intersections, or to reject the proposal. In the past, this policy has led the City to adopt very expensive roadway solutions, such as grade separations, such solutions often can have significant environmental impacts in and of themselves. The City of Roseville may desire to accept somewhat lower levels of service in order to avoid costly, unsightly, and environmentally damaging roadway widenings and improvements. Currently, it does not have the option, in specific plan areas, to approve future development while accepting these lower levels of service.

The additional traffic generated by the Proposed Project would result in level of service impacts to one intersection that is already assumed to operate at its maximum, feasible at-grade geometries in the 2010 CIP. Improvements required to mitigate these impacts would include grade separated interchanges. These interchanges are considered feasible from an engineering standpoint but are costly and could have significant environmental impacts in-and-of themselves. One alternative solution is to amend the current General Plan Policy regarding exceptions to intersection Level of Service "C".

This section evaluates the environmental effects of the proposed amendment to the City's LOS Policy which allows exceptions to the intersection level of service standard. Under current conditions, the City Council may find that LOS "D" was acceptable under certain conditions, in which case, grade separations and other major improvements would not be necessary for achieving conformance with the City's General Plan. In all other regards, the City's goals and policies relating to intersection LOS would remain unchanged.

#### **Background**

The current General Plan Level of Service Goal 1 is to strive for LOS "C" conditions at all locations during the weekday p.m. peak hour. LOS Goal 1, Implementing Measure 1 states the following:

For the development of the CIP, the Public Works Department shall define "normally accepted maximum" improvements for roadways and intersections. If "normally acceptable maximum" improvements cannot maintain LOS "C", the City Council may consider additional "extraordinary" improvements, such as additional lanes or grade separations.

## 5.0 Other Project-Related Components

The City Council, following a public hearing, may determine, on a case-by-case basis for infill area intersections only that "extraordinary" improvements are not feasible or desirable and may relax the LOS "C" standard for a particular intersection or roadway segment. In considering exception to the LOS "C" standard, the City Council shall weigh the following overriding factors:

- The number of hours per day that the intersection or roadway segment would operate at conditions worse than LOS "C".
- The ability of the improvement to reduce peak hour delay and improve traffic operations.
- The impact on accessibility to surrounding properties.
- The right-of-way needs and the physical impacts on surrounding properties.
- The visual aesthetics of the required improvements and its impact on community identity and character.
- Environmental impacts including air quality and noise impacts.
- Construction and right-of-way acquisition costs.
- The impacts on pedestrian and bicycle accessibility and safety.
- The impacts on general safety.
- The impacts on the required construction phasing and traffic maintenance.
- The impacts on quality of life as perceived by residents.
- Consideration of other environmental, social or economic factors on which the City Council may base findings to allow an exceedance of LOS "C".

Allow exceptions to the LOS "C" standard only after all feasible measures and options are explored, including alternative forms of transportation. In no case should the City plan for worse than LOS "D" at any infill intersection or roadway segment during the afternoon peak hour.

Exceptions to the LOS "C" standard, thus require a discretionary action of the City Council and are currently only allowed in the City's infill area.

### **Description of Proposed Amendment**

The Proposed Amendment to the policy is to continue to strive for LOS "C" at all locations, but expand the LOS "D" exception to include intersections citywide, using the same criteria outlined in the General Plan and still requiring action by the City Council. The City proposes to revise Goal 1, Implementing Measure 1, to read (deletions shown in overstrike):

The City Council, following a public hearing, may determine, on a case-by-case basis ~~for infill area intersections only~~ that "extraordinary" improvements are not feasible or desirable and may relax the LOS "C" standard for a particular intersection or roadway segment. In considering exception to the LOS "C" standard, the City Council shall weigh the following overriding factors:

All other aspects of Implementing Measure CB-1 remain unchanged.

By changing the policy to continue to strive for LOS "C" but accept LOS "D", on a case-by-case basis throughout the City rather than just the Infill area, the City is trading a somewhat higher threshold of delay and congestion at some intersections during the PM peak hour, for the impacts and/or costs for the "extraordinary" improvements that would be required to mitigate them. The volume of traffic passing through any intersection would not change. What would change would be the maximum allowable volume and delay, in essence the level of congestion, at a given intersection.

## **Environmental Effects of the Proposed Amendment**

### Introduction

The Proposed Amendment is a wording change in a City policy, and would not result in any direct construction of roadway or other improvements. Many environmental issues addressed under CEQA are tied inexorably to disturbance of land. Those impacts that result from excavation, grading, construction, and the introduction of new development into undeveloped areas would not result from the Proposed Amendment. Thus not all CEQA issues need be fully addressed in this analysis. The Proposed Amendment could result in altered flows of traffic at some intersections within the City, thus traffic and traffic-related impacts (specifically, air quality and noise) are analyzed. In addition, the likelihood that the project could induce unplanned growth is considered. The environmental issue areas to which no adverse physical effects would be expected include land use, population, employment and housing, soils, geology and seismicity, hydrology and water quality, biological resources, cultural resources, aesthetics and visual resources, hazardous materials and public safety, and public services and utilities.

Finally, two alternatives to the Proposed Amendment are discussed: the No Policy Change Alternative and an amendment to the City's LOS policy exception, allowing the City Council to determine that intersections operating at any LOS in excess of C would be acceptable under certain conditions.

### Transportation and Circulation

The operational performance of the City's roadway system is expressed using "levels of service" which generally describes traffic operations on roadway segments and at intersections as perceived by the motorist. There are six levels of service (LOS) ranging from "A" through "F", with LOS "A" representing the best range of operating conditions (high speeds and low delay) and LOS "F" representing the worst (low speeds and high delay).

### *Potential Changes to Roadway Volumes*

Based on the analysis method currently in use by the City (*Transportation Circular 212*), the capacity of a standard intersection with four approaches and either a six- or eight-phase traffic signal is 1,375 vehicles. This represents the critical volume at which LOS "E" is exceeded. Critical volume should not be confused with the total volume of traffic passing through an intersection over a given time period. The critical volume is a sum of the heaviest conflicting

flows at the intersection in a given hour (typically the p.m. peak hour).<sup>1</sup> Each level of service represents a range of volumes and operations. The upper end of the LOS "E" range represents the maximum capacity of an intersection. Various percentages of this maximum critical volume correspond to thresholds at which the other service levels are attained. Based on the City's current LOS Policy, the threshold at which additional improvements would be required to provide LOS "C" conditions is 81 percent of the maximum LOS "E" capacity of 1,375 vehicles. This means that when the critical volume of the intersection reaches approximately 1,115 vehicles, the intersection operates at LOS "D" and, under City policy, mitigation measures are required to provide acceptable operating conditions.

Under the proposed policy, LOS "D" could be considered acceptable, by the City Council, at intersections, throughout the City, where improvements may be deemed infeasible or undesirable due to economic or environmental concerns.<sup>2</sup> In such cases the maximum critical volume at which "extraordinary" improvements would be triggered would increase from 1,115 to 1,225 vehicles (the lower threshold of LOS "E"). If the critical volume of the intersection continues to exceed 1,225 vehicles, then additional improvements would still be required. Thus, under the proposed change, the City Council could choose to accept an additional 110 vehicles through certain intersections during the peak hour, rather than adopt expensive and environmentally damaging extraordinary improvements. Table 5-1 describes the various service levels and their corresponding ranges of critical volumes.

#### *Potential Changes to Intersection Delay*

According to the procedures of the 1994 Highway Capacity Manual, Level of Service "C" corresponds to an average vehicular delay of between 15 and 25 seconds at a signalized intersection, while LOS "D" corresponds to between 25 and 40 seconds of average vehicular delay. Therefore, changing the LOS policy would mean that under certain circumstances, it would be more acceptable to allow up to an additional 15 seconds of average vehicular delay during the peak hour (but no more than 40 seconds) than to make "extraordinary" improvements to the intersection that would provide a lower average delay.

Note that while vehicle delay is usually a measure of the heaviest movements at an intersection, and is typically associated with the critical volume through signal timing techniques, the average vehicular delay includes all vehicles and movements at a signalized intersection. Vehicles not included in the critical movement phases of the signal would still be delayed by the signal in order to allow sufficient time for the critical movement(s) to clear the intersection.

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<sup>1</sup> An example of a conflicting flow could be a northbound through-lane conflicting with the opposing southbound left-hand turn lane. Since the left-turn movement crosses the northbound through-lane, the flows are considered in conflict.

<sup>2</sup> It should be noted that the City Council may determine to accept LOS D at intersections in the Infill area under current City policy.

Level of Service (LOS)	Volume to Capacity Ratio <sup>1</sup>	Range of Critical Volumes <sup>2</sup>	Description
A	0.00 - 0.59	0 - 825	Free Flow/Insignificant Delays: No approach phase is fully utilized by traffic and no vehicle waits longer than one red signal indication.
B	0.60 - 0.69	826 - 965	Stable Operation/Minimal Delays: An occasional approach phase is fully utilized. Many drivers begin to feel somewhat restricted within platoons of vehicles.
C	0.70 - 0.81 <sup>3</sup>	966 - 1,100	Stable Operation/Acceptable Delays: Major approach phases fully utilized. Most drivers feel somewhat restricted.
D	0.82 - 0.89	1,101 - 1,225	Approaching Unstable/Tolerable Delays: Drivers may have to wait through more than one red signal indication. Queues may develop but dissipate rapidly, without excessive delays.
E	0.90 - 0.99	1,226 - 1,375	Unstable Operations/Significant Delays: Vehicles may wait through several signal cycles. Long queues form upstream from intersection.
F	1 - up	1,376 - up	Forced Flow/Excessive Delays: Represents jammed conditions. Intersection operates below capacity with low volumes. Queues may block upstream intersections.

<sup>1</sup> The ratio of traffic volume demand at an intersection to the capacity of the intersection.  
<sup>2</sup> Critical columns for standard, four-approach intersection.  
<sup>3</sup> The City of Roseville has established a volume-to-capacity ratio of 0.81 as the LOS C threshold.

SOURCE: Transportation Research Board, 1985.

As an example of what the recommended change in the LOS policy represents, consider the intersection of Taylor Road at Roseville Parkway. This intersection was identified in Chapter 4.9 of this EIR as an impact of the Proposed Project because it would operate at LOS "D" (with a V/C ratio of 0.82) under the traffic conditions that would exist in the future with the Proposed Project. This intersection would operate at LOS "C" under the Future Baseline condition (without the Proposed Project), with a V/C ratio of 0.81. Under the Future Baseline condition, the average delay per vehicle during the PM peak hour would be about 25 seconds. Under the Proposed Project scenario the average delay would be about 26 to 27 seconds per vehicle, an extra one to two seconds per vehicle.

### *Potential Changes to CIP Improvements*

The Proposed Amendment to the level of service policy would have no impact on the proposed CIP improvements in the infill area since the City Council already has the option to allow exceptions in the infill area. In the City's Specific Plan areas, the City Council could revisit the CIP improvements given the new LOS policy. It is unlikely, however, that any significant changes in the CIP projects would result for the following reasons:

- At those Specific Plan locations where a grade separation is called for in the CIP, the level of service would be LOS "F" conditions without the grade-separation and thus would not be eligible for an exception under the amended policy.
- All of the major roadway segment widenings and intersection turn lanes called for in the CIP are within the lane and right-of-way requirements contained in the adopted Specific Plan; thus, implementing these widenings and intersection improvements may not be considered "extraordinary".

For the above reasons, the amendment to the level of service policy would likely not affect the projects in the City's current CIP.

The policy amendment would allow the City Council flexibility for the improvements at two key Specific Plan intersections affected by the Proposed Project: Pleasant Grove Boulevard at Foothills Boulevard, and Taylor Road at Roseville Parkway. It would also allow the City Council flexibility for improvements at other locations in the future as the CIP is extended beyond 2010. In all cases, the City Council would be required to make a separate finding to allow an exception to the level of service policy.

### Air Quality

The Proposed Amendment would not be expected to alter the number or length of vehicle trips associated with the Hewlett-Packard Master Plan or cumulative development, thus regional vehicle emissions (NO<sub>x</sub>, ROG and PM<sub>10</sub>) would be identical to the levels of these pollutants described in Section 4.10, Air Quality.

The main effect of the Proposed Amendment on air quality levels would be to maintain higher levels of CO at intersections that would not be improved to LOS C due to the policy change. In the case of the Hewlett-Packard Master Plan, the only intersections that would be affected would be Pleasant Grove Boulevard at Foothills Boulevard and Taylor Road at Roseville Parkway. These intersections would operate at LOS D without grade separations; with the grade separations, intersection operation would improve to LOS C, which would result in fewer CO emissions.

Carbon monoxide levels are more localized than the other vehicle emissions, so they are measured at intersections. Since the policy amendment would allow extended delays at an intersection, the amount of CO produced at that intersection could be increased because cars

would be idling for somewhat longer periods. For this analysis, the CALINE4 model was used to predict CO levels at the two intersections affected by the policy. The assumptions and methods for CALINE4 modeling are described in the Methods section of Section 4.10. Emissions with and without grade separations are modelled in order to compare conditions with and without the Proposed Amendment. The results of CALINE4 modeling are shown in Table 5-2.

As shown in Table 5-2, implementation of the Hewlett-Packard Master Plan would result in a CO violation levels at the Foothills/Pleasant Grove intersection under Existing plus Proposed Amendment conditions. With the Proposed Amendment, the intersection would have an 8-hour CO level of 13.7. Without the Proposed Amendment, it is assumed that a grade separation would be constructed, and CO levels would be substantially lower, because of traffic flow and improved service level. This is considered a significant and unavoidable impact.

Under Year 2010 conditions, there would not be any violations of the State's 1-hour or 8-hour standard, primarily because of changes in the vehicle fleet (see Section 4.10 for a more complete explanation) and the roadway improvements assumed in the City's Capital Improvement Plan, which would reduce congestion on City roadways. This is considered a significant impact.

<b>TABLE 5-2</b>				
<b>PREDICTED MAXIMUM 1-HOUR AND 8-HOUR CARBON MONOXIDE CONCENTRATIONS (IN PPM) FOR THE LOS POLICY CHANGE</b>				
Location	Averaging Time	Existing	Existing and Plus Project	2010 w/o Project
1. Foothills and Pleasant Grove	1-hr.	NA	17.6	7.9
	8-hr.	NA	<b>13.7</b>	5.2
2. Taylor Road and Roseville Parkway	1-hr.	NA	NA	9.2
	8-hr.	NA	NA	6.37
Backgrounds	1-hr.	7.0	7.0	3.5
	8-hr.	3.9	3.9	2.5
California Standards	1-hr.	20.0	20.0	20.0
	8-hr.	9.0	9.0	9.0
<p>NOTE: The tabulated concentrations are the sums of a background component, which includes the cumulative effects of all CO sources in the project vicinity, and a local component, which reflects the effects of vehicular traffic on roadways. Local CO components were derived from the CALINE4 computer program, assuming worst-case conditions at the intersections. The location of the 1-hour receptor is at the curbside and the 8-hour receptor is 10 meters from the curb. Traffic data was provided by DKS Associates.</p> <p><b>Bold</b> values exceed the California standards.</p> <p>SOURCE: EIP Associates, 1995.</p>				

### Noise

Noise levels are generally directly correlated with increases and decreases in vehicle speed, as well as a number of other factors. As discussed above, the Proposed Amendment could result in somewhat increased traffic delays at intersections that would be allowed to operate at LOS D. Because additional delays would be indicative of slower flows of traffic, noise levels resulting from traffic could be reduced. However, the changes in speed are not expected to be great enough to produce changes in noise levels that would be perceptible to the human ear. Therefore, the Proposed Amendment would be expected to have a less-than-significant impact on noise levels.

### Growth-Inducing Effects

Growth-inducing impacts occur when an obstacle to growth is removed, or increased economic activity promote growth in an unmeasurable way (see Chapter 6 for a more detailed discussion of growth inducement). If the induced growth is unplanned, it can have negative effects on the provision of public services, result in the premature loss of agricultural land and/or natural resources, and/or other environmental effects.

As discussed above, the LOS Policy Change would apply to only two intersections affected by the Hewlett-Packard Master Plan. Without the change in policy, these intersections would require grade separations or other extraordinary improvements, which would likely be extremely costly and could create adverse impacts on the environment (see the discussion of the No Project Alternative, below). Because the amount of growth, within the proposed project and elsewhere in the City, would be the same whether these intersections are improved or allowed to operate at LOS D, there would not be any immediate growth-inducing effect due to the Policy Amendment.

The Policy Amendment could induce growth if it were applied to growth beyond the scope of the Hewlett-Packard Master Plan and the City's currently approved Specific Plans. For example, new development in the City's Urban Reserve lands, or lands outside the current City limits, could trigger LOS D at intersections beyond those currently identified in this EIR and accounted for in the City's CIP. Under the existing City policy, those new developments would be required to mitigate intersection level of service to achieve LOS C, even if the resulting mitigation is extremely expensive. It may be that such mitigation measures could serve to reduce the level of growth in the future. With the Proposed Amendment, the City Council would have the authority, under certain conditions, to allow such development proposals to go forward even with intersections operating at LOS D. The removal of the financial burden to achieve LOS C could, in some areas, allow growth which would otherwise be infeasible. In this way, the Proposed Amendment could be considered growth-inducing. It should be noted that construction of grade separations could also include growth, because they would increase available roadway capacity.

Specific locations where such development could occur, and the environmental impacts of such induced growth, are currently unknown. To attempt to evaluate such effects at this time would be speculative. Speculation of this nature is discouraged in EIRs (see Section 15145 of the

CEQA Guidelines). It should be noted that the City did undertake an evaluation of future growth outside of the areas currently designated for urban uses in the Comprehensive Land Use Element Update EIR. However, this EIR was never certified and no changes were made to the City General Plan to allow additional growth. At this time, the location and timing of future growth beyond that accounted for in the existing General Plan and adopted Specific Plans is unknown.

### Alternatives

There are two alternatives to the Proposed Amendment: the No Project Alternative, and an alternative that would permit the City to allow intersections to operate up to LOS F under certain conditions.

#### *No Policy Change Alternative*

Under the No Project Alternative, the City's LOS C exception policy would remain unchanged. The LOS C standard would be applied to the Pleasant Grove Boulevard\Foothills Boulevard and Taylor Road\Roseville Parkway intersections. As discussed in Section 4.9, grade separations would be required to bring these intersections to LOS C. The impacts associated with grade separations would result from increases in the right-of-way and roadway widening and construction. Impacts generally associated with road widenings include loss of land due; the nature of the loss would depend on the location of the intersection. Both of the intersections affected by the Proposed Amendment are in Specific Plan areas that are expected to be fully developed. The loss of undeveloped land, and any biological or agricultural resources associated with that undeveloped land, would be minor, and would have been evaluated in the Specific Plan EIRs. Grade separations would also increase the amount of roadway, creating additional impervious surface, which could increase runoff and exacerbate water quality degradation. The design of the grade separation should include drainage facilities and best management practices that would reduce runoff and water quality impacts (see Section 4.4, Hydrology and Water Quality, for a discussion of development-related runoff and water quality impacts and mitigation measures). These impacts could be reduced with mitigation measures similar to those identified in Chapter 4.

The most substantial impacts of a grade separation are due to its visual characteristics. The grade separation would be elevated, so it would be visible from surrounding areas, especially if located in an area that is relatively flat. Grade separations are not common elements of rural and small town transportation systems, so they would contribute to the changing nature of the City (e.g. urbanization of a once-small city). However, both grade separations are located in Specific Plan areas, which will have a larger, suburban feel to them. In these areas, grade separations will not appear out of place. Nonetheless, they would have an adverse affect on the visual characteristics of the area, particularly nearby sensitive receptors (e.g. residents).

Construction impacts would also occur, and could include erosion and the attendant water quality degradation, increased noise, air quality degradation due to the operation of construction equipment and construction employees traveling to the site by automobile, and interference with traffic. Construction impacts would be short-term.

*Policy Amendment to Allow LOS E or F*

If the City's policy was amended to allow LOS E, no intersections would be affected with implementation of the Hewlett-Packard Master Plan, because the only intersections requiring grade separations would operate at LOS D or LOS F. If the policy were amended to allow LOS F, three intersections could be affected: Douglas Boulevard/Sunrise Boulevard, Riverside Avenue/Cirby Way, and Harding Boulevard/Roseville Parkway. As indicated in Table 5-1, LOS F conditions are substantially worse than those under LOS D. Delays at these intersections would result in traffic jams. The queues forming at these intersections could backup enough to block other intersections, thereby affecting the roadway system beyond the individual intersection. The increased congestion would be expected to substantially increase carbon monoxide levels as well.

The impacts associated with construction of grade separations would not occur if the City allowed these three intersections to operate at LOS F; the impacts that would be avoided would be the same as under the Proposed Amendment (see the No Project Alternative for a description of grade separation-related impacts).

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## ***6.0 CEQA CONSIDERATIONS***

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## **6.0 CEQA CONSIDERATIONS**

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### **6.1 SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL EFFECTS**

Under CEQA, an EIR must analyze the extent to which a plan's primary and secondary effects would commit resources to uses that future generations will probably be unable to reverse [CEQA Guidelines Section 15126(f); 15127; §21000(f)].

Implementation of the Proposed Project would result in the long-term commitment of resources of the project area to urban land use. The most notable significant irreversible impacts are a potential reduction in natural vegetation and wildlife communities; commitment of energy resources in the form of natural gas and electricity; increased consumption of petroleum; alteration of the site's visual characteristics; increased demand on public services and utilities (water, wastewater, solid waste, police, fire, electricity, natural gas, schools, libraries, telephone); and increased generation of pollutants and the short-term commitment of non-renewable and/or slowly renewable natural and energy resources such as lumber and other forest products, mineral resources, and water resources during construction activities. These irreversible impacts, which are, as yet, unavoidable consequences of urban growth, are described in detail in the appropriate sections of this EIR.

### **6.2 CUMULATIVE IMPACTS**

#### **6.2.1 Introduction**

CEQA requires that an EIR contain an assessment of the cumulative impacts that could be associated with the Proposed Project. This assessment involves examining project-related effects on the environment in the context of similar effects that have been caused by past or existing projects, and the anticipated effects of future reasonably foreseeable projects. Even when project-related impacts are individually minor, the cumulative effects of these impacts, in combination with the impacts of other projects, could be significant under CEQA and must be addressed [CEQA Guidelines, §15355(b)].

#### **6.2.2 Development Considered in Cumulative Impact Analysis**

The cumulative scenario for analysis in this EIR is based on the 2010 Market/Specific Plan Buildout Scenario, including the buildout of the City's urban reserve area, as described in the *Comprehensive Land Use Element Update Draft EIR* (February 1995).

Based on City growth projections, it is anticipated that Roseville's supply of residential land use, as allocated in the General Plan, will be exhausted prior to the year 2005. At the same time, the City's inventory of non-residential uses, particularly industrial, exceeds 2010 market projections for absorption.

A 2010 Market/Specific Plan buildout absorption scenario was evaluated for the Comprehensive Land Use Element Update (CLUE EIR) in 1995 (Recht Hausrath & Associates, 1995). It assumes the following development scenario:

- buildout of all urban reserve areas, the North Industrial area, and 1,657 acres outside the City's sphere of influence and located immediately adjacent to northwest and northeast portions of the city;
- 2010 market development of the infill portions of the City and the Athens Road portion of the City's sphere of influence; and
- 2010 market development for all other areas outside the City within Placer County.

The 2010 Market/Specific Plan Buildout absorption scenario also considers annexation of the Athens Road portion of the City's existing sphere of influence, approximately 3,770 acres.

According to CEQA, an EIR need only analyze what can reasonably be expected to happen. The 2010 Market/Specific Plan Buildout scenario described above represents more growth and development than the existing General Plan which does not include development of the urban reserve area or areas outside of the city limits. This project absorption is the focus of this cumulative impact analysis.

### **6.2.3 Cumulative Impact Assessment**

Cumulative development would result in cumulative impacts on some resources that would be significant and more severe than impacts caused by the Proposed Project alone. Project-generated significant cumulative impacts would occur for land use; geology, soils and seismicity; hydrology and water quality; biological resources; cultural resources; visual quality; hazardous materials; transportation; air quality; noise; and public services. Impacts in all areas except hydrology and water quality, biological resources, cultural resources, visual quality, hazardous materials, transportation, air quality, noise and public services are mitigable with the measures identified in Chapter 4. It should be noted that for each of these subject areas, the potential for significant cumulative impacts already exists, regardless of whether or not the Proposed Project is approved. Nevertheless, the Proposed Project would contribute to cumulative conditions, creating the cumulative significant impacts described on the pages that follow.

## **Land Use**

### Large-Scale Land Use Conversion

The Proposed Project is one of several development proposals, including specific plans and expansion of the NEC facility, under consideration and/or approved by the City of Roseville. Development of these proposals would result in the conversion of vacant and agricultural land to a mixture of urban land uses, primarily comprising residential, commercial, office and light industrial uses. Such change represents intensification of land uses and the replacement of rural areas with urban and suburban land uses. This intensification would be considered a significant cumulative impact of future development.

### Agricultural Land Conversion

The Proposed Project and other nearby areas approved for future development contain only farmland of local importance and grazing land. Given that no prime farmland falls within the project area, significant cumulative impacts are not expected to occur.

### Conditionally Compatible Adjacent Land Uses

Impacts regarding conditionally compatible adjacent land use have been identified for the project area. Future development would likely cause similar impacts. For example, residential uses have been proposed in the urban reserve area to the west of the project area. Protection to ensure that adjoining land uses would be compatible are contained within the General Plan, the City's Design Guidelines, the North Roseville Industrial Design Guidelines, the Zoning Ordinance, and Site Review procedures. These protections include proper screening, berming, buffering, building placement, site access, and activity scheduling. Future development within the City would be subject to these protections; therefore, significant cumulative impacts regarding conditionally compatible adjacent land uses are not expected to occur.

## **Population, Employment and Housing**

The timing and ratio of employment expansion and residential development can affect the availability of jobs for new residents or of nearby, affordable housing for the expected number of workers. Employment-generating uses can increase a City's population by attracting employees who choose to live in the area. The change in the jobs/housing balance would depend on the type of developments approved and the timing of residential versus non-residential development. Short-term imbalances could occur. As discussed in Section 4.2, Population, Employment and Housing, the Proposed Project would continue to increase employment opportunities in the City of Roseville, which is a beneficial impact. To the extent that new employees move to Roseville, the Proposed Project would increase demand for housing as well, and which could contribute to a jobs/housing imbalance.

The emphasis on business vitality and development of a major employment base in Roseville makes it one of the primary employment centers of the region. With implementation of the Proposed Project, workers employed in Roseville would likely live not only in the City and surrounding Placer County communities, but to lesser extent throughout the region. Income generated by these workers would, therefore, be somewhat distributed throughout the region. Economic and employment benefits would accrue to the City and the entire metropolitan area, as a result of Roseville's vital role in the region economy.

Implementation of the 2010 Market/Specific Plan buildout supports a balance of jobs and housing. Land use allocations include residential, commercial and industrial. In furtherance of the City's goal for jobs/housing balance, policies have been adopted to direct implementation of an employment program: employers should recruit employees within an eight-mile radius and seek to achieve the City's objective of 80 percent of workers living within eight miles of employment and 60 percent living within six miles. Therefore, based on the planning horizon land use allocation, and implementation of City policies, cumulative impacts related to jobs/housing balance would not be significant.

### **Soils, Geology and Seismicity**

Cumulative development in the Roseville area, including the Proposed Project, would increase the number of people living, working and traveling through the region who would be exposed to seismic hazards. Although seismic risk in the City of Roseville is low, the potential effects from a large seismic event from regional faults cannot be entirely dismissed. Therefore, this is considered a significant cumulative impact. However, the magnitude of this impact would be less than significant with implementation of the City of Roseville General Plan Policies, SA-1, SA-2 and SA-4, related to seismic hazards.

Cumulative development in the Roseville area, including the project area, would involve grading activities that would remove surface vegetation, and potentially expose soils to greater erosion potential. Grading activities would alter the topography of some areas, including the project site. Additionally, cumulative development could include development on lands exhibiting geologic (Mehrten formation) and/or soils (high expansive potential, slow permeability) constraints. However, implementation of the City Roseville General Plan Policies SA-2 and SA-3, requiring project design review and implementation of grading standards and site-specific geotechnical evaluations, would reduce this impact to a less-than-significant level.

### **Hydrology and Water Quality**

#### Exacerbated Flood Conditions

Cumulative development in the Roseville area, which includes the Pleasant Grove Creek Watershed, would increase the amount of impervious surface cover, which in turn could raise the rate and amount of runoff. Increased runoff to the streams in the watershed would raise the water surface elevation exacerbating flooding conditions. The Proposed Project would contribute to increase runoff levels. As described in the Hydrology and Water Quality setting, the City of

Roseville has developed several flood mitigation programs and is initiating flood control projects within its jurisdiction including a flood alert and early warning system. The City also collects drainage mitigation fees to provide funding for flood control projects. The Pleasant Grove Creek watershed fee is levied on all development within the watershed.

The PCFCD and the City are developing a regional flood control plan for Pleasant Grove Creek. The plan includes provisions for construction of a regional stormwater retention basin in western Placer County and channel improvements between the regional retention basin and the confluence of Pleasant Grove and Kaseberg Creeks. All new development within the watershed in the City would be assessed an impact fee for the acquisition of land and construction of the regional retention basin or for acquisition of the floodplain. The fees would be based on the incremental increase in runoff volume coming from each proposed development.

The City of Roseville has initiated the Cirby-Linda-Dry Creek Flood Control Project to provide flood protection for properties in the Nolte future floodplain. The proposed flood protection measures include modifications to sections of the stream courses which would reduce the effects of existing artificial constrictions to increase the channels capacity to carry flood flows through the City.

General Plan policies require that individual projects mitigate their contribution of increased surface water flows to minimize the potential for increased on- and off-site flooding. In addition, they require that the City implement programs to manage land uses in the City, and establish programs to manage regional flooding concerns. Increases in flooding are attributed to development not only within the City limits, but in the watershed areas outside of the City limits.

Implementation of General Plan Policies and the construction of on-site detention basins and contribution toward regional flood control projects would reduce the Proposed Project's contribution to cumulative impacts on regional flooding. However, the City of Roseville cannot fully mitigate flood impacts alone. Therefore, until a regional flood control plan has been implemented, this would be considered a significant and unavoidable cumulative impact.

#### Decreased Water Quality

Cumulative urban development would involve soil-disturbing construction activities such as vegetation removal, grading, and excavation. These soil disturbances would expose soil to wind- and water-generated erosion, possibly at accelerated rates. Therefore, surface runoff would carry increased sediment loads. As previously described, sediment from erosion can have long and short-term water quality effects including increased turbidity which could result in adverse impacts on fish and wildlife habitat, reduced water pump life due to abrasion, impaired recreation and aesthetic values, and increased flooding hazard due to reduced channel capacity.

Urban development results in increased impervious surfaces which increase the rate and amount of runoff and can alter existing surface water quality. The primary sources of water pollution include runoff from roadways and parking lots, runoff from landscaping areas, industrial activities (including wastewater treatment plants), non-storm water connections to the drainage system,

accidental spills and illegal dumping. Runoff from roadway and parking lots could contain levels of oil, grease, and heavy metals. Runoff from landscaped areas could contain concentrations of nutrients, i.e., fertilizers and pesticides.

General Plan Policies require that erosion control plans be prepared and approved by the City to reduce water quality impacts during construction activities. The General Plan also requires that urban runoff measures, including BMPs, and buffer areas be implemented as part of individual project development to protect water quality from urban development.

Implementation of General Plan Policies and compliance with applicable State General Permit requirements for storm water runoff would reduce potential degradation of receiving water quality; however, the conveyance of urban pollutants to receiving waters would not be eliminated. Therefore, cumulative water quality impacts would remain significant and unavoidable.

### **Biological Resources**

The Proposed Project would result in significant cumulative impacts on biological resources. Mitigation measures are discussed in detail in Chapter 4.5 that would reduce (but not eliminate) some significant impacts to biological resources from the Proposed Project. These measures include compliance with state and federal permits, avoiding sensitive areas, replacing lost or damaged resources, and monitoring replacement plantings to ensure survival. Even with these mitigation measures, a substantial change in habitat conditions would result as a consequence of the area transitioning into an urban environment with cumulative development. Similar impacts would result from future development throughout the currently undeveloped areas of the city. The amount of undeveloped habitat available for wildlife use decreases as development occurs. As the amount of habitat decreases, wildlife species that are incompatible with the urban environment will be displaced.

Significant and unavoidable cumulative impacts would occur from cumulative development with respect to the loss of annual grasslands, oak woodlands, riparian areas, vernal pools, and other seasonal wetlands, substantial reduction of raptor foraging area, and the loss of habitat potentially supporting sensitive plant and animal species. The General Plan contains numerous policies relating to protection and enhancement of biological resources including preserving and rehabilitating continuous riparian corridors, limiting access to sensitive areas, and preserving native oak trees and oak woodlands. Impacts of cumulative development on biological resources would be reduced with implementation of existing General Plan policies and other existing biological regulatory programs (e.g., 404 permitting, endangered species protection). In addition, numerous jurisdictions have developed habitat management or conservation plans to address the loss of biological resources on a regional level. Nonetheless, significant cumulative impacts to biological resources would still occur.

### **Cultural Resources**

Development of the project site could result in the damage or destruction of known archaeological and historical resources, as well as any existing undiscovered subsurface sites of artifacts.

Archival data reveals that the Roseville vicinity contains a relatively wide array of both prehistoric and historic cultural resources. Numerous laws, regulations, and statutes, on both the federal and state levels, seek to protect and target the management of cultural resources. In addition, the Roseville General Plan provides local policies that safeguard cultural resources from unnecessary impacts. These policies include the implementation of inventory and evaluation projects and seek consultation with qualified archaeologists in the event that previously undiscovered cultural materials are accidentally exposed. With the implementation of the General Plan's policies and the mitigation measures shown in Section 4.6, the potential for significant cumulative impacts to cultural resources would be considered a less-than-significant impact.

### **Visual Quality**

The Proposed Project would contribute to the cumulative loss of open, rural and undeveloped areas. The landscape and visual character of the region is being substantially altered, because much of the land slated for development under the proposed and related projects is currently rural and naturally scenic. The conversion of open space and the alteration of the existing landscape will be widespread if all projects under the 2010 Market/Specific Plan Buildout Scenario and urban reserve are developed. This is considered a significant cumulative impact.

### **Hazardous Materials**

#### Increased Use of Hazardous Materials

The Proposed Project, in conjunction with cumulative development in the region, would include areas designated for light-industrial and commercial uses. This type of development would increase the use of hazardous materials within the area, resulting in potential health and safety effects related to hazardous materials use. Associated health and safety risks are generally limited to those individuals using the materials or to persons in the immediate vicinity of the materials. For the most part, potential impacts associated with project development would be confined to the light industrial or commercial areas. However, cumulative development in the City of Roseville, Rocklin, or South Placer County (e.g., Sunset Industrial Area) could result in more people being exposed to hazardous materials. Implementation of General Plan policies and compliance with applicable hazardous materials management planning laws and regulations would reduce this cumulative impact to a less-than-significant level.

#### Increased Demand on Emergency Response

Cumulative development in the region could contribute to cumulative demand for emergency response to hazardous materials incidents. Development of the project would contribute to increases in the need for hazardous materials emergency response capabilities in the City of Roseville. Growth in the City of Roseville, combined with growth in adjacent areas, could result in strains on emergency response capabilities in the region.

With implementation of General Plan policies and adoption of a Roseville Emergency Plan this cumulative impact would be less than significant.

### Exposure Due to Increased Hazardous Materials Transportation

Development in the Roseville area, including the project area, would result in a cumulative increase in hazardous materials transportation in the area, which could expose greater numbers of people to increased risks in the event of an inadvertent release or spill.

Stringent regulatory requirements apply to the common carriers that would handle the deliveries and transport of hazardous materials to and from the project area. General Plan Policy SE-3 ensures continued response to incidents occurring on Southern Pacific property. General Plan Policy SE-4 calls for development of specific routes limiting pick-up and delivery of hazardous materials during peak traffic hours. While this policy does not eliminate the potential for truck accidents and resulting spills, it would reduce the frequency of occurrences and would limit the number people that could be exposed. The combination of these measures and compliance with applicable laws and regulations would result in less-than-significant cumulative impacts associated with the transport of hazardous materials within the region.

### **Transportation and Circulation**

For traffic analysis the cumulative impact approach is structured upon a revised version of the 2010 Market/Specific Plan Buildout scenario of the existing General Plan. The transportation system assumed under this scenario are described in this section.

Outside the City of Roseville, the same transportation improvements under the 2010 Market/Specific Plan Buildout analysis for the General Plan Update EIR were assumed for the cumulative condition. These included the extension of light rail to Roseville with a substantial "feeder" bus system to the light rail stations plus expansion of the Capital Corridor intercity rail line to include service between Colfax and the Bay Area. The assumed roadway improvements are generally consistent with PCTPA's Regional Transportation Plan (RTP). That roadway system includes improvements to a number of major arterial roadways in South Placer County, and some improvements to the State's freeway system. It includes the widening of I-80 to include high occupancy vehicle (HOV) lanes between Sacramento and Rocklin, the widening of SR-65 between Roseville and Lincoln and the SR-65 Lincoln Bypass. The extension of light rail from Antelope to Roseville and the widening of I-80 to accommodate HOV lanes represent "unfunded" improvements in the RTP; however, their inclusion is consistent with the assumptions used for the 2010 Market/Specific Plan Buildout scenario in the General Plan Update EIR.

The light rail extension to Roseville from Antelope is estimated to cost about \$111 million to construct plus an additional \$3 million annually to operate. This extension was included by SACOG in their 1993 Metropolitan Transportation Plan (MTP) "even though Placer County officials haven't endorsed any new revenue-raising measures." SACOG further states that "the Sacramento Regional Transit District has stated it would finance this project based on the expected funding generated for the District by the statewide and Sacramento County tax initiatives recommended in this plan" (the MTP).

The 2010 Market/Specific Plan Buildout scenario land use assumptions were revised to reflect a more accurate floor-area-ratio (FAR) for retail and office land uses and revised assumptions on dwelling units and acreage for some parcels in specific project areas of the City. This revised land use was analyzed using the same roadway network identified in the General Plan for the 2010 Market/Specific Plan Buildout scenario. The following issues were identified from this analysis:

- As required for the 2010 Market/Specific Plan Buildout scenario in the General Plan Update EIR, the intersections of Roseville Parkway/Pleasant Grove Boulevard, Roseville Parkway/Taylor Road, and Pleasant Grove Boulevard/Washington Boulevard would continue to require grade separation in order to operate at level of service (LOS) "C" or better conditions under the revised land use assumptions.
- At-grade intersection improvements assumed as mitigations in the General Plan Update EIR for the 2010 Market/Specific Plan Buildout scenario are also assumed for the revised 2010 Market/Specific Plan Buildout; however, the following intersections would operate at level of service "D" or worse under the revised 2010 Market/Specific Plan Buildout assuming the same improvements in the General Plan Update EIR (these were estimated to operate at LOS "C" or better under the 2010 Market/Specific Plan Buildout scenario in the General Plan Update EIR):
  - Taylor Road at Eureka Road
  - Sunrise Avenue at Eureka Road
  - Sierra College Boulevard at Roseville Parkway
  - Riverside Drive at I-80 westbound off-ramp
  - Washington Boulevard at Oak Avenue
  - Eureka Road at Lead Hill Boulevard
  - Sierra College Boulevard at Eureka Road

Traffic impacts of the 2010 Market/Specific Plan Buildout scenario were not fully mitigated in the General Plan EIR. Several intersections would operate at level of service "D" or worse conditions under this scenario, and no feasible improvements were identified that could improve their capacity sufficiently to meet the City's level of service "C" policy. With the addition of the Del Webb Specific Plan and subsequent revisions to the 2010 Market/Specific Plan Buildout scenario, the additional intersections identified above could also not be fully mitigated. This represents a significant and unavoidable impact of the revised existing 2010 Market/Specific Plan Buildout scenario.

The following intersections were not fully mitigated under the revised 2010 Market/Specific Plan Buildout scenario:

- Sunrise Avenue at Cirby Way
- Rocky Ridge Drive at Douglas Boulevard
- Roseville Parkway at Douglas Boulevard
- Eureka Road at Douglas Boulevard

- Sierra College Boulevard at Douglas Boulevard
- Riverside Drive at westbound I-80 off-ramp
- Taylor Road at Eureka Road
- Sunrise Avenue at Eureka Road
- Washington Boulevard at Oak Avenue
- Riverside Drive at Cirby Way

The additional development assumed for the "Proposed Project" in the Comprehensive Land Use Element (CLUE) Update DEIR was also incorporated into the cumulative condition. The improvements needed to mitigate the impacts of the 2010 Market/Specific Plan Buildout scenario under the existing General Plan would also be required with the addition of traffic generated by the proposed development levels in the CLUE.

Under the CLUE, the intersections of Sunrise Avenue at Eureka Road and Riverside Avenue at Cirby Way would operate at LOS "C" or better conditions. However, the following intersections that would operate at LOS "C" or better under the revised 2010 Market/Specific Plan Buildout scenario with feasible mitigation would operate at LOS "D" or worse under the CLUE required additional mitigation:

- Sunrise Avenue at Roseville Parkway
- Cirby Way at Oak Ridge Drive
- Rocky Ridge Drive at Lead Hill Boulevard
- Eureka Road at Lead Hill Boulevard
- Fiddymment Road at Baseline Road
- Foothills Boulevard at Main Street
- Roseville Parkway at Sunrise Avenue

Of these, feasible mitigation measures were identified for all but the intersections of Foothills Boulevard at Main Street and Roseville Parkway at Sunrise Avenue.

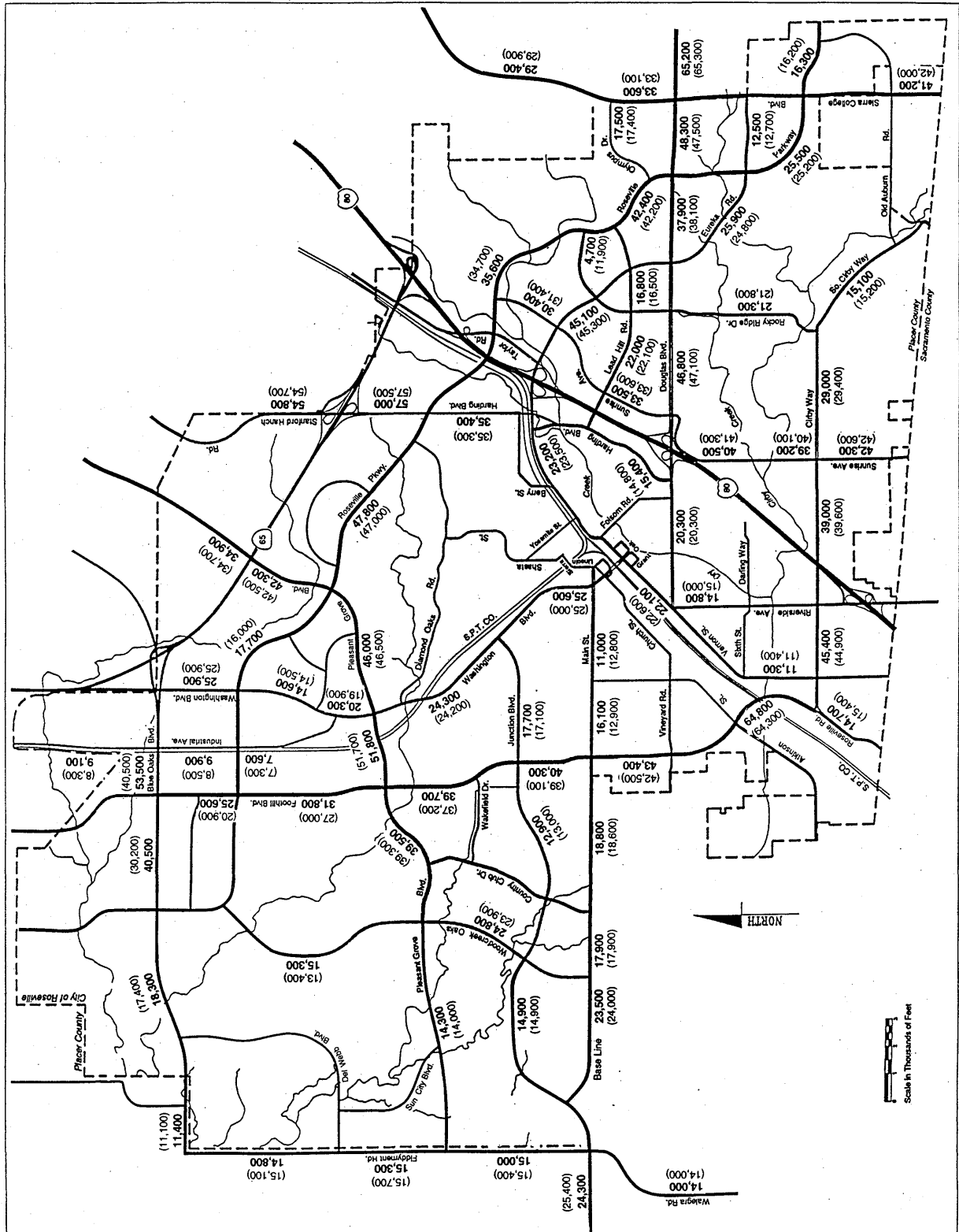
Under the Cumulative With Project condition, the Proposed Project was added to the development assumptions described above. Figure 6-1 shows projected daily traffic volumes under cumulative conditions. Using the same transportation system assumptions as the revised 2010 Market/Specific Plan Buildout scenario and the CLUE Proposed Project, the analysis of the Cumulative Condition yielded the following transportation issues:

- The improvements (listed below) needed to mitigate the impacts of the CLUE would also be required with the addition of traffic generated by the cumulative impacts.
- Construct a grade separation at the intersection of Taylor Road and Roseville Parkway.
- Add dual left-turn lanes on all legs at the intersection of Foothills Boulevard and Blue Oaks Boulevard.

**FIGURE 6-1**  
**Projected Daily Traffic**  
**Volumes under**  
**Cumulative Condition**

Hewlett-Packard  
 Master Plan EIR

Key:  
 20,000 Cumulative Condition  
 (10,000) CLUE Proposed Project



- Add a third through-lane in each direction on Baseline Road from the Junction Boulevard extension to west Fiddymment Road plus additional left-turn lanes at the Fiddymment Road/Baseline intersection.
- Add second eastbound and westbound left-turn lanes to the intersection of Foothills Boulevard and Main Street.
- Widen Stanford Ranch Road to six lanes north of Sunset Boulevard.
- Update the existing 2010 transportation CIP to include improvements required by the Proposed Project.
- Update Long-Range Transit Master Plan to include new growth areas and include these areas in the development of the Transit Opportunity Plan and Light Rail Funding Plan.
- Implement bikeway facility system consistent with Bikeway Master Plan and update the Bikeway Master Plan, if necessary.
- Intersections operating at LOS "D" or worse under the CLUE, with or without mitigation, would continue to operate at LOS "D" or worse.
- The following intersections which operated at LOS "C" or better under the CLUE would operate at LOS "D" or worse under the cumulative conditions.
  - Foothills Boulevard at Roseville Parkway
  - Washington Boulevard at Roseville Parkway
  - Sierra College Boulevard at Roseville Parkway

Feasible at-grade improvements were identified as mitigation measures for these intersections. Therefore, while cumulative impacts related to transportation in the City of Roseville are anticipated to be significant, the Proposed Project would not contribute to this impact.

## **Air Quality**

### Construction Emissions

Cumulative development would result in construction emissions from earthmoving activities, heavy equipment operation, workers traveling to and from the construction sites, and miscellaneous activities such the paving of roadways and parking lots and the painting of commercial/residential structures. Earthmoving activities could result in substantial fugitive dust (PM<sub>10</sub>) emissions, and would be likely to generate localized PM<sub>10</sub> concentrations in excess of state and federal standards. A major portion of the PM<sub>10</sub> would settle on or immediately adjacent to the construction site, while a small fraction would contribute to regional ambient particulate concentrations.

Exhaust emissions would be generated by construction equipment operations and construction employee vehicle trips. These emissions would include CO, ROG, NO<sub>x</sub>, SO<sub>2</sub> and particulates. Painting and paving of roadway would primarily release ROG into the atmosphere.

General Plan policies related to construction emission control are designed to reduce construction-related impacts. Despite implementation of these policies, construction activities would generate unavoidable, temporary increases in the non-attainment pollutants and their precursors (i.e. PM<sub>10</sub>, NO<sub>x</sub>, and ROG). This would be a significant cumulative impact of development construction.

### Operational Emissions

Background CO concentrations in the Roseville area are low and future roadside CO concentrations are expected to decrease from existing roadside CO concentrations despite anticipated increases in traffic volumes due to improved fuel combustion efficiency. With cumulative development, high CO concentrations could occur at intersections or along roadways where the predicted LOS is E or lower. Despite low background CO concentrations, increased traffic generated by the Proposed Project could lead to violations of ambient CO standards because Roseville is within a federally designated CO non-attainment area. This would be a potentially significant and unavoidable cumulative impact.

The Proposed Project would contribute to cumulative emissions of ozone precursors and PM<sub>10</sub> from automobiles, and commercial and industrial uses. The General Plan's Air Quality Element and the City's transportation control measures ordinance contain all feasible ozone precursor mitigation measures identified in the Placer County AQAP. While these measures would help the region in its attempt to control pollutant emissions associated with growth, significant cumulative impacts are expected to occur.

Cumulative development within the Roseville area would include development in the vicinity of agricultural operations, landfill activities, and wastewater treatment, potentially exposing the public and local residents to associated odors. However, due to the distance between odor sources and sensitive development, this is not anticipated to be a significant cumulative impact.

Existing and proposed development in the Roseville area would include industrial uses which would be stationary sources for toxic air contaminants. Stringent permitting requirements and federal, state and local regulations guide the development and operation of industrial facilities; therefore, this is considered a less-than-significant cumulative impact.

### **Noise**

#### Construction-Related

Noise impacts would result from the operation of construction equipment and from noise generated by vehicular traffic traveling to and from the construction site. The magnitude of the impact would depend on the type of construction activity, the noise level associated with each piece of construction equipment, the duration of construction activities, the presence or absence

of noise barriers, and the distance between the source of the noise and receptors. Properties located adjacent to construction sites would be affected temporarily; therefore, short-term construction noise impacts are anticipated with cumulative development. However, with compliance with the City Noise Ordinance, which limits construction to daytime hours, this impact would be less than significant.

### Stationary Sources

Existing and planned industrial uses including the Proposed Project would increase noise levels in the Roseville area. These uses include the development of light industrial areas, electrical substations, and wastewater pump stations. Most of the non-transportation noise sources are unlikely to generate enough sound to be cumulatively significant. However, because the exact nature of light industrial in the North Roseville area is unknown and much of it will be near residential areas, implementation of General Plan Policies and the use of setbacks and/or sound walls on light industrial projects may be necessary to reduce the impact to a less-than-significant level.

### Traffic Noise

Traffic noise impacts would occur at noise-sensitive land uses where traffic generated noise levels exceed 60 dBA  $L_{dn}$ . In many locations in the City of Roseville current traffic volumes generate sound levels in excess of 60 dBA in noise-sensitive areas. Cumulative development would likely increase the noise levels in areas currently developed. The General Plan contains policies aimed at minimizing noise impacts to existing land uses and precludes future development in noise-impacted areas. In many locations where roadway noise conflicts exist, traffic noise can be reduced. In other currently developed areas where existing noise levels exceed City standards, incremental traffic noise increases generated by cumulative development would be potentially significant and unavoidable.

## **Public Services and Utilities**

### Water

#### *Water Supply*

The Proposed Project in conjunction with other development through the year 2010, would result in a significant cumulative impact on the City's water supply. The City's current accessible water entitlement is 42 million gallons per day (mgd). The City's current peak demand is about 30 mgd. The 2010 peak water demand is estimated to be about 59.8 mgd without the development of the Proposed Project. With the Proposed Project and other future development, the 2010 peak daily water demand would be 61.12 mgd.

The City has its own water entitlements; however, the sources of Roseville's water (e.g., Folsom Lake) are shared with other communities and cumulative water demands of related projects would be substantial. General Plan policies require the provision of adequate supplies, as well as the identification of new supplies. The implementation of these policies would ensure that adequate supplies are available to serve specific new development projects in the City prior to their approval. However, other important factors affect water supply independently of policies, such as drought conditions and demands from other entitled water users. Therefore, the implementation of the Proposed Project, in conjunction with other regional development, is considered a potentially significant and unavoidable cumulative impact on water supplies.

#### *Water Treatment Capacity*

The Proposed Project would, in conjunction with other development through the year 2010, result in a significant cumulative impact on the City's water treatment capacity. The City's treatment plant capacity is currently 48 mgd. It is estimated that by 2010, treatment capacity will need to be expanded to about 59.8 mgd without development of the Proposed Project and other future development. With the Proposed Project and other development, the required water treatment capacity would exceed 61.12 mgd. Because the projected demand exceeds the projected capacity, and although the project contributes only 1.32 mgd, it would still contribute to a significant impact. According to the General Plan, when the demand for water treatment exceeds 75 percent of the water treatment plant capacity, the City Council will evaluate all feasible water treatment options, the maximum use of reclaimed water, and water conservation measures, prior to considering the restriction of additional water service connections and expansion of existing treatment facilities. If this mitigation is carried through to future development, significant cumulative impacts are not expected to occur to water treatment capacity.

#### *Water Distribution*

The Proposed Project in conjunction with other development, would result in a significant impact on the City's water distribution system. Numerous pipes would require expansion to ensure that adequate pressure, fire flow, and potable water are available to serve the City's residences and business. The City has determined that planning for expanded pipelines should begin when flow velocities exceed five feet per second. Future development would be required to participate in the Environmental Utilities Department CIP and cost-sharing agreements to offset the cost of the required improvements. The City should restrict future development when it would result in velocities of seven feet per second or greater. The restrictions should remain in place until such time as developer fees and cost sharing agreements provide adequate funds to cover capital improvements costs for expansion the pipelines. If this mitigation is carried through to future development, significant cumulative impacts on water distribution are not expected to occur.

## Wastewater

### *Wastewater Treatment*

The Proposed Project in conjunction with other development, would result in a significant impact on wastewater treatment capacity. The current capacity of the City's wastewater treatment plant is about 18 mgd. In 2010, it is estimated that the City will require a treatment capacity of 45.3 mgd for peak flows. The development of the Proposed Project would increase this to 45.7 mgd. The Proposed Project would contribute only 0.92 mgd to peak flows. The City, in conjunction with other incorporated and unincorporated areas, is in the process of developing a Regional Wastewater Master Plan that would meet the wastewater demands through the year 2010. This plan includes an option to construct a new treatment plant in the Pleasant Grove Creek sewershed, and would reduce cumulative impacts to a less-than-significant level.

## Electricity

The Proposed Project, along with other potential development, is expected to increase demand for electricity. The City's forecast demand in 2010 is 269 MW. The City negotiates for additional electrical power on an as-needed basis appropriate for the City's electrical demands. Suppliers include PG&E, the Western Power Area Administration (WAPA), and the Northern California Power Agency (NCPA), a California joint powers agency comprised of power suppliers and users. The City is a member of the NCPA. Supply is not expected to be a problem in the future.

If the City's strategy to acquire new sources of energy on an as-needed basis, negotiating on an ongoing basis, as appropriate, and assuming energy conservation, the cumulative impact on electrical services would be less than significant. However, if the City could not obtain sufficient reliable electrical power, or would be required to purchase power at non-optimal rates to meet increased demand, the impact on electrical service would be considered significant and unavoidable.

## Natural Gas

The Proposed Project, along with future development, is expected to increase demand for natural gas. PG&E has indicated that supplying natural gas to future development is not of concern because adequate supplies exist. Distribution facilities would be constructed as needed to serve future development. As a result, significant cumulative impacts relating to natural gas are not expected to occur.

## Solid Waste

Although the Proposed Project is not expected to have a significant impact on solid waste disposal, it has the potential to result in a significant cumulative impact when combined with a cumulative development. The population projected in 2010 range from approximately 110,000 to 120,000. If the current per capita generation factor of 1.54 tons per year of solid waste

remains the same, then between 169,400 and 184,800 tons per year of solid waste would be generated within the City. The Proposed Project would add approximately 1,312 tons annually to this amount.

Implementation of policies and implementation measures in the General Plan, including enforcement of source reduction programs, facility monitoring to ensure that a minimum ten-year reserve capacity is maintained, would reduce Roseville's consumption of the landfill's capacity so that cumulative solid waste impacts would be less than significant.

### Police

Police services are provided based on established service standards and goals reflected in the General Plan. The Proposed Project would contribute only minimally to demand for police services, because on-site security would be used. Citywide the demand for police services can be met through implementation of General Plan policies. Therefore, the cumulative impact on police services would be less than significant.

### Fire

Similar to police services, fire services are provided based on established service standards and goals. Cumulative development with the City would be subject to these standards. The expansion of these City services is demand-responsive and with the implementation of the existing policies and implementation measures, these facilities would continue to be adequately funded and provided based on evolving service goals. Potential cumulative impacts could result if sufficient funding mechanisms failed to be secured and increased facilities and staffing could not be provided. However, given current policies and implementation measures, the cumulative impact on fire services would be considered less than significant.

### Schools

The Proposed Project would not contribute to a substantially increased demand on schools. The development of planned residential development would increase the demand for school services, and new residential and commercial development will be required to pay school impact fees. In addition, the City of Roseville, General Plan includes policies that would ensure the provision of adequate school services prior to the approval of new development. With the payment of the fees and implementation of the General Plan policies, cumulative impacts on school services would be less than significant.

### Libraries

The provision of library services in the City is based on a service standard of one branch library per 20,000 residents. Cumulative development in 2010 would contribute sufficient numbers of new residents to require new library facilities. While General Plan policies exist which identify standards of service, construction of libraries usually follows development. With a 2010 level of development, short-term significant cumulative impacts can be expected to occur until library facilities are constructed. Long-term cumulative impacts are expected to be less than significant.

### 6.3 GROWTH-INDUCING IMPACTS

To comply with CEQA, a Draft EIR must discuss the ways in which the Proposed Project will affect economic and commercial growth in the vicinity of the project and how that growth will, in turn, affect the surrounding environment [CEQA Guidelines Section 15126(g)]. Under CEQA, this growth is not to be considered necessarily detrimental, beneficial, or of significant consequence. Induced growth is considered a significant impact only if it affects the ability of agencies to provide needed public services, or if it can be demonstrated that the potential growth, in some other way, significantly affects the environment.

Implementation of the Proposed Project would require expansion of the existing infrastructure for water supply, treatment and collection, utilities and roadways. Expansion of existing infrastructure would remove obstacles to growth in the area. The following is a list of infrastructure improvements associated directly or indirectly with implementation of the Proposed Project.

- Construction of 24-inch water pipeline in the Blue Oaks Boulevard extension;
- Construction of a parallel 66-inch water pipeline from the City's treatment plant;
- Construction of 12- and 15-inch sewer gravity mains;
- Dedication of a site for an electrical substation to serve surrounding areas;
- Construction of Blue Oaks Boulevard from Foothills Boulevard to the western project boundary; and
- Additional lanes on several existing roadways.

These infrastructure improvements could result in levels of population and urban development that exceed those contemplated to occur within the City's and adjacent cities' existing sphere of influence boundaries. The decision to urbanize would be made by the jurisdictions. Development of the project area was anticipated under the General Plan, although, at lower intensities than the Proposed Project. Economic activity could draw other businesses and, as a result, new employees to the Roseville area. This in turn would increase the demand for housing, and could accelerate residential development in the area.

This growth could contribute to various and substantial adverse environmental impacts, such as disruption of biological habitats, adverse traffic, air quality, and noise conditions; capital improvement and operating costs of increasing public service capacities; loss of open space views; and a change in the character of the region.

### 6.4 SIGNIFICANT AND UNAVOIDABLE ADVERSE IMPACTS

The potential environmental impacts that would result from implementation of the Proposed Project are summarized in Table 2-1. In most cases, impacts that have been identified would be less than significant after application of relevant General Plan policies. In some instances, incorporation of the mitigation measures described in Table 2-1 would reduce the impacts to

levels which are less than significant. Those impacts which cannot be feasibly mitigated to a less-than-significant level would remain as significant unavoidable adverse impacts. They are listed below.

**Project-Specific Significant Unavoidable Impacts**

- 4.5-3: Loss of 3.47 acres of vernal pools, seasonal wetlands and other jurisdictional wetlands.
- 4.5-6: Potential loss of federal threatened vernal pool fairy shrimp.
- 4.7-1: Conversion of undeveloped landscape character to developed character.
- 4.10-2: Short-term emissions of NO<sub>x</sub>, ROG, SO<sub>2</sub> and CO.
- 4.10-3: Increases of CO concentrations at intersections.
- 4.10-4: Increased air pollution in both the Hewlett-Packard Master Plan Area and Sacramento Valley Air Basin.
- 4.10-6: Inconsistency with the Placer County Air Quality Attainment Plan.

**Other Project Components: Woodcreek Oaks Boulevard Extension**

- 5-7: Potential loss of biological resources.
- 5-9: Air quality degradation due to construction.

**Cumulative Significant and Unavoidable Impacts**

- Intensification of development in undeveloped and rural areas.
- Increased flood flows, which could increase downstream flooding.
- Water quality degradation.
- Loss of biological resources.
- Alteration of visual character of undeveloped areas.
- Increased air pollutant emissions, including CO, PM<sub>10</sub>, NO<sub>x</sub> and ROG.
- Increased traffic noise.
- Increased demand for domestic water.
- Increased demand for electrical service.

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## ***7.0 PROJECT ALTERNATIVES***

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## **7.0 PROJECT ALTERNATIVES**

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### **7.1 INTRODUCTION**

The primary intent of the alternatives evaluation in an EIR, as stated in Section 15126(d) of the CEQA Guidelines, is to "describe a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives." Further, the Guidelines state that "the discussion of alternatives shall focus on alternatives capable of eliminating any significant adverse environmental effects or reducing them to a level of insignificance, even if these alternatives would impede to some degree the attainment of the project objectives, or would be more costly."

An EIR must describe a range of reasonable alternatives to the Proposed Project (or to its location) that could feasibly attain most of the basic objectives of the project. The feasibility of an alternative may be determined based on a variety of factors including, but not limited to, site suitability, economic viability, availability of infrastructure, general plan consistency, other plans or regulatory limitations, jurisdictional boundaries, and site accessibility and control (CEQA Guidelines Section 15126(d)(5)(A)).

### **7.2 ALTERNATIVES CONSIDERED AND ELIMINATED FROM FURTHER ANALYSIS**

The purpose of the alternatives analysis is to identify variations in site configuration, density, uses and/or location that would reduce or eliminate significant impacts associated with the Proposed Project. Several alternatives were considered for this analysis, but rejected because they would not substantially change the impacts of the project. Intensive development of most uses on the 300-acre site would have many of the same impacts as the Proposed Project, including increased traffic, loss of open space, and so on. Some uses, such as residential, would have new impacts as well, such as inconsistency with General Plan designations and potential incompatibility with adjacent uses. Furthermore, such an alternative would not meet any of the project objectives (see Chapter 3, Project Description). Therefore, a different set of land uses was not considered. Because most of the onsite natural resources, such as oak woodland and riparian habitats, would be preserved in the Open Space designation, a reconfiguration of the site plan was not evaluated as an alternative. Finally, with respect to offsite alternatives, there are no parcels large enough to accommodate the Proposed Project within the City limits. The Sunset Industrial area was also rejected as an alternative, because impacts in that area would be similar to the Proposed Project, due to its proximity and similarity to the project area.

### 7.3 ALTERNATIVES ANALYZED

This section provides a description of the alternatives to the Proposed Project analyzed in this DEIR and presents specific impacts that differ in significance and/or severity from those associated with the Proposed Project. For the most part, significant impacts of the alternatives can be mitigated by measures identified in Chapter 4, which contains the environmental analysis of the Proposed Project.

The City may adopt an alternative in lieu of the Proposed Project, and this chapter is intended to assist decision-makers in their assessment of appropriate use of the project area. In determining which alternatives to consider, the significant and unavoidable impacts of the Proposed Project were considered, along with those impacts that require substantial mitigation. For the most part, these impacts were in the following areas: changes to the rural character of the area, loss of or damage to biological resources, and air quality degradation. The land use conversion, visual and biological impacts would occur as a result of developing the site, regardless of the uses that are selected. The amount of acreage that is developed could be reduced by increasing the densities on developed acres or reducing the amount of development. The Reduced Development alternative would accomplish this objective. The remaining impacts are related to increasing the number of employees on the site, which would increase the demand for housing, the number of vehicle trips, and the generation of vehicle pollutants. Two alternatives address these concerns, No Project and Reduced Development. Finally, all of these impacts could be avoided at the project area, if HP chose to develop elsewhere, so a potential offsite alternative is considered. In summary, four alternatives are analyzed:

- **Alternative 1, No Project**, which assumes that the existing Light Industrial designations and General Plan intensities for the project area are developed at buildout;
- **Alternative 2, Reduced Development**, which assumes that the existing light industrial designations are retained, but that only 3 million square feet, total, is developed;
- **Alternative 3, Circulation Modification**, which has the same amount of development as the Proposed Project, but assumes that East Roseville Parkway is extended to Woodcreek Oaks Boulevard as a public, rather than a private, roadway; and
- **Alternative 4, Offsite Development**, which assumes that the development levels would be the same as the project, but that they would be located elsewhere in South Placer County.

Each of the alternatives is described in more detail and analyzed below. Table 7-1 provides a comparison of land uses densities under the Proposed Project, the No Project Alternative, and the Reduced Development Alternative. For each subject area, Table 7-2 indicates whether the impacts of the alternatives are more or less severe than those of the Proposed Project. A discussion of the "environmentally superior alternative" appears at the end of this chapter.

TABLE 7-1

## COMPARISON OF LAND USES

Land Use	Proposed Project	Alternative 1 No Project	Alternative 2 Reduced Development	Alternative 4 Off-Site
Commercial	.248 msf	0	0	.248 msf
New Light Industrial	2.69 msf	3.2 msf	1.67 msf	2.30 msf
Existing Light Industrial	1.30 msf	1.30 msf	1.30 msf	1.30 msf
<b>TOTAL</b>	<b>4.238 msf</b>	<b>4.5 million</b>	<b>2.97 msf</b>	<b>4.238 msf</b>
NOTE: msf = million square feet Alternatives 2 and 4 assume 45.9 acres of open space.				
SOURCE: EIP Associates, January 1996.				

TABLE 7-2

## COMPARISON OF ALTERNATIVES TO PROPOSED PROJECT

Resource	Alternative 1	Alternative 2	Alternative 3	Alternative 4
Land Use	■	■	S	□
Population, Employment and Housing	■	■	S	S
Soils, Geology, and Seismicity	■	■	S	S
Hydrology and Water Quality	□	■	S	■
Biological Resources	□	■	S	■
Cultural Resources	S	■	S	■
Aesthetics	□	■	S	S
Hazardous Materials	S	■	S	S
Transportation and Circulation	■	■	□	□ <sup>1</sup>
Air Quality	■	■	S	□ <sup>1</sup>
Noise	■	■	S	□ <sup>1</sup>
Public Services and Utilities	■	■	S	S

KEY:

- = Alternative impacts less severe than the Proposed Project.
- = Alternative impacts more severe than the Proposed Project.
- S = Proposed Project and the Alternative impacts identical or very similar.
- 1 = Because the number of vehicle trips would be the same as the Proposed Project, regional impacts would not change. However, full traffic, CO and noise impacts would be required to determine the precise effects on local intersections and roadways.

SOURCE: EIP Associates, 1995.

### **7.3.1 Alternative 1: No Project Alternative**

CEQA requires the evaluation of the comparative impacts of the "No Project" alternative (CEQA Guidelines Section 15126(d)(4)). The No Project Alternative can be defined either as "no development" on the project area, or as "no action" taken on the Proposed Project. In this case, a "no development" alternative would be one in which the project area would likely continue to be used primarily for grazing of cattle. The site-specific impacts of such a "no development" alternative are best described by the conditions presented in the setting sections of Chapter 4 of this DEIR. On the other hand, the No Project alternative can also be defined as the "no action" alternative. In other words, the conditions that would exist in the future without the action that is proposed in the project description based on reasonable expectations about what would occur under current plans and consistent with available infrastructure and community services. The No Project Alternative analyzed in this section is a "no-action" alternative.

For this analysis of the No Project Alternative, it was assumed that the project area would be developed according to the existing light industrial designation at the densities assumed in the General Plan. Approximately 295 additional acres would be developed as Light Industrial at an average floor area ratio of 25%, resulting in an additional 3.2 million square feet for a total of 4.5 million square feet. None of the site would be redesignated commercial. It is assumed that the Open Space designation would not be retained, but that development would not occur in the floodplain, as shown in Table 7-1, the square footage under the No Project Alternative is slightly higher than the Proposed Project. Therefore, impacts related to amount and intensity of development would be similar to the Proposed Project. However, the General Plan assumed fewer employees per square foot, so traffic and other employment-related effects would be reduced under the No Project Alternative. The impacts of the No Project Alternative are analyzed below.

#### **Land Use**

Under this alternative, almost 300 acres of undeveloped land would be developed approximately the same amount of acreage as would be developed under the Proposed Project. As with the Proposed Project, the conversion in land uses would be a less-than-significant impact under the No Project Alternative.

Because the project area is surrounded by industrial operations and vacant land designated for industrial uses, potential conflicts with adjacent land uses under the No Project Alternative would be less than significant. This impact would be slightly less severe than the Proposed Project, which could have some conflicts between industrial and commercial uses on the project area (it should be noted that this is a less-than-significant impact for the Proposed Project).

#### **Population, Employment and Housing**

Under the No Project Alternative, potential employment levels would be substantially lower than under the Proposed Project, approximately 5,400 net new employees as opposed to approximately 9,077. These employees would generate less demand for housing. In order to be consistent with the City's jobs/housing balance policy (Resolution 83-118), approximately 4,320 of these workers

would need to reside within eight miles of their worksite, and approximately 3,240 would need to reside within six miles of their worksite. No residential development would occur within the project area, so these workers would need to be able to find homes in the surrounding specific plan developments and other nearby residential areas. While this increased demand for housing would make it more difficult for the City to meet its jobs/housing balance goal, the impact would be less severe than under the Proposed Project. In either case, the impact would be less than significant because of the availability of existing and planned housing in Roseville and surrounding communities.

### **Geology, Soils and Seismicity**

Under the No Project Alternative, no commercial development of the project area would occur. However, with the exception of the floodplain area, the entire project area could be developed. Therefore, impacts would be similar to the Proposed Project but of greater magnitude: development in an area of seismic activity, development in an area of soil constraints, potential slope instability and subsequent erosion, and inaccessibility to potential mineral resources located on the project area. This alternative would include an increase in the number of employees in the project area but of lesser magnitude than the Proposed Project. Therefore, under this alternative, the impact associated with the increased numbers of people exposed to seismic risk would still occur, though at a lesser magnitude than that of the Proposed Project. As with the Proposed Project, all impacts occurring under the No Project Alternative would be mitigable to less-than-significant levels.

### **Hydrology and Water Quality**

Under the No Project Alternative, as with the Proposed Project, impacts associated with flooding would not occur since it is assumed that there would be no development within the floodplain. Impacts associated with increased stormwater runoff, interference with groundwater recharge potential, and decreased water quality would occur. The magnitude of these impacts would be slightly higher than the Proposed Project, because more acreage would be developed, resulting in more square feet. Impacts associated with the No Project Alternative would be less than significant with mitigation.

### **Biological Resources**

Impacts on biological resources would be more severe than those of the Proposed Project. As with the Proposed Project, approximately 275 acres of grasslands would be lost. Much of the riparian habitat and oak woodland would be preserved as it is located in the floodplain. Because development could occur in the riparian and oak woodland areas that are outside the floodplain, substantially, more riparian habitat, vernal pools, and oak woodland could be lost under the No Project Alternative. Therefore, special-status plant species, including vernal pool fairy shrimp, and legally-protected raptors, could be more severely affected. With the exception of loss of fairy shrimp and vernal pools, biological impacts can be reduced to less-than-significant levels with implementation of the mitigation measures identified in Section 4.5, Biological Resources.

## **Cultural Resources**

Development under the No Project Alternative would result in impacts similar to the Proposed Project regarding damaging or destroying recorded prehistoric or historic sites and potentially damaging undiscovered cultural resources. The two sites that have been identified on the project area would be in Light Industrial-designated areas under both the Proposed Project and the No Project Alternative. This alternative would result in less-than-significant impacts due to available mitigation.

## **Aesthetics and Visual Quality**

Development under this alternative would result in the loss of undeveloped character of the north-central and eastern portion of the project area where industrial development would occur. This would be considered a significant impact with no mitigation available. The impact would be more severe than under the Proposed Project, because the riparian area that is outside the floodplain would not necessarily be protected. Some incompatibilities between industrial and surrounding development could occur, and development of the project area would increase artificial light and glare. As with the Proposed Project, these impacts could be mitigated to a less-than-significant level.

## **Hazardous Materials**

Under the No Project Alternative, the impacts related to increased risk of hazardous materials accidents or spills due to commercial development would be eliminated. Impacts related to increased hazardous materials use and accidental spills as well as increased demand for emergency response services (due to industrial uses) would be substantially the same as the Proposed Project, although of slightly greater magnitude due to the increase in industrial development. Impacts associated with existing or unknown contaminants related to past land uses would also occur. As with the Proposed Project, these impacts could be reduced to a less-than-significant level.

## **Transportation and Circulation**

The No Project Alternative analysis is based on land use and circulation system assumptions used in the revised 2010 Market Scenario for the General Plan EIR.

Under the No Project Alternative the potential cumulative growth in population and employment within the City would result in substantial increases in the number of persons and vehicle trips compared to 1990-91 levels. Analysis of the No Project Alternative (see the Methods section in Section 4.9) identified a number of roadways that would require improvements beyond those needed under the revised 2010 Market Scenario of the General Plan. These improvements are summarized in Table 4.9-5. The cumulative set of roadway improvements required under the No Project Alternative are shown in Figure 4.9-8 and reflect a combination of the improvements required under the revised 2010 Market Scenario and additional improvements required by the No Project Alternative. Conclusions from the traffic analysis of the No Project Alternative include the following:

- Grade separations would be required at five intersections under the No Project Alternative, two more than under the existing General Plan scenario.
- At-grade intersection improvements would be needed as mitigation at 20 intersections under the No Project Alternative, five more than the 2010 Market scenario.
- Thirty-two roadway widenings or extensions would be required under the No Project Alternative, three more than the 2010 Market scenario.
- The No Project Alternative would not be fully mitigated at all locations. No feasible improvements were identified at seven intersections to improve their capacity sufficiently to meet the City's level of service "C" policy. This represents a significant and unavoidable impact of the No Project Alternative under the existing General Plan.

Under the No Project Alternative the demand for transit services would be slightly lower than under the Proposed Project, because there would be no demand generated from commercial development. Employees associated with industrial development could require transit services. This would be considered a less-than-significant impact.

Because there would be no commercial uses developed under this alternative, the impact on recreational and transportation-related bicycle trips would be eliminated. It is anticipated that there would be minimal demand for these types of bicycle uses with industrial development in the project area.

### **Air Quality**

Development under the No Project Alternative would result in impacts on air quality in the Roseville area. Short-term emissions of PM<sub>10</sub> and NO<sub>x</sub>, ROG, SO<sub>2</sub> and CO would be generated by construction equipment and associated activities during development of the industrial uses in the north-central and eastern portion of the project area. This impact would be of slightly greater magnitude than the Proposed Project, because more acres and square feet of development would occur. However, as with the Proposed Project, this would remain a significant short-term impact.

Impacts related to CO at intersections and increased air pollution due to traffic would be lessened under this alternative because the increase in vehicle trips would be approximately 35 percent lower than under the Proposed Project. Regional emissions would also be lower, because there would be fewer vehicle trips. These impacts would be significant and unavoidable.

Construction and operation of industrial uses would generate criteria pollutants and toxic air contaminants, which could affect nearby residents (particularly to the south). Because of the slight increase in square footage, the magnitude of this impact would be higher under the No Project Alternative, and, as with the Proposed Project, the impact could not be reduced to less-than-significant levels.

## Noise

Under the No Project Alternative, the impacts related to construction noise and non-traffic related noise would be slightly higher than the Proposed Project due to the increase in square footage. Traffic-related noise would be substantially lower under the No Project Alternative, because of the smaller number of employees. All noise impacts would be less than significant under both the Proposed Project and the No Project Alternative.

## Public Services and Utilities

Under the No Project Alternative, demand for public services and utilities would be similar to the Proposed Project. Total developed acres would be slightly higher than the Proposed Project, and there would be approximately 262,000 additional square feet. The 28.5 acres of General Commercial land use in the Proposed Project would retain its Light Industrial designation under the No Project Alternative.

## Domestic Water

Because water generation rates are based on acreage, and the factors for commercial and light industrial development are the same, the No Project Alternative would create similar demand for domestic water to the Proposed Project, 0.66 million gallons per day (mgd) on average, with a peak of 1.32 mgd. This increased demand for water could be mitigated to a less-than-significant level with measures identified in Section 4.12.

It should be noted that water demand could be slightly higher, because of the increased square footage; however, it would depend on the type of use.

## Wastewater Collection and Treatment

As with water supply, the generation rates for wastewater are the same for light industrial and commercial uses, so impacts on wastewater collection and treatment would be similar to the Proposed Project, which would create an average wastewater flow of 0.40 mgd and a peak flow of 0.92 mgd. The increased need for wastewater treatment would be 0.25 mgd on average and 0.63 mgd during peak flows. These impacts would be reduced to a less-than-significant level with measures identified in Section 4.12.

Similar to water demand, actual wastewater generation depends on the type of use, and could be slightly higher due to the increase in square footage.

## Solid Waste

The factor for solid waste is 1 pound per day per 100 square feet. Because the No Project Alternative includes 260,000 more square feet than the Proposed Project, it would generate approximately 142 more tons per year of solid waste, assuming that 70% of onsite waste is recycled (see Section 4.12). Total additional solid waste that would require transport to a landfill would be approximately 2,460 tons per year. Given the expected lifespan of the Western Regional Sanitary Landfill (WSRSL), this impact is considered less than significant.

### Electricity and Natural Gas

Although generation rates for electricity are based on acreage, industrial uses are estimated to be higher than commercial uses. Therefore, retaining as Light Industrial the 28.5 acres that the Proposed Project would designate Commercial could increase demand for electricity by 0.228 megawatts per year, for a total demand of 12.17 megawatts. However, the increase is not expected to be substantial, so this impact is considered less than significant.

Unlike electricity, natural gas use is much higher for commercial designations than light industrial uses (63,600 Therms per year per acre as opposed to 10,200). Therefore, the elimination of the Commercial designation would reduce demand for natural gas by 1.22 million Therms per year, for a total demand of 2.53 million therms. This is within Pacific, Gas & Electric's anticipated supply, so the impact is considered less than significant.

### Other Public Services

The No Project Alternative would create fewer employment opportunities than the Proposed Project, so it would have a lesser effect on the demand for housing, and fewer new employees would be expected to move into the Roseville area. Increased employment could create an indirect impact on fire and police services, schools and libraries. Because the number of employees would be fewer than under the Proposed Project, the No Project Alternative would have a less severe effect on public services. As with the Proposed Project, this impact is considered less than significant with implementation of General Plan Policies.

### **7.3.2 Alternative 2: Reduced Development**

Under the Reduced Development Alternative, the land use designations would be the same as assumed for the No Project Alternative, with the entire project area designated Light Industrial, except for the 100-year floodplain. However, under this alternative it is assumed that new development would be limited to 1.67 million square feet, for a total of 3 million square feet. The assumed floor to area ratio would be the same as the General Plan, .25, so only 155 acres would actually be developed. The undeveloped acreage would remain in its current state.

It has been assumed that the number of employees per square foot (3.1 per thousand square feet) would be the same as the Proposed Project because it reflects levels at the existing HP site.

### **Land Use**

Under the Reduced Development Alternative, fewer acres of undeveloped land would be developed than under the Proposed Project. As with the Proposed Project, this land use conversion would be considered less than significant and unavoidable.

Because the project area is surrounded by industrial operations and vacant land designated for industrial uses, potential conflicts with adjacent land uses under the Reduced Development Alternative would be less than significant, and less severe than the Proposed Project.

### **Population, Employment and Housing**

Under the Reduced Development Alternative, there would be an increase of approximately 5,175 employees, or about 57 percent of the net increase under the Proposed Project. As with the Proposed Project, additional employment could increase the demand for housing and interfere with the City's ability to achieve its jobs/housing balance goal. According to City policy, approximately 4,140 of these should be within eight miles of the project area, and 3,105 units should be within six miles. The increased demand for housing and the impact on the jobs/housing balance would be less than significant due to the existing and planned housing stock in Roseville and the surrounding area.

### **Geology, Soils and Seismicity**

Under the Reduced Development Alternative, impacts would be similar to those under the Proposed Project. Development under this alternative would result in the following impacts: development in an area of seismic activity, development in an area of soil constraints, potential slope instability and subsequent erosion, alteration of site topography, and inaccessibility to potential mineral resources located on the project area. However, these impacts would be less severe than those resulting from the Proposed Project because only 155 acres would be developed.

This alternative would include an increase in the number of employees in the project area. These employees could be exposed to seismic risk. The impact would be less severe than under the Proposed Project, because the increase in employment would not be as great. As with the Proposed Project, geology, soils and seismic impacts occurring under the Reduced Development Alternative would be mitigable to a less-than-significant level.

### **Hydrology and Water Quality**

As with the Proposed Project, impacts associated with flooding would not occur since it is assumed that there would be no development within the flood plain. Impacts associated with increased stormwater runoff, interference with groundwater recharge potential, and decreased water quality would occur. However, the magnitude of these impacts would be reduced by approximately half, because only 155 acres would be developed. Impacts associated with the Reduced Development Alternative would be less than significant with mitigation.

### **Biological Resources**

Impacts on biological resources would be less severe under the Reduced Development Alternative, because approximately half as many acres would be subject to development than under the Proposed Project. Approximately 155 acres of grasslands would be lost. Most of the riparian habitat and oak woodland would be preserved within the floodplain, as with the Proposed Project. For this analysis, it is assumed that development would not occur south of the Open Space/Wetland Preserve, but those oaks and vernal pools north of the preserve could be affected. Special-status plant species, including vernal pool fairy shrimp, and legally-protected raptors could be affected by the loss of grasslands, vernal pools and oak trees. In addition, construction

and use of a sanitary sewer line could damage and or destroy wetlands. With the exception of loss of fairy shrimp and vernal pools, biological impacts can be reduced to less-than-significant levels with implementation of the mitigation measures identified in Section 4.5, Biological Resources.

### **Hazardous Materials**

Impacts related to increased hazardous materials use and accidental spills as well as increased demand for emergency response services (due to industrial uses) could occur; although, at a lesser magnitude than under the Proposed Project, because of the reduced level of development. Impacts associated with existing or unknown contaminants related to past land uses would also occur. As with the Proposed Project, these impacts could be reduced to a less-than-significant level.

### **Cultural Resources**

Development under the Reduced Development Alternative would result in impacts similar to the Proposed Project regarding damage of or destruction to recorded prehistoric or historic sites and potential damage to undiscovered cultural resources. Because development would not occur south of the woodland area, the two archaeological sites that have been identified in the project area would be not be affected by development. This alternative would result in less-than-significant impacts due to available mitigation.

### **Aesthetics and Visual Quality**

Like the Proposed Project, this alternative would change the rural character of the project area, but the impact would be less severe under the Reduced Development Alternative, because fewer areas would be developed. Nonetheless, this would be considered a significant and unavoidable impact. Some incompatibilities between industrial and surrounding development could occur, and development of the project area would increase artificial light and glare. Because there would be less development, these impacts would be less severe under the Reduced Development Alternative than under the Proposed Project. As with the Proposed Project, these impacts could be mitigated to a less-than-significant level.

### **Transportation and Circulation**

The Reduced Development Alternative was assumed to have the same employment density (per building area) as the Proposed Project and thus the same trip rate per square foot. However, because of the assumed reduction in the amount of developed square footage, the average number of daily trips under this alternative is approximately 31,500, compared to 51,000 under the Proposed Project. This alternative would also be composed solely of the industrial land uses typical to HP; it does not include any of the commercial development that would be part of the Proposed Project. The level of development assumed under this alternative represents the anticipated levels of development assumed to be in place in the year 2010.

The location of the development on the project area under this alternative would be the same as that of the Proposed Project, and it has been assumed that the on-site circulation system defined under the Proposed Project would be applied to this alternative as well. Daily traffic volumes associated with this alternative are shown in Figure 7-1.

This analysis assumes that roadways and infrastructure would be the same for the Reduced Development Alternative as for the Proposed Project.

This alternative would require no additional offsite roadway improvements in 2010 from those required under the General Plan or the 2010 CIP, with exception of Foothills Boulevard at Pleasant Grove Boulevard. This intersection would operate at LOS "D" under the Reduced Development Alternative.

This alternative would not require the roadway widenings identified under the Proposed Project; therefore, the impacts associated with this alternative would be marginally less severe than those of the Proposed Project.

### **Air Quality**

Development under the Reduced Development Alternative would result in impacts on air quality in the Roseville area. Short-term emissions of PM<sub>10</sub> and NO<sub>x</sub>, ROG, SO<sub>2</sub> and CO would be generated by construction equipment and associated activities during development of the industrial uses in the project area. This impact would be of lesser magnitude than that associated with the Proposed Project, because significantly less development would occur in the project area. However, as with the Proposed Project, this would remain a significant short-term impact.

Impacts related to CO at intersections and increased air pollution due to traffic would be lessened under this alternative because of the reduced traffic levels. Regional emissions would also be lower, because there would be approximately 40 percent fewer vehicle trips than under the Proposed Project.

Construction and operation of industrial uses would generate criteria pollutants and toxic air contaminants, which could affect nearby residents (particularly to the south). The magnitude of this impact would be substantially reduced because fewer acres would be developed and development would not occur in the southwest corner, which is the portion of the project area closest to residential development. As with the Proposed Project, the impact could be mitigated, but not to less-than-significant levels.

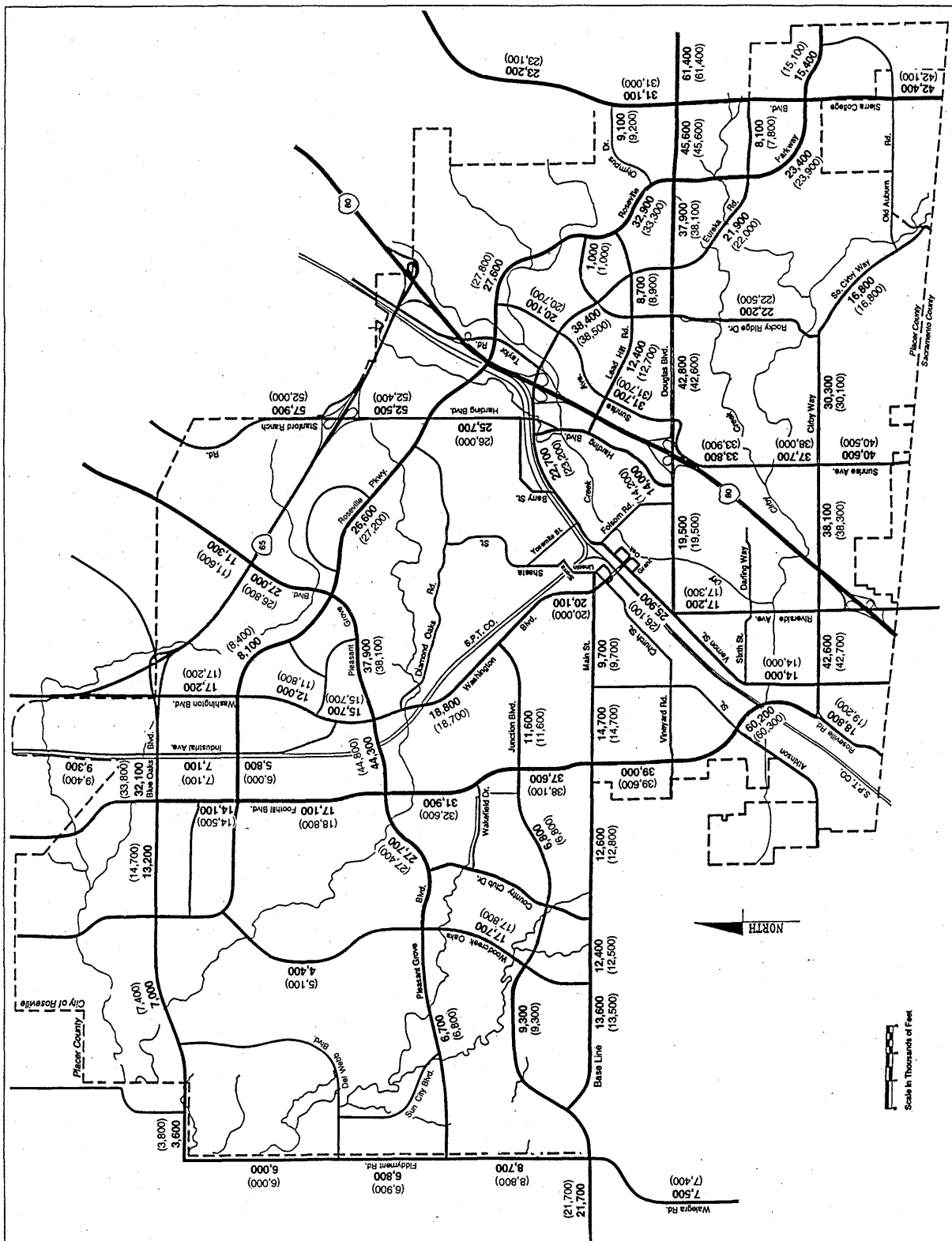
### **Noise**

Under the Reduced Development Alternative, the impacts related to construction noise and non-traffic related noise would be substantially lower than the Proposed Project due to the reduction of square footage, and because the portion of the project area closest to residences would not be developed. Traffic-related noise would be substantially lower under the Reduced Development Alternative, because of the smaller number of employees. All noise impacts would be less than significant under both the Proposed Project and the Reduced Development Alternative.

**FIGURE 7-1**  
**Projected Daily Traffic**  
**Volumes under**  
**On-Site Alternative**

Hewlett-Packard  
 Master Plan EIR

Key:  
 20,000 On-Site Alternative  
 (10,000) No Project Alternative



DKS Associates

## **Public Services and Utilities**

The demand for public services and utilities would be substantially lower under the Reduced Development Alternative than under the Proposed Project. In addition, the designation of Light Industrial rather than Commercial for the 28.5 acres in the northwest and northeast corners of the project area would affect demand estimates. The impacts on services and utilities are summarized below.

### Water

The demand for water would be substantially reduced compared to the Proposed Project. Under the Reduced Development Alternative, demand for water would be approximately 0.45 mgd with a peak of 0.955. In comparison, the Proposed Project would generate an average demand of 0.66 mgd and a peak of 1.32 mgd. Although the Reduced Development Alternative would require less water, the increased demand would be considered significant. This impact would be reduced to less-than-significant level with implementation of the General Plan Policies identified in Section 4.12.

### Wastewater

Wastewater flows would also be lower under the Reduced Development Alternative, which would generate flows of 0.248 mgd and would require treatment for 0.161 mgd. The Proposed Project, by comparison, would generate average flows of 0.40 mgd and peak flows of 0.92 mgd. The increase in wastewater generation could be reduced to less-than-significant levels for both the Proposed Project and the Reduced Development Alternative.

### Solid Waste

The Reduced Development Alternative includes 1.67 million square feet of new development. This development would generate approximately 915 tons per year of solid waste, compared to the 1,600 tons per year that would be generated by new development under the Proposed Project. The increase in solid waste generation would be less-than-significant, because there is adequate capacity in the WRSL.

### Electricity and Natural Gas

The Reduced Development Alternative would require less electricity and natural gas than the Proposed Project. As with the Proposed Project, this increased demand could be met by the service provider, so it is considered a less-than-significant impact.

### Public Services

The Reduced Development Alternative would create substantially fewer employment opportunities than the Proposed Project, so it would have a lesser effect on the demand for housing, and fewer new employees would be expected to move into the Roseville area. However, increased employment could create an indirect impact on public services, including fire protection, law enforcement, schools and libraries. As with the Proposed Project, this impact is considered less than significant with implementation of applicable General Plan Policies.

### **7.3.3 Alternative 3: Circulation Modification**

This alternative would have land use characteristics identical to those of the Proposed Project; therefore, it would generate traffic volumes that are equal to those of the Proposed Project. The on-site circulation system was assumed to be the same as that of the Proposed Project, with the exception of the primary east-west roadway. Instead of a private internal roadway, as assumed under the Proposed Project, this alternative assumes that this roadway would become an extension of Roseville Parkway, beginning at Foothills Boulevard and ending at Woodcreek Oaks Boulevard. This extension would be a four-lane arterial, built to the City roadway design standards and would be open to public access. Access to the HP campus via Roseville Parkway would be restricted, as with any other public roadway, through the use of security gates. On-site circulation (between areas north and south of the extension) would be somewhat constrained by the Roseville Parkway extension, in order to maintain the security concerns of Hewlett-Packard.

Because the same land uses, acreages developed and densities would be identical to the Proposed Project, only traffic would be affected by this alternative. Traffic impacts are discussed below.

Daily traffic volumes associated with this alternative are shown in Figure 7-2.

Foothills Boulevard would need to be widened to six lanes from HP's south gate to 500 feet north of Pleasant Grove Boulevard; no other roadway improvements would be required beyond those identified under the Future Baseline condition.

The Roseville Parkway extension does not appear to be an improvement that would benefit the circulation system under 2010 conditions. Under post-2010 conditions, traffic volumes can be accommodated by other roadways with some additional widening. The Roseville Parkway extension remains a desirable improvement under post-2010 conditions from a regional standpoint, as it would provide an additional east-west connector in an area that currently lacks east-west linkage between Foothills Boulevard and Woodcreek Oaks Boulevard over a two-mile stretch between Blue Oaks Boulevard and Pleasant Grove Boulevard.

### **7.3.4 Offsite Alternative**

One of the requirements of CEQA is the assessment of the comparative environmental impacts of alternative locations for the "project". The situations where alternative locations must be evaluated are governed by the "rule of reason" and have been addressed by the courts.

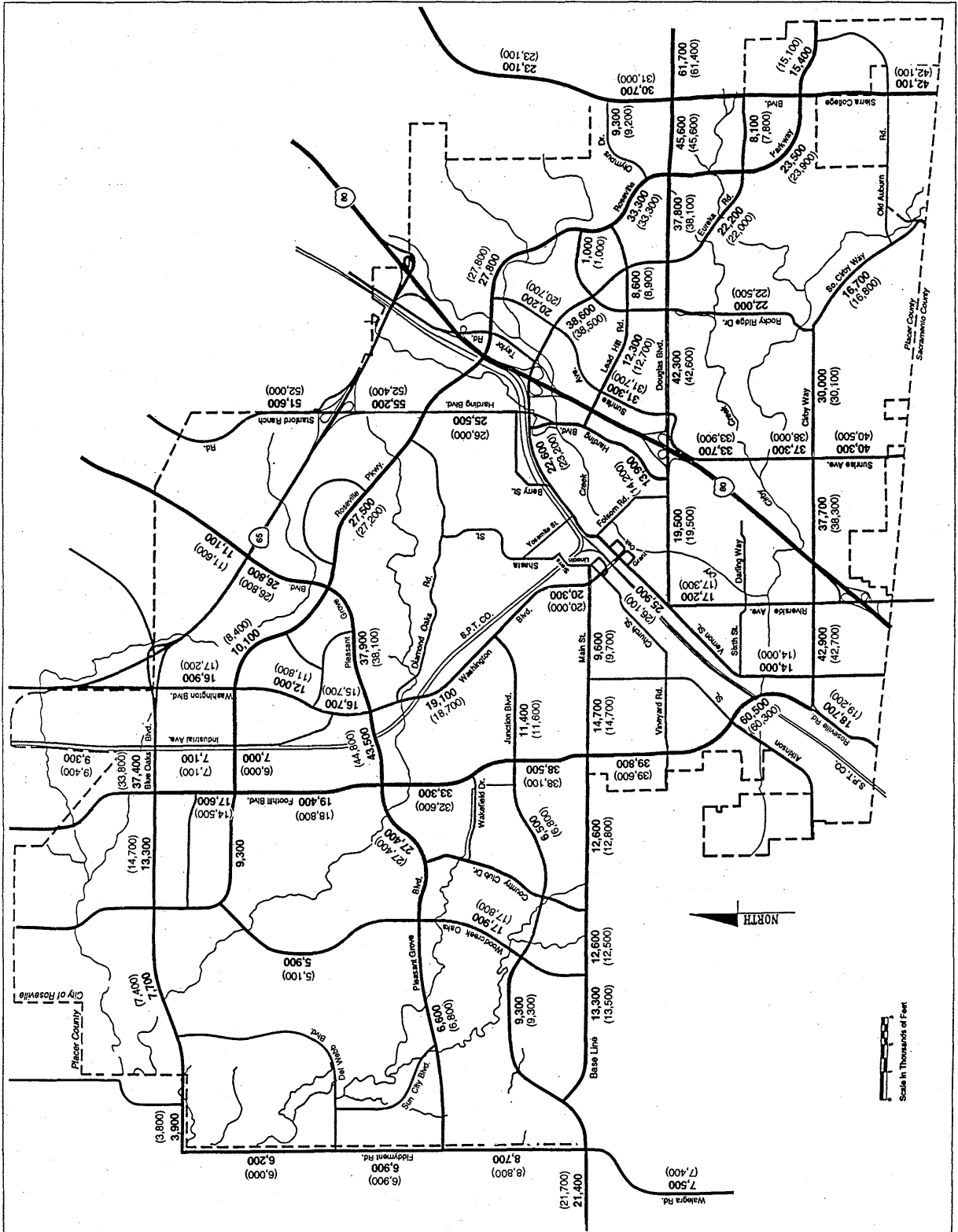
The most influential case law that provides direction on the inclusion or exclusion of different site alternatives is the December 31, 1990 Supreme Court Decision in Citizens of Goleta Valley v. Board of Supervisors 52 Cal. 3d 553 (1990 (Goleta II)). In Goleta II, the Supreme Court suggested that the rationale for analysis of alternative sites was tied, in part, to the availability of another site to accommodate the project and to the consistency of the project with the local General Plan. In doing so, the Supreme Court reaffirmed the value of the General Plan as the primary local land use planning tool.

**FIGURE 7-2**

**Projected Daily Traffic Volumes under Circulation Alternative**

**Hewlett-Packard Master Plan EIR**

**Key:**  
 20,000 Circulation Alternative  
 (10,000) No Project Alternative



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As stated earlier, various areas in South Placer County were examined to determine whether they could accommodate the Offsite Alternative. While no 300-acre sites were found, the Twelve Bridges Specific Plan contains over 100 acres designated Employment Center with density allowances that could accommodate the Offsite Alternative. The Twelve Bridges Specific Plan is a mixed-use development in south Lincoln, east of State Route 65 (see Figure 7-3).

The Twelve Bridges Specific Plan encompasses 5,000 acres of mixed-uses, including residential uses of varying densities, a golf course, employment-generating uses, parks, open space, and a community college. Phase I of the Twelve Bridges Specific Plan designates 117 acres for Employment Center, 42.7 acres General Commercial, and 22.9 acres of Village Commercial. Surrounding uses include parks, open space, residential and public uses. The Specific Plan was subject to an Environmental Impact Report (SCH #93062054). The first two phases of Twelve Bridges have been subject to a Mitigated Negative Declaration. The first phase contains employment-generating and commercial uses, and is the focus of this alternative.

For this analysis, it was assumed that the land uses and square footage for the 300-acre portion of the project area would not change. There would be 2.68 million square feet of Light Industrial uses and .248 million square feet of General Commercial uses.

The following analysis is derived largely from the Twelve Bridges Specific Plan, the Specific Plan EIR and the Phase I/II Mitigated Negative Declaration.

### **Land Use**

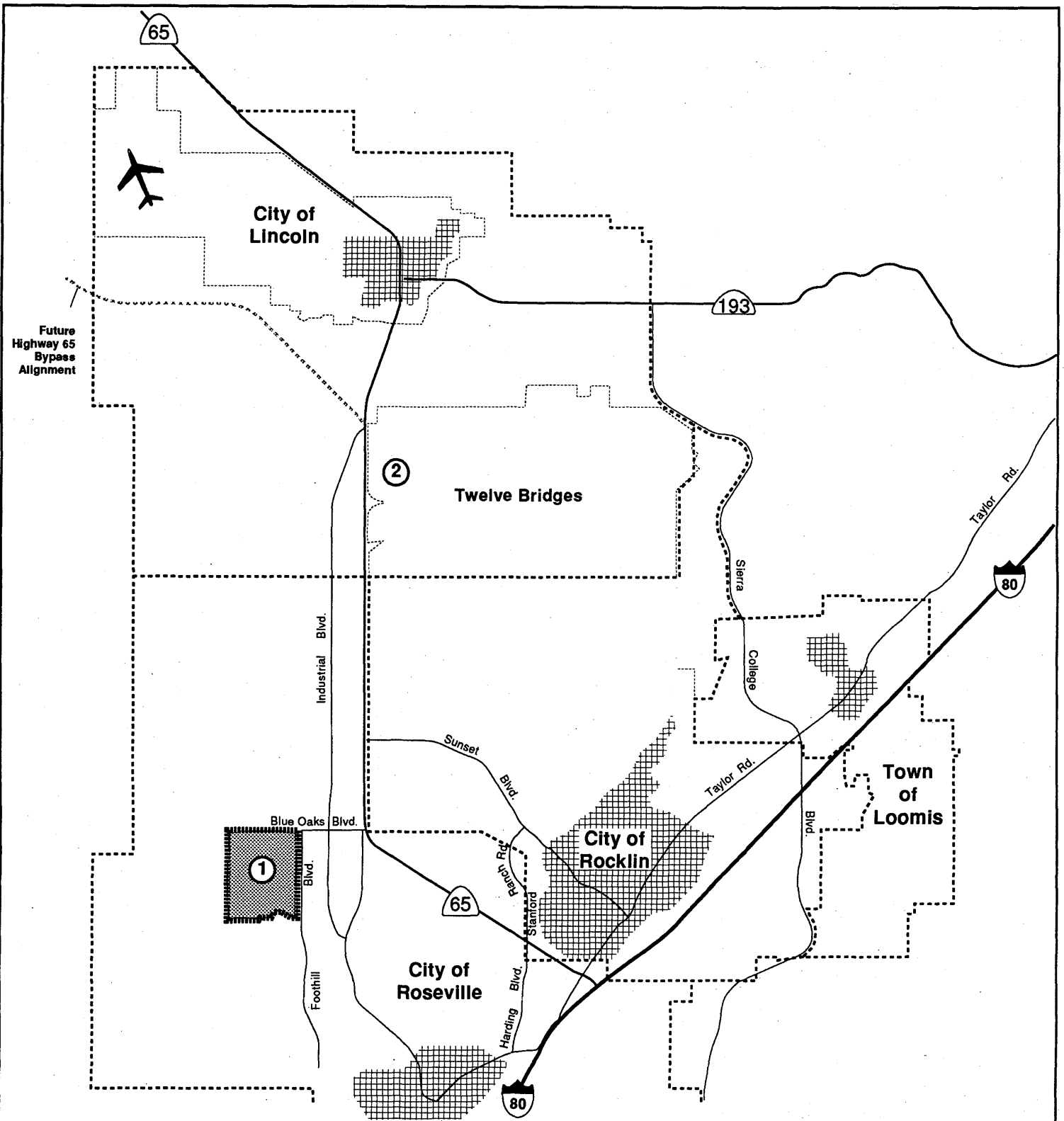
As stated above, Phase 1 of the Twelve Bridges Specific Plan includes several land use designations that would allow many of the types of uses anticipated under the Proposed Project. These uses allowed under each designation are:

Employment Center: Office, light industrial, communications, services and research and development. Permitted uses include research & development, communications, technology, clean industries, medical, and biotech. Lot coverage is a maximum of 60 percent.

General Commercial: Large multi-tenant shopping centers. Maximum lot coverage is 40 percent.

Village Commercial: Mixed-use, pedestrian scale commercial development. Upper stories restricted to office, professional and residential. Lot coverage is a maximum of 60 percent, and the maximum floor to area ratio is 1.5.

The Employment Center designation would allow for the types of uses anticipated under the Proposed Project's Light Industrial designation. The different components of the Proposed Project's General Commercial designation are compatible with Twelve Bridge's General and Village Commercial designations. Therefore, the Twelve Bridges designations could accommodate the Proposed Project's uses.



**K E Y**

- ① Proposed Project Site
- ② Twelve Bridges

**L E G E N D**

- Sphere of Influence Boundaries
- ..... Specific Plan Boundaries
- ▨ Hewlett-Packard Master Plan Area

**Figure 7-3**

**Off-Site Alternative Locations**

SOURCE: EIP Associates, December 1995.



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While the designations are compatible, the amount of acreage available in Twelve Bridges is significantly lower than in the Hewlett-Packard project area. Densities would need to be more intensive, which would be allowable because the Twelve Bridges Specific Plan has larger maximum coverage than the Proposed Project. Approximately 3.07 million square feet (msf) could be "covered" in the Employment Center areas. Parking and infrastructure would need to be accommodated within this area, so the area available for buildings would be lower. Parking may need to be provided in multi-story garages. Buildings could be taller than anticipated under the Proposed Project; the Employment Center has a height maximum of 60 feet.

The acreages available for commercial uses are greater than those in the Proposed Project. As with the Proposed Project, the commercial designations are within walking distance of the Employment Center designations.

At present, the Twelve Bridges area is composed of grazing land. Almost 150 acres of open space/grazing land would be lost. This is a smaller amount than under the Proposed Project. The City of Lincoln concluded that the loss of grazing land was not a significant impact.

The Employment Center designations are adjacent to Open Space/Habitat Preserve, Village Residential, Commercial, Community College and Public Uses. Light industrial uses could be incompatible with such uses. The Twelve Bridges Specific Plan contains extensive design guidelines to ensure that the various components of the Specific Plan are architecturally compatible. The Specific Plan does not address operations-related incompatibilities, such as noise, hazardous materials use and odor. These items are discussed below.

### **Population, Employment and Housing**

The Proposed Project would generate approximately 8,333 new light industrial jobs. This is lower than the number of jobs anticipated for the entire Specific Plan area (10,589), but substantially higher than the number of jobs in the Employment Center (4,340). Most of this employment could be absorbed within the Specific Plan area itself, which is planned to have 10,200 new residential units. In addition, there are four other specific plan areas adjacent to or near Twelve Bridges that are planned to contain primarily residential uses. Therefore, the demand for housing and effects on jobs/housing balance would be similar to the Proposed Project, and less than significant.

### **Soils, Geology and Seismicity**

The soils constraints and seismicity of the Twelve Bridges area are similar to the project area, including potential liquefaction, high shrink-swell potential, and slow permeability. Site topography would be altered by development. In addition, most of the Twelve Bridges area is underlain by Mehrten Formation, which can be difficult to excavate. Geotechnical techniques were identified in the Twelve Bridges EIR and Negative Declaration to reduce all seismic and soils impacts to less-than-significant levels. Impacts on soils, geology and seismicity would be similar to the Proposed Project.

## **Hydrology and Water Quality**

The Employment Center and commercial designations are not in the floodplain, and the Specific Plan requires detention to pre-development flows, so there would not be any flood-related impacts.

Impacts associated with increased stormwater runoff, interference with groundwater recharge potential, and decreased water quality would occur. However, the magnitude of these impacts would be reduced substantially, because far fewer acres would be developed. Impacts associated with the Offsite Alternative would be less than significant with mitigation identified for the Proposed Project, including compliance with State and federal permits and implementation of an erosion control plan.

## **Biological Resources**

The nature of biological impacts and mitigation would be of a similar nature to the Proposed Project, because much of the habitat in Phase I of Twelve Bridges is similar to habitats found in the project area. Habitats within the Employment Center and commercial areas are primarily annual grasslands and vernal pools. Extensive biological studies and mitigation plans have been prepared for the Specific Plan. Identified mitigation measures are similar to those recommended for the Proposed Project: replacement of damaged or removed native oaks of 6" dbh or greater, habitat preservation areas, designation of floodplain as open space, special-status species surveys, pre-construction surveys for nesting raptors, preservation and restoration of vernal pools and other wetlands, and compliance with applicable State and federal permits.

The City of Lincoln found that all project-specific impacts could be mitigated to a less-than-significant level. However, it should be noted that the standards used in the Hewlett-Packard Master Plan were more stringent in some cases. Using these standards, impacts on vernal pools and vernal pool fairy shrimp would be significant and unavoidable. Nonetheless, impacts under the Offsite Alternative would be less severe because fewer acres would be disturbed and no riparian or oak woodland habitat would be lost.

## **Cultural Resources**

Extensive surveys for prehistoric and historic resources were conducted during preparation of the Twelve Bridges Specific Plan. Only minor artifacts were found in the Phase I area, so the Offsite Alternative would not affect known cultural resources.

As with any development project, the Offsite Alternative could damage or destroy undiscovered cultural resources. Mitigation Measure 4.6-1(b), which is similar to mitigation found in the Specific Plan EIR, would result in less-than-significant impacts.

### **Aesthetics and Visual Quality**

Like the Proposed Project, this alternative would contribute to changes in the undeveloped character of South Placer County (specifically, the City of Lincoln). This would be considered a significant and unavoidable impact. Some incompatibilities between industrial and surrounding development could occur, and development of the project area would increase artificial light and glare. As with the Proposed Project, these impacts could be mitigated to a less-than-significant level.

### **Hazardous Materials**

Impacts related to increased hazardous materials use and accidental spills as well as increased demand for emergency response services (due to industrial uses) could occur at similar levels as the Proposed Project because the amount of development would be the same. Impacts associated with existing or unknown contaminants related to past land uses would also occur. As with the Proposed Project, these impacts could be reduced to a less-than-significant level.

### **Transportation and Circulation**

Access to the Phase I portion of Twelve Bridges would be from two interchanges on State Route 65. The Specific Plan includes a full internal circulation system, including facilities for transit, bicycles and pedestrians. Impacts on such facilities would be similar to those of the Proposed Project.

A level of service analysis was not conducted for this alternative. However, the traffic analysis for the Twelve Bridges EIR and Mitigated Negative Declaration were reviewed to determine whether the Offsite Alternative would increase the number of trips on Lincoln roadways. The Proposed Project is assumed to generate 50,700 trips. The Employment Center was projected to generate 26,910 trips. While a full traffic analysis would be necessary to determine the number and distribution of peak hour trips, the increase in trips that would result from the Offsite Alternative is substantial. Local roadways are likely to become more congested.

The City of Lincoln has a level of service "C" standard. While most roadways were projected to operate at acceptable levels under the Twelve Bridges Specific Plan, several intersections and freeway ramps would be close to LOS D. The Offsite Alternative might produce enough additional trips to trigger LOS D conditions. A traffic study would be needed to determine whether this would occur, and whether there were feasible mitigation measures to reduce the impact to an acceptable service level.

### **Air Quality**

Development under the Offsite Alternative would result in impacts on air quality in the Lincoln area, which, like Roseville, is within the jurisdiction of the Placer County Air Pollution Control District. Short-term emissions of PM<sub>10</sub> and NO<sub>x</sub>, ROG, SO<sub>2</sub> and CO would be generated by construction equipment and associated activities during development of the industrial uses. This

impact would be of lesser magnitude than that associated with the Proposed Project, because significantly fewer acres would be disturbed. As with the Proposed Project, this would remain a significant short-term impact.

Impacts related to CO at intersections and increased air pollution due to traffic would be similar to the Proposed Project, because the number of vehicle trips would be the same. However, the actual impact on intersections would depend on existing CO levels. Regional emissions would also be similar, because of the same number of vehicle trips.

Construction and operation of industrial uses would generate criteria pollutants and toxic air contaminants, which could affect nearby residents. The magnitude of this impact would be substantially reduced because fewer acres would be developed. However, the potential for sensitive receptors to be affected would be much greater under the Offsite Alternative, because it is adjacent to several planned residential areas. As with the Proposed Project, the impact could be mitigated, but not to less-than-significant levels.

### **Noise**

Under the No Project Alternative, the impacts related to construction noise and non-traffic related noise would be substantially lower than the Proposed Project due to the reduction of acreage. Traffic-related noise could trigger noise standards along some roadways, because the Offsite Alternative would generate more vehicle trips than anticipated under the Specific Plan. Impacts on future residential development could be mitigated with setbacks, soundwalls and construction techniques. Impacts on existing residences, if any, would be harder to mitigate. A noise study would be required to determine the extent of noise impacts, and the adequacy of mitigation.

### **Public Services and Utilities**

The demand for public services and utilities would be essentially the same under the Offsite Alternative, because the same number of square feet and types of uses would be the same as the Proposed Project. Because similar uses were assumed in the Twelve Bridges Specific Plan EIR and Mitigated Negative Declaration, the demand for utilities and services should be similar. In addition, the factors for water and wastewater were higher in the Specific Plan EIR than assumed for the Proposed Project. All impacts on public services and utilities were found to be mitigable to a less-than-significant level in the Twelve Bridges EIR and Mitigated Negative Declaration, and implementation of the Offsite Alternative would not be likely to change this conclusion.

#### **7.3.5 Environmentally Superior Alternative**

An EIR is required to identify the environmentally superior alternative from among the range of reasonable alternatives that are evaluated. Section 15126(d)(2) of the CEQA Guidelines requires that an environmentally superior alternative be designated and states that "if the environmentally superior alternative is the "no project" alternative, the EIR shall also identify an environmentally superior alternative among the other alternatives.

In the case of this EIR, the No Project Alternative would have substantially lower levels of traffic and vehicle-related air emissions and noise. However, impacts on natural resources and public services and utilities would be very similar to the Proposed Project. The Reduced Development Alternative would have substantially lower trip generation, and hence air quality and noise impacts, would develop less acreage, would have a less severe effect on the housing and jobs/housing balance, and would preserve more natural biological habitats than the Proposed Project.

Based on a review of the alternatives evaluated in this chapter, the Reduced Development Alternative would be considered environmentally superior because it would result in the fewest developed acres. It should be noted that, according to the Applicant, the Reduced Development Alternative would not meet the project objectives, because it would not allow for enough development to allow Hewlett-Packard to accommodate growth of the facility over the next two decades and beyond.

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## 8.0 REFERENCES

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#### **PERSONS CONTACTED AND/OR CONSULTED**

- Anderson, Steve. Hazardous Materials Officer, Roseville Fire Department; personal communication, June 6, 1995.
- Berry, Kirk. Roseville Police Department, Traffic Division, personal communication, June 13, 1995.
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Carman, Jeff, Battalion Chief, Roseville Fire Department, personal communication, June 6, 1995.

Davies, Roger, Supervising Registered Environmental Health Specialist, Placer County Department of Health & Human Services, Division of Environmental Health, personal communication, June 6, 1995.

Engellenner, Eric, Watch Commander, Placer County Sheriff's Department, personal communication, June 12, 1995.

Finnell, John, Air Quality Engineer, Placer County Air Pollution Control District, personal communication. December 8, 1995.

Garcia, Eric, Department of Toxic Substances Control, Site Mitigation Unit, personal communication, June 15, 1995.

Gaylord, Garth, Associate Civil Engineer, City of Roseville Public Works Department, personal communication, June 27, 1995.

Gunther, Dee Dee, Administrative Analysis, Roseville Police Department, personal communication, June 12, 1995.

Hiscox, John, CDFG District Fisheries Biologist, personal communication, June 8, 1995.

Hobbs, Anne, Placer County Air Pollution Control District, personal communication, May 23, 1995.

Inouye, G. Arnold, Associate Sanitation Engineer, Central Valley Regional Water Quality Control Board, personal communication, June 9, 1995.

Jones, Denny, Director of Facilities Development, Roseville Joint Union High School District, Written Communication, March 22, 1995.

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Jones, Keith, Senior Transportation Engineer, CALTRANS, personal communication, November 28, 1995.

Kageta, Grant, Project Manager, Pacific Gas and Electric, personal communication, July 6, 1995.

- Knuthson, Captain Chuck, Captain, Roseville Police Department, personal communication, June 12, 1995.
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- Nickerson, Sue, Director, City of Roseville Library Department, personal communication, June 8, 1995.
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Yeager, Frederic K., Planning Director, Placer County Planning Department, written communication, May 31, 1995.

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## ***9.0 REPORT PREPARATION***

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## 9. REPORT PREPARATION

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### Lead Agency

City of Roseville  
Planning Department  
316 Vernon Street, Suite 104  
Roseville, California 95678

Planning Department Staff  
Planning Director  
Principal Planner  
Senior Planner

Patty Dunn  
Dan Dameron  
Chris Burrows

### EIR Authors

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1200 Second Street, Suite 200  
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Land Use, Planning and Policies  
Population, Employment and Housing  
Soils, Geology, and Seismicity  
Hydrology and Water Quality  
Biological Resources  
Cultural Resources  
Visual Resources  
Hazardous Materials and Public Safety  
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Noise  
Public Services and Utilities  
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John Long  
Mark Rackovan

Cultural Resources

Peak & Associates  
Melinda S. Peak

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***10.0 APPENDICES***

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***APPENDIX A***  
***NOP AND COMMENT LETTERS***

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PLANNING  
**CITY OF ROSEVILLE**  
TRADITION • PRIDE • PROGRESS

316 VERNON STREET, #104 • ROSEVILLE, CA 95678  
PHONE: (916) 774-5276 • TDD: (916) 774-5220

## NOTICE OF PREPARATION

TO: Responsible and Trustee Agencies  
Interested Parties

FROM: City of Roseville  
316 Vernon Street, #104  
Roseville, CA 95678

SUBJECT: **NOTICE OF PREPARATION OF HEWLETT PACKARD MASTER PLAN PROJECT ENVIRONMENTAL IMPACT REPORT**

LEAD AGENCY: City of Roseville  
316 Vernon Street, #104  
Roseville, CA 95678

CONSULTING FIRM: EIP Associates  
1200 Second Street, Suite 200  
Sacramento, CA 95814

CONTACT: Chris Burrows  
Senior Planner  
Planning Department

CONTACT: Brian Boxer  
Project Manager

The City of Roseville has required that a project-level Environmental Impact Report be prepared for the Hewlett Packard Master Plan Project. The City of Roseville will be the lead agency and will need to know the views of your agency as to the appropriate scope and content of the EIR based on your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use this EIR when considering relevant permits or other approvals for the project.

The project description and location are summarized below. The environmental issues to be addressed in the EIR are, land use; population, employment and housing; soils and geology; hydrology and water quality; biological resources; cultural resources; aesthetics; hazardous materials; transportation and circulation; air quality; noise; public services and utilities; alternatives; and, other considerations as required by CEQA.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice. The NOP comment period will run from November 7, 1995 to December 8, 1995.

**PLEASE SEND YOUR RESPONSES TO:** Mr. Chris Burrows at the address shown above. We will be pleased to answer your questions. You may contact us at (916) 774-5276 should you need more information. Please remember to include in your comments the name of the contact person in your agency.

**PROJECT TITLE:** Hewlett Packard Master Plan Project EIR.

**PROJECT LOCATION:** The proposed project is located at 8000 Foothills Blvd. in the North Roseville Industrial Area in the northwest portion of Roseville. The project is located within the City of Roseville in Placer County.  
(See Figures 1 and 2 of the Initial Study)

**PROJECT DESCRIPTION:** The proposed project is a master plan for the comprehensive planning of the remainder of Hewlett Packard's existing site in Roseville. Hewlett Packard's current facilities occupy approximately 200 acres of the 500 acre site. The applicant is requesting approval of a master plan that will provide an increase in current entitlements for building square footage and employees. Approval of the request would allow the ultimate development of 4.25 million square feet of buildings and employ approximately 13,800 people. Existing levels of development on the Hewlett Packard site total 1.33 million square feet in 10 manufacturing, distribution, support maintenance, and administrative office buildings, and approximately 4,000 employees, on 200 acres. It is anticipated that approximately 3,000,000 square feet or 70% of the site would be developed by the year 2010. Buildout of the proposed project is anticipated to occur incrementally over a 20-25 year timeframe.

The following approvals from the City will be necessary:

1. Master Plan establishing intensity thresholds and the master site, grading, drainage and utility plans;
2. General Plan Amendment and Rezone to change the land use and zoning on approximately 28.5 acres (22.0 and 6.5 acres) from Planned Development for Light Industrial to Community Commercial; and, on approximately 45 acres from Planned Development for Light Industrial to Open Space/Wetland Preserve.
3. Tentative Map to create the Community Commercial and potentially other parcels;
4. Master Plan Design Guidelines; and,
5. Development Agreement.

In addition, approvals from other agencies may be required including:

1. US Army Corps of Engineers Section 404 Permit, California Regional Water Quality Control Board Certification, California Department of Fish and Game Streambed Alteration Agreement, and State Water Resources Control Board Stormwater Discharge Permit.

Upon approval of the above permits, it is anticipated that the City will review and approve individual buildings, landscaping and other development related permits and plan approvals administratively assuming consistency with the approved master plan and certified environmental document.

**ALTERNATIVES:** The EIR will examine a minimum of four alternatives to the proposed project:

Alternative 1 -- No Project (no change to existing entitlements).

Alternative 2 -- Lower intensity level of development.

Alternative 3 -- Off-site alternative.

Alternative 4 -- Circulation alternative (Roseville Parkway, a minimum four lane public street, bisecting the site).

Date November 6, 1995

Signature Chris Burrows  
Title Senior Planner  
Telephone (916) 774-5276

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

November 6, 1995

**CITY OF ROSEVILLE ENVIRONMENTAL CHECKLIST  
AND INITIAL STUDY**

This Initial Study has been required and prepared by the Planning Department, 316 Vernon Street, #104 Roseville, California, 95678, (916) 774-5276. Any questions regarding this Initial Study should be directed to Chris Burrows, Senior Planner, at the same address and phone number.

**DATE:** November 6, 1995

**PROJECT NAME:** Hewlett Packard Master Plan Project

**APPLICANT:** Hewlett Packard Company  
8000 Foothills Blvd.  
Roseville, CA 95747

**PROJECT LOCATION**

The Hewlett Packard Master Plan Project is located at 8000 Foothills Blvd. The project site encompasses approximately 500 acres located at the southwest corner of Foothills Blvd. and Blue Oaks Blvd. The site is located in the northwest portion of the City of Roseville in Placer County, California (see Figures 1 and 2).

**PROJECT DESCRIPTION**

The proposed project is a master plan for the comprehensive planning of the remaining undeveloped portion of Hewlett Packard's existing campus in Roseville. Hewlett Packard's current facilities occupy approximately 200 acres of the 500 acre site. The proposed project is intended to establish master site, grading, drainage and utility plans, adopt development standards and design guidelines, and establish an approval process that will provide for the orderly development of the remainder of the HP site.

The applicant is requesting approval of a master plan that will provide an increase in current entitlements for building square footage and employees. Approval of the request would allow the ultimate development of approximately 4.25 million square feet of manufacturing, distribution, warehousing, administrative offices, research and development and support maintenance buildings, and employ approximately 13,800 people. Current levels of development on the site are approximately 1.33 million square feet of buildings, and approximately 4,000 employees, involved in similar operations, on 200 acres.

Existing and Proposed HP Campus Development	Uses	Square Feet	Number of Employees
Current Use Permit Entitlement	Administrative Offices, Assembly, Support Maintenance, Distribution	2,400,000	4,665
Current Level of Development	Same as above	1,330,000	4,000
Proposed Master Plan	Same as above plus Commercial and Open Space	4,250,000	13,800

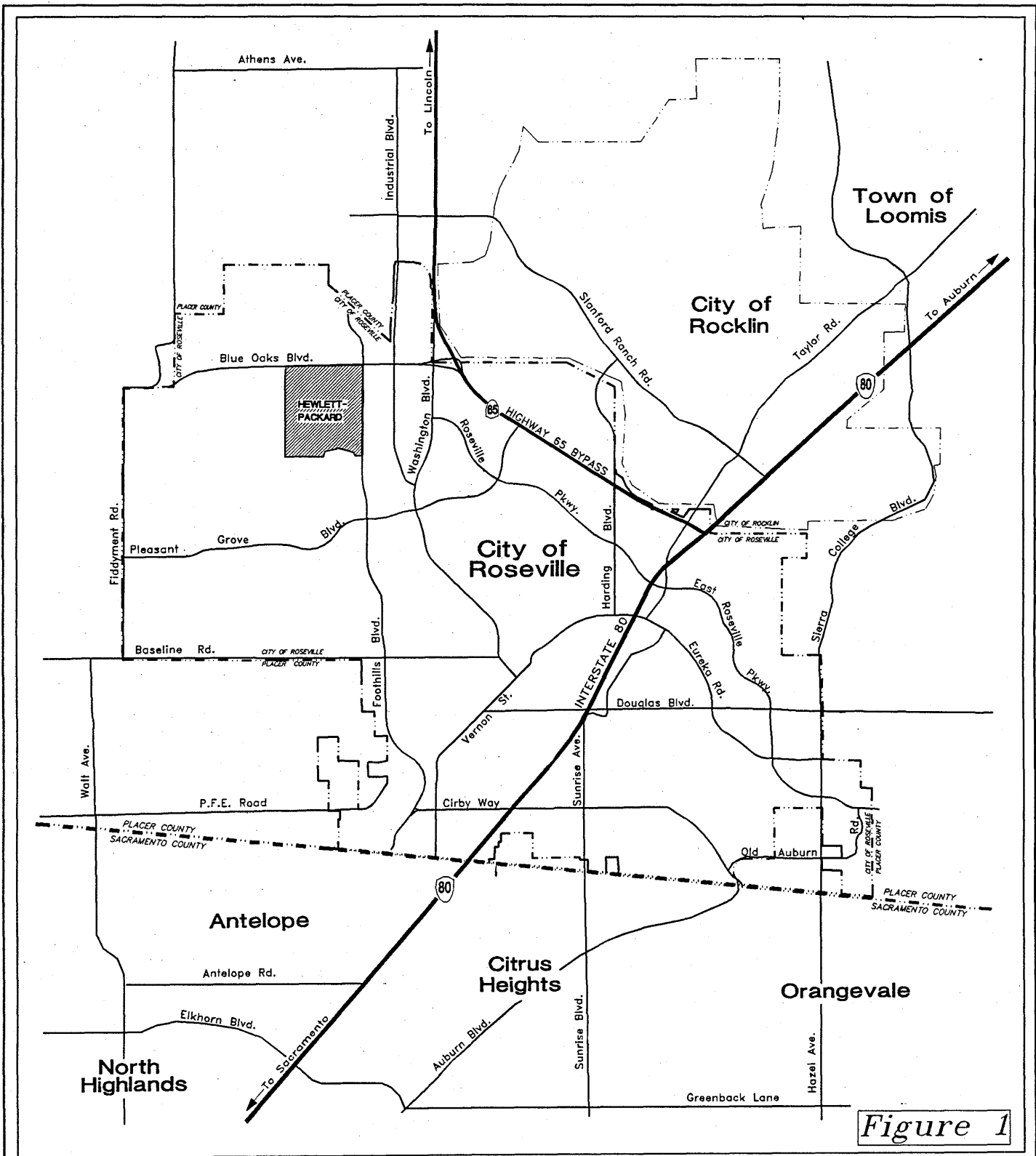


Figure 1



**Hewlett-Packard  
REGIONAL LOCATION MAP**



NOT TO SCALE  
City of Roseville Planning Department, October 1995

# PROJECT LOCATION MAP

Project Name:

HEWLETT-PACKARD MASTER PLAN

Project Location:

8000 FOOTHILLS BLVD.

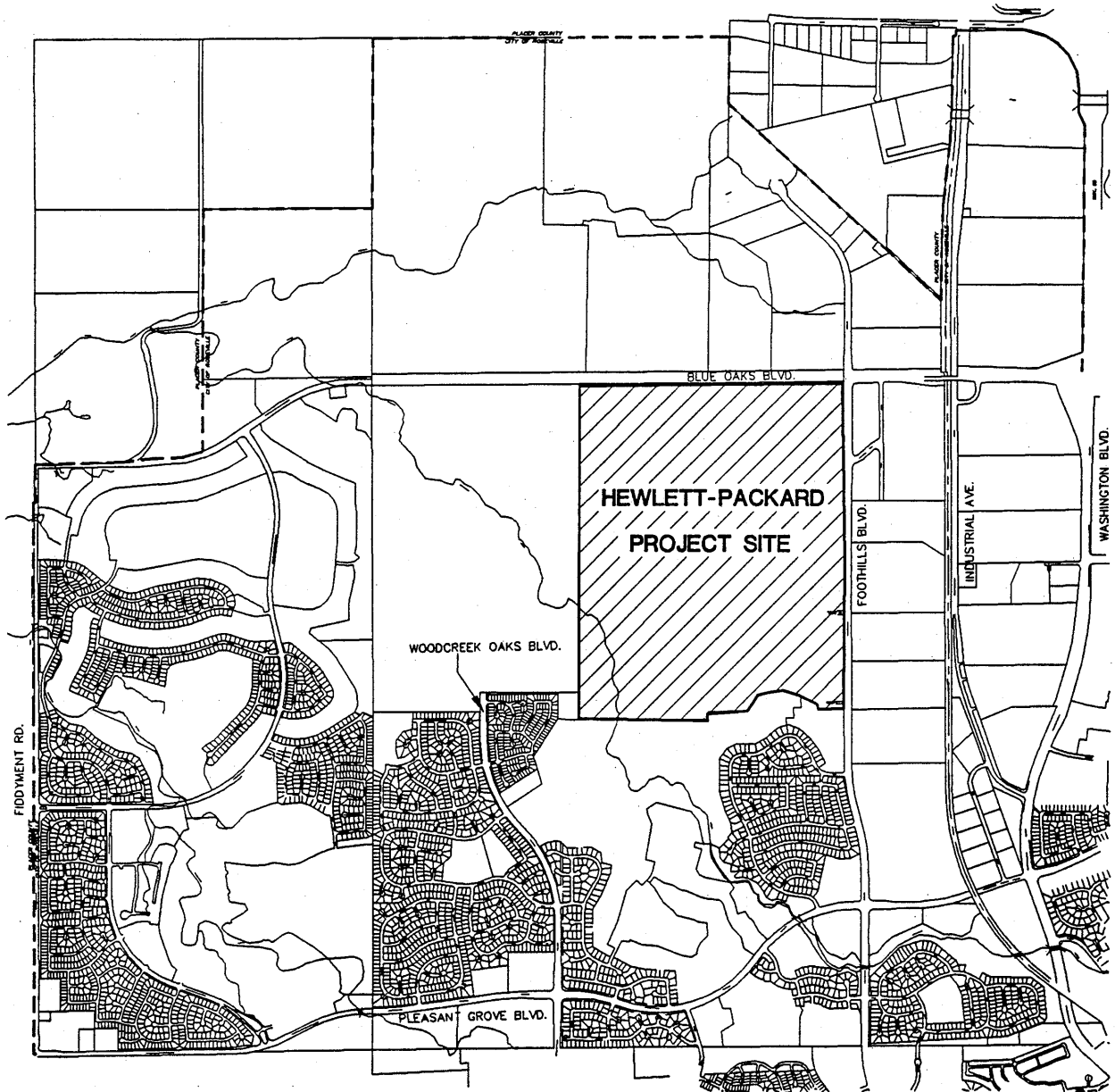


Figure 2

Map prepared by City of Roseville Planning Department

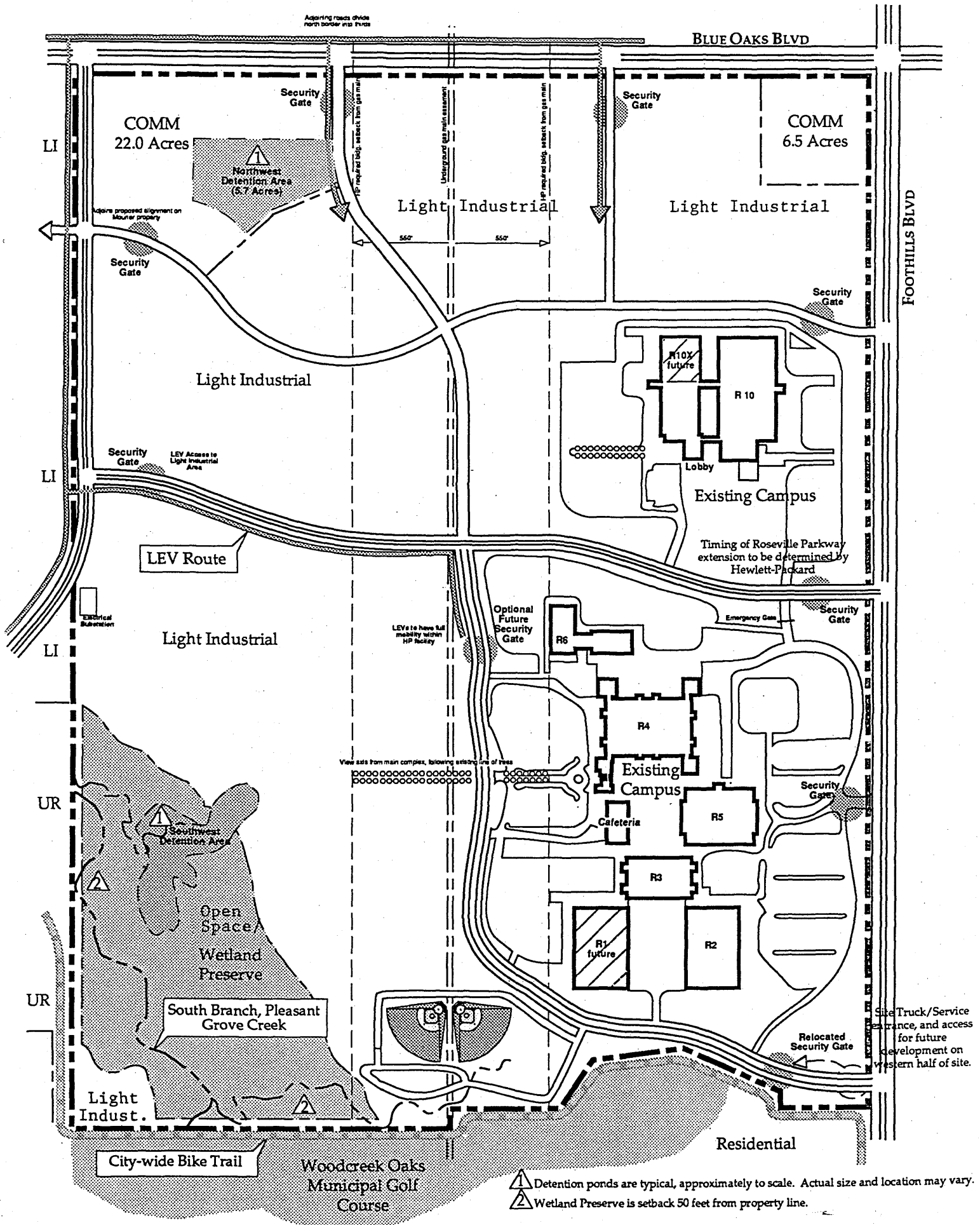
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SCALE:

1" = 2700'



# Conceptual Design, Hewlett Packard Property



▲ Detention ponds are typical, approximately to scale. Actual size and location may vary.  
 ▲ Wetland Preserve is setback 50 feet from property line.

In addition to the increase in building square footage and number of employees, the Master Plan anticipates development of the site at a faster rate than current projections indicate. It is anticipated that 3,000,000 square feet or 70% of the site would be developed by the year 2010. Buildout of the proposed project is anticipated to occur incrementally over a 20-25 year timeframe.

The master plan will address all aspects of the site, including land use, circulation, infrastructure, public services and utilities, phasing, implementation, and design.

As currently proposed, Hewlett Packard would retain private control of all internal roadways within the project site. All access points to the site would be security controlled. Existing and future public roadways that are located adjacent to the project site include, Foothills Blvd. (existing), Blue Oaks Blvd. (future), and Woodcreek Oaks Blvd. (future). The future roads are part of the City's circulation system as outlined in the Roseville 2010 General Plan and segments of the roadways are included in the project description and will be analyzed as follows: Blue Oaks Blvd. from Foothills Blvd. to Woodcreek Oaks Blvd., and Woodcreek Oaks Blvd. from its current terminus south of Pleasant Grove creek to Blue Oaks Blvd.

The majority of the project site will retain the existing Light Industrial land use and zoning designations. However, two portions of the site (22.8 and 6.0 acres respectively) are proposed to be changed to Community Commercial land use and zoning, and a 45 acre area located in the southwest corner of the site will be changed to Open Space/Wetland Preserve land use and zoning.

Existing uses on the Hewlett Packard site consistent with the Light Industrial zone include: Administrative offices, distribution, manufacturing, assembly, support maintenance, and warehousing. Future uses within the master plan are anticipated to be consistent with these and other permitted and conditionally permitted uses in the Light Industrial zone.

The Community Commercial parcels are intended to provide for the following uses: Retail sales, hotels, conference facilities, restaurants, banks and other financial institutions, and service commercial uses such as travel agents, florists, cleaners, etc.

The portion of the project site designated Open Space/Wetland Preserve will contain the 100 year floodplain of the South Branch of Pleasant Grove Creek, oak woodlands, drainage detention facilities, and natural and created wetlands.

## **PROJECT OBJECTIVES**

The proposed project is intended to provide for the comprehensive master planning and subsequent orderly development of the remaining vacant lands on the Hewlett Packard site. Development of the project would be consistent with the policies of the City of Roseville.

Specific objectives for the master plan project have been identified by the applicant as follows:

1. The master plan is intended to satisfy Hewlett Packard's need for future facilities to accommodate the intended potential dynamic growth at the Roseville campus over the next two decades.
2. The master plan is intended to satisfy Hewlett Packard's need to continue locating its buildings and operations on a single consolidated campus for the reasons of providing operational and logistical efficiency, as well as security.
3. The master plan is intended to satisfy Hewlett Packard's need to maintain facility siting and sizing flexibility and provide Hewlett Packard with the ability to respond quickly to changing business conditions in the dynamic markets in which it competes.

## ALTERNATIVES

A minimum of four alternatives will be examined in the Hewlett Packard Master Plan Project EIR. The alternatives will include:

- No Project alternative - Development of the remainder of the project site consistent with the existing general plan land use designation and intensity. This alternative will be quantitatively analyzed with respect to traffic, air quality and noise, and qualitatively analyzed with respect to other impact areas.
- One on-site alternative - Development of the site at a lower intensity. This alternative will be quantitatively analyzed with respect to traffic, air quality and noise, and qualitatively analyzed with respect to other impact areas.
- One off-site alternative - Analyzes impacts from development of the proposed project on a site in the South Placer region that satisfies the project objectives. This alternative will be qualitatively analyzed.
- A circulation alternative - Analyzes the impacts of including Roseville Parkway as a minimum four lane public street through the project site. This alternative will be quantitatively analyzed with respect to traffic, air quality and noise, and qualitatively with respect to other impact areas.

Depending on the outcome of the scoping process, the City may modify these alternatives or add new ones. The description of alternatives is provided to elicit comments. The scope of the alternatives may be varied based on the findings of the EIR analysis of the proposed project.

In addition to the project alternatives, the EIR will include a cumulative analysis that will identify impacts assuming other projects not currently approved, but reasonably foreseeable, in Roseville and the surrounding region.

## PROJECT APPROVALS

The following approvals from the City will be necessary:

1. Master Plan establishing intensity thresholds, development standards, and the master site, grading, drainage and utility plans;
2. General Plan Amendment and Rezone to change the land use and zoning on approximately 28.5 acres (22.0 and 6.5 acres) from Planned Development for Light Industrial to Community Commercial; and on approximately 45 acres from Planned Development for Light Industrial to Open Space/Wetland Preserve.
3. Tentative Map to create the Community Commercial and potentially other parcels;
4. Master Plan Design Guidelines; and,
5. Development Agreement.

In addition, approvals from other agencies may be required including:

1. US Army Corps of Engineers Section 404 Permit, California Regional Water Quality Control Board Certification, California Department of Fish and Game Streambed Alteration Agreement, and State Water Resources Control Board Stormwater Discharge Permit.

Upon approval of the above permits, it is anticipated that the City will review and approve individual buildings, landscaping and other development related permits and plan approvals administratively assuming consistency with the approved master plan and certified environmental document.

**THE EIR**

The City intends to prepare a project-level EIR to analyze potential adverse impacts associated with the project. Specifically, the EIR will address the following issues:

- Land Use
- Population, Employment and Housing
- Soils and Geology
- Hydrology and Water Quality
- Biological Resources
- Cultural Resources
- Aesthetics
- Hazardous Materials
- Transportation and Circulation
- Air Quality
- Noise
- Public Services and Utilities
- Alternatives

Statutory sections required by CEQA will also be addressed. More issues may be determined to require further study following receipt of comments on the Notice of Preparation.

The following is a discussion of potential environmental impacts associated with approval of the Hewlett Packard Master Plan Project. The questions below are answered "no" if it has been determined that there is no potential for the subject effect to occur as a result of the project. The questions are answered "maybe" if it has been determined that there may be some potential for subject effect to occur as a result of the project. The questions are answered "yes" if it appears clear that implementation of the project will result in the particular effect, and supplemental analysis is required.

Effects identified to have the potential for residual significant adverse environmental impacts are identified for further analysis in the EIR. The determination for each issue area is discussed herein.

**CHECKLIST OF ENVIRONMENTAL ISSUES:**

1. <u>Earth</u>	Yes	Maybe	No
Will the proposal result in:			
a. Unstable earth conditions or in changes in geologic substructure?	___	_x_	___
b. Disruptions, displacements, compaction or over-covering of the soil?	_x_	___	___
c. Change in topography or ground surface relief features?	_x_	___	___
d. The destruction, covering or modification of any unique geologic or physical feature?	___	___	_x_
e. Any increase in wind or water erosion of soils, either on or off the site?	___	_x_	___
f. Changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river, stream, bay, inlet or lake?	___	_x_	___
g. Exposure of people or property to geologic hazards such as earthquakes, ground failure or similar hazards?	___	_x_	___

Discussion of determination:

Grading and excavation will be required for construction of the proposed project. Therefore, there is the potential for the creation of unstable soil conditions, over-covering of the soil, and changes in the topography and ground surface relief features of the site. No known unique geologic or physical feature will be destroyed, covered, or modified. There may be an increase in wind or water erosion of soils on- or off-site due to grading and drainage changes. The South Branch of Pleasant Grove Creek crosses the extreme southwest corner of the project site. The proposed project may have an impact on this water course. Development of the project would result in an increase in the number of persons and property that could be affected by regional geologic activity. It is therefore determined, based on this initial assessment, that further analysis of this issue will be provided in the EIR.

2. Air

Yes Maybe No

Will the proposal result in:

- |   |     |              |     |
|---|-----|--------------|-----|
| a. Substantial air emissions or deterioration of ambient air quality?   | ___ | <u>  x  </u> | ___ |
| b. The creation of objectionable odors?   | ___ | <u>  x  </u> | ___ |
| c. Alteration of air movement, moisture or temperature, or any change in climate, either locally or regionally? | ___ | <u>  x  </u> | ___ |

Discussion of determination:

The proposed project will increase the automobile traffic generated by the site which would result in increased emissions and contribute to regional air pollution levels. In addition, manufacturing and other operations at the site will be expanded which could lead to an increase in emissions from facility operations. It is therefore determined, based on this initial assessment, that further analysis of this issue will be provided in the EIR.

3. Water

Yes Maybe No

Will the proposal result in:

- |   |              |              |     |
|---|--------------|--------------|-----|
| a. Changes in currents, or the course of direction of movements, in either marine or fresh waters?  | ___          | <u>  x  </u> | ___ |
| b. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?  | <u>  x  </u> | ___          | ___ |
| c. Alterations to the course of flow of flood waters?   | ___          | <u>  x  </u> | ___ |
| d. Change in the amount of surface water in any water body?   | ___          | <u>  x  </u> | ___ |
| e. Discharge into surface waters, or in any water body?   | <u>  x  </u> | ___          | ___ |
| f. Alteration of the direction or rate of flow of ground waters?  | ___          | <u>  x  </u> | ___ |
| g. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations? | ___          | <u>  x  </u> | ___ |
| h. Substantial reduction in the amount of water otherwise available for public water supplies, or wasteful use of water?                                  | ___          | <u>  x  </u> | ___ |
| i. Exposure of people or property to water related hazards such as flooding?  | ___          | <u>  x  </u> | ___ |

Discussion of determination:

The course of water in the South Branch of Pleasant Grove Creek may be impacted by the proposed project. Changes to the existing topography, and an increase in the coverage of the site with pavement and buildings will cause changes in absorption rates, drainage patterns, and rate and amount of surface runoff. There may be alterations to the course or flow of flood waters. The proposed project may cause a change in the amount of surface water in the creek through increased runoff. There will be discharge into the surface waters of the creek. There may be alteration to the rate of flow of groundwater. There may be a reduction in the amount of water otherwise

available for the public. There may be exposure of people or property to water related hazards. It is therefore determined, based on this initial assessment, that further analysis of this issue will be provided in the EIR.

4. Plant Life Yes Maybe No

Will the proposal result in:

- |   |     |     |     |
|---|-----|-----|-----|
| a. Change in the diversity of species, or number of any species of plants?  | ___ | _x_ | ___ |
| b. Reduction of the numbers of any unique, rare or endangered species of plants?  | ___ | _x_ | ___ |
| c. Introduction of new species of plants into an area, or in a barrier to the normal replenishment of existing species? | ___ | _x_ | ___ |
| d. Reduction in acreage of any agricultural crop?   | ___ | ___ | _x_ |

Discussion of determination:

The proposed project will result in a loss of annual grasslands, and impacts to wetland plant species. The wetlands located on the project site may contain special status plant species. The proposed project will introduce new non-native plant species by adding ornamental plants associated with landscaping. The project site is not currently used for agricultural purposes, so the proposed project will not result in the reduction of acreage of any agricultural crop. It is therefore determined, based on this initial assessment, that further analysis of this issue will be provided in the EIR.

5. Animal Life Yes Maybe No

Will the proposal result in:

- |   |     |     |     |
|---|-----|-----|-----|
| a. Change in the diversity of species, or number of any species of animals?   | ___ | _x_ | ___ |
| b. Reduction of the numbers of any unique, rare or endangered species of animals?                                       | ___ | _x_ | ___ |
| c. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals? | ___ | _x_ | ___ |
| d. Deterioration of existing fish or wildlife habitat?  | _x_ | ___ | ___ |

Discussion of determination:

The proposal may affect animal populations that use the grasslands as habitat, and those animals that use the grasslands for foraging. There may be special status animal species that could be affected by the proposed project. The project may result in new barriers to the migration or movement of animals, and may result in deterioration of existing grassland and wetland habitat. It is therefore determined, based on this initial assessment, that further analysis of this issue will be provided in the EIR.

6. Noise Yes Maybe No

Will the proposal result in:

- |  |     |     |     |
|--|-----|-----|-----|
| a. Substantial increases in existing ambient noise levels of adjacent area?                                      | ___ | _x_ | ___ |
| b. Exposure of people to existing or ultimate severe noise levels in excess of City, State or Federal standards? | ___ | ___ | _x_ |

Discussion of determination:

Project construction will result in short-term increases in existing ambient levels of noise in the area. Increased traffic and site activity resulting from project implementation will also increase existing ambient noise levels. The Hewlett Packard facility does not, nor is it anticipated that they will, produce severe noise levels. Building code standards and the General Plan and Zoning regulations regarding noise levels will prevent exposure of people to

severe noise levels. It is therefore determined, based on this initial assessment, that further analysis of this issue will be provided in the EIR.

7. Light and Glare Yes Maybe No

Will the proposal result in:

- a. New sources of light or glare? \_x\_ \_ \_

Discussion of determination:

The proposed project will introduce new sources of light and glare both on and within buildings, along internal roadways, and in new parking areas. This issue will be further examined in the EIR.

8. Land Use Yes Maybe No

Will the proposal result in:

- a. Substantial alteration of the present or planned land use of an area? \_ \_ x \_

Discussion of determination:

This proposal will alter the present land use and zoning designation of a portion of the project site. Two portions of the property are proposed to be changed from Light Industrial land use and zoning to Community Commercial land use and zoning. Another portion of the site is proposed to be changed from Light Industrial to Open Space/Wetland Preserve. The proposed land use and zoning changes will be analyzed for the potential to create land use or zoning incompatibilities, and the potential for a substantial alteration of the land use in the area. Development of the project will facilitate the conversion of undeveloped land to urban uses. The master plan anticipates the continuance of the types of light industrial uses that currently exist on the balance of the Hewlett Packard campus. It is therefore determined, based on this initial assessment, that further analysis of this issue will be provided in the EIR.

9. Natural Resources Yes Maybe No

Will the proposal result in:

- a. Increases in the rate of use of any natural resource? \_ \_ x  
 b. Substantial depletion of any non-renewable natural resource? \_ \_ x

Discussion of determination:

Implementation of the project would involve increases in the use of fuel and energy during construction and at full buildout and occupancy of the project. Implementation of the project would not result in substantial depletion of any non-renewable resource. In addition, buildings within the proposed project would be anticipated to be designed and constructed to meet all federal, state and local energy requirements. It is therefore determined, based on this initial assessment, that further analysis of this issue is not required in the EIR.

10. Risk of Upset Yes Maybe No

Will the proposal result in:

- a. A risk of an explosion or the release of hazardous substances, including but not limited to oil, pesticides, chemicals or radiation, in the event of an accident or upset conditions? \_ x \_  
 b. Possible interference with an emergency response plan or an emergency evacuation plan? \_ x  
 c. Exposure of people to existing hazardous or harmful substances or sites? \_ x \_

Discussion of determination:

The light industrial zone allows uses that may have limited use, storage, and transportation of hazardous substances. With future development, the volume of potentially hazardous substances used within the project could increase over current levels. Some element of risk of exposure of people to hazardous substances exists in the unlikely event of an accident or upset conditions. This issue will be further addressed in the EIR.

11. Population

Yes Maybe No

Will the proposal result in:

- a. Alteration in the location, distribution, density or growth rate of the human population of an area?

\_\_\_ x \_\_\_

Discussion of determination:

The proposal may affect the location, distribution, density or growth rate of the human population of the area. The proposal expands the employment opportunities available to the future population of the area. It is therefore determined, based on this initial assessment, that further analysis of this issue will be provided in the EIR.

12. Housing

Yes Maybe No

Will the proposal result in:

- a. Any effect to existing housing, or create a demand for additional housing?

\_\_\_ x \_\_\_

Discussion of determination:

The proposal will not directly effect housing, but may create a demand for additional housing by increasing employment opportunities in Roseville. Buildout of the proposed project will result in the addition of approximately 10,000 jobs to current employment levels. It is therefore determined, based on this initial assessment, that further analysis of this issue will be provided in the EIR.

13. Transportation and Circulation

Yes Maybe No

Will the proposal result in:

- a. Generation of substantial additional vehicular movement?
b. Effects on existing parking facilities, or demand for new parking?
c. Substantial impact upon existing transportation systems?
d. Alterations to present patterns of circulation or movement of people and/or goods?
e. Alterations to waterborne, rail or air traffic?
f. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?

\_\_\_ x \_\_\_
x \_\_\_ \_\_\_
\_\_\_ x \_\_\_
\_\_\_ x \_\_\_
\_\_\_ \_\_\_ x \_\_\_
\_\_\_ x \_\_\_

Discussion of determination:

An increase in motor vehicle traffic in the vicinity of the project will occur. New parking facilities will be needed for the additional employees expected to be generated by the proposed project. The project could create an increase in demand on existing transportation systems, and this potential will be addressed in the EIR. The increase in vehicle traffic could contribute to existing and future traffic hazards. It is therefore determined, based on this initial assessment, that further analysis of this issue will be provided in the EIR.

14. Public Services

Yes Maybe No

Will the proposal have an effect upon, or result in need for new or altered governmental services in any of the following areas:

- a. Fire protection? \_\_\_   x   \_\_\_
- b. Police protection? \_\_\_   x   \_\_\_
- c. Schools? \_\_\_          x   \_\_\_
- d. Parks or other recreational facilities? \_\_\_          x   \_\_\_
- e. Maintenance of public facilities, including roads? \_\_\_   x   \_\_\_
- f. Other governmental services? \_\_\_   x   \_\_\_

Discussion of determination:

Due to the proposed higher intensity of development of the project site, the proposed project may increase the demand for public services, and result in altered governmental services in several areas. The increased traffic generated by the proposed project may affect the maintenance of public facilities including roads. Therefore, based on this initial assessment, further analysis of this issue will be provided in the EIR.

15. Energy

Yes Maybe No

Will the proposal result in:

- a. Use of substantial amounts of fuel or energy? \_\_\_   x   \_\_\_
- b. Substantial increase in demand upon existing sources of energy or require the development of new sources of energy? \_\_\_   x   \_\_\_

Discussion of determination:

Implementation of the project would involve increases in the use of fuel and energy during construction and at full buildout and occupancy of the project. Implementation of the project would not result in substantial depletion of any non-renewable resource. In addition, buildings within the proposed project would be anticipated to be designed and constructed to meet all federal, state and local energy requirements. The project may create an increase in demand for existing sources of energy, and may create a need for new sources of energy. It is therefore determined, based on this initial assessment, that further analysis of this issue will be provided in the EIR.

16. Utilities

Yes Maybe No

Will the proposal result in a need for new systems, or substantial alterations to the following utilities:

- a. Power or natural gas? \_\_\_   x   \_\_\_
- b. Communications systems? \_\_\_   x   \_\_\_
- c. Water? \_\_\_   x   \_\_\_
- d. Sewer or septic systems? \_\_\_   x   \_\_\_
- e. Storm water drainage? \_\_\_   x   \_\_\_
- f. Solid waste and disposal? \_\_\_   x   \_\_\_

Discussion of determination:

The proposal will result in the need for expanded utility systems within the project site to serve the development contemplated by the proposed project. Existing systems will be analyzed, and the need for new or expanded systems will be evaluated. It is therefore determined, based on this initial assessment, that further analysis of this issue will be provided in the EIR.

17. Human Health

Yes Maybe No

Will the proposal result in:

- a. Creation of any health hazard or potential health hazard (excluding mental health)?
- b. Exposure of people to potential health hazards?

\_\_\_   x   \_\_\_  
 \_\_\_   x   \_\_\_

Discussion of determination:

The light industrial zone allows uses that may have limited use, storage, and transportation of hazardous substances. With future development, the volume of potentially hazardous substances used within the project could increase over current levels. Some element of risk of exposure of people to hazardous substances exists in the unlikely event of an accident or upset conditions. This issue will be further addressed in the EIR.

18. Aesthetics

Yes Maybe No

Will the proposal result in:

- a. The obstruction of any scenic view or view open to the public?
- b. The creation of an aesthetically offensive site open to public view?

\_\_\_   x   \_\_\_  
 \_\_\_   x   \_\_\_

Discussion of determination:

The project may result in the obstruction of a scenic view or view open to the public, and may create an aesthetically offensive site open to the public. The proposed project will include design guidelines that will address building and site designs, and the treatment of views open to the public that occur on the site. It is therefore determined, based on this initial assessment, that further analysis of this issue will be provided in the EIR.

19. Recreation

Yes Maybe No

Will the proposal result in:

- a. Any impact upon the quality or quantity of existing recreational opportunity?

\_\_\_ \_\_\_   x  

Discussion of determination:

The proposed project will not impact upon the quality or quantity of existing recreational opportunities. The project proponent provides on-site recreational opportunities for employees. It is therefore determined, based on this initial assessment, that further analysis of this issue is not required in the EIR.

20. Cultural Resources

Yes Maybe No

Will the proposal result in:

- a. The alteration or destruction of a prehistoric or historic archaeological site?
- b. Adverse physical or aesthetic effects to a prehistoric or historic building, structure or object?
- c. The potential to cause a physical change which would affect unique ethnic cultural values?
- d. Restriction of existing religious or sacred uses within the potential impact area?

\_\_\_   x   \_\_\_  
 \_\_\_   x   \_\_\_  
 \_\_\_ \_\_\_   x   \_\_\_  
 \_\_\_ \_\_\_   x   \_\_\_

Discussion of determination:

There is an existing known cultural resource located on the project site. It is located within the area zoned light industrial, so it is vulnerable to damage or destruction. It is therefore determined, based on this initial assessment, that further analysis of this issue will be provided in the EIR.

21. Mandatory Findings of Significance.

a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife population or cause to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or pre-history?  
Yes \_\_\_ Maybe x No \_\_\_

b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future).  
Yes \_\_\_ Maybe x No \_\_\_

c. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant).  
Yes \_\_\_ Maybe x No \_\_\_

d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?  
Yes \_\_\_ Maybe x No \_\_\_

For reasons documented in this initial study, the potential exists that this project may result in environmental effects that could cause adverse effects to human beings.

Determination

On the basis of this initial evaluation,

    I find the proposed project COULD NOT have a significant effect on the environment and a NEGATIVE DECLARATION will be prepared.

    I find that although the proposed project could have a significant effect on the environment, there will not be a significant on the case because mitigation measures described in this initial study has been added to the project. A NEGATIVE DECLARATION WILL BE PREPARED.

    I find that an EIR has been prepared earlier which adequately describes the project and its' related impacts. A NEGATIVE DECLARATION WILL BE PREPARED.

    I find that an EIR has been prepared earlier and only minor technical changes or additions are necessary to make the previous EIR adequate, and these changes do not raise important new issues about the significant effects on the environment. AN ADDENDUM EIR WILL BE PREPARED.

  x   I find the proposed project MAY have a significant effect on the environment and a focused ENVIRONMENTAL IMPACT REPORT is required.

PREPARED BY: Chris Burrows, Senior Planner

SIGNATURE: *Chris Burrows*

C:\WP51\HPPLAN\DFTHPMP.IS

**MEMORANDUM**  
**DEPARTMENT OF PUBLIC WORKS**  
COUNTY OF PLACER

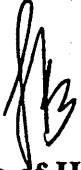
**RECEIVED**

NOV 29 1995

To: Loren Clark

Date: November 20, 1995

From: Thomas F. Brinkman



Subject: Notice of Preparation of Hewlett Packard Master Plan EIR

The Planning/Engineering Division of the Department of Public Works has reviewed the above cited Notice of Preparation. The Master Plan could result in the development of 4.25 million square feet of buildings with an employment of approximately 13,800. A project of this magnitude will have a significant regional effect on the transportation system. Of particular concern to Placer County are potential impacts to Fiddymont Road, Baseline Road, Walerga Road, the Foothills Boulevard Extension and Industrial Boulevard. In addition, the project could have a significant impact on SR 65 and the interchanges proposed at Sunset Boulevard and Pleasant Grove as well as the existing interchanges at Blue Oak Boulevard and Stanford Ranch Road/Harding Boulevard.

The EIR should fully disclose impacts to these roadways and improvements necessary to maintain Placer County level of service standards. Finally, the EIR must include mechanisms to fund the needed improvements and include mitigation measures that go to insure that the funding mechanisms and improvements are implemented.

Thank you for the opportunity to review this notice of preparation.

cc: David Bingen

**PLACER COUNTY**  
DATE  
RECEIVED  
NOV 22 1995  
**PLANNING DEPARTMENT**



**PLACER COUNTY**  
**AIR POLLUTION CONTROL DISTRICT**

11464 B Avenue, Auburn, CA 95603 • (916) 889-7130 • FAX (916) 889-7107

*Richard G. Johnson, Air Pollution Control Officer*

December 5, 1995

**RECEIVED**

Roseville Planning Department  
Attn: Chris Burrows  
316 Vernon Street, Number 104  
Roseville, CA 95678

**DEC 08 1995**

**PLANNING DEPARTMENT**

**Subject: Notice of Preparation of Hewlett Packard Master Plan Project Environmental Impact Report**

**Mr. Burrows:**

The following comments are from the Placer County Air Pollution Control District (APCD) regarding the Notice of Preparation of Hewlett Packard Master Plan Project Environmental Impact Report.

1. Insure that adequate dust controls are implemented during all phases of project construction and operation. Dust controls must be reviewed and approved by the APCD prior to groundbreaking. A booklet on Fugitive Dust is available from the APCD.
2. Minimize open burning of wood/vegetative waste materials from both the construction and operation of the project. No open burning shall occur unless it can be demonstrated to the APCO that alternatives have been explored. These alternatives may include, but are not limited to chipping, mulching, and conversion to biomass fuel. For any open burning that does occur, an APCD permit must be obtained. Any open burning must be done in conformance with APCD Regulation 3 (Open Burning), Rules 301-325.
3. Insure that the project conforms with all APCD Rules and Regulations. Contact the APCD to review any rules that may apply to specific types of projects.
4. Submit an air quality study to the APCD for review and approval, prior to project implementation. At a minimum, this study should determine the impact (both immediate and cumulative) the project will have on the air quality of the project location and Placer County. Stationary, mobile, and indirect source emissions and control measures should be detailed in the study. Placer County is presently non-attainment for ozone and inhalable particulate matter (PM-10). The study should also include a mitigation/conditions of approval monitoring plan to insure that all project mitigations/conditions of approval are implemented.

12/13  
Ann T. Mayo  
Air Pollution Specialist/Planner

5. Utilize the California Air Resources Board Urbemis5 model (or other method approved by the APCD) to determine the mobile/indirect source emissions from the project. Develop and implement mitigation measures from the APCD-approved mitigation menu that are designed to offset the projected indirect/mobile source emissions.
6. Obtain and distribute educational materials to all new and existing residences/occupants within the project boundary on the following topics:
  - a. Open Burning, Woodburning, and Air Pollution: problems and solutions.
  - b. Transportation Control Measures: ridesharing, mass transit availability/schedules, computerized ride-matching service, and other measures designed to reduce both the use of single-occupancy vehicles and vehicle miles travelled.
7. The PCAPCD does not have the resources or staff to properly monitor the mitigation measures for this project. The applicant will either have to monitor the mitigations to the satisfaction of the APCD or provide resources to allow the APCD to monitor the implementation of these mitigation measures.

Please have the applicant contact the APCD to work out the details of any air quality mitigations/conditions of approval. If you should have any questions feel free to give me a call at (916) 889-7130.

Sincerely,



Ann T. Mayo Hobbs  
Air Pollution Specialist/Planner

AH/ah

# COUNTY OF SACRAMENTO PUBLIC WORKS AGENCY



TRANSPORTATION DIVISION ..... Thomas J. Zlotkowski, Chief  
906 G STREET, SUITE 510  
SACRAMENTO, CALIFORNIA 95814  
(916) 440-6291/5966 • Fax No. (916) 440-7831

RECEIVED

NOV 29 1995

PLANNING DEPARTMENT

November 22, 1995

Chris Burrows  
Senior Planner  
Planning Department  
City of Roseville  
316 Vernon Street, # 104  
Roseville, CA 95678

Subject: **NOTICE OF PREPARATION OF HEWLETT PACKARD MASTER  
PLAN PROJECT ENVIRONMENTAL IMPACT REPORT**

Dear Mr. Burrows:

The Transportation Division has reviewed the Notice Of Preparation (NOP) for the above referenced project, and has no comments at this time. We would, however like to receive a copy of the Draft Environmental Impact Report (DEIR) as it becomes available.

We appreciate the opportunity to review the NOP. If you have any questions, please call me at (916)440-5966.

Sincerely,

*Hardeep S. Sidhu*

Hardeep Sidhu  
Associate Civil Engineer  
Transportation Planning Section

c: Bob Davison, PIPFS



SUTTER COUNTY  
COMMUNITY SERVICES DEPARTMENT

Animal Control  
Building Inspection  
Fire/Emergency Services  
Planning  
Environmental Health

Rich Hall, Director  
Dan McVey, Assistant Director,  
Community Services  
Gary Kraus, Assistant Director,  
Fire & Emergency Services

**ORIGINAL**

December 7, 1995

Chris Burrows, Senior Planner  
Planning Department  
City of Roseville  
316 Vernon Street, #104  
Roseville, CA. 95678

Dear Mr. Burrows:

Re: Notice of Preparation- Hewlett Packard Master Plan

Sutter County is very concerned with the potential increase in runoff into Pleasant Grove Creek and its potentially significant cumulative environmental impacts on South Sutter County. The EIR needs to analyze the flooding implications on downstream properties in Sutter County. We request a copy of the Draft EIR when it is released to ensure our concerns are adequately addressed and that any significant impacts will be fully mitigated. If you have any questions, please call Tom Last at 741-7400.

Sincerely,

Richards L. Hall, Director  
Community Services Department

Post-It* Fax Note	7671	Date	12-7	# of pages	5
To	BRIAN B/ADELENNE G.	From	CHRIS BURROWS		
Co./Dept.	EIP	Co.	RSVL PLANNING		
Phone #		Phone #	774-5276		
Fax #	325-4810	Fax #			



## Roseville Joint Union High School District

1750 CIRBY WAY, ROSEVILLE, CALIFORNIA 95661 • (916) 786-0307 • FAX (916) 786-2681

RICHARD STRICKLAND, Deputy Superintendent

BOARD OF TRUSTEES

ALLAN CAMERON  
CAROL HAMEL  
JAMES JOINER  
GARY A. KIDDER, Jr.  
R. JAN PINNEY

December 7, 1995

Chris Burrows, Senior Planner  
City of Roseville  
316 Vernon Street  
Roseville, CA 95678

**SUBJECT: NOTICE OF PREPARATION  
HEWLETT PACKARD MASTER PLAN PROJECT**

Dear Chris:

Thank you for the opportunity to respond to the proposed project. Contrary to the initial study, the proposed project does have the potential to adversely affect the Roseville Joint Union High School District. Previous studies have shown that commercial/industrial development can in fact cause indirect impacts on schools. This is substantiated in the district's Developer Fee Justification Study, which establishes a nexus between commercial/industrial impacts and the assessment of developer fees to mitigate those impacts.

The proposed project will be subject to impact mitigation fees prior to the issuance of building permits. Currently, the fee is \$.115 per square foot of building area. This fee is adjusted every two years. The next scheduled adjustment will occur in February, 1996.

If you have any questions, please contact me at your convenience.

Sincerely,

A handwritten signature in black ink, appearing to read "Denny Jones". The signature is written in a cursive style with a large, looping flourish at the end.

Denny Jones  
Director of Facilities Development

cc: Rich Strickland



# ROSEVILLE TELEPHONE COMPANY

Nov. 9 1995

RECEIVED.

NOV 14 1995

Chris Burrows  
Roseville Planning Department  
316 Vernon Street, Number 104  
Roseville, CA 95678

PLANNING DEPARTMENT

Dear Chris,

Re: Environmental Impact Report - Hewlett Packard Master Plan

## Telephone/Communication Facilities

Roseville Telephone Company will provide service to new developments in accordance with our filed tariffs. Telephone facilities will be constructed in conjunction with development.

Public utility easements will be required to serve new development projects. 30' x 60' rights-of-way may also be required for controlled environment vault sites. The above requirements will be identified prior to development. If interior streets are privately owned, all on-site telephone facilities may be the financial responsibility of the developer.

Roseville Telephone will provide telephone facilities to a single, mutually agreeable, termination point within any commercial development. The installation and maintenance of all telephone facilities between this termination point and each tenant space is the developer's responsibility. To assist in the design, installation and/or maintenance of the inside wiring of any apartments, housing projects and commercial buildings, RTC Communications, a division of Roseville Telephone Company, is available to provide any or all of these services.

## Impacts

Although no unusual problems are anticipated in providing telephone service, Roseville Telephone requires approved plans to determine the exact routes to access new development. Underground substructure requirements will be installed in conjunction with street infrastructure. This substructure must be clear of all landscape vegetation with root systems that extend deeper than 36 inches. The developer is expected to provide sufficient lead time for Roseville Telephone to procure materials and schedule labor to install telephone facilities. Roseville Telephone reserves the right to place a limited number of surface-mounted terminals in any new project. Telephone facilities both above and below ground require a 12-foot radius clear of any obstruction that would hinder access to these locations.

Any temporary facilities placed for the developer's use, that cannot be incorporated into a permanent feed cable, will be billed to the developer. In addition, if any existing telephone facilities need relocation due to construction of a project, the developer will bear the cost.

If I can be of any further assistance to you regarding this plan, please feel free to contact me at 786-4351.

Sincerely'

A handwritten signature in cursive script that reads "George Dempsey".

George Dempsey  
Outside Plant Engineer

# California Native Plant Society

December 6, 1995

RECEIVED

DEC 07 1995

Mr. Chris Burrows  
Roseville Planning Department  
316 Vernon Street, Number 104  
Roseville, CA 95678

PLANNING DEPARTMENT

Dear Burrows:

## COMMENTS ON THE NOTICE OF PREPARATION FOR THE HEWLETT PACKARD MASTER PLAN PROJECT ENVIRONMENTAL IMPACT REPORT

The Sacramento Chapter of the California Native Plant Society appreciates the opportunity to comment on the Notice of Preparation (NOP) for the Hewlett Packard Master Plan Project Environmental Impact Report (EIR).

We are concerned with the continual loss of native habitats in Placer County and in particular the Roseville area. Little of the native foothill vegetation community that once grew throughout Roseville remains in tact. There are very few places left for residents to enjoy the oak woodlands and open wildflower fields that once defined Roseville as a foothill community. Strip malls, large warehouse stores, and housing tracts now stand where oak woodlands, vernal pools and riparian areas once occurred. We hope that you will consider evaluating development in Roseville such that it assists in preserving and enhancing the remaining open space.

The following comments discuss issues that need to be evaluated in the EIR for the proposed expansion of the Hewlett Packard facility.

Impacts associated with each alternative needs to be quantitatively analyzed to allow the alternative with the least overall environmental impact to be correctly chosen. The actual amount of each habitat type and sensitive biological resource removed by the project should be quantified. A quantitative analysis will accurately assess the mitigation needs for the chosen alternative.

Field surveys to determine the presence of sensitive plants and animals need to be conducted at the appropriate time of year as determined by the sensitive resource's blooming or active period. Plant surveys will need to inventory all of the vegetation communities. The vegetation types found within the project area will need to be clearly mapped at an appropriate scale to allow readers to evaluate the information. The vegetation map should note all habitats including wetlands, vernal pools, riparian areas, and grasslands. The acreage of each habitat



*Dedicated to the preservation of California native flora*

Mr. Chris Burrows

Page 2

type found in the project area will need to be calculated and compared with the amounts each alternative will remove.

A map indicating wildlife areas should be completed. Areas of high wildlife diversity, travel corridors, and the presence of sensitive species needs to be mapped.

Sensitive habitats such as riparian corridors and vernal pool complexes need to be evaluated and rated to determine their present level of naturalness and their current disturbance factors. Evaluating the areas with measurable criteria will provide an informed decision for the choice of the best project alternative. The habitat evaluation will identify early in the planning stages, unique areas that need to be preserved.

The Hewlett Packard facility should reduce its impact on the region's ecology and encourage water conservation by developing a landscape plan that uses only native species which are locally endemic to the region. Using native plants will assist the company in the long run by reducing the maintenance and watering costs. A landscape plan that identifies the selected plant species, and discusses the type of landscape irrigation should be part of the EIR.

Since the proposed expansion will more than triple the existing employees, the DEIR should explain measures that will be used to reduce traffic congestion and air pollution. Alternative transportation modes to the facility will need to be discussed. To reduce impacts caused by the increase in vehicles 20 percent of all funds committed to transportation development, (such as parking lots and roads), should be used for alternative transportation facilities. Of this 20 percent, 10 percent should be reserved for the development of bicycle facilities. Since the City of Roseville is developing a city wide bike trail it would be a benefit to both Hewlett Packard and the City of Roseville to coordinate this measure.

The inclusion of the Community Commercial property is not appropriate for this project. If there is land that is not needed for the actual plant expansion it should be added to the Open Space/Wetland Preserve. The Open Space/Wetland Preserve should be a natural area protected from future development in perpetuity. Areas designated as open space need to be mapped and discussed. A discussion of the Open Space/Wetland Preserve should include a landscape plan. Revegetation of the Open Space/Wetland Preserve should only use native species endemic to the region.

Mr. Chris Burrows  
Page 3

Measures to protect the preserve from the invasion of weedy species such as yellow star thistle will need to be discussed.

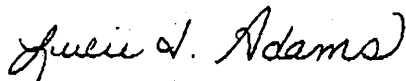
The impacts section of the Environmental Impact Report will need to discuss the context and intensity of the removal of the natural communities by the proposed project. The context and intensity of the proposed project will need to be considered both locally and regionally.

The Cumulative Impacts section of the EIR should discuss; 1) the amount of each habitat that will be lost by the project in relation to the amount of habitats that remains in the region of Roseville, 2) the amount of natural open space (not developed park lands) and preserve that occurs in Roseville and 3) the amount of each habitat type that will be disrupted that have already been extirpated by development in Roseville. This discussion should cover oak woodlands, vernal pools, riparian corridors and wetlands that have been removed within the last ten years. A map showing the existing development in Roseville and areas of preserved open space should be included in the document.

The EIR should discuss measures that will be used to avoid impacting sensitive biological resources and all Best Management Procedures that the contractor will use during construction.

Thank you for the opportunity to respond to the NOP for the Hewlett Packard Master Plan Project Environmental Impact Report.

Sincerely,  
California Native Plant Society



Lucie Adams  
Conservation Committee

cc: M. Robinson, Sacramento Valley Chapter, Conservation Chair  
G. Clark, President  
E. Butler, Sacramento Valley Chapter President  
R. Butler, Vice President Conservation

December 10, 1995

Chris Burrows  
Roseville Planning Department  
316 Vernon Street  
Roseville, CA 95678

RECEIVED

DEC 11 1995

PLANNING DEPARTMENT

REGARDING: HEWLETT PACKARD EXPANSION – NOP

Dear Chris:

We would like to submit the following comments for incorporation into the Draft EIR for the Hewlett Packard expansion and for consideration by the Roseville City Council when reviewing the project. We live in the Pleasant Grove Subdivision which is immediately south of Hewlett Packard and west of Foothills Boulevard. Please consider our comments.

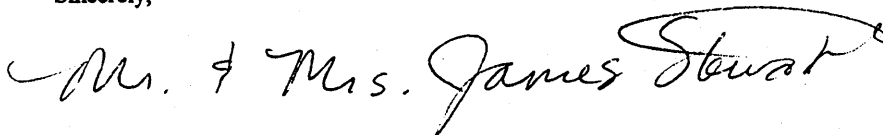
1. Noise. Six days a week we are awakened at 5:30 am by commute traffic on Foothills Boulevard. The commute traffic seems to be associated with shift changes at NEC and Hewlett Packard and with "pass through" commute traffic accessing State Route 65 and Baseline Road. The noise is exceptionally loud due to the high speed of Foothills Boulevard. Foothills Boulevard north of McAnnally and south of Blue Oaks Boulevard has a speed limit of 55 mph, but motorists frequently travel at 60 to 70 mph. Higher speeds generate louder noise.

We are requesting the City install a taller sound wall adjacent to Foothills Boulevard. Our sound wall is 6 feet tall but we believe it should be increased to 10 feet. The cost should be shared by Hewlett Packard, NEC, the City, and possibly the residents adjacent to Foothills Boulevard. In addition, we are requesting the City post a speed limit of 45 mph on this segment of Foothills Boulevard.

2. Foothills Boulevard. Foothills Boulevard is currently a 4-lane road. We are requesting that it remain a 4-lane road and that it not be extended north of the north branch of Pleasant Grove Creek. There have been previous plans depicting an extension of Foothills Boulevard north into the Athens area and eventually to Lincoln. We are requesting that the size of Foothills Boulevard be limited to preserve quality of life for those in our subdivision, as well as other subdivisions on Foothills Boulevard. Pass-through traffic should be directed to Industrial Boulevard instead.

Thank you for considering our comments. If you have questions, please call us at 784-7980.

Sincerely,



Mr. and Mrs. James Stewart

CC: Steve Dillon, Roseville Community Development Director

**SAGE INSTITUTE, INC.**

29800 Agoura Road, Suite 105

Agoura Hills, California 91301

(805) 497/8557 or (818) 991/0646

fax (818) 991/0754

**MEMORANDUM**

**TO:** Mr. Chris Burrows, Senior Planner  
Roseville City Planning Department

**FROM:** Dr. Joel Kirschenstein, President  
Ms. Irma Tucker, Sr. Associate

**On Behalf of: DRY CREEK JOINT ELEMENTARY SCHOOL DISTRICT**

**DATE:** December 15, 1995

**SUBJECT: Notice of Preparation of Hewlett Packard Master Plan Project  
Environmental Impact Report**

---

On behalf of the Dry Creek Joint Elementary School District ("District"), our office has reviewed the Notice of Preparation (NOP) of the Hewlett Packard Master Plan ("Project") Environmental Impact Report ("EIR").

According to the NOP, the Project consists of a comprehensive master plan for the buildout of the remainder of Hewlett Packard's existing site in Roseville. Approval of the Master Plan would allow the ultimate development of 4.25 million square feet of building square footage, which is a 2.92 million square feet increase over the existing 1.33 million square feet of building space. As a result, the development would employ approximately 13,800 people, which is a 9,800 employee increase over the existing 4,000± employees at the existing facility.

Based upon our review of Project maps provided and a comparison to the District's boundary map, it appears that a portion of the Hewlett Packard site may be located within the District.

It is, therefore, requested that the following issues be addressed in the preparation of the draft EIR:

1. Mitigation of school facility impacts resulting from the additional 9,800 employees projected for the project site.

Pursuant to District Board of Trustees' policies, the district collects statutory mitigation fees on all new commercial/industrial construction at the rate of \$0.165 per square foot of improvements as well as enhanced mitigation contributions in place at the time of buildout permit issuance.

It is requested that a precise determination be made of the percentage of the project area physically located within the District boundary, and that payment of the fees be pro-rated between the Dry Creek and other applicable school districts according to each one's percentage share of the project area.

2. Mitigation of any potential hazardous materials, hazardous air emissions or other risks of upset which may effect the health and welfare of students attending District school facilities located in close proximity to the Project.

At the present time, the following school facilities are either located or planned in the Project's vicinity:

- a. Heritage Oak Elementary School, currently serving grades K-5, located approximately 2 miles south of the Project.
- b. Quail Glen Elementary School, scheduled to open Summer 1996 to serve grades K-5, located approximately .5 miles southwest of the Project.

- c. Northwest Roseville Middle School, scheduled for construction and operation by the year 2,000, located approximately 2 miles south of the Project.

(See Exhibit A for location of District School facilities in the Project vicinity.)

3. Mitigation of transportation and circulation impacts which may effect the safe transportation and access of students to District school facilities.

Increased levels of vehicular traffic resulting from the Project and related modified circulation routes may impact the District's school bus routes (including pick-up and drop-off locations) as well as students who may be walking or bicycling to school.

Appropriate measures need to be implemented to protect the safety of students commuting to and from school facilities as may be applicable.

4. Enhanced mitigation contributions to mitigate growth inducing impacts upon District facilities resulting from the Project.

The District hereby requests that the foregoing items be adequately addressed in the draft EIR in order to reduce and mitigate Project impacts upon the District to a less than significant level.

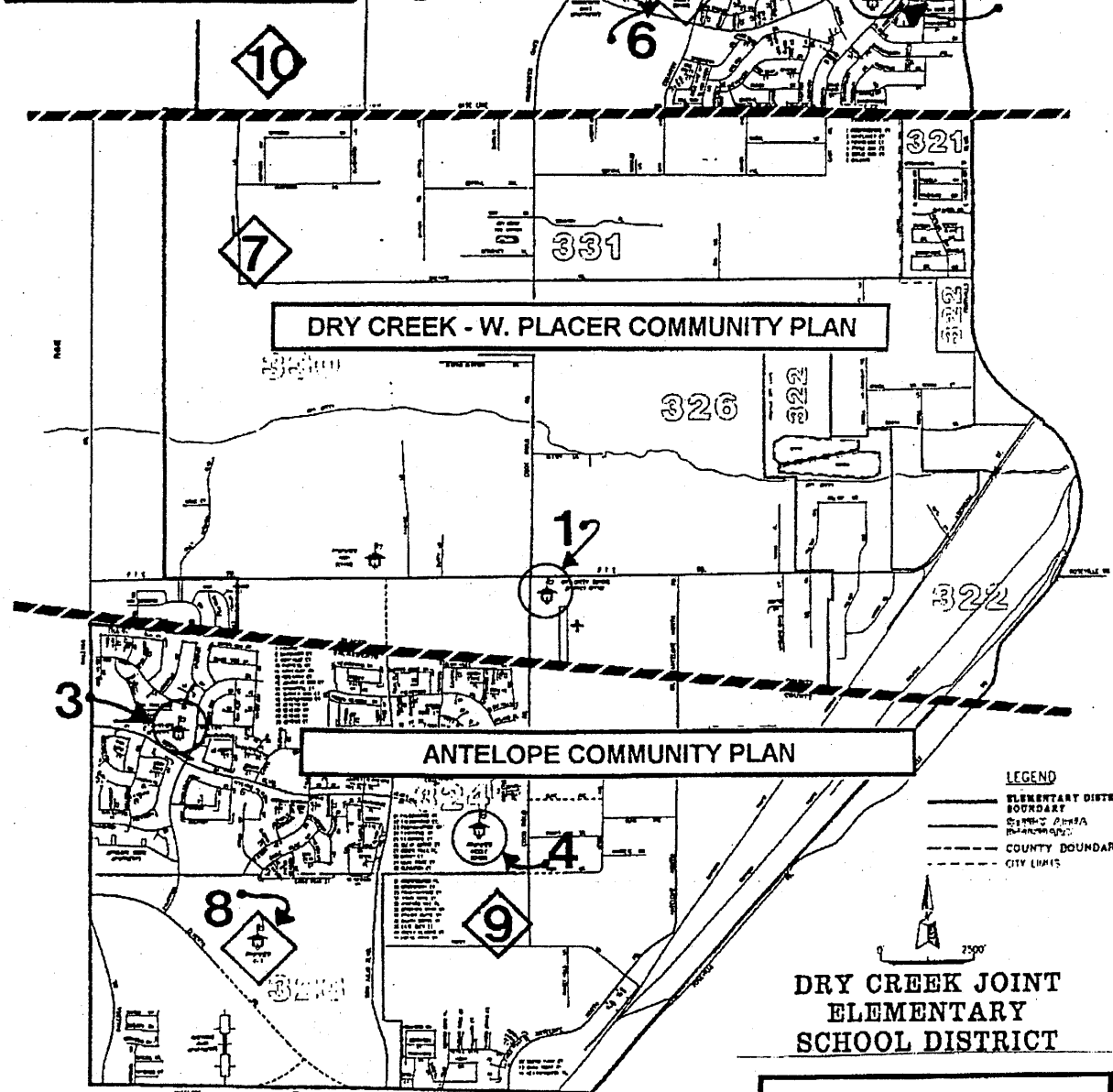
Please continue to provide Project reports, planning documents, notices of scheduled meetings and requests for review and comment to both the District Superintendent and our office at the address on the letterhead.

The District administration and our office both look forward to the continued cooperative working relationships with the City of Roseville regarding development and school mitigation issues in the Northwest Roseville area.

cc: Dry Creek Joint Elementary School District Board of Trustees  
Mr. Kelvin Lee, District Superintendent

d:\sage\drycreek\roseville\hewlett.p.eir

- EXISTING SCHOOLS
- ◇ PROPOSED SITES
- ① Dry Creek School
- ② Heritage Oak Elementary
- ③ Antelope Meadows Elem.
- ④ Antelope Crossing Middle
- ⑤ Canevari Drive Elem.
- ⑥ N.W. Roseville Middle
- ⑦ Elementary #4 (Placer)
- ⑧ Elementary #5 (Barratt)
- ⑨ Elementary #6 (E. Antelope)
- ⑩ Elementary #7 (Woodcreek)



**EXHIBIT A**

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***APPENDIX B***  
***DISTRIBUTION LIST***

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**HEWLETT PACKARD MASTER PLAN  
DRAFT EIR DISTRIBUTION AND NOTICE LIST  
FEBRUARY 1996**

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**D=Document**

**N=Notice of Availability**

**CITY OF ROSEVILLE**

- (2) Attorney's Office, Mark Doane, 311 Vernon Street, #202
- (1) Building Division, Gene Paolini, 321 Vernon Street, #108
- (1) City Manager, Al Johnson, 311 Vernon Street
- (2) Clerk's Office, Carolyn Parkinson, 311 Vernon Street, #208
- (2) Community Development Department, Steve Dillon, Neila Stewart, 316 Vernon Street, #102
- (3) Electric Department, Dave Dockham, Mike Brozo, Jerry Roemmelt, 2090 Hilltop Road
- (3) Environmental Utilities, Derrick Whitehead, Ed Kriz, Kelye McKinney, Larry Buckle, at Corp Yard
- (2) Fire Department, Bill White, Ron Phillips, 401 Oak Street, #400
- (1) Housing and Redevelopment Dept., John Sprague, 405 Vernon Street, Suite 1
- (2) Main Library (Public Information), Sue Nickerson, 225 Taylor Street
- (2) Maidu Branch Library (Public Information), Gail Cooper, 1530 Maidu Drive
- (1) Parks and Recreation, Mike Shellito, 401 Vernon Street, #B
- (2) Police Department, Thomas Simms, Dee Dee Gunther, 401 Oak Street, #400
- (1) Public Information, Marilyn Bartell, 311 Vernon Street
- (1) Public Works Department, Heidi Dwyer, Jeannie Gandler, Susan Grenda, 316 Vernon Street, #100
- (3) Public Works Department, Larry Pagel, John Maguire, Rhon Herndon, 316 Vernon Street, #100

**ROSEVILLE CITY COUNCIL**

- (5) c/o City Clerk, 311 Vernon Street, #208

**ROSEVILLE PLANNING COMMISSION**

- (7) c/o Planning Department, 316 Vernon Street, #104

**ROSEVILLE PUBLIC UTILITIES COMMISSION**

- (5) c/o Electric Department 2090 Hilltop Circle

**ROSEVILLE TRANSPORTATION COMMISSION**

- (5) c/o Public Works Department, 316 Vernon Street, #100

**ROSEVILLE PARKS AND RECREATION COMMISSION**

- (7) c/o Parks and Recreation Department, 401 Vernon St. #B, Roseville, CA 95678

**CITY OF FOLSOM**

- Folsom Community Development Dept, 300-D Persifer Street, Folsom, CA 95814

**CITY OF LINCOLN**

- Lincoln Community Development Dept, Rodney Campbell, 1530 Third Street, Suite 111, Lincoln, CA 95648
- Lincoln Public Works Department, James McCloud, 1530 Third Street, Suite 111, Lincoln, CA 95648

**TOWN OF LOOMIS**

- N Loomis Planning Department, Kathy Kurtis, P.O. Box 1327, Loomis, CA 95650
- N Loomis Public Works Department, Jim Shell, P.O. Box 1327, Loomis, CA 95650

**CITY OF ROCKLIN**

- N Rocklin Community Development Department, Terry Richardson, P.O. Box 1328, Rocklin, CA 95677
- N Rocklin Public Works Department, Archie Moosakhanian, P.O. Box 1138, Rocklin, CA 95677

**SACRAMENTO COUNTY**

- N Sacramento County Planning Dept, Tom Hutchings, 827 7th Street, Room 230, Sacramento, CA 95814
- D Sacramento County Public Works Dept, Doug Fraleigh, 827 7th Street, Room 102, Sacramento, CA 95814
- D Sacramento County Public Works Dept, Transportation, Steven Hetland, 906 G St., Ste 620, Sac, CA 95814

**SUTTER COUNTY**

- D Sutter County Flood Control District, P.O. Box 1555, Yuba City, CA 95999
- D Sutter County Planning Department, P.O. Box 1555, Yuba City, CA 95992
- D Sutter County Public Works Dept, Robert Barrett, 1160 Civic Center Boulevard, Yuba City, CA 95992

**PLACER COUNTY**

- N P.C.T.P.A., Tim Douglas, 853 Lincoln Way, #109, Auburn, CA 95603
- N Placer County Agricultural Commissioner, John Wilson, 11477 "E" Ave, Auburn CA 95603
- D Placer County Air Quality Control District, Ann Mayo Hobbs, 11464 "B" Ave, Auburn, CA 95683
- N Placer Co. Office of Economic Development, Ed Graves, Director, 175 Fulweiler Ave, Auburn, CA 95603
- N Placer County Flood Control and Water Conservation Dist., Dennis J. Huff, 11444 "B" Ave, Auburn, 95603
- D Placer County Planning Department, Fred Yeager, 11414 "B" Ave, Auburn, CA 95603
- D Placer County Public Works Department, John Krogsrud, 11444 "B" Ave, Auburn, CA 95603
- N Placer Co. Resource Conservation Dist, Richard Gresham, 251 Auburn Ravine Rd, Ste 201 Auburn, 95603

**STATE OF CALIFORNIA**

- D (15) Office of the Governor, State Clearinghouse, 1400 10th Street, Room 121, Sacramento, CA 95814

**FEDERAL AGENCIES**

- N US Environmental Protection Agency, Harriet Hill, 75 Hawthorne Street, San Francisco, CA 94105-3901
- D US Fish and Wildlife Service, Ecological Division, Mike Aceituno, 2800 Cottage Way, Room E-1803, Sacramento, CA 95825
- D US Army Corps of Engineers, Tom Coe, P.E. 1325 J Street, Sacramento, CA 95814-2922
- N U.S. Post Office, Superintendent of Mail, 324 Vernon Street, Roseville, CA 95678

**SCHOOLS**

- D Dry Creek Elementary School District, Superintendent, Kelvin Lee, 2955 PFE Road, Roseville, CA 95747
- D Roseville City School District, Mark Schrader, 1000 Darling Way, Roseville, CA 95678
- D Roseville Joint Union High School District, Denny Jones, 1750 Cirby Way Roseville, CA 95661

**UTILITIES**

- N Jones Intercable, Kathy Dean, 501 Guiseppe, Roseville, CA 95678
- D (2) PG&E, Service Planning, Robert Fratini, 151 North Sunrise Ave, Ste 513, Rsvl, 95661
- D (2) Roseville Telephone Company, Judee Clawson/J.Poulsen, 200 Vernon, Roseville, CA 95678
- N N.C.P.A., Michael McDonald, 180 Cirby Way, Roseville CA 95678

- Placer County Water Agency
- South Placer Municipal Utility District
- Sacramento Area Flood Control Agency, Tim Washburn, 926 "J" Street, Suite 424, Sacramento, CA 95814
- California Public Utilities Commission, Neal Shulman, 505 Van Ness, San Francisco, CA 94102
- Western Area Power Administration, Earl Nelson, 1825 Bell Street, Sacramento, CA 95825

**MISCELLANEOUS GROUPS & AGENCIES**

- Building Industry Association (BIA), Skip Schmidt, 3780 Rosin Court, Suite 290, Sacramento, CA 95834
- California Native Plant Society, George Clark, 6006 Keats Circle, Orangevale, CA 95662
- Roseville Chamber of Commerce, Wendy Gerig, 650 Douglas Boulevard, Roseville, CA 95678
- Sacramento Area Council of Governments (SACOG), 3000 "S" Street, Suite 300, Sacramento, CA 95816
- Sacramento Regional Transit District, Planning Dept., 1400 29th Street, Sacramento, CA 95816
- Sage Institute, Joel Kirschenstein, 29800 Agoura Rd, Agoura Hills, CA 91301
- Sierra Club Mother Lode, P.O. Box 1335, Sacramento, CA 95812-1335
- Sierra Club, the Placer Group, Attention: Lynne Roberts, 1212 McKinley Drive, Roseville, CA 95661
- SMAQMD, Nancy Ormandy, 8411 Jackson Road, Sacramento, CA 95826
- Southern Pacific Transportation Company, Frank Ridley, Market Plaza, #912, San Francisco, CA 94105
- West Placer Citizens Commission, Janice Palmer, 830 Eva Lane, Roseville, CA 95678
- Dry Creek/West Placer Municipal Advisory Council, Shirley Svoboda, 4010 Foothills Blvd. #113-345, Roseville, CA 95747
- Sacramento Regional Transit, P.O. Box 2110, Sacramento, CA 95812-2110

**NEWSPAPERS**

- Neighbors, 3628 Madison Avenue, #1, North Highlands, CA 95660
- The Placer Herald, 5903-B Sunset Boulevard, Rocklin, CA 95677
- Roseville Press Tribune, 188 Cirby Way, Roseville, CA 95678
- Sacramento Bee, South Placer Bureau, 106 North Sunrise Avenue, Suite B-8, Roseville, CA 95661
- Auburn Journal, 1030 High St., Auburn, CA 95603
- Business Journal, Mark Larson, 11401 21st Street, Sacramento, CA 95814

**OTHER INTERESTED PARTIES**

- \* Brian Boxer, EIP Associates, 1200 Second St., Suite 200, Sacramento, CA 95814
- John Long, DKS Associates, 8950 Cal Center Dr., Suite 340, Sacramento, CA 95826-3259
- Mark Nelson, Hewlett Packard Company, 8000 Foothills Blvd. M.S. R3 SX, Roseville, CA 95747
- Stephen Des Jardins, Diamond Creek Partners, 191 Diamond Oaks Rd., Roseville, CA 95678
- Mourier Land Investment Inc., 1830 Vernon St. #9, Roseville, CA 95678
- Randy Collins, Sares-Regis Group, 1425 River Park Dr., Suite 530, Sacramento, CA 95815
- John Fiddymont, Walaire, Inc., 2140 Professional Dr., Suite 200, Roseville, CA 95661
- Ken James, Morton and Pitalo, 1788 Tribute Rd., Suite 200, Sacramento, CA 95815
- David Wade, Wade Associates, 2140 Professional Dr., Suite 140, Roseville, CA 95661
- Tim Taron, Hefner, Stark, and Marois, 2710 Gateway Oaks Dr., Suite 300 South, Sacramento, CA 95833
- Roland Bergthold, Sierra College, 1029 Audrey Way, Roseville, CA 95661
- Ron Erny, Live Oak Associates, 110 Blue Ravine Rd, #162, Folsom, CA 95630
- Sandy Shulman, Stanford Ranch, P.O. Box 1200, Rocklin, CA 95677
- Del Webb California, 198 Cirby Way Suite 155, Roseville, CA 95678
- Placer Ranch Partners, P.O. Box 1200, Rocklin, CA 95677
- Albertson's Inc., 250 Parkcenter Blvd., Boise, ID 83726
- Yassai Jafar MP Systems, 1010 Calle Sombra, San Clemente, CA 92673
- NEC Electronics Inc., P.O. Box 619022, Roseville, CA 95661
- Tft Placer Assoc Ltd., 151 Blakeslee Way, Folsom, CA 95630
- Alder Hill Development, Christy Anderson, 7700 College Town Dr., Suite 220, Sacramento, CA 95826
- Bagley and Associates, 107 S Astor Ln, Elk Ridge, UT 84651

Wealth Properties Inc., 1388 Sutter St. #730, San Francisco, CA 94109  
          DF Properties, 1551 Vineyard Rd., Roseville, CA 95678  
          Dahlawi California, 11766 Wilshire Blvd., Los Angeles, CA 90025  
          Wallace and Diana Fong, 170 Audubon Cir., Sacramento, CA 95831  
          Elliott Homes Inc., 160 Blue Ravine Rd. #A, Folsom, CA 95630  
          Kaufman and Broad, 3300 Douglas Blvd., Roseville, CA 95661  
          D Marcus LoDuca, 3017 Douglas Blvd., Suite 300, Roseville, CA 95661  
          N Mr. and Mrs. James Stewart, 1407 Long Creek Way, Roseville, CA 95747

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***APPENDIX C***  
***GENERAL PLAN CONSISTENCY ANALYSIS***

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## *APPENDIX C*

### *GENERAL PLAN CONSISTENCY ANALYSIS*

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#### C.1 INTRODUCTION

The purpose of this appendix is to evaluate the consistency of the Proposed Project with the City of Roseville General Plan (1992).

Sections 65359 and 65454 of the California Government Code require that a Specific Plan be consistent with the local jurisdiction's General Plan. In order to determine whether the Proposed Project satisfies this statutory requirement, a policy-by-policy analysis is provided below.

General Plan policies are presented in *italics*, in the order in which they appear in the General Plan. All nine General Plan elements (and policies thereof) are broken down into subsections. These subsections are identified by **bold** print and are located at the left margin of each page. A brief description of how the Proposed Project is consistent or inconsistent follows each General Plan policy. Policies that are not applicable are noted as such.

For policies that are permissive, the Proposed Project would not be found inconsistent unless it would clearly impede the intent of the policy. If the Proposed Project would not satisfy every particular of a given policy, but generally meets the intent of the policy, it would not be found inconsistent. If the Proposed Project, before mitigation, would not meet these criteria and is found in conflict with a policy, it is considered inconsistent.

Policies with which the Proposed Project is considered inconsistent are discussed in more detail in Chapter 4. In Chapter 4, mitigation measures that have been identified in the technical resource chapters of this DEIR are evaluated for their potential to reduce the Proposed Project's conflict with policies. If mitigation measures would conform the Proposed Project to the intent of the policy, the Proposed Project would be considered consistent (with mitigation) and thus the impact would be less than significant.

## C.2 LAND USE

### Community Form -- General Policies (LA)

Policy LA-1. *The City of Roseville shall ensure high quality development in new and existing development areas as defined through its specific plans, development review process and design guidelines.*

CONSISTENT.

Development under the Proposed Project will be subject to the City's Design Guidelines, North Area Plan Guidelines, Site Review and the Zoning Ordinance. Guidelines and standards are included for site design, landscaping, architectural treatment, exterior signage, and lighting.

Policy LA-2. *The City, through both public and private efforts, shall develop clearly defined entries at major entrances into the City through the use of open space, landscaping, signage and other distinctive elements as a way of defining the City's boundaries and identity.*

NOT APPLICABLE.

The Proposed Project is not a major entrance to the City.

Policy LA-3. *The City shall continue to provide a full range of public services and maintain high levels of service, as specified in other elements of this Plan, including the Public Facilities, Open Space and Conservation, Safety, Circulation and Parks and Recreation Elements.*

CONSISTENT.

Specific discussion regarding the types of services and facilities is presented in the appropriate sections of this analysis.

Policy LA-4. *The City shall promote a diversity of residential living options (e.g. density ranges, housing types, affordability ranges) while ensuring community compatibility and well-designed residential development.*

NOT APPLICABLE.

The Proposed Project is not a residential development.

Policy LA-5. *The City shall promote land use patterns that result in the efficient use of urban lands and preservation of open space as specified in the Open Space and Conservation Element.*

CONSISTENT.

The Proposed Project would preserve a total of 45.9 acres of Open Space, including the corridor of the South Branch of Pleasant Grove Creek. Open space areas would be primarily left unchanged, preserving natural habitat values; uses in these areas would be limited to trails and road crossings.

Policy LA-6. *The City shall, through development approvals and City programs (e.g. redevelopment, capital improvement program, parks and recreation programs, etc) assure that all portions of the community are linked and integrated.*

CONSISTENT.

The Proposed Project is an extension of an existing Light Industrial operation, and will be linked to that facility and the surrounding circulation system. In addition, the commercial and industrial areas within the project area will be linked to each other.

Community Form -- Relationship to Transit, Pedestrian, Air Quality Policies (LB)

Policy LB-1. *The City shall promote land use patterns that support a variety of transportation modes and accommodate pedestrian mobility.*

CONSISTENT.

Light rail transit has been proposed along Roseville Parkway northwest of Harding Boulevard to Foothills Boulevard. This potential long-range rail extension would provide direct access to the Proposed Project. However, such an extension must be considered to be a "post 2010" improvement since funding has not been identified. More realistically, bus service could be provided to the Proposed Project along Foothills Boulevard, Blue Oaks Boulevard and/or Woodcreek Oaks Boulevard. RUSH provides regularly scheduled fixed-route service, and RADAR provides on-call service throughout the City.

The Bikeway Master Plan specifies that Class II bike lanes will be included on Foothills Boulevard, Blue Oaks Boulevard and Woodcreek Oaks Boulevard. Additionally, Foothills Boulevard has been identified as a bicycle commuter route. The Proposed Project could result in a substantial demand for safe and convenient pedestrian/bicycle facilities by employees of the Proposed Project for primarily transportation-related purposes.

The Proposed Project provides for bike paths as part of the internal circulation system.

- Policy LB-2. *The City shall allow for land use patterns and mixed use developments that integrate residential and non-residential land uses, such that residents may easily walk or bike to shopping, services, employment and leisure activities.*

NOT APPLICABLE.

There are no residential uses proposed for the Proposed Project.

- Policy LB-3. *The City shall concentrate higher intensity uses and appropriate support uses within close proximity of transit and bikeway corridors as identified in the Transit Opportunity and Bikeway Master Plans. In addition, some component of public use such as parks, plazas, public buildings, community centers and/or libraries shall be located within the corridors.*

CONSISTENT.

The Proposed Project is adjacent to two major roadway corridors, which could serve as transit routes. In addition, there are bicycle facilities on these and other major roadways in the project vicinity.

- Policy LB-4. *The City shall promote and encourage the location of employee services such as child care, restaurants, banking facilities, convenience markets, etc., within major employment centers for the purpose of reducing midday service-related vehicle trips.*

CONSISTENT.

The existing Light Industrial land use designation proposed in the project area allows for the inclusion of employee-serving commercial and service uses. An example of the inclusion of such uses can be found at the existing Hewlett-Packard development on Foothills Boulevard where internal employee-serving uses include a cafe, travel agency, banking services, recreational facilities. In addition, the proposed commercial areas, which would be located along Blue Oaks Boulevard, adjacent to Light Industrial areas, would allow uses such as dry cleaners, barber shops, restaurants and cafes, recreational centers, incidental retail, and hotels.

- Policy LB-5. *Where feasible, existing development areas shall be improved to create better pedestrian and transit accessibility.*

CONSISTENT.

Only a portion of the Proposed Project is currently developed, the existing Hewlett-Packard site. Implementation of the circulation improvements proposed in the Section 4.9 would improve transit access available to the existing Hewlett-Packard development, as well as other employment-generating uses currently existing in the North Industrial Area. The project area is not adjacent to residential areas so pedestrian links do not exist.

Policy LB-6. *The City, through its land use planning and development approvals, shall require that neighborhood serving uses (e.g. neighborhood commercial uses, day care, parks, schools and other community facilities) be physically linked with adjacent residential neighborhoods.*

NOT APPLICABLE.

The Proposed Project does not include residential development.

Community Form -- Downtown Neighborhoods Policies (LC)

Policy LC-1. *The City shall maintain a strong identifiable downtown that offers the surrounding community a cluster of municipal offices and services, commercial, office and higher density residential uses.*

NOT APPLICABLE.

The Proposed Project is not located in downtown Roseville.

Policy LC-2. *The City shall promote land use patterns that result in the dispersion of secondary or satellite services including libraries, schools, parks, public meeting places and commercial uses, throughout the community through the establishment of clustered community centers.*

NOT APPLICABLE.

The Proposed Project does not include residential development or community services.

Policy LC-3. *The City shall consider accommodating a portion of the overall projected population and economic growth in areas having the potential for redevelopment and revitalization.*

NOT APPLICABLE.

The Proposed Project is not located in an area with the potential for redevelopment or revitalization since the majority of the Proposed Project is currently undeveloped and the existing development is comprised of the Hewlett-Packard facility which is an economically viable use.

Policy LC-4. *The City shall support the redevelopment and revitalization of areas that are in decline or economically underutilized.*

NOT APPLICABLE.

The Proposed Project is not located in an area that is in decline or is economically underutilized since the majority of the Proposed Project is currently undeveloped and the existing development is comprised of the Hewlett-Packard facility which is an economically viable use.

Policy LC-5. *The City shall encourage infill development and rehabilitation that:*

- *upgrades the quality and enhance the character of existing areas;*
- *enhances public transit use and pedestrian access;*
- *efficiently utilizes and does not overburden existing services and infrastructure; and*
- *results in land use patterns and densities that provide the opportunity for the construction of household types affordable to all income groups.*

NOT APPLICABLE.

The Proposed Project is not located in an area that is in decline or is economically underutilized since the majority of the Proposed Project is currently undeveloped and the existing development is comprised of the Hewlett-Packard facility which is an economically viable use.

Policy LC-6. *The City shall promote active citizen involvement in defining, maintaining and improving the character and identity of existing neighborhoods, including consideration of cultural and artistic enhancements.*

NOT APPLICABLE.

The Proposed Project is not an existing neighborhood of the City of Roseville.

Policy LC-7. *The City shall support the maintenance and rehabilitation of existing residential units within established neighborhoods.*

NOT APPLICABLE.

There are no existing residential units in the Proposed Project.

Policy LC-8. *The City shall identify locations where special study is necessary, to develop strategies for preserving, enhancing and revitalizing these areas.*

NOT APPLICABLE.

The Proposed Project is not located in an existing developed area, and there is no need for preservation, enhancement, or revitalization of the project area.

Community Form -- Relationship of New Development Policies (LD)

Policy LD-1. *The City shall require that new development areas and associated community-wide facilities (open space resources, parks, libraries, etc) be linked and oriented to existing developed areas of the community, through road networks, public transit systems, open space systems, bikeway and pedestrian systems, and other physical connections.*

CONSISTENT.

The Proposed Project would be an extension of Light Industrial uses in a developed area.

Community Form -- Jobs/Housing and Economic Development Policies (LE)

Policy LE-1. *The City shall strive for a land use mix and pattern of development that provides linkages between jobs and employment uses, will provide a reasonable jobs/housing balance, and maintain the fiscal viability of the City.*

CONSISTENT.

Development of the Proposed Project is anticipated to add approximately 9,077 new jobs to the City of Roseville (see Table 4.2-6). If any of these employees move to the Roseville area, the demand for housing in the City would increase. The Proposed Project does not provide for residential development. However, several large residential developments are located within several miles of the Proposed Project, including the Northwest and North Central Specific Plan areas.

In addition, there are existing and planned residential developments in South Placer County and North Sacramento County.

The General Plan EIR determined that there would be adequate housing for 80 percent of anticipated employees to live in the City of Roseville under the 2010 market scenario. There would be 35,700 dwelling units in the city and 35,700 employee households, of which, according to City policy, 80 percent or 28,560 should be able to locate near their places of work. With planned residential development, there will be adequate housing for project employees.

Policy LE-2. *The City shall support density bonuses for the construction of affordable housing, in accordance with the Density Bonus ordinance and the Housing Element, particularly in areas where few such opportunities exist and significant employment centers exist or are planned.*

NOT APPLICABLE.

The Proposed Project does not include residential development.

Policy LE-3. *The City shall establish a standard process to analyze the fiscal impacts of proposed development and shall require a fiscal impact analysis of all projects proposing a significant General Plan land use change as defined through the Economic Development Study/Plan.*

NOT APPLICABLE.

The Proposed Project includes general plan amendment for the designation of 45.9 acres of open space and 28.5 acres of commercial use.

Policy LE-5. *The City shall maintain land use patterns, intensities and densities that promote a positive business climate (e.g. supply of business professional, commercial and industrial lands).*

CONSISTENT.

The Proposed Project would result in the expansion of an existing major employer, Hewlett-Packard, and the eventual development of other light industrial and commercial uses.

Policy LE-6. *The City shall support activities that attract employment uses to the City as identified in the Economic Development Study/Plan.*

CONSISTENT.

Hewlett-Packard, the largest employer in the City of Roseville, is currently approaching the entitlement limit for its lands in Roseville. The Proposed Project would expand those entitlements to allow for future expansion of Hewlett-Packard's business activities in Roseville. In addition, the Proposed Project would allow for other light industrial and commercial development.

Community Form -- Community Involvement and Interjurisdictional Cooperation Policies (LF)

Policy LF-1. *The City shall encourage active involvement by individuals and citizens in the planning process through on-going public participation opportunities and information programs.*

CONSISTENT.

Citizen participation is encouraged during the public hearing process related to this DEIR and concerning the merits of the Proposed Project before the Planning Commission, Transportation Commission, Public Utilities Commission, Parks and Recreation Commission, and the City Council.

Policy LF-2. *For major development proposals (e.g. General Plan amendments, adoption of specific plans and amendments), the City shall encourage and provide public participation opportunities at early stages in the process.*

CONSISTENT.

In addition to the Notice of Preparation sent to each responsible agency stating that an environmental impact report was to be prepared, three separate City commission hearings are scheduled to provide public participation opportunities. In addition to these hearings, the public will have an opportunity to participate in City Council meetings and hearings.

Policy LF-3. *The City shall coordinate and take a lead role, where feasible, with local, state, federal and other jurisdictional agencies on regional issues of importance including but not limited to air quality, transportation, water supply, sewage treatment, solid waste disposal and recycling, flood control, hazardous waste management, resource protection and transit.*

NOT APPLICABLE.

This policy describes an obligation of the City.

Policy LF-4. *The City shall, to the extent feasible, coordinate land use policies and public improvements with neighboring jurisdictions.*

CONSISTENT.

The City of Roseville maintains representation on the South Placer Policy Committee and the Placer County Flood Control Agency. In addition, Roseville is participating with the Sacramento Area Council of Governments and the Regional Transit District to investigate the potential extension of light and/or heavy rail to outlying communities in the Sacramento region.

Policy LF-5. *The City shall encourage early consultation with, and shall refer development proposals that may have an impact to, adjacent jurisdictions for review and comment. The City shall respond and comment on development proposals that are received from other jurisdictions that may have an impact on Roseville to minimize such impacts and insure consistency and compatibility with existing and planned development in the City.*

CONSISTENT.

Comments concerning the Proposed Project were solicited from the Placer, Sacramento, and Sutter County Planning Departments, Placer County Air Pollution Control District, Placer County Flood Control and Water Conservation District, Placer County Agricultural Commissioner, City of Folsom, and local school districts. Additional comments regarding the information contained in this DEIR will be solicited through the EIR public review and hearing process.

#### Community Design Policies (LG)

Policy LG-1. *Through the design review process, apply design standards that promote the use of high quality building materials, architectural and site designs, landscaping, signage, and amenities.*

CONSISTENT.

The Design Guidelines contained in the North Roseville Area Plan, which will be applied to the Proposed Project, define appropriate high quality standards for building materials, site design, landscaping, signage, lighting, and other amenities.

Policy LG-2. *Continue to develop and apply design standards that result in efficient site and building designs, pedestrian friendly projects that stimulate the use of alternative modes of transportation, and the establishment of a functional relationship between adjacent developments.*

CONSISTENT.

The North Roseville Area Plan Design Guidelines require efficient, sensitive building placement and site design, provide designs to enhance pedestrian, bicycle and alternative vehicle transportation, and integrate proposed trails and open space with connections to adjacent development and circulation systems. Within the project site, employees of the light industrial areas will be able to walk to services in the commercial area.

Policy LG-3. *Encourage designs that strike a balance between the incorporation of aesthetic and development requirements, and the economic considerations associated with development.*

NOT APPLICABLE.

This policy describes an obligation of the City.

Policy LG-4. *The design review process shall promote flexibility in achieving design objectives, and encourage projects with innovative, unique and creative architectural style and design.*

CONSISTENT.

The City's ongoing design review process encourages flexibility in design requirements for the Proposed Project and larger context for project creativity.

Policy LG-5. *Encourage, promote and support art in public spaces and programs to enhance the design of the City.*

NOT APPLICABLE.

This policy describes an obligation of the City.

Policy LG-6. *Through the design review process, encourage site and building designs that are in scale and compatible with adjacent development, with respect to height, bulk, form, mass, and community character.*

CONSISTENT.

Like the existing Hewlett-Packard facility, all new buildings would be generally low in form and character, and would reflect or compliment existing non-residential uses in the vicinity.

Policy LG-7. *Encourage project designs that place a high priority and value on open space, and the preservation, enhancement and incorporation of natural resources and other*

*features including consideration of topography, vegetation, wetlands, and water courses.*

CONSISTENT.

The Proposed Project would provide for the preservation of valuable natural and environmental resources including wetlands, oak woodlands, and riparian vegetation. The Proposed Project would preserve a total of 45.9 acres of land in dedicated open space, primarily in the corridor of the South Branch of Pleasant Grove Creek. The open space area would be comprised of riparian, oak woodland, vernal pool, and other natural habitats.

Policy LG-8. *Encourage and promote the preservation of historic and/or unique, culturally and architecturally significant buildings, features and visual environments.*

CONSISTENT.

Light industrial development under the Proposed Project has the potential to affect identified prehistoric archaeological site PA-91-1. The Proposed Project and the General Plan do not address specific preservation methods, so additional mitigation is recommended. Avoidance, preservation and/or recordation of these resources would reduce this impact to a less-than-significant level and would make the project consistent with Policy LG-8.

Historical site PLA-428-H is in an area designated light industrial, and loss of this historic site would be considered significant. As with the archaeological site discussed above, avoidance is the optimum method of preserving cultural resources. When resources will be destroyed by development, paper recordation can fully offset the impacts. Implementation of such measures as to avoid or record the historic resources currently on the site would ensure that the Proposed Project would be consistent with Policy LG-8.

Policy LG-9. *The location and preservation of native oak trees and oak woodlands shall be a primary factor in determining site design, building location, grading, construction and landscaping, and in establishing the character of projects through their use as a unifying element in both new and existing development.*

CONSISTENT.

Over 90 percent of the existing oak woodland would be preserved through designation of the open space area. Virtually no substantive development is being proposed for the densely wooded corridors of the South Branch of Pleasant Grove Creek; development in the oak woodland corridor is limited to a road crossing and a sewer line. Removal of native oak trees is subject to approval of a tree permit

by the City. The Tree Preservation Ordinance requires that trees approved for removal be compensated on an inch for inch basis. A minimum of fifty percent of this compensation must be with native oak species.

Growth Management -- General (LH)

Policy LH-1. *Growth must provide a strong diversified economic base and a reasonable balance between employment and affordable housing.*

CONSISTENT.

See discussion of LE-1.

Policy LH-2. *Growth must occur on the basis that projected revenue should be sufficient to meet public costs.*

CONSISTENT.

The Proposed Project would provide the type and volume of revenues typical of an industrial and commercial development. This includes funding for public costs as described below. The City would manage overall growth, including other projects which may incorporate different mixes and intensities of uses, in an effort to balance City costs and revenues. This could include revision of Capital Improvement Program fees. The Applicant has agreed to abide by such fees on new development, if implemented by the City and applicable for the Proposed Project.

Facilities, including water or sanitary sewer trunklines required solely for the Proposed Project, would be financed by the developers through reimbursement agreements.

Growth impacts related to increased traffic would occur. Developers would pay City traffic impact fees to offset the public costs of required transportation infrastructure.

Policy LH-3. *The City shall encourage a development pattern that is contiguous with existing developed areas of the City.*

CONSISTENT.

The Proposed Project is adjacent to existing development of a similar nature.

Policy LH-4. *Growth shall be managed to ensure that adequate public facilities and services, as defined in the Public Facilities Element, are planned and provided and the public health, safety and welfare is protected.*

CONSISTENT.

The Applicant has worked in conjunction with the City to ensure that the public facilities and service needs caused by the Proposed Project would be met, and that the public health, safety and welfare is protected. On-site and off-site water, sewer, and drainage improvements would be made to support the Proposed Project in accordance with the Public Facilities Element.

Policy LH-5. *The City shall accommodate projected population and employment growth in areas where the appropriate level of public infrastructure and services are planned or will be made available concurrent with development.*

CONSISTENT.

The Proposed Project is planned to include infrastructure and public services necessary to support proposed development, or is timed consistent with the City's various Capital Improvement Plans. A development agreement would ensure that growth and development occur at a rate corresponding to the availability of desired facilities and attainment of defined General Plan levels of services for public activities. This agreement would set forth the infrastructure improvements, public dedication requirement, landscape amenities, and the timing of contributions required by the Applicant.

Policy LH-6. *The City shall use the specific plan process to ensure a comprehensive, logical growth process for new development areas (e.g. urban reserve, annexations) or any areas where significant land use changes are considered.*

NOT APPLICABLE.

The Proposed Project is not a specific plan and does not include the larger scale development generally found in a specific plan.

Policy LH-7. *The City shall oppose urban density residential, commercial or industrial development in unincorporated areas unless adequate public facilities and services can be provided and mechanisms to ensure their availability and provision are secured during the land use entitlement process. It is the City's preference that urban development occur within incorporated areas.*

NOT APPLICABLE.

The Proposed Project is within the City's boundaries.

Policy LH-8. *Growth shall be managed in such a way to ensure that significant open space areas will be preserved.*

CONSISTENT.

The Proposed Project would preserve 45.9 acres of open space, including riparian corridors, oak woodlands, wetland and vernal pool preserves. This would constitute slightly more than 10 percent of the project area.

Growth Management -- Land Use Allocation Policies (LI)

Policy LI-1. *The City shall, through its land use planning process, capital improvement plans, and facility and service programs, provide for a land use allocation of 35,700 dwelling units (inclusive of the 1,000 unit pool) and non-residential entitlements as designated on the General Plan land use map.*

CONSISTENT.

The majority of the project area would remain in its existing designation, Light Industrial. The Proposed Project would require a General Plan Amendment to change 28.5 acres of Light Industrial designation to General Commercial. Upon approval of the amendment, the Proposed Project would be consistent.

Policy LI-2. *The City shall maintain a pool of 1,000 residential units to be allocated for City sponsored and State mandated programs (e.g. second units, density bonuses for affordable housing, redevelopment, annexations of the Livoti and/or Annabelle areas to complete corporate boundaries as reflected on Figure 1) to be utilized in areas where existing development entitlements exist or to further City affordable housing goals.*

NOT APPLICABLE.

The Proposed Project does not include residential development.

Policy LI-3. *The City shall review, and if necessary, modify, the 1,000 unit pool in conjunction with regular updates of the Housing Element, and concurrent with any significant modification to the General Plan resulting in the allocation of additional residential units.*

NOT APPLICABLE.

The Proposed Project does not include residential development.

Growth Management -- Growth Areas Policies (LJ)

Policy LJ-1. *The City may consider modifications to the General Plan land use allocation to provide the following:*

- a. *need for additional land to meet the demand for housing and/or employment uses;*
- b. *ability to provide adequate public services and facilities;*
- c. *potential for public transit service;*
- d. *preservation and conservation of natural and environmental features; or*
- e. *projects that will provide benefit to the City.*

NOT APPLICABLE.

The Proposed Project does include a General Plan Amendment, but the entire site would remain in employment-generating uses, except for the 45.9 acre open space preserve.

Policy LJ-2. *Prior to the consideration of any General Plan amendment to modify the land use allocation or expand the City's boundaries or sphere of influence, the City shall complete or cause to be completed the following City-wide studies/plans:*

- a. *Long-Range Transit Plan*
- b. *Economic Development Study/Plan*
- c. *Public Facilities and Services Capacity Study*
- d. *Transportation System Capacity Study*

*The studies shall define overall holding capacities and identify additional performance standards that will need to be met to ensure the achievement of the goals and policies of the General Plan.*

CONSISTENT.

These studies, called "Phase I studies", have been completed.

Policy LJ-3. *The following City-wide studies/plans shall be completed prior to June 30, 1993, or the approval of the first specific plan to modify the General Plan land use allocation, whichever comes first:*

- a. *Master Bikeway Plan*
- b. *Transit Opportunity Plan*
- c. *Light Rail Funding Plan*
- d. *Community Design Guidelines*
- e. *Parks Master Plan*

NOT APPLICABLE.

This policy describes an obligation of the City.

Policy LJ-4. *The City shall require the submittal of a specific plan for the consideration of new development areas or any areas where a significant modification to the General Plan land use allocation is proposed. The specific plan process shall, at a minimum, include the following:*

- a. *General Plan Amendment*
- b. *Development Agreement*
- c. *Zoning Entitlements*
- d. *Environmental Impact Report*
- e. *Phasing, Financing, Capital Improvements Plan*
- f. *Fiscal Impact Analysis*

CONSISTENT.

The Proposed Project does not include a significant modification to the General Plan land use allocation, so a specific plan is not necessary.

Policy LJ-5. *Specific plans will be evaluated based on the following minimum criteria:*

- a. *Government Code requirements for specific plans*
- b. *demonstrated consistency with General Plan goals and policies*
- c. *demonstrated consistency with the identified City-wide studies and holding capacity analysis*
- d. *justification for proposed specific plan boundaries*
- e. *community benefit*

- f. *ability to mitigate impacts*
- g. *impact on the City's growth pattern*

*Each specific plan proposal shall include, with its initial submittal, a full analysis of how the plan complies with and relates to the above factors. The specific plans' consistency with the General Plan, and its relation to other identified criteria, will be a primary factor in determining whether the proposal will or will not be considered by the City.*

NOT APPLICABLE.

The Proposed Project is not a specific plan.

#### Growth Management -- Urban Reserve Policies (LK)

Policy LK-1. *The City may determine, in accordance with the goals and policies of this element, that it is appropriate to amend its General Plan land use allocation and expand into an urban reserve areas(s). Under such circumstances, a specific plan will be required to comprehensively plan each of the areas listed below and reflected on Figure 2:*

- a. *North Central Roseville Specific Plan urban reserve*
- b. *Northeast Roseville Specific Plan urban reserve*
- c. *Northwest Roseville Specific Plan urban reserve*
- d. *West Roseville urban reserve (The City may consider creating a maximum of two specific plan areas for the West Roseville urban reserve to ensure large enough areas to effectively implement a meaningful comprehensive planning process.)*

NOT APPLICABLE.

The project site is not in an urban reserve area.

Policy LK-2. *The further subdivision or parcelization of lands designated as urban reserve shall be considered inconsistent with the intent of the General Plan to comprehensively plan new growth areas. Exceptions may be made for a) subdivision or parcel maps associated with acquisition or financing, if such maps are on an interim basis and provisions are included to ensure that created parcels are merged back to their original size, or b) projects that provide public benefit.*

NOT APPLICABLE.

The project site is not in an urban reserve area.

Policy LK-3. *In addition to being consistent with the other goals and policies of the General Plan, the specific plan for each of the identified urban reserve areas shall comply with the following:*

- a. *A public focal point, community, and/or theme feature shall be provided in each urban reserve area. These features shall be specific to each area and be designed to contribute to the promotion and enhancement of community character. A special feature may include, but is not limited to, a community plaza, central park, or some other type of gathering area; outdoor amphitheater; community garden; regional park with special facilities; sports complex; or cultural facilities.*
- b. *Entryways shall be provided at entrances to the City in accordance with the Community Design Guidelines. Where possible, the entryways shall take advantage of and incorporate existing natural resources into the entry treatment. The specific plans shall identify the location and treatment of the entryways, and shall consider the use of open space, oak regeneration areas, signage and/or special landscaping.*
- c. *The urban reserve specific plan areas shall be planned and oriented to be an integral part of the City consistent with the policies of the Community Form Component of this element.*
- d. *Design guidelines, specifying screening and a transition between public utilities (e.g. substations, pump stations) and other uses, shall be developed in conjunction with the public utility departments and agencies. In addition, development along power line and pipeline easements shall incorporate design treatment to insure compatibility and safety. Design guidelines and treatment may include minimum setbacks, building and landscape design standards and possible limitations on certain types of uses and activities.*
- e. *Where they exist, and where feasible, natural resource areas shall be preserved along new roadways. Such roadways may create a public boundary between the resource area and other uses. The*

*specific plans shall identify locations and standards for the preservation of natural resources along roadways, and shall identify sources of financing for such road segments.*

- f. The specific plans shall include a resource mitigation/banking plan to be developed in accordance with the provisions of the Open Space and Conservation Element.*

NOT APPLICABLE.

The project site is not in an urban reserve area.

Policy LK-4. *The Specific Plan for the North Central urban reserve area shall comply with the following supplemental policies:*

- a. An aesthetically pleasing frontage shall be provided along Highway 65 and within the interchange rights-of-way. The standards identified in the North Central Roseville Specific Plan shall be used as a minimum for treatment along Highway 65 to establish continuity. The standards should include minimum setbacks, landscape requirements, buffering and building design standards.*
- b. The specific plan shall address compatibility with the existing gravel mine use immediately to the north of the urban reserve area. The issuance of building permits shall be prohibited in areas adjacent to the gravel mine until the use ceases.*
- c. Development and design treatment options for the areas adjacent to the Rocklin City limits should be identified, and to the extent feasible and desirable, be coordinated and compatible. Treatment along the edge of the plan areas should include entryways, inward-orientation of development towards Roseville, and access linkages between the communities.*
- d. The lower watershed areas in the North Central urban reserve areas shall be preserved as specified and generally mapped in the Open Space and Conservation Element. The precise boundaries and exact method of preservation shall be identified in the specific plan.*

- e. *Safe and convenient on and off-street bicycle and pedestrian linkages shall be provided across Highway 65. The specific plan shall identify the exact location and design of enhanced, grade-separated bicycle and pedestrian linkages over the Highway.*

NOT APPLICABLE.

The Proposed Project is not located in the North Central Urban Reserve Area.

Policy LK-5. *The specific plan for the Northeast urban reserve area shall comply with the following supplemental policies:*

- a. *Development and design options for the areas adjacent to Rocklin and Placer County should be identified and, to the extent feasible and desirable, be coordinated and compatible. Treatment along the edge of the plan area should include entryways, inward-orientation of development towards Roseville, and access linkages between the communities.*
- b. *Design treatment for the Northeast urban reserve area shall incorporate the ravines, natural resources and viewsheds. The specific plan shall identify the viewsheds and indicate which ones are to be preserved. Consideration should be given to a range of views including those from the plan areas looking out, and those from outside the plan area looking in. The plan shall specifically consider the viewsheds into Miners, Secret and False ravines, as well as what is viewed when one is in the ravines looking out.*
- c. *Development shall be limited in areas of steep slope. The specific plan shall include slope development and design standards which address items including steepness of slope, tree cover, aesthetics, impacts on viewsheds, and soil stability.*
- d. *Miners, Secret and False ravines shall be preserved as specified and generally mapped in the Open Space and Conservation Element. The precise boundaries and exact method of preservation shall be identified in the specific plan.*

NOT APPLICABLE.

The Proposed Project is not located in the Northeast Urban Reserve Area.

Policy LK-6. *The specific plans for the Northwest (as applicable) and West Roseville urban reserve areas shall comply with the following supplemental policies:*

- a. *Development and design options for the areas along Baseline and Fiddymont Roads should be indicated, and to the extent feasible and desirable, be coordinated and compatible with adjacent land uses. This includes the rural residential uses south of Baseline. The standards identified in the Northwest Roseville Specific Plan for Baseline Road shall be used as a minimum for treatment along both roadways to establish continuity. These standards should include minimum setbacks, landscape requirements, buffering and building design standards.*
- b. *Development and design options for the areas adjacent to the North Industrial Area shall provide adequate separation from existing and planned industrial uses. The specific plan shall include standards considering type of uses, setbacks and other design considerations. The standards shall be coordinated with the North Industrial Design Guidelines.*
- c. *Existing oak trees and woodlands shall be incorporated as an integral part of the design treatment in the areas.*
- d. *Pleasant Grove and Kaseberg Creeks shall be preserved as specified and generally mapped in the Open Space and Conservation Element. The precise boundaries and exact method of preservation shall be identified in the specific plan.*
- e. *A City-wide park shall be developed in the West Roseville urban reserve area which provides a community theme or focus for the specific plan area it is within. The community theme component of the park may include, but is not limited to, the preservation of oak woodlands, the development of a community center, town plaza, or amphitheater.*

NOT APPLICABLE.

The project site is not located in the West Roseville urban reserve area.

Growth Management -- Annexations and Sphere of Influence (LL)

Policy LL-1. *The City may initiate studies to investigate the potential of (1) annexing areas within its sphere of influence; and (2) expanding its sphere of influence boundaries. The studies should be focused on those areas that, both long and short term, may effect General Plan goals and policies and that would be logically served and planned by the City. The studies shall include the identification, availability and*

*funding of public services, as well as the costs and impacts to the City and other service providers. Issues to be analyzed include, but are not limited to, present and planned land uses, water, sewer, electric, library, parks, schools, circulation and affordable housing. Based on these studies, and resident and property owner input, the City may take steps to annex or expand its sphere of influence.*

NOT APPLICABLE.

The Proposed Project does not require an annexation or Sphere of Influence expansion.

Policy LL-2. *The City may consider annexations that:*

- a. are contiguous with City boundaries and provide for a logical expansion of the City;*
- b. create clear and reasonable boundaries;*
- c. ensure the provision of adequate municipal services;*
- d. are beneficial from a fiscal standpoint to the City and its residents;*
- e. are consistent with State law and Placer County Local Agency Formation Commission (LAFCO) standards and criteria;*
- f. ensure the preservation of open space and agriculture lands; and*
- g. are consistent with the General Plan.*

NOT APPLICABLE.

The Proposed Project does not require an annexation.

Policy LL-3. *The City may consider expanding its sphere of influence to incorporate areas that, in the future, should be logically planned and serviced by Roseville. The City shall consider the following factors, as identified by LAFCO, when making determinations involving sphere of influence boundaries:*

- a. Present and planned land uses in the area;*
- b. Present and probable need for public facilities and services in the area;*

- c. *Present capacity of public facilities and adequacy of public services;*
- d. *Existence of any social or economic communities of interest in the area; and*
- e. *Open space and agricultural lands.*

CONSISTENT.

The Proposed Project does not require an expansion of the Roseville Sphere of Influence.

### **C.3 CIRCULATION POLICIES**

#### **Functional Classification Policies (CA)**

Policy CA-1. *Establish a functional classification system to guide the planning and design of the City's roadway system.*

NOT APPLICABLE.

The Proposed Project does not include public roadways within the project area.

Policy CA-2. *Coordinate with surrounding jurisdictions to achieve compatible functional classifications for roadways that cross the City's boundaries.*

NOT APPLICABLE.

The Proposed Project would not affect classification of roadways.

Policy CA-3. *Establish a comprehensive set of design standards for the City's roadway system by functional class.*

NOT APPLICABLE.

The Proposed Project does not include public roadways within the Proposed Project.

Policy CA-4. *Maintain a system of truck routes to provide for the safe and efficient movement of goods and to avoid impacting residential neighborhoods.*

CONSISTENT.

Truck traffic from the Proposed Project would use existing major routes, such as Foothills Boulevard, Blue Oaks Boulevard, and Pleasant Grove Boulevard. The only designated truck routes in the vicinity of the Proposed Project are Baseline Road and Fiddymment Road.

Level of Service Policies (CB)

Policy CB-1. *Maintain a level of service (LOS) "C" standard for all intersections and roadway segments in the City. Exceptions to that standard may be considered where the City finds that the required improvements are unacceptable based on established criteria.*

CONSISTENT.

The circulation system within the Proposed Project is designed to achieve maintenance of the "C" LOS standard (including all roadway linkages and arterial street intersections). The LOS at Foothills Boulevard/Pleasant Grove Boulevard would be reduced to LOS "D" due to cumulative growth including the development in the project area. As discussed in Section 4.9, grade separations could bring the LOS at this intersection back to LOS "C". However, as described in Chapter 3, Project Description, and analyzed in Chapter 5, the Proposed Project includes a change to the City's LOS policy, allowing LOS D on a case-by-case basis. With this policy change, the project would be consistent with City policy.

Policy CB-2. *Strive to meet the level of service standards through a balanced transportation system that provides alternatives to the automobile.*

NOT APPLICABLE.

This is an obligation of the City. Please also see the discussion under Policy LB-1.

Policy CB-3. *Work with neighboring jurisdictions to provide acceptable and compatible levels of service on the roadways that cross the City's boundaries.*

CONSISTENT.

Placer County General Plan Policy 3.A.7 establishes an LOS standard of "C" for urban and rural roadways more than one half mile from state highways; this standard would be applied to Fiddymment Road. The Proposed Project, in conjunction with cumulative development, would not cause traffic congestion to exceed the LOS "C" standard on County roads.

Policy CB-4. *Secure adequate funding for all components of the City's transportation system to ensure level of service policy is maintained.*

CONSISTENT.

All primary infrastructure (including major roadways) would be funded under the City traffic impact fee program or by the Applicant subject to, if appropriate, reimbursement agreements administered by the City or the Applicant.

#### Transit Policies (CC)

Policy CC-1. *Pursue and support transit services within the community and region, and shall pursue land use, design and other mechanisms which promote the use of such services.*

CONSISTENT.

The City has not planned for fixed route transit service to the Proposed Project in the short term. The City would include the project area in the next update to the Long Range Master Transit Plan. The Proposed Project anticipates that the Roseville Urban Shuttle (RUSH) would be expanded to serve the Proposed Project.

Although not stated in the Proposed Project, it is anticipated that bus turnouts and park-and-ride lots would be provided at commercial sites in each neighborhood and in the employment center commercial areas. Addition of policies requiring such turnouts and park-and-ride lots to the Proposed Project would ensure consistency with Policy CC-1.

Policy CC-2. *Pursue all available sources of funding for transit services.*

NOT APPLICABLE.

This policy describes an obligation of the City.

Policy CC-3. *Support and actively pursue the extension of light rail service to Roseville.*

NOT APPLICABLE.

This policy describes an obligation of the City. This policy pertains to the extension of RT's light rail along the planned Southern Pacific Railroad corridor. An extension in the vicinity of the Proposed Project is not part of RT's Long Range Transit Master Plan.

Policy CC-4. *Support and remain actively involved in the implementation of commuter rail services between Colfax and Davis, as well as other regional linkages.*

NOT APPLICABLE.

This policy describes an obligation of the City.

Policy CC-5. *Consider the transit needs of senior, disabled, minority, low-income, and transit dependent persons when making decisions regarding transit service.*

NOT APPLICABLE.

The policy describes an obligation of the City. Planning for the provision of transit service is the responsibility of the City of Roseville and regional planning agencies such as RT and SACOG.

#### Transportation System Management Policies (CD)

Policy CD-1. *The City shall continue to enforce its TSM ordinance and monitor its effectiveness.*

CONSISTENT.

The Proposed Project would be subject to the City TSM Ordinance, as well as its monitoring and enforcement provisions.

Policy CD-2. *The City shall work with appropriate agencies to develop measures to reduce vehicular travel demand and meet air quality goals.*

NOT APPLICABLE.

This policy describes an obligation of the City.

Policy CE-1. *Develop a comprehensive and safe system of recreational and commuter bicycle routes and trails that provides connections between the City's major employment and housing areas and between its existing and planned bikeways.*

NOT APPLICABLE.

This policy describes an obligation of the City.

Policy CE-2. *Coordinate its bikeway and trail system with those of neighborhood jurisdictions.*

NOT APPLICABLE.

This policy describes an obligation of the City.

Policy CE-3. *Pursue available sources of funding for bikeways and trails.*

NOT APPLICABLE.

This policy describes an obligation of the City.

#### **C.4 AIR QUALITY -- POLICIES**

##### **Air Quality -- General Policies (AA)**

Policy AA-1. *The City shall cooperate with other agencies to develop a consistent and effective approach to air pollution planning.*

NOT APPLICABLE.

This policy describes an obligation of the City.

Policy AA-2. *The City shall monitor air pollutants of concern on a continuous basis.*

NOT APPLICABLE.

This policy describes an obligation of the City.

Policy AA-3. *The City shall develop consistent and accurate procedures for evaluating the air quality impacts of both new and existing projects.*

CONSISTENT.

The procedures used in this DEIR for evaluating the air quality impacts of the Proposed Project are consistent with state and federal guidelines for evaluation of air quality impacts. The procedures have been discussed with the Placer County Air Pollution Control District and are consistent with their procedure as well. The evaluation is accurate within the limits of the procedures used.

Policy AA-4. *The City shall develop mitigation measures to minimize stationary and area source emissions.*

CONSISTENT.

Mitigation measures to minimize stationary and area source emissions have been identified in Chapter 4.10 of this DEIR.

Air Quality -- Transportation and Circulation Related Policies (AA)

Policy AA-5. *The City shall develop transportation systems that minimize vehicle delay and air pollution.*

NOT APPLICABLE.

The policy describes an obligation of the City.

Policy AA-6. *The City shall develop consistent and accurate procedures for mitigating transportation emissions from new and existing projects.*

CONSISTENT.

The procedures for development of mitigation measures for transportation emissions used in this DEIR are consistent with state and federal guidelines for mitigation of transportation emissions, and with the Placer County Air Pollution Control District's 1991 Air Quality Attainment Plan. The procedure is accurate within the limits of the procedures used.

Policy AA-7. *The City shall encourage alternative modes of transportation including pedestrian, bicycle and transit usage.*

CONSISTENT.

See the discussion under Policy LB-1.

Air Quality -- Land Use Related (AA)

Policy AA-8. *The City shall separate air pollution-sensitive land uses from sources of air pollution.*

CONSISTENT.

The light industrial uses on the project site would be separated from sensitive receptors by open space and the golf course to the south; and undeveloped land, roadways and other industrial development to the north, east and west.

Policy AA-9. *The City shall encourage land use policies that maintain and improve air quality.*

NOT APPLICABLE.

This policy describes an obligation of the City.

Air Quality -- Energy Conservation Related Policies (AA)

Policy AA-10. *The City shall conserve energy and reduce air emissions by encouraging energy efficient building designs and transportation systems.*

CONSISTENT.

Transportation systems described under Policy AA-7 above would result in the conservation of energy and reduce air emissions relative to conventional projects.

Air Quality -- Hazardous Materials Related Policies (AA)

Policy AA-11. *The City shall protect its residents from the risks involved in the transport, distribution, storage, use, and disposal of hazardous materials.*

CONSISTENT.

The Proposed Project would be included in the City's planning strategy for emergency preparedness. Any storage, transport, use, or disposal of hazardous materials that may occur in the light industrial area would be subject to regulation by local, state, and federal regulatory agencies.

**C.5 OPEN SPACE AND CONSERVATION -- POLICIES**

Open Space System (OA)

Policy OA-1. *Provide an interconnecting system of open space corridors which, where feasible, incorporate bikeways and pedestrian paths.*

CONSISTENT.

The Proposed Project would include 45.9 acres of dedicated open space, most of which is connected within the Pleasant Grove Creek system.

Policy OA-2. *Provide interconnected open space corridors between open space and habitat resources, recreation areas, schools, employment, commercial services and residential areas.*

CONSISTENT.

The Proposed Project is not connected to residential areas. The Proposed Project will include connections between the light industrial and commercial areas, so that employees can obtain goods and services within walking distance of their job sites.

Policy OA-3. *Work with adjacent jurisdictions to connect the City with regional open space and trail systems, providing a network of open space and habitat resources, pathways and, where reasonable, equestrian trails, through the City to link nearby communities.*

NOT APPLICABLE.

The policy describes an obligation of the City.

Policy OA-4. *All new development shall be required to provide linkages to existing and planned open space systems. Where such access cannot be provided through the creation of open space connections, alternative linkages shall be identified.*

CONSISTENT.

The Proposed Project would include 45.9 acres of open space that is connected to other open space along the South Branch of the Pleasant Grove Creek corridor.

Policy OA-5. *Provide access to public open space resources except in those areas determined by the City to be sensitive to human presence.*

CONSISTENT.

The open space area is intended to contain a wetland preserve, which is not conducive to human activities.

Policy OA-6. *Consideration of natural habitat areas, shall be taken into account in developing linkages and in preserving open space areas. Alternate sites for linkages shall be identified where sensitive habitat areas have the potential to be adversely impacted.*

CONSISTENT.

Areas designated Open Space on the land use plan would be left in a natural state, with the exception of a road crossing and sewer line, and necessary creek maintenance for flood control. Mitigation measures are included in Chapter 4.5 that require development and implementation of an open space habitat management plan which would provide for the highest possible biological value in sensitive open space habitat areas.

Policy OA-7. *The City shall maximize opportunities for preservation and maintenance of open space resources, including establishment of private open space areas and coordination with non-profit organizations.*

NOT APPLICABLE.

The policy describes an obligation of the City.

Policy OA-8. *Provide opportunities for public education through the City's public open space system, natural resource areas, and parks and recreation facilities.*

NOT APPLICABLE.

The policy describes an obligation of the City.

Policy OA-9. *Where feasible, entryways into Roseville shall incorporate the preservation of natural resource areas, such as oak woodland, riparian and grassland areas, as a way of defining the City's boundaries and identity.*

NOT APPLICABLE.

Entryways would not be located in areas where sensitive natural resources occur.

#### Vegetation and Wildlife (OB)

Policy OB-1. *Incorporate existing trees into development projects, and where preservation is not feasible, continue to require mitigation for the loss of removed trees. Particular emphasis shall be placed on avoiding the removal of groupings or groves of trees.*

CONSISTENT.

The Proposed Project would incorporate the preservation of most of the existing trees in the project area into the project design. The project area would include extensive stands of oak woodlands in the vicinity of the creek corridors. Those trees that are removed would be subject to the City's tree ordinance.

Policy OB-2. *Preserve and rehabilitate continuous riparian corridors and adjacent habitat along the City's creeks and waterways.*

CONSISTENT.

With the exception of necessary road and sewer crossings, the existing creek corridors through the project area will be set aside in permanent open space.

Policy OB-3. *Require dedication of the 100-year flood plain to protect habitat and wildlife areas.*

CONSISTENT.

The entire 100-year flood plain within the Proposed Project is to be located within dedicated open space or park areas that would be dedicated to the City.

Policy OB-4. *Require preservation of more than the 100-year flood plain as merited by special resources or circumstances. Special circumstances may include, but are not limited to: sensitive wildlife or vegetation, wetland habitat, oak woodland areas, grassland connections in association with other habitat areas, slope or topographical considerations, recreation opportunities and maintenance access requirements.*

CONSISTENT.

The dedicated open space and park areas of the Proposed Project would incorporate not only the 100-year flood plain but a majority of the sensitive oak woodlands and riparian vegetation that is in the vicinity of the creek corridors.

Policy OB-5. *Limit recreation activities within the 100-year flood plain and require additional setback areas to trails and other public recreation uses so that natural resource areas are not adversely impacted.*

CONSISTENT.

No recreational activities are planned within the 100-year floodplain.

Policy OB-6. *Provide for protection and enhancement of native fishery resources, including continued coordination with the California Department of Fish and Game to release water into Linda Creek.*

NOT APPLICABLE.

The drainages in the project area are intermittent and do not support native fishery resources. No portion of the project area is within the drainage of Linda Creek.

Policy OB-7. *Require cumulative mitigation plans for wetlands, where feasible, in association with specific plans.*

CONSISTENT.

The Proposed Project would preserve and recreate wetlands in the open space area, consistent with state and federal requirements.

Policy OB-8. *Consider substitute site mitigation for Federally non-regulated wetlands, provided that such mitigation will provide comparable habitat values.*

NOT APPLICABLE.

Affected wetlands are federally regulated.

Policy OB-9. *Limit the access of pedestrians and cyclists to protect vernal pool and wetland areas.*

CONSISTENT.

No pedestrian and bicycle pathways are planned adjacent to or through wetland areas; although, a City bike path is planned immediately south of the project area.

Policy OB-10. *Manage public lands with special status species to encourage propagation of the species, and discourage nonindigenous, invasive species.*

CONSISTENT.

No special-status species are known to exist on the site.

Policy OB-11. *Habitat preservation and mitigation for woodlands, creeks, riparian and seasonal wetland areas shall occur within the defined boundaries of the impacting projects, where long term resource viability is feasible and desirable.*

CONSISTENT.

Approximately 45.9 acres of dedicated Open Space would preserve woodlands and riparian areas and provide mitigation areas for wetlands. The Proposed Project incorporates the preservation of many of the highest quality wetlands in the Proposed Project, as well as oak woodland, riparian, and a limited amount of annual grassland habitat.

Policy OB-12. *Consider the use of City property for habitat preservation and mitigation requirements resulting from development proposals, when such efforts do not conflict with existing resources, recreational opportunities or other City goals, policies or programs.*

CONSISTENT.

The proposed use of dedicated open space, for mitigation and habitat preservation would reflect use of the City property as stated in the policy.

Water Resources, Groundwater Recharge and Water Quality (OC)

Policy OC-1. *Utilize cost-effective urban run-off controls, including Best Management Practices, to limit urban pollutants from entering the water courses.*

CONSISTENT.

The Proposed Project would use naturalized drainage swale that incorporate settling basins, rock energy dissipaters, and biological treatment. Grassed swales would convey runoff, at non-erosive locations, to either a stabilized channel or directly into another Best Management Practice (BMP) facility (i.e., detention pond, constructed wetland, etc.). Because the Proposed Project would disturb more than 5 acres, the applicant must obtain a state General Construction Activity Storm Water Permit, which would include BMPs to reduce construction-related erosion and runoff.

Policy OC-2. *Implement erosion control and topsoil conservation measures to limit sediments within water courses.*

CONSISTENT.

All grading plans submitted to the City for review would include an erosion and sediment control plan. In addition, specific erosion control measures would be adopted to protect area waterways from erosion and debris during and after construction (see Mitigation Measure 4.4-4(b)).

Policy OC-3. *Ensure a buffer area between waterways and urban development to protect water quality and riparian areas.*

CONSISTENT.

The Open space corridor that would parallel the South Branch of Pleasant Grove Creek, would include a protective buffer area to protect water quality and riparian areas. A proposed roadway and sewer line would cross the creek in one location. Mitigation has been proposed to conform the Proposed Project to this policy.

Policy OC-4. *Continue to monitor and participate in, as appropriate, regional activities affecting water resources, groundwater and water quality.*

CONSISTENT.

The Applicant has coordinated water resources issues with the City, the Placer County Flood Control District, and the Placer County Water Agency. Under Mitigation Measure 4.4-2(b), the Applicant would participate in the Pleasant Grove Drainage Fee Program aimed at resolving regional flood control issues in the Pleasant Grove Creek system.

Policy OC-5. *Continue to monitor groundwater resources. Areas where recharge potential is determined to be high shall be considered for designation as open space.*

CONSISTENT.

The Proposed Project would include over 45.9 acres of open space preserve. These features would provide significant potential for recharge since they include the creek corridors which contain the highest potential recharge areas within the project area.

Policy OC-6. *Where feasible, locate stormwater retention ponds in areas where subsoil is suitable for groundwater recharge.*

CONSISTENT.

Although not specifically identified at this stage, it is the stated intent of the Applicant to maximize the use of the existing creek corridor and drainages for stormwater retention and flood control. Since the creek corridors are also the areas of highest recharge potential in the project area, the Proposed Project would be consistent with Policy OC-6.

#### Archaeological, Historic and Cultural Resources (OD)

Policy OD-1. *When items of historical, cultural or archaeological significance are discovered within the City, a qualified archaeologist or historian shall be called to evaluate the find and to recommend a proper action.*

CONSISTENT.

Prior to the initiation of this DEIR, a majority of the site was surveyed and evaluated by a qualified archaeologist. Actions necessary to be taken in the event of discovery of currently unknown cultural resources during construction activities are identified in Chapter 4.6 of this DEIR.

Policy OD-2. *Significant archaeological sites shall, when feasible, be incorporated into open space areas.*

CONSISTENT.

There are two sites located within the light industrial designation. Impacts on these sites can be mitigated through recordation. Because these sites may not be preserved, they do not need to be in an open space area.

Policy OD-3. *Subject to approval by the appropriate Federal, State and local agencies, artifacts which are discovered and subsequently determined to be "removable", shall be offered for dedication to the Maidu Park Native American Interpretive Center.*

CONSISTENT.

If artifacts are found that are appropriate for the Interpretive Center, they will be offered for dedication, subject to the applicable state and federal agencies approval.

Policy OD-4. *Preserve and enhance Roseville's historic qualities through the implementation of the Downtown, Old Town and Riverside Master Plans.*

NOT APPLICABLE.

The Proposed Project is not located in an area subject to these plans.

Policy OD-5. *Establish standards for the designation, improvement and protection of buildings, landmarks and sites of cultural and historic character.*

CONSISTENT.

The Proposed Project would include specific mitigation measures addressing the identification, protection, and preservation of cultural resources.

Policy OD-6. *Participate in the completion of a Countywide inventory of historical sites.*

NOT APPLICABLE.

This policy describes an obligation of the City.

Policy OD-7. *Encourage public activities, including the placement of monuments or plaques, that recognize and celebrate historic sites, structures and events.*

NOT APPLICABLE.

There are no known historic sites located within the project area that would warrant such public activities as those noted in this policy.

Policy OD-8. *Explore funding for cultural, archaeological and historic programs and activities.*

NOT APPLICABLE.

This policy describes an obligation of the City.

Policy OD-9. *Provide opportunities for public awareness and education through coordination with the Historical Society and local schools.*

NOT APPLICABLE.

This policy describes an obligation of the City.

## **C.6 PARKS AND RECREATION POLICIES**

### **Parks and Recreation Policies (PA)**

Policy PA-1. *The City shall ensure the provision of 9 acres of park land per 1,000 residents.*

NOT APPLICABLE.

The Proposed Project does not include residential development.

Policy PA-2. *The City shall retain flexibility in applying parks standards, in terms of size, facilities and service areas, so that existing and future needs can be met.*

NOT APPLICABLE.

The Proposed Project does not include residential development.

Policy PA-3. *The City may consider allocating park credits for lands that provide active and passive recreational value.*

NOT APPLICABLE.

The Proposed Project does not include residential development.

Policy PA-4. *The provision of parks and recreation facilities shall be based on the needs of Roseville residents and shall be assessed periodically.*

NOT APPLICABLE.

This policy describe an obligation of the City.

Policy PA-5. *The City shall cooperate with other jurisdictions to provide regional recreation facilities, where appropriate.*

NOT APPLICABLE.

This policy describes an obligation of the City.

Policy PA-6. *Park development and design shall take into consideration energy efficiency and water conservation, including the use of treated wastewater.*

NOT APPLICABLE.

The Proposed Project does not include any public parks or recreation areas.

Policy PA-7. *Park development and design shall plan for safe and secure parks and recreation areas.*

NOT APPLICABLE.

The Proposed Project does not include any public parks or recreation areas.

Policy PA-8. *The City shall require that parks and recreational facilities be phased or fully completed so as to be available as adjacent residential uses are developed.*

NOT APPLICABLE.

The Proposed Project does not include any public parks or recreation areas.

Policy PA-9. *The Parks and Recreation Department shall continue to maintain City parks and open space areas, to assure safe, clean and orderly facilities.*

NOT APPLICABLE.

This policy describes an obligation of the City.

Policy PA-10. *The City shall continue to provide a wide variety of programs, activities, and educational opportunities for the community.*

NOT APPLICABLE.

This policy describes an obligation of the City.

Policy PA-11. *Parks and recreation facilities and programs shall accommodate those with special needs, including teenagers, seniors and the handicapped, and meet the requirements of the American Disabilities Act.*

NOT APPLICABLE.

This policy describes an obligation of the City.

## **C.7 PUBLIC FACILITIES POLICIES**

### **Civic Center, Community and Maintenance Facilities Policies (FA)**

Policy FA-1. *Continue to implement the Civic Center Master Plan.*

NOT APPLICABLE.

The Proposed Project is not part of the Civic Center Master Plan.

Policy FA-2. *Develop clustered community facilities, including libraries, parks, schools, senior centers and public meeting places, to maintain high quality services at the neighborhood level.*

NOT APPLICABLE.

The Proposed Project does not include any of these facilities.

Policy FA-3. *Implement the Corporation Yard Master Plan, including consolidation and expansion of existing maintenance services at the Hilltop site.*

NOT APPLICABLE.

The Proposed Project is not located in an area subject to the Corporation Yard Master Plan.

### **Public Library System Policies (FB)**

Policy FB-1. *Continue to provide a variety of library programs serving library users of all age groups.*

NOT APPLICABLE.

The Policy describes an obligation of the City.

Policy FB-2. *Maintain the main library in downtown as a key public service in the Civic Center.*

NOT APPLICABLE.

This policy describes an obligation of the City.

Policy FB-3. *Provide branch libraries at the neighborhood level to service residents within a 5-mile radius of each facility.*

NOT APPLICABLE.

The Proposed Project does not include residential development.

Policy FB-4. *Provide branch libraries to service population increments of  $\pm 20,000$ .*

NOT APPLICABLE.

The Proposed Project does not include residential development, so it won't affect library service.

Policy FB-5. *Plan for the clustering and connection of community facilities in neighborhood centers, including parks, libraries and community centers.*

NOT APPLICABLE.

The Proposed Project does not include any of these facilities.

Policy FB-6. *Continue to cooperate with the local school districts and Placer County in the provision of high quality library services.*

NOT APPLICABLE.

This policy describes an obligation of the City.

#### Schools Policies (FC)

Policy FC-1. *The City and the school districts will work cooperatively to explore all local and State funding sources in order to secure adequate funding for new school facilities.*

NOT APPLICABLE.

This policy describes an obligation of the City and the school districts.

- Policy FC-2. *Adequate facilities must be shown to be available in a timely manner before approval will be granted to new residential development.*

NOT APPLICABLE.

The Proposed Project does not include any residential development, so it would not generate students.

- Policy FC-3. *Financing for new school facilities will be identified and secured before new development is approved.*

NOT APPLICABLE.

The Proposed Project does not include any residential development, so it would not generate students.

- Policy FC-4. *School facilities will be provided in response to needs identified by the districts and the City.*

NOT APPLICABLE.

The Proposed Project does not include any residential development, so it would not generate students.

- Policy FC-5. *The City and the school districts will work together to develop criteria for the designation of school sites and consider the opportunities for reducing the cost of land for school facilities.*

NOT APPLICABLE.

This policy describes an obligation of the City and local school districts.

- Policy FC-6. *The City and the school district will prepare a joint-use study for each school facility to determine the feasibility of joint-use facilities. If determined to be feasible, a joint-use agreement will be pursued to maximize public use of facilities, minimize duplication of services provided and facilitate shared financial and operational responsibilities.*

NOT APPLICABLE.

This policy describes an obligation of the City and local school districts.

Policy FC-7. *Public/quasi-public land uses shall be designated in clusters so that the use of schools, parks, open space, libraries, child care and community activity and service centers create a community or activity focus.*

NOT APPLICABLE.

The Proposed Project does not include any of these facilities.

Policy FC-8. *Schools, where feasible, shall be located away from hazards or sensitive resource conservation areas except where the proximity of resources may be of educational value and the protection of the resource is reasonably assured.*

CONSISTENT.

The Proposed Project could generate hazardous materials; however, no schools exist or are planned in the project vicinity.

Further, Section 42301.6 of the State Health and Safety Code requires notification of potential permits for use of hazardous materials within 1,000 feet of schools. The APCD is required to notify the parents or guardians of each student at the school of a proposed permit application and must further notice the school in the event of a threat of a release of air contaminants.

#### Electric Utilities Policies (FD)

Policy FD-1. *Secure new electric resources and transmission as necessary to meet projected demand levels.*

CONSISTENT.

The Proposed Project would obtain its electricity from the Roseville Electric Department. Currently the City of Roseville Electric Department purchases electricity from the Western Area Power Administration (WAPA), a federal agency, and from the Northern California Power Agency, a joint powers agency. Electric supply is expected to meet projected demand levels from the Proposed Project.

Policy FD-2. *Provide improvements to the subtransmission and distribution system, consistent with facility planning studies, to ensure a reliable source of electricity is maintained.*

CONSISTENT.

Service to the Proposed Project would be an extension of an existing reliable electric system. Future improvements to the distribution system (with direct relevance to the Proposed Project) have been planned to facilitate an increase in the purchase of electricity.

Policy FD-3. *Develop siting and land use compatibility standards for energy facilities.*

NOT APPLICABLE.

The policy describes an obligation of the City.

Policy FD-4. *Extend existing resource contracts if found to be in the best interest of the City.*

NOT APPLICABLE.

This policy describes an obligation of the City. No existing resource contracts are applicable to the Proposed Project.

Policy FD-5. *Explore feasibility of the development of and participation in small scale and alternative energy resources.*

NOT APPLICABLE.

This policy describes an obligation of the City.

Policy FD-6. *Adopt a resources plan, incorporating energy efficiency, conservation and load management strategies, identifying program objectives and implementation and monitoring mechanisms.*

NOT APPLICABLE.

This policy describes an obligation of the City.

Policy FD-7. *Pursue reasonable and cost effective energy efficiency, conservation and load management programs pertinent to the electric utility system.*

CONSISTENT.

The Proposed Project must comply with the energy conservation measures contained in Title 22 of the California Code of Regulations.

Policy FD-8. *Continue to pursue emergency electric supplies.*

NOT APPLICABLE.

This policy describes an obligation of the City.

- Policy FD-9. *Require new development to pay a fair share of the cost of new subtransmission and distribution needed to serve the development and to dedicate sites and easements needed for substations, transmission, subtransmission and distribution.*

CONSISTENT.

The Proposed Project will be required to fund its fair share of new electrical infrastructure.

- Policy FD-10. *Develop and implement public education programs designed to increase the public's awareness of energy issues, including conservation measures/practices.*

NOT APPLICABLE.

This policy describes an obligation of the City.

Electric and Private Utilities (FE)

- Policy FE-1. *Provide for the review and comment of development proposals by non City-owned utilities.*

CONSISTENT.

The DEIR, as well as the Tentative Map, Design Guidelines, the Development Agreement, and site reviews would be distributed to non-City-owned utilities for review and comment under the CEQA process.

- Policy FE-2. *Require the installation of communication and electric lines underground, except when infeasible.*

CONSISTENT.

Electrical lines in the project area will be underground.

- Policy FE-3. *Require the provision of necessary utility easements in all new developments.*

CONSISTENT.

A natural gas pipeline was through the project area. A 50-foot, non-development buffer will be maintained along the pipeline alignment.

Policy FE-4. *The City shall work with non City-owned utility providers to insure that uses and equipment are planned and constructed in a manner consistent with adopted land use policies and design guidelines, to the extent feasible.*

CONSISTENT.

The landowners would coordinate the installation of non-City-owned utilities to ensure that uses and equipment would be planned in accordance with this policy. Utilities would be placed underground to avoid conflicts with site features. Above-ground equipment, such as transformers, risers, and meters, would be located in accordance with the Community Design Guidelines.

See also discussion under Policy FE-2.

Water System Policies (FF)

Policy FF-1. *Secure sufficient sources of water to meet the needs of the existing community and planned growth.*

CONSISTENT.

The City of Roseville would provide water service to the Proposed Project. Accessible sources of water sufficient to meet the peak daily demand of the Proposed Project and other future development have not been secured. In accordance with the requirements of the General Plan, the City is in the process of analyzing mechanisms and developing plans to provide additional accessible water supplies for the City. During 1992 and 1993 the City undertook a number of studies by outside consultants aimed at evaluating a range of alternative ways to acquire additional supplies. Mitigation has been developed to require the City Council to consider limiting the demand for water until sufficient sources have been secured. When the average daily demand exceeds 90 percent of the City's accessible water entitlement, the City Council will evaluate all feasible water supply alternatives and water conservation measures, and the maximum use of reclaimed water, prior to consideration of restricting additional water service connections. With this mitigation, the Proposed Project would meet the intent of Policy FF-1. The availability of additional water supplies is discussed in greater detail in Chapter 4.12 of this DEIR.

Policy FF-2. *Provide sufficient water treatment capacity and infrastructure to meet projected water demand.*

CONSISTENT.

The City of Roseville has expanded its water treatment capacity to 48 mgd. Current capacity would not meet projected water demand of the Proposed Project at buildout, in conjunction with other development in the City. For this reason, infrastructure would have to be expanded again to provide service to the Proposed Project. This expansion would be on- and off-site. Mitigation has been developed to require the City Council to consider limiting the requirement for capacity by limiting the demand for water supply, as described above in the discussion under Policy FF-1. In addition, when the demand for water treatment exceeds 75 percent of the water treatment plant capacity, the City Council would evaluate all available water treatment options, the maximum use of reclaimed water, and water conservation measures, prior to considering the restriction of additional water service connections. With this mitigation, the Proposed Project would meet the intent of Policy FF-2. The demand for water treatment capacity is discussed further in Chapter 4.12.

- Policy FF-3. *Study adequacy of the treatment plant when it reaches 75% of capacity to determine necessary improvements to meet projected water demand.*

NOT APPLICABLE.

This policy describes an obligation of the City. The water treatment plant was recently expanded to a capacity of 48 mgd.

- Policy FF-4. *Establish a process for monitoring growth trends to anticipate water consumption needs.*

NOT APPLICABLE.

This policy describes an obligation of the City.

- Policy FF-5. *Ensure all development provides for and pays a fair share of the cost for adequate water distribution, including line extensions, easements and plant expansions.*

CONSISTENT.

All water supply primary infrastructure would be funded under the City fee program. The construction of other water trunklines would be financed by the Applicant subject to, if appropriate, reimbursement agreements administered by the City based on a fair-share formula.

- Policy FF-6. *Maintain a minimum water pressure of 50 pounds per square inch (PSI) for domestic and fire flow purposes.*

CONSISTENT.

It is anticipated that the Proposed Project water system would be designed according to the standards outlined in Policy FF-6 and in conjunction with the requirements of the City's Environmental Utilities Department. Off-site improvements would also be designed to meet these standards.

Policy FF-7. *Provide an emergency back-up system which meets 150% of peak demand.*

NOT APPLICABLE.

This policy describes an obligation of the City.

Policy FF-8. *Develop and pursue alternatives to permit delivery of PCWA water to Roseville.*

NOT APPLICABLE.

This policy describes an obligation of the City.

Policy FF-9. *Monitor water quality regularly and take necessary measures to prevent contamination.*

NOT APPLICABLE.

This policy describes an obligation of the City.

Policy FF-10. *Develop and implement water conservation standards and measures as necessary elements of the water system.*

CONSISTENT.

The Proposed Project must comply with the water conservation measures contained in Title 24 of the California Code of Regulations and the City's Water Conservation and Drought Mitigation Ordinance.

#### Wastewater System Policies (FG)

Policy FG-1. *Expand the wastewater treatment plant capacity from 12 million gallons per day (MGD) to 18 MGD in 1994.*

NOT APPLICABLE.

This policy is an obligation of the City. The capacity of the wastewater treatment plant was recently expanded to 18 mgd average dry water flow.

Policy FG-2. *Continue to study with other jurisdictions the potential for further expansion or the wastewater treatment plant or, if necessary, an alternative location for a second regional treatment plant.*

NOT APPLICABLE.

This policy is an obligation of the City. The City, in conjunction with other incorporated and unincorporated areas, is preparing a Wastewater Treatment Service Area Master Plan. This plan addresses the feasibility of expanding the existing city treatment plant to provide treatment capacity through 2015.

Policy FG-3. *Plan for use of 6 MGD of treated wastewater on City projects by 1995 and establish a new capacity goal every 5 years.*

NOT APPLICABLE.

Policy FG-4. *Ensure adequate storm surge capacity to the wastewater treatment plant.*

NOT APPLICABLE.

This policy describes an obligation of the City.

Policy FG-5. *Maintain a reserve treatment capacity of 25%.*

NOT APPLICABLE.

This policy describes an obligation of the City, and would be implemented in conjunction with Policies FG-1, FG-2, and FG-3 above.

Policy FG-6. *Ensure that wastewater treatment capacity is available and that wastewater generation is minimized.*

CONSISTENT.

The City's existing wastewater treatment capacity has recently been expanded to 18 mgd, with a master plan concept identifying further expansion. The City is currently studying various methods to increase capacity, including, potentially, construction of a new treatment plant. The existing expansion will not be sufficient to meet the needs of the Proposed Project in combination with other new development in the City. Mitigation has been developed to require the City Council and Placer County jurisdictions to consider limiting the demand for wastewater treatment until adequate wastewater treatment capacity is available. When the peak day dry weather inflow rate exceeds 75 percent of the regional wastewater treatment capacity, the Roseville City Council, the South Placer

Municipal Utility District, and Placer County shall evaluate measures to minimize inflow and infiltration in the sewer system, and all feasible strategies to reduce wastewater discharge into the sewer system, prior to considering the restriction of new sewer connections. With implementation of this and related General Plan policies, the Proposed Project would meet the intent of Policy FG-6. The need for additional wastewater treatment capacity is discussed further in Chapter 4.12.

The Proposed Project will minimize the use of potable water by complying with the City of Roseville Water Conservation and Drought Mitigation Ordinance and the Water Efficient Landscape Ordinance.

Policy FG-7. *Explore potential alternatives to treatment and discharge.*

NOT APPLICABLE.

This policy describes an obligation of the City.

Policy FG-8. *Develop, plan and provide incentives for use of treated wastewater by the public and private sectors.*

NOT APPLICABLE.

This policy describes and obligation of the City.

Policy FG-9. *Prevent hazardous materials from entering the wastewater system.*

CONSISTENT.

Although not specifically addressed in the Proposed Project, it is anticipated that future residents and employers in the project area would participate with other City residents in voluntary hazardous waste programs established at the City's planned Materials Recovery Facility.

The Proposed Project includes light industrial land uses. Light industrial uses could include facilities and operations identified for coverage under the General Industrial Storm Water Permit (e.g., vehicle maintenance facilities). The general permit requires industrial dischargers to eliminate illicit discharges to storm drains, develop and implement a SWPPP, and perform monitoring of discharges to storm water systems. The SWPPP should include the following items: (1) source identification, (2) practices to reduce pollutants, (3) an assessment of potential pollution sources, (4) a materials inventory, (5) a preventive maintenance program, (6) spill prevention and response procedures, (7) general storm water management practices, (8) employee training, (9) facility inspection, (10) record keeping, and

(11) elimination of unpermitted non-storm water discharges to the industrial storm water system.

Solid Waste, Source Reduction and Recycling Policies (FH)

Policy FH-1. *Ensure existing and future recycling sites and operations remain viable through application of land use compatibility standards.*

CONSISTENT.

Recycling collection centers would be permitted in all non-residential zones.

Policy FH-2. *Comply with the source reduction and recycling standards mandated by the State by reducing the projected quantity of solid waste disposed at the regional land fill by 25% in 1995 and 50% in 2000, as well as any mandated future reductions.*

CONSISTENT.

As stated in Section 4.12, Public Services and Utilities, Hewlett-Packard recycles 70% of the solid waste it produces, and will continue to do so under the Proposed Project.

Policy FH-3. *Require a waste characterization profile as part of the initial study, under the California Environmental Quality Act (CEQA), for large-scale commercial and industrial development projects.*

NOT APPLICABLE.

Policy FH-4. *Maintain a minimum 10-year reserve capacity at the landfill.*

CONSISTENT.

Such a reserve capacity exists and would exist upon buildout of the Proposed Project.

Policy FH-5. *Develop public education and recycling programs.*

NOT APPLICABLE.

This policy describes an obligation of the City. Public education and recycling programs are ongoing.

Water and Energy Conservation Policies (FI)

Policy FI-1. *Develop and implement water conservation standards.*

NOT APPLICABLE.

This policy describes an obligation of the City. The Proposed Project incorporates water conservation policies as described in the discussion of Policy FF-10 above.

Policy FI-2. *Implement the Urban Water Management Plan developed by the Environmental Utilities Department.*

CONSISTENT.

The Proposed Project would participate in the implementation of this plan through compliance with the City's water conservation and drought response ordinances.

Policy FI-3. *Explore potential uses of treated wastewater.*

NOT APPLICABLE

This policy describes an obligation of the City.

Policy FI-4. *Protect the quality and quantity of the City's groundwater and designate areas as open space where recharge potential is high.*

CONSISTENT.

The Proposed Project would leave the South Branch of the Pleasant Grove Creek corridor in open space and use a portion of it for stormwater detention. Because such corridors represent the highest areas of groundwater recharge in the Proposed Project, the Proposed Project would be consistent with Policy FI-4. Please see also the discussion of Policy OC-5.

Policy FI-5. *Develop and adopt a landscape ordinance that requires the use of drought tolerant, xeriscape and water conserving landscape practices for both public and private projects.*

NOT APPLICABLE.

This policy describes an obligation of the City. A landscape ordinance has been developed and adopted. The Proposed Project would comply with this ordinance.

Policy FI-6. *Develop and implement public education programs designed to increase public participation in energy and water conservation.*

NOT APPLICABLE.

This policy describes an obligation of the City.

Policy FI-7. *Require large water and electricity users to submit a use and conservation plan concurrent with development review specifying measures taken to minimize demand.*

NOT APPLICABLE.

This policy addresses requirements to be enforced at the time of specific project review and consideration.

Policy FI-8. *Enforce energy requirements and encourage development and construction standards that promote energy conservation.*

CONSISTENT.

Please also see discussion of Policy FD-10.

Policy FI-9. *Preserve scarce resources by undertaking major projects in energy conservation and load management, including increasing efficiency in the City's electrical system. Encourage cooperative efforts between the City and regional energy providers to facilitate this effort.*

NOT APPLICABLE.

This policy describes an obligation of the City.

Policy FI-10. *Continue and expand energy conservation programs to serve all utility users.*

NOT APPLICABLE

This policy describes an obligation of the City.

## **C.8 SAFETY POLICIES**

### **Seismic and Geologic Hazards Policies (SA)**

Policy SA-1. *Continue to monitor seismic activity in the region, and take appropriate action if significant seismic hazards, including potentially active faults, are discovered in the planning area.*

NOT APPLICABLE.

This policy describes an obligation of the City. No potentially active faults are known to occur beneath the Proposed Project site; the closest active fault is nearly 70 miles away.

Policy SA-2. *Continue to mitigate the potential impacts of geologic hazards through building plan review.*

CONSISTENT.

Mitigation measures described in Chapter 4.3 would reduce the potential impacts of geologic hazards. Those measures include geotechnical evaluation, careful grading design, grading implementation, and fill compaction, and would be implemented through building plan review.

Policy SA-3. *Minimize soil erosion and sedimentation by maintaining compatible land uses, suitable building designs and appropriate construction techniques.*

CONSISTENT.

See discussion of Policy OC-1.

Policy SA-4. *Comply with state seismic and building standards in the design and siting of critical facilities, including police and fire stations, school facilities, hospitals, hazardous material manufacture and storage facilities, bridges and large public assembly halls.*

CONSISTENT.

Although not specifically addressed in the Proposed Project, it is reasonable to anticipate that all structures would be constructed under current building standards and requirements for seismic safety, and would comply with all City public safety regulations.

Policy SA-5. *Create and adopt slope development standards prior to or as part of the planning process for any area identified as having significant slope.*

CONSISTENT

This policy describes an obligation of the City. Nevertheless, it should be noted that the Proposed Project would be located in an area of gently rolling topography that is devoid of steep slopes except in the corridor of the South Branch of Pleasant Grove Creek. The creek channel is designated open space and would not be subject to future development.

Policy SA-6. *Require contour grading, where feasible, and revegetation to mitigate the appearance of engineered slopes, and to control erosion.*

CONSISTENT.

Please see discussion of Policy OC-1.

#### Floodplain Designation Schematics Policies (SB)

Policy SB-1. *Continue to regulate, through land use, zoning and other restrictions, all uses and development in areas subject to potential flooding.*

NOT APPLICABLE.

This policy describes an obligation of the City. The City's review process for the Proposed Project constitutes regulation of areas subject to potential flooding.

Policy SB-2. *Monitor and regularly update City flood studies, modeling and associated land use, zoning and other development regulations.*

CONSISTENT.

The Applicant has performed flood studies and modeling in order to define the floodplain areas of the project area. The results of those studies have been integrated into the land use and site planning reflected in the Proposed Project.

Policy SB-3. *Continue to pursue a regional approach to flood issues.*

CONSISTENT.

The Applicant will participate in the Pleasant Grove Drainage Fee Program.

Policy SB-4. *Provide flood warning and forecasting information to community residents to reduce impacts to personal property.*

CONSISTENT.

Although not specifically addressed in the Proposed Project, it is reasonable to anticipate that City warning and forecasting information would be made available to existing and future employees in the project area through public broadcasts and provision of information regarding weather forecasts, storms, and soon, regularly monitored by the City. The warning system would not be automated.

Policy SR-5

Policy SB-9. *Where feasible, maintain natural stream courses and adjacent habitat and combine flood control, recreation, water quality and open space functions.*

CONSISTENT.

The Proposed Project would place detention basins in natural drainages.

#### Police Services Policies (SC)

Policy SC-1. *Provide a high level of visible patrol services within the City.*

CONSISTENT.

The Proposed Project will provide onsite 24-hour security.

Policy SC-2. *Respond to both the emergency and routine calls for service in a timely manner consistent with Department policy.*

NOT APPLICABLE.

The policy describes an obligation of the City.

Policy SC-3. *Ensure that the Police Department utilizes modern technology and provides adequate training to maximize job performance.*

NOT APPLICABLE.

This policy describes an obligation of the City.

Policy SC-4. *Establish programs which respond to community concerns of crime, gangs, drug abuse and traffic.*

Policy SB-9. *Where feasible, maintain natural stream courses and adjacent habitat and combine flood control, recreation, water quality and open space functions.*

CONSISTENT.

The Proposed Project would place detention basins in natural drainages.

Police Services Policies (SC)

Policy SC-1. *Provide a high level of visible patrol services within the City.*

CONSISTENT.

The Proposed Project will provide onsite 24-hour security.

Policy SC-2. *Respond to both the emergency and routine calls for service in a timely manner consistent with Department policy.*

NOT APPLICABLE.

The policy describes an obligation of the City.

Policy SC-3. *Ensure that the Police Department utilizes modern technology and provides adequate training to maximize job performance.*

NOT APPLICABLE.

This policy describes an obligation of the City.

Policy SC-4. *Establish programs which respond to community concerns of crime, gangs, drug abuse and traffic.*

NOT APPLICABLE.

This policy describes an obligation of the City.

Policy SC-5. *Provide extensive community-based service and education programs designed to prevent crime and emphasizes citizen protection and involvement.*

NOT APPLICABLE.

This policy describes an obligation of the City.

Policy SC-6. *Continue to enforce, update and expand the Building Security Ordinance.*

NOT APPLICABLE.

This policy describes an obligation of the City.

Policy SC-7. *Design parks to facilitate surveillance by adjoining residents, security services, and police.*

NOT APPLICABLE.

There are no public parks planned in the project area.

Policy SC-8. *Work with other City Departments to review public and private development plans, ensuring that crime prevention is addressed.*

CONSISTENT.

The Police Department will be involved in review of the Proposed Project land use plan, and will later be involved in the review of specific development proposals, and is expected to provide input relative to the security aspects of the Proposed Project.

Policy SC-9. *Coordinate with park rangers in patrolling parks and open space areas.*

CONSISTENT.

The City-owned park and open space areas within the Proposed Project would receive the same level of coordination and involvement as other City-owned parks in Roseville.

#### Fire Protection Policies (SD)

Policy SD-1. *Continue to pursue and promote fire prevention programs and standards.*

NOT APPLICABLE.

This policy describes an obligation of the City.

Policy SD-2. *Strive to achieve the following service levels:*

- *4 minute response time for all emergency calls;*
- *ISO rating of 3 or better; and*

- *500 gallons of water per minute within 10 minutes of an alarm.*

CONSISTENT.

According to the Roseville Fire Department, the project site is adequately served, and the department anticipates that they will continue to be able to serve the site.

Policy SD-3. *Monitor fire department service levels annually concurrent with City budget process and via quarterly reports.*

NOT APPLICABLE.

This policy describes an obligation of the City.

Policy SD-4. *Provide highly trained personnel to ensure effective suppression of fires.*

NOT APPLICABLE.

This policy describes an obligation of the City.

Policy SD-5. *Seek to reduce fires by fully investigating the cause of each fire and use resultant findings to develop more effective fire prevention programs.*

NOT APPLICABLE.

This policy describes an obligation of the City.

Policy SD-6. *Timing of the construction of fire stations shall be phased to be available to serve the surrounding service area.*

NOT APPLICABLE.

This policy describes an obligation of the City.

Policy SD-7. *Continue to pursue development of a fire training facility within the Corporation Yard.*

NOT APPLICABLE.

This policy describes an obligation of the City.

Policy SD-8. *Provide a comprehensive emergency medical services program to aid citizens in need of rescue or medical assistance.*

NOT APPLICABLE.

This policy describes an obligation of the City.

Policy SD-9. *Continually update the Roseville Multihazard Function Plan and ensure that participants are prepared to efficiently carry out assigned functions.*

NOT APPLICABLE.

This policy describes an obligation of the City.

Hazardous Materials Policies (SE)

Policy SE-1. *Require the disclosure of the use and storage of hazardous materials in existing and proposed industrial and commercial activities, and siting of hazardous waste disposal facilities, in accordance with Placer County guidelines and State law.*

CONSISTENT.

The use of hazardous materials in existing and future industrial and commercial development in the Proposed Project would be subject to regulation under local, state, and federal law. Although not addressed in the Proposed Project, it is anticipated that future users of hazardous materials in the Proposed Project would comply with all requirements for disclosure and management of hazardous materials as required by local, state, and federal regulations.

Policy SE-2. *Work with Placer County and other public agencies to inform consumers about household use and disposal of hazardous materials.*

NOT APPLICABLE.

The policy describes an obligation of the City.

Policy SE-3. *Cooperate fully with Southern Pacific Railroad and other agencies, such as the California Highway Patrol, in the event of a hazardous material emergency in compliance with State and Federal laws and regulations.*

NOT APPLICABLE.

This policy describes an obligation of the City.

Policy SE-4. *Develop a hazardous materials truck route through the City of Roseville and limit pick-up and delivery of hazardous materials during peak traffic hours.*

NOT APPLICABLE.

This policy describes an obligation of the City. However, it should be noted that the Proposed Project will comply with the City's hazardous material's transport restrictions.

Policy SE-5. *Pursue the implementation of a permit program for hazardous materials users that are required to submit "long form" Hazardous Material Management Plan, pursuant to State law.*

NOT APPLICABLE.

This policy describes an obligation of the City.

#### Health Services Policies (SF)

Policy SF-1. *Explore the establishment of a trauma center to service the South Placer area.*

NOT APPLICABLE.

This policy describes an obligation of the City.

Policy SF-2. *Encourage all health care facilities to adopt a "fair share" policy in the treatment of medically indigent patients.*

NOT APPLICABLE.

This policy describes an obligation of the City.

#### Electromagnetic Fields Policies (SG)

Policy SG-1. *Ensure implementation of the Electric Department's policy of "prudent action" with respect to EMF issues.*

NOT APPLICABLE.

This policy describes an obligation of the City. The policy of "prudent action" outlined in the General Plan describes a set of actions to be undertaken by the City Electrical Department, including:

- Monitor EMF research and studies;
- Share information with the Roseville community;

- Institute a measuring program;
- Consider EMF when designing distribution systems;
- Share information with other utilities; and
- Support future EMF research efforts.

Policy SG-2. *Limit public use within electrical power line easements to parking and low-density recreational activities such as undeveloped nature areas, bike or jogging paths.*

CONSISTENT.

The project site does not have electrical power lines on it. There are planned 60 kV lines in project vicinity, but no development would occur within their easements.

## C.9 NOISE POLICIES

### Transportation Noise Sources Policies (NA)

Policy NA-1. *The City shall allow the development of new noise-sensitive land uses (which include but are not limited to residential, schools and hospitals) only in areas exposed to existing or projected levels of noise from transportation noise sources which satisfy the levels specified in Table 1. Noise mitigation measures may be required to reduce noise in outdoor activity areas and interior spaces to the levels specified in Table 1.*

NOT APPLICABLE.

No new residential uses would be constructed as a result of the Proposed Project.

Policy NA-2. *The City shall require new roadway improvement projects to be mitigated so as not to exceed the noise levels specified in Table 1 at outdoor activity areas or interior spaces of existing noise-sensitive land uses.*

CONSISTENT.

Existing noise levels 100 feet from the roadway centerline are generally higher than those recommended in the City of Roseville General Plan for some residential and office land uses. For example, along Foothills Boulevard north of Pleasant Grove Boulevard, residences up to 300 feet from the roadway centerline experience noise levels greater than the 60 L<sub>dn</sub> standard. However, noise levels at 100 feet from the roadway would not increase by three decibels or more at any of the analyzed roadways, so the increased noise would not be discernable to the human ear. Furthermore, implementation of the Proposed Project would not

trigger unacceptable exterior noise levels along roadways that meet city noise standards at present. Therefore, the Proposed Project is consistent with Policy NA-2.

Policy NA-3. *The City shall evaluate new transportation projects, such as light and heavy rail, using the standards contained in Table 1. However, noise from these projects may be allowed to exceed the standards contained in Table 1, if the City Council finds that there are special overriding circumstances.*

NOT APPLICABLE.

The Proposed Project is not a new transportation project.

Policy NA-4. *The City shall require an acoustical analysis where:*

- a. *Noise sensitive land uses are proposed in areas exposed to existing or projected noise levels exceeding the levels specified in Table 1;*
- b. *Proposed transportation noise source projects are likely to produce noise levels exceeding the levels specified in Table 1 at existing or planned noise-sensitive uses.*

*An acoustical analysis shall be required as part of the environmental review process so that noise mitigation may be considered in the project design.*

CONSISTENT.

An acoustical analysis has been performed. It is summarized in Chapter 4.11 of this DEIR.

Policy NA-5. *The City shall work in cooperation with Caltrans and the Southern Pacific Transportation Company to maintain noise level standards for both new and existing projects in compliance with Table 1.*

NOT APPLICABLE.

The Proposed Project is neither a Caltrans or a Southern Pacific Transportation Company project, nor would it substantially affect any Caltrans or Southern Pacific facility.

Fixed Noise Sources Policies (NA)

Policy NA-6. *The City shall allow the development of new noise-sensitive uses (which include, but are not limited to residential, schools and hospitals) only where the noise level due to fixed (non-transportation) noise sources satisfies the noise level standards of Table 3. Noise mitigation may be required to meet Table 3 performance standards.*

CONSISTENT.

The City will be required to evaluate future fixed noise sources in the light industrial areas of the Proposed Project to ensure that they would not adversely affect residential and other noise sensitive receptors surrounding the project area. In the event that potential noise impacts could occur, attenuation measures will be required which would adequately reduce noise levels.

Policy NA-7. *The City shall require proposed fixed noise sources adjacent to noise-sensitive uses to be mitigated so as not to exceed the noise level performance standards of Table 3.*

CONSISTENT.

The City will be required to evaluate future fixed noise sources in the light industrial areas of the Proposed Project to ensure that they would not adversely affect residential and other noise sensitive receptors in the project area. In the event that potential noise impacts could occur, mitigation measures will be required which would adequately reduce noise levels.

Policy NA-8. *The City shall require an acoustical analysis where:*

- a. *Noise-sensitive land uses are proposed in areas where existing or anticipated future fixed noise sources may result in noise levels exceeding the performance standards of Table 3.*
- b. *Proposed non-residential or other fixed noise sources are likely to produce noise levels exceeding the performance standards of Table 3 at existing or planned noise-sensitive uses.*

*An acoustical analysis shall be required as part of the environmental review process so that noise mitigation may be considered during project design.*

CONSISTENT.

An acoustical analysis has been performed. It is summarized in Chapter 4.11 of this DEIR.

General Policies (NA)

Policy NA-9. *Where noise mitigation measures are required to achieve the standards of Tables 1 and 3, the emphasis of such measures shall be placed upon site planning and project design. These measures may include, but are not limited to building orientation, setbacks, landscaping and building construction practices. The use of noise barriers, such as soundwalls, shall be considered as a means of achieving the noise standards only after all other practical design-related noise mitigation measures have been integrated into the project.*

CONSISTENT.

Please see discussion of Policy NA-2.

Policy NA-10. *The City shall regulate construction related noise to reduce impacts on adjacent uses consistent with the City's noise ordinance.*

CONSISTENT.

Mitigation measures are described in Chapter 4.11 which require compliance with the Roseville Noise Ordinance.

C.10 HOUSING POLICIES

Affordable Housing Policies (HB)

Policy HB-1. *The City shall pursue programs which can provide a range of purchase and rental units affordable to all income groups.*

NOT APPLICABLE.

The Proposed Project would not include any residential development.

Policy HB-2. *Emphasis of affordability efforts will be focused on rental units, since they offer the most cost effective way to provide affordable housing opportunities to very low- and low-income households.*

NOT APPLICABLE.

The Proposed Project would not include any residential development.

Policy HB-3. *The 10% Affordable Housing Goal shall apply to all residential properties planned for 4+ units which are: a) amended to change residential density; b) amended to residential from another use; and c) amended to a non-residential use.*

NOT APPLICABLE.

The Proposed Project would not include any residential development.

Policy HB-4. *The City shall strive to maintain an overall vacancy rate of 5 percent for both owner-occupied and rental units.*

NOT APPLICABLE.

The Proposed Project would not include any residential development.

Policy HB-5. *Continue to pursue potential federal, state and local subsidies for construction of new affordable housing as well as the continued availability of existing units.*

NOT APPLICABLE.

The Proposed Project would not include any residential development.

Policy HB-6. *The City shall provide direct financial assistance in support of local affordable housing activities.*

NOT APPLICABLE.

The policy describes an obligation of the City.

Policy HB-7. *The City shall encourage the Roseville business and development communities to participate in the community's Affordable Housing Goal.*

NOT APPLICABLE.

This policy describes an obligation of the City.

Policy HB-8. *Encourage construction of units, which are targeted for low-, very low- and middle-income households, to be intermixed with market rate units to minimize identification of low-cost housing.*

NOT APPLICABLE.

The policy describes an obligation of the City.

Policy HB-9. *Encourage developers to incorporate manufactured units and second units into their projects.*

NOT APPLICABLE.

This policy describes an obligation of the City.

Policy HB-10. *Promote efficient and cost effective development types, such as mixed use projects and small lot subdivisions, as a means of achieving housing affordability and carrying out the provisions of the Land Use Element.*

NOT APPLICABLE.

The Proposed Project does not include any residential units.

Policy HB-11. *The City shall work to maintain affordability of assisted units if an owner chooses to convert to market rate rentals upon expiration of the contract which restricts their rent level.*

NOT APPLICABLE.

The Proposed Project does not include any residential units.

#### Special Housing Needs Policies (HC)

Policy HC-1. *Special housing needs shall be met through direct rental subsidies and below-market rate construction financing.*

NOT APPLICABLE.

The Proposed Project does not include any residential units.

Policy HC-2. *Continue the City's housing rehabilitation loan and grant program to assist low-income elderly and handicapped households acquire rental and purchase housing.*

NOT APPLICABLE.

This policy describes an obligation of the City.

Policy HC-3. *Encourage construction of 3+ bedroom units in multifamily rental complexes to help meet the housing needs of low-income large families.*

NOT APPLICABLE.

This policy describes an obligation of the City.

Policy HC-4. *The City shall actively facilitate construction of rental units that include day care facilities, which are affordable to very low-and low-income single female heads of household.*

NOT APPLICABLE.

This policy describes an obligation of the City.

Policy HC-5. *The City shall work in conjunction with other Placer County jurisdictions toward programs which will provide shelter for the homeless population.*

NOT APPLICABLE.

This policy describes an obligation of the City.

Residential Land Inventory Policies (HD)

Policy HD-1. *Encourage development of mixed use projects in accordance with goals and policies contained in the Land Use Element.*

NOT APPLICABLE.

This policy describes an obligation of the City.

Policy HD-2. *Continue to encourage developers to use manufactured units in their housing projects.*

NOT APPLICABLE.

This policy describes an obligation of the City.

Policy HD-3. *Support for the use of second units shall be a part of the City's strategy for maximizing affordability of land development.*

NOT APPLICABLE.

This policy describes an obligation of the City.

Governmental and Non-Governmental Constraints to Housing Production Policies (HE)

Policy HE-1. *The City shall investigate options for increased administrative processing of routine applications, thereby reducing processing time and costs.*

NOT APPLICABLE.

This policy describes an obligation of the City.

Policy HE-2. *The City shall investigate options to restructure how fees are assessed.*

NOT APPLICABLE.

This policy describes an obligation of the City.

Policy HE-3. *The City shall review and modify its subdivision improvement standards, where reasonable, to provide cost savings in the development of residential units while continuing to ensure the public health, safety and welfare.*

NOT APPLICABLE.

This policy describes an obligation of the City.

Policy HE-4. *Assign priority to educating the citizens of Roseville regarding the importance of providing affordable housing to support job growth.*

NOT APPLICABLE.

This policy describes an obligation of the City.

Policy HE-5. *The City shall attempt to implement a Mortgage Revenue Bond Program for both owner-occupied and rental properties.*

NOT APPLICABLE.

This policy describes an obligation of the City.

Residential Energy Conservation Policies (HF)

Policy HF-1. *The City shall continue operating its existing, cost-effective energy conservation programs.*

NOT APPLICABLE.

This policy describes an obligation of the City.

Policy HF-2. *Roseville shall continue to apply energy efficient requirements to all residential construction.*

NOT APPLICABLE.

The Proposed Project does not contain any residential development.

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***APPENDIX D***  
***BIOLOGICAL INFORMATION***

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TABLE D-1

SPECIAL-STATUS SPECIES POTENTIALLY OCCURRING IN THE NORTH ROSEVILLE AREA

Common Name	Scientific Name <sup>1</sup>	Status <sup>2</sup> (Fed/CA/CNPS)	Season <sup>3</sup>	Primary Habitat <sup>4</sup>	Present on Site <sup>5</sup>	Comments
PLANTS						
Big-scale balsamroot	<i>Balsamorhiza macrolepis</i> var. <i>macrolepis</i>	--/--/1B		Grassland	S	
Hispid bird's beak	<i>Cordylanthus mollis</i> var. <i>hispidus</i>	C2/--/1B		Grassland/vernal pool	S	
Dwarf downingia	<i>Downingia pusilla</i>	C2/--/2		Vernal pool	S	Not observed in surveys
Boggs Lake hedge-hyssop	<i>Gatiola heterosepala</i>	C3c/E/1B		Vernal pool	S	
Ahart's dwarf rush	<i>Juncus leiiospermus</i> var. <i>ahartii</i>	C1/--/1B		Vernal pool	S	Not observed in surveys
Legenere	<i>Legenere limosa</i>	C2/--/1B		Vernal pool	S	Not observed in surveys
Pincushion navarretia	<i>Navarretia myserii</i>	--/--/1B		Vernal pool	S	
Slender orcutt grass	<i>Orcuttia tenuis</i>	PT/E/1B		Vernal pool	S	May occur in creek or wood creek
Sacramento orcutt grass	<i>Orcuttia viscida</i>	PE/E/1B		Vernal pool	S	Not observed in surveys
Sanford's arrowhead	<i>Sagittaria sandfordii</i>	C2/--/1B	May - August	Marshes and swamps (assorted shallow fresh water)	S	May occur in creek or wood creek

TABLE D-1

SPECIAL-STATUS SPECIES POTENTIALLY OCCURRING IN THE NORTH ROSEVILLE AREA

Common Name	Scientific Name <sup>1</sup>	Status <sup>2</sup> (Fed/CA/CNPS)	Season <sup>3</sup>	Primary Habitat <sup>4</sup>	Present on Site <sup>5</sup>	Comments
<b>INVERTEBRATES</b>						
Vernal pool fairy shrimp	<i>Branchinecta lynchi</i>	T/--	Resident	Vernal pool	O	Occurs in vernal pools and swales
Conservancy fairy shrimp	<i>Branchinecta conservatio</i>	E/--	Resident	Vernal pool	U	Outside known range
Vernal pool tadpole shrimp	<i>Lepidurus packardii</i>	E/--	Resident	Vernal pool	U	Outside known range
Valley elderberry longhorn beetle	<i>Desmocerus californicus dimorphus</i>	T/--	Resident	Elderberry plants	S	None observed in field surveys
<b>AMPHIBIANS</b>						
California tiger salamander	<i>Ambystoma californiense</i>	C1/CSC	Resident	Wetlands/grasslands	S	Outside known range
Western spadefoot toad	<i>Scaphiopus hammondi</i>	C2/CSC	Resident	Wetlands/grasslands	S	Known from general vicinity
California red-legged frog	<i>Rana aurora draytoni</i>	PE/CSC	Resident	Pools/ponds/slow streams/marshes	S	None observed or reported surveys
<b>REPTILES</b>						
Northwestern pond turtle	<i>Clemmys marmorata marmorata</i>	C3/CSC	Resident	Ponds/slow moving waters	S	None reported, unlikely to occur
<b>BIRDS</b>						
Double-crested cormorant	<i>Phalacrocorax auritus</i>	CSC (Rookery)	Resident	Aquatic/wetlands	U	No suitable foraging area
Great blue heron	<i>Ardea herodias</i>	(Rookery)	Resident	Wetlands	U	No suitable foraging area
Great egret	<i>Casmerodius albus</i>	(Rookery)	Resident	Wetlands	U	No suitable foraging area

**TABLE D-1  
SPECIAL-STATUS SPECIES POTENTIALLY OCCURRING IN THE NORTH ROSEVILLE AREA**

Common Name	Scientific Name <sup>1</sup>	Status <sup>2</sup> (Fed/CA/CNPS)	Season <sup>3</sup>	Primary Habitat <sup>4</sup>	Present on Site <sup>5</sup>	Comments
White-tailed kite	<i>Elanus caeruleus</i>	(Nesting)	Resident	Woodland/grassland/marshes	O	Forages in grasslands
Bald eagle	<i>Haliaeetus leucocephalus</i>	T/E	Winter	Nests in large trees; forages in large bodies of water	U	No suitable foraging area
Northern harrier	<i>Circus cyaneus</i>	--/CSC	Resident	Nests in freshwater marsh; forages in grasslands	O	Forages in grasslands
Sharp-shinned hawk	<i>Accipiter striatus</i>	--/CSC (Nesting)	Winter	Nests in forests; forages in wooded habitats	S	Outside nesting area
Cooper's hawk	<i>Accipiter cooperi</i>	--/CSC (Nesting)	Resident	Woodland habitats	O	Seen in area, no nests found
Swainson's hawk	<i>Buteo swainsoni</i>	C2/T	Summer	Nests in riparian trees; forages in open fields	O	Seen in area, no nests found
Ferruginous hawk	<i>Buteo regalis</i>	C2/CSC	Winter	Various upland habitats	S	Present during migration
Golden eagle	<i>Aquila chrysaetos</i>	FP/CSC	Winter	Various upland habitats	S	Present during migration
Merlin	<i>Falco columbarius</i>	--/CSC	Winter	Grasslands to woodlands	S	Present during migration
American peregrine falcon	<i>Falco peregrinus anatum</i>	E/E	Winter	Nests on cliffs; forages in various habitats	U	No suitable nest sites
Prairie falcon	<i>Falco mexicanus</i>	--/CSC	Winter	Grasslands	S	Present during migration
Mountain plover	<i>Charadrius montanus</i>	C2/CSC	Winter	Grasslands	S	Present during migration
Long-billed curlew	<i>Numenius americanus</i>	C3/CSC	Winter	Wetlands, meadows, coastal areas	S	Present during migration
Burrowing owl	<i>Athene cunicularia</i>	--/CSC (Nesting)	Summer	Grassland	S	None observed in surveys
Long-eared owl	<i>Asio otus</i>	--/CSC (Nesting)	Winter	Woodlands	S	None observed in surveys
Short-eared owl	<i>Asio flammeus</i>	--/CSC (Nesting)	Winter	Woodlands	S	None observed in surveys

**TABLE D-1**  
**SPECIAL-STATUS SPECIES POTENTIALLY OCCURRING IN THE NORTH ROSEVILLE AREA**

Common Name	Scientific Name <sup>1</sup>	Status <sup>2</sup> (Fed/CA/CNPS)	Season <sup>3</sup>	Primary Habitat <sup>4</sup>	Present on Site <sup>5</sup>	Comments
Bank swallow	<i>Riparia riparia</i>	T/-- (Nesting)	Resident	Nests in river banks; forages in various habitats	U	None observed in surveys
Loggerhead shrike	<i>Lanius ludovicianus</i>	C2/CSC	Resident	Various open habitats	O	Present in area
Tricolored blackbird	<i>Agelaius tricolor</i>	C3/CSC	Resident	Marshes/grasslands/fields	U	No suitable nest sites
<b>MAMMALS</b>						
Townsend's big-eared bat	<i>Plecotus townsendii townsendii</i>	C2/CSC	Resident	Roosts in structures and caves	S	May use oak woodland
Pallid bat	<i>Antrozous pallida</i>	--/CSC	Resident	Roosts in structures and caves	S	May use oak woodland
American badger	<i>Taxidea taxus</i>	--/CSC	Resident	Various upland habitats	S	May be locally extirpated. May use oak trees

**NOTES:**

<sup>1</sup>Scientific names are based on the following sources: AOU 1986, Jennings 1983, Hickman 1993, Zeiner *et al.* 1990.  
<sup>2</sup>Status = Status of species relative to the Federal and California State Endangered Species Acts and Fish and Game Code.

- Fed = Federal status.
- E = Federally listed as endangered.
- T = Federally listed as threatened.
- PE = Proposed endangered.
- PT = Proposed threatened.
- C1 = Category 1 comprises taxa for which the USFWS currently has substantial information on hand to support the biological appropriateness of proposing to list as endangered or threatened. Proposed rules have not yet been issued because they have been precluded at present by other listing activity.

C2 = Category 2 comprises taxa for which information now in possession of the USFWS indicates that proposing to list as endangered or threatened is possibly appropriate, but for which conclusive data on biological vulnerability and threat are not currently available to support proposed rules. Further biological Research and field study may be needed to ascertain the status of taxa in this category, and it is likely that many will be found not to warrant listing.

C3C = Subcategory 3C comprises taxa that are now considered to be more abundant and/or widespread than previously thought. Should new information suggest that any such taxon is experiencing a numerical or distributional decline, or is under a substantial threat, it may be considered for transfer to Category 1 or 2.

CA = California status.

E = Species whose continued existence in California is jeopardized.

T = Species that although not presently threatened in California with extinction, is likely to become endangered in the foreseeable future.

TABLE D-1

SPECIAL-STATUS SPECIES POTENTIALLY OCCURRING IN THE NORTH ROSEVILLE AREA

Common Name	Scientific Name <sup>1</sup>	Status <sup>2</sup> (Fed/CA/CNPS)	Season <sup>3</sup>	Primary Habitat <sup>4</sup>	Present on Site <sup>5</sup>	Comments
NOTES (cont):						
CSC =	California Department of Fish and Game "Species of Special Concern".	Species with declining populations in California.				
FP =	Fully protected against take pursuant to the Fish and Game Code.					
-- =	No California or federal status.					
CNPS =	California Native Plant Society Listing (does not apply to wildlife species).					
IB =	Plants, rare, threatened or endangered in California and elsewhere and are rare throughout their range. All of the plants constituting List 1B meet the definitions of Sec. 1901, Chapter 10 (Native Plant Protection) of the California Department of Bald Eagle Protection Act and Fish and Game Code Sec. 3503.3 and are eligible for state listing.					
3 =	Plants about which we need more information-a review list. List 3 is an assemblage of taxa that have been transferred from other lists or that have been suggested for consideration. Information that would allow an assignment to one of the other lists or to reject them is lacking.					
4 =	Plants of limited distribution-a watch list. Plants in this category are of limited distribution in California and their vulnerability or susceptibility to threat appears low at this time. However, they are uncommon enough that their status should be monitored regularly.					
<sup>4</sup> Season =	Blooming period for plants. Season of use for animals.					
<sup>5</sup> Primary habitat =	Most likely habitat association.					
<sup>6</sup> Present on site:						
O =	Observed onsite.					
R =	Recorded onsite.					
S =	Suitable habitat onsite.					
U =	Unsuitable habitat onsite.					
SOURCE:	California Dept. of Fish and Game, <i>California Natural Diversity Database</i> , 1995; California Native Plant Society, <i>Electronic Inventory of Rare and Endangered Vascular Plants of California</i> , March 1994.					

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***APPENDIX E***  
***HAZARDOUS MATERIALS INFORMATION***

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## ***APPENDIX E - HAZARDOUS MATERIALS***

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This appendix contains additional information regarding hazardous materials and the federal, state, and local requirements for the management of these materials.

### **Definitions**

The term "hazardous materials" refers to both hazardous substances and hazardous wastes. This EIR uses the definition stated in the California Health and Safety Code (CHSC) § 25501:

A hazardous material is any material that, because of its quantity, concentration, or physical, chemical characteristics poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment. "Hazardous materials" include, but are not limited to, hazardous substances, hazardous waste, and any material which a handler or the administering agency has a reasonable basis for believing that it would be injurious to the health and safety of persons or harmful to the environment if released into the workplace or the environment.

A material is also considered as hazardous if it appears on a list of hazardous materials prepared by a federal, state or local regulatory agency. For example, an "acutely hazardous material" (AHM) is any chemical designated an extremely hazardous substance that is listed in Appendix A, Part 355, Title 40, Code of Federal Regulations (CHSC § 25532).

As defined in CHSC § 25117:

Hazardous waste means a waste or combination of wastes, which because of its quantity, concentration, or physical, chemical, or infectious characteristics may either: (a) cause, or significantly contribute to an increase in mortality or an increase in serious, irreversible, or incapacitating irreversible, illness, or (b) pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported or disposed of, or otherwise managed.

The terms "toxic materials" and "hazardous materials" are often mistakenly interchanged. Toxic materials or substances may cause short-term or long-lasting health effects, ranging from temporary effects to permanent disability, or death. Other materials may be corrosive or react with other substances to form other hazardous materials, but their toxic properties are limited. Therefore, because toxic materials can result in health effects, they are considered hazardous materials, but not all hazardous materials are toxic.

**Radioactive materials** and wastes contain radioisotopes (or radionuclides), which are atoms with an unstable combination of neutrons and protons. In order to achieve stability, the atom emits energy in the form of ionizing radiation. The process of emitting radiation is called radioactive decay. As radioactive materials decay, the amount of radiation decreases. The length of time it takes for one-half of the original amount of radioactivity to decay is called the half-life.

**Biohazardous materials** include biohazardous laboratory wastes; microbiologic specimens sent for analysis; specimens or tissues removed during surgery that are suspected of containing an infectious agent; animal parts, tissues, or fluids suspected of containing an infectious agent; fluid blood from animals known to be infected with a highly communicable disease; and discarded materials contaminated with excretion, exudate, or secretions from quarantined animals or humans.<sup>1</sup> Examples of potentially biohazardous laboratory wastes include cultures from medical and pathological laboratories; cultures of infectious agents from research laboratories; wastes from growing bacteria, working with viruses, and using spores; and discarded live and attenuated vaccines.

An **infectious agent** is any microorganism, bacteria, mold, parasite, or virus that normally causes or significantly contributes to increased human mortality.<sup>2</sup> Infectious agents have also been defined in the Code of Federal Regulations (CFR) as any material that contains an organism capable of being communicated by invading and multiplying in body tissues.<sup>3</sup>

**Sharps** are devices capable of cutting or piercing, such as hypodermic needles, razor blades, and broken glass.<sup>4</sup>

**Medical waste** is a general term that includes both biohazardous and sharps waste.<sup>5</sup> The term "infectious waste" is no longer used.

### **Risk of Exposure**

#### **Hazard vs. Risk**

Worker and public health are potentially at risk whenever hazardous materials have been or will be used. It is necessary to differentiate between the "hazard" of these materials and the "risk" they pose to human health and the environment. A hazard is any situation that has the potential to cause damage to human health and the environment. The risk to human health and the environment is determined by the probability of exposure to hazardous material and severity of harm such exposure would pose. That is to say, the likelihood and means of exposure, in addition to the inherent toxicity of a material used to determine the degree of risk to human health. For example, a high probability of exposure to a low toxicity chemical would not necessarily pose an unacceptable health risk, whereas a low probability of exposure to a very high toxicity chemical might.

When the risk of an activity is judged acceptable by society, in relation to perceived benefits, then the activity is judged to be safe. For example, chlorine is a common household chemical whose use has been judged safe in our society. Although it can be hazardous to health, irritating the eyes, respiratory tract and skin, and even causing bronchitis or pneumonia following severe exposures, the risk of such a severe exposure is believed to be low because of its benefits as a cleaner and disinfectant are high. Therefore, the use of household chlorine is thought to be a safe activity.

## **Health Effects of Exposure to Hazardous Materials**

The potential effects of exposure to hazardous materials are a function of a complex interaction of factors: the exposure pathway (the route by which a hazardous material enters the body); the amount of material to which the person is exposed; the physical form (e.g., liquid, vapor) and characteristics (e.g., toxicity) of the material; how often and for how long; and the individual's unique biological characteristics such as age, weight, sex, and general health.

Certain organs or systems are more susceptible to injury than others. Health effects depend on whether a hazardous material enters the body through the mouth (ingestion), the lungs (inhalation), the skin or eyes (absorption), or an open wound or puncture (injection). The physical form of the material is also important. For example, a chemical splashed on the skin might not cause any damage because the skin acts as a barrier. But if an individual inhaled vapors from the same chemical, the effect could be more serious because lung cells can readily transport the material into the blood stream. From there, it can easily enter other organs, which may be damaged.

Because toxic or other harmful properties can vary greatly from one material to the next, the amount of material to which an individual is exposed and whether that amount will result in any damage also varies greatly. For example, ingestion of a 1,000 milligrams of acetaminophen (an active ingredient in some non-aspirin, over-the-counter pain relievers) could cause serious health effects in some individuals, whereas ingestion of the same amount of sodium chloride (table salt) would not likely show any detrimental effects in most individuals.

Potential health effects from exposure to hazardous materials may be short-term (acute) or long-term (chronic). Acute effects, which may result from a single exposure to a hazardous material, can include damage to organs or systems in the body, and possibly death, depending on the amount or type of material. Chronic effects, which may result from long-term exposure to a hazardous material, can also include organ or systemic damage, but chronic effects of particular concern include birth defects, genetic damage, and cancer.

## **Regulatory Framework for Hazardous Materials**

Hazardous materials management activities are subject to numerous laws and regulations at all levels of government. These laws apply to the City of Roseville just as they do to all hazardous materials users. A summary of applicable laws and regulations is shown in Table F-1.

### **Hazardous Materials Management Planning**

#### **Federal**

As of January 1991, Fed/OSHA requires a written Chemical Hygiene Plan for operations which use hazardous chemicals. Standards for Chemical Hygiene Plans emphasize safe handling and use of hazardous chemicals through procedures established by individual employers. The Chemical Hygiene Plans outline specific work practices and procedures (including employee training) that ensure employee protection from health hazards associated with hazardous chemicals.

State

State law requires detailed planning to ensure that hazardous materials are properly handled, used, stored, and disposed of, and to prevent or minimize injury to human health or the environment in the event such materials are accidentally released. Federal laws, such as the Emergency Planning and Community-Right-to-Know Act of 1986 (also known as Title III of the Superfund Amendments and Reauthorization Act, or SARA Title III) impose similar requirements.

The Hazardous Materials Release Response Plans and Inventory Law of 1985 (or the Business Plan Act, *California Health and Safety Code*, Chapter 6.95) requires that a business that uses, handles, or stores hazardous materials above a certain quantity prepare a plan, which must include:

- 1) details, including floor plans, of the facility;
- 2) an inventory of hazardous materials handled or stored;
- 3) an emergency response plan; and
- 4) a training program in safety procedures and emergency response for new employees, including annual refresher courses.

In addition, under the terms of State legislation passed in 1989 (AB 3777-LaFollette), a Risk Management and Prevention Plan (RMPP) may be required for businesses that use acutely hazardous materials and meet certain criteria. A RMPP is the sum total of programs aimed at minimizing the risks associated with acutely hazardous materials. This can include, but is not limited to:

- 1) systems safety review of design for new and existing equipment;
- 2) safety evaluation of standard operating procedures;
- 3) system review for reliability, both human and equipment/facility;
- 4) preventive maintenance procedures;
- 5) risk assessment for failure of specific pieces of equipment or operating alternatives;
- 6) emergency response planning; and
- 7) internal or external auditing procedures to ensure that safety programs and safety engineering controls are being executed as planned.

In general, this law requires that businesses that handle acutely hazardous materials in excess of a certain quantity prepare a RMPP which includes a hazard and operability study (HAZOP). For hazards identified in the HAZOP, the business must conduct an off-site consequence analysis of the potential release of any acutely hazardous material.

<b>TABLE E-1</b>		
<b>SUMMARY OF HAZARDOUS MATERIALS REGULATORY AUTHORITY</b>		
<b>Regulatory Agency</b>	<b>Jurisdiction</b>	<b>Authority</b>
<b>Federal Agencies</b>		
Dept. of Transportation	Federal	Hazardous Materials Transportation Act
Environmental Protection Agency	Federal	Clean Water Act (CWA) Clean Air Act (CAA) Resource Conservation & Recovery Act (RCRA) Comprehensive Environmental Response, Compensation & Liability Act (CERCLA) Superfund Amendments & Reauthorization Act (SARA) Federal Insecticide, Fungicide & Rodenticide Act (FIFRA) Toxic Substances Control Act (TSCA) Asbestos Hazardous Emergency Response Act (AHERA)
Nuclear Regulatory Commission	Federal	Atomic Energy Act (Radiation Safety)
Department of Health and Human Services, Centers for Disease Control	Federal	National Institutes of Health Biosafety Guidelines
Occupational Safety & Health Administration	Federal	Occupational Safety and Health Act
<b>State Agencies</b>		
Dept. of Toxic Substances Control	State	Hazardous Waste Control Law Hazardous Materials Release Response Plans/Inventory Law Acutely Hazardous Materials Law Sherman Food, Drug and Cosmetic Law Underground Storage Tanks Law Hazardous Waste Source Reduction Control Act (SB 14) State Superfund, RCRA
Dept. of Health Services	State	Tanner Act (Hazardous Waste Facility Siting) Safe Drinking Water Act Lead Inspection and Abatement Medical Waste Management Act California Radiation Control Law
Dept. of Industrial Relations (Cal/OSHA)	State	California Occupational Safety & Health Act
State Water Resources Control Board & Regional Water Quality Control Board	State	Porter-Cologne Water Quality Act Clean Water Act Toxic Pits Cleanup Act Underground Storage Tanks Law
Integrated Waste Management Board	State	Source Reduction and Recovery, Household Hazardous Waste Element (AB 939)
Health & Welfare Agency	State	Safe Drinking Water & Toxic Enforcement Act (Proposition 65)
Air Resources Board	State	Clean Air Act Air Toxics Law and Air Toxics Hot Spots

<b>TABLE E-1</b>		
<b>SUMMARY OF HAZARDOUS MATERIALS REGULATORY AUTHORITY</b>		
<b>Regulatory Agency</b>	<b>Jurisdiction</b>	<b>Authority</b>
Office of Emergency Services	State	Hazardous Materials Release Response Plans/Inventory Law
Dept. of Fish & Game	State	Fish & Game Code
Dept. of Food & Agriculture	State	Food & Agriculture Code
State Fire Marshal	State	Uniform Fire Code Pipeline Safety Act
<b>Local Agencies</b>		
Roseville Fire Department	City	Pipeline Safety Act Uniform Fire Code Article 80 Hazardous Materials Release Response Plans/Inventory Law Underground Fuel Tanks
Placer County Air Pollution Control District	City/County	Air Toxics Law (AB 1807) Air Toxics Hot Spots Calderon (AB 3525) Clean Air Act
Placer County Office of Emergency Services	County	SARA Title III
Placer County Agricultural Commissioner	County	Food and Agriculture Code Pesticide Contamination Prevention Act
Placer County Department of Health and Medical Services, Division of Environmental Health	County	Hazardous Waste Control Law Hazardous Waste Management Plan (Tanner Act, AB 2948) Integrated Waste Management Act (AB 939) Safe Drinking Water Act Safe Drinking Water & Toxic Enforcement Act (Proposition 65) Hazardous Waste Source Reduction Act (SB 14)
SOURCE: EIP Associates, 1995.		

## **Hazardous Materials Worker Safety Requirements**

### Federal

The Federal Occupational Safety and Health Administration (Fed/OSHA) is the agency responsible for ensuring worker safety. Fed/OSHA sets federal standards for implementation of training in the work place, exposure limits, and safety procedures in the handling of hazardous substances (as well as other hazards). Fed/OSHA also establishes criteria by which each state can implement its own health and safety program.

### State

The California Department of Industrial Relations, Division of Occupational Safety and Health Administration (Cal/OSHA) assumes primary responsibility for developing and enforcing work place safety regulations within the State. Cal/OSHA standards are more stringent than federal regulations. Worker safety programs described in Title 8 of the CCR include:

- Injury and Illness Prevention Program
- Emergency Action Plan
- Hazard Communication
- Bloodborne Pathogen Standard
- Hazardous Waste Operations and Emergency Response
- Process Safety Management

Cal/OSHA regulations concerning the management of hazardous materials include requirements for safety training, availability of safety equipment, hazardous materials exposure warnings, and emergency action and fire prevention plan preparation. Cal/OSHA enforces the Hazard Communication Program regulations, which include provisions for identifying and labeling hazardous materials, providing employees with Material Safety Data Sheets (MSDSs), describing the hazards of chemicals, and documenting employee training programs. Additionally, provisions of the Injury and Illness Prevention Program and Bloodborne Pathogen Program, which include similar elements that must be addressed on a site-specific basis, are enforced by Cal/OSHA and the Department of Health Services (DHS), respectively.

State laws also include special provisions for hazard communication to employees in laboratories, including training in chemical work practices (Laboratory Safety Standard). The documented training must include safe methods for handling hazardous materials, an explanation of MSDSs, use of protective equipment, and emergency response plans and procedures. Cal/OSHA also enforces the Process Safety Management Program, which is required for operations in which acutely hazardous materials (AHMs) are used.

## Hazardous Waste Management Requirements

### Federal

The RCRA established a federal hazardous waste "cradle-to-grave" regulatory program that is administered by EPA. Under the RCRA, EPA regulates the generation, transportation, treatment, storage and disposal of hazardous waste.

The RCRA was amended in 1984 by the Hazardous and Solid Waste Act (HSWA), which affirmed and extended the "cradle-to-grave" system of regulating hazardous waste. The HSWA specifically prohibits the use of certain techniques for the disposal of some hazardous waste.

Under the RCRA, individual states may implement their own hazardous waste management programs as long as they are consistent with, and at least as strict as, the RCRA. EPA must approve state hazardous waste management programs intended to be implemented in lieu of the federal requirements and the RCRA.

### State

In California, the state hazardous waste management program was approved on August 1, 1992. The state program was created by the enactment of the HWCL, which is administered by the DTSC. The DTSC regulations govern the generation, transportation and disposal of hazardous waste.

Regulations implementing the HWCL list 791 hazardous chemicals and 20 or 30 more common materials that may be hazardous; establish criteria for identifying, packaging and labeling hazardous waste; prescribe management of hazardous waste; establish permit requirements for hazardous waste treatment, storage, disposal and transportation; and identify hazardous waste that cannot be deposited in landfills.

As defined in CCR Title 22, §66261 et seq., a waste is considered hazardous if it has one or more of the following characteristics.

- **Toxicity.** Substances that may cause short-term or long-lasting health effects, ranging from temporary effects to permanent disability, or death. For example, such substances can cause disorientation, acute allergic reactions, asphyxiation, skin irritation, or other adverse health effects if human exposure exceeds certain levels. (The level depends on the substance involved.) Carcinogens (substances known to cause cancer) are a special class of toxic substances. Examples of toxic substances include benzene, which is a component of gasoline and a suspected carcinogen and DDT (a pesticide no longer in use).
- **Ignitability.** These substances are hazardous because of their ability to burn. Gasoline, hexane, and natural gas are examples of ignitable substances.
- **Corrosivity.** Corrosive substances can cause severe burns or damage materials; these include strong acids and bases such as sodium hydroxide (lye) or sulfuric acid (battery acid).
- **Reactivity.** These substances may cause explosions or generate toxic gases. Explosives, pure sodium or potassium metals (which react violently with water), and cyanides are examples of reactive materials.

In California, a waste is also considered hazardous if it specifically listed or incorporated by reference from federal RCRA lists into Title 22, Chapter 11 of the CCR.

Under both the RCRA and the HWCL, the generator of a hazardous waste must complete a manifest that accompanies the waste from the point of generation to the ultimate treatment, storage or disposal location. The manifest describes the waste, its intended destination, and other regulatory information about the waste. Copies must be filed with the DTSC. Generators must also match copies of waste manifests with receipts from the treatment, storage or disposal facility to which it sends waste.

## **Hazardous Materials Transportation**

### Federal

The U.S. Department of Transportation (DOT) has the regulatory responsibility for the safe transportation of hazardous material between states and to foreign countries. DOT regulations govern all means of hazardous materials transportation, (except for those packages shipped by mail, which are covered by the U.S. Postal Service (USPS) regulations), including transportation by rail. DOT regulations are contained in the Code of Federal Regulations Title 49.

Under RCRA, the EPA sets standards for transporters of hazardous waste. In turn, the federal government authorized the State of California to carry out EPA regulations concerning transportation of hazardous wastes originating in, or passing through, the state.

### State

The State of California has also adopted regulations for the intrastate movement of hazardous materials. State regulations are indexed in the CCR Title 26.

The California Highway Patrol (CHP) has primary responsibility for enforcing federal and state regulations and responding to hazardous materials transportation emergencies. The CHP enforces hazardous materials labeling and packaging regulations. The goal of these regulations is to prevent leakage and spills of material in transit and to provide detailed information to clean-up crews in the event of an accident. Vehicle and equipment inspection, shipment preparation, container identification, and shipping documentation are all part of the responsibility of the CHP, which conducts regular inspections of licensed transporters to assure regulatory compliance.

Common carriers conduct a large portion of their business in the delivery of hazardous materials. Common carriers are licensed by the CHP under conditions specified in CCR Title 26, Division 14.1 Transportation of Hazardous Material, Section 32000.5, License to Transport Hazardous Materials. This section requires licensing of every motor (common) carrier who transports, for a fee, in excess of 500 pounds of hazardous materials at one time, and every carrier, if not for hire, who carries more than 1,000 pounds of hazardous material of the type requiring placards. If the supplier or distributor carries fewer than 1,000 pounds of material, a license is not required. Every package type used by a hazardous materials shipper must undergo tests that imitate some of the possible rigors of travel.

## **Emergency Response to Hazardous Materials Incidents**

Pursuant to the Emergency Services Act, the State has developed an Emergency Response Plan to coordinate emergency services provided by federal, state, and local government agencies and private persons. Response to hazardous materials incidents is one part of this plan (*California Government Code*, §8574.1 et seq.). The plan is administered by the state Office of Emergency Services, which coordinates the responses of other agencies including the EPA, the CHP, the Department of Fish and Game, the Central Valley Regional Water Quality Control Board (CVRWQCB), the Department of Health Services, the Department of Toxic Substances Control, Placer County, and the City of Roseville.

In addition, pursuant to the Hazardous Materials Release Response Plans and Inventory Law of 1985 (the Business Plan Law), local agencies are required to develop area plans for response to hazardous materials releases. These emergency response plans depend to a large extent on the business plans submitted by entities that handle hazardous materials. An area plan must include pre-emergency planning of procedures for emergency response, notification and coordination of affected government agencies and responsible parties, training, and follow-up.

**ENDNOTES**

1. California Health and Safety Code § 25020.5.
2. California Health and Safety Code, § 25022.5.
3. Code of Federal Regulations, Title 40, § 259.10.
4. California Health and Safety Code, § 25026.5.
5. California Health and Safety Code, § 25032.2.

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***APPENDIX F***  
***AIR QUALITY INFORMATION***

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## ***APPENDIX F - AIR QUALITY***

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### **F.1 EXISTING AIR QUALITY**

Two ambient air pollutant stations are in the vicinity of the project area. The 151 North Sunrise Avenue Roseville station is the nearest monitoring station within Placer County. The station is about five miles east-southeast of the plan area. However, the closest monitoring station is the North Highlands station in Sacramento County, approximately three miles south-southwest of the southern extent of the plan area. Ozone, carbon monoxide, and particulate matter less than ten microns data collected at these two stations are presented in Tables F-1 through F-3, respectively.

### **F.2 CALINE4 MODELING**

Carbon monoxide concentrations are predicted at intersections using CALINE4, the fourth generation California Line Source Dispersion Model, developed by Caltrans. Table F-4 presents the assumptions for inputs used in the CALINE4 model used in this EIR.

TABLE F-1						
ANNUAL STATISTICS - OZONE LEVELS MEASURED AT THE NORTH HIGHLANDS AND ROSEVILLE STATION (PPM)						
Year	Hourly Concentration		Annual Mean		No. of Hourly Concentration > .12	
	1st High	2nd High	All Hours	Daily Max	Days	Hours
<i>North Highlands</i>						
1993	.11	.11	.022	.047	0	0
1992	.12	.11	.026	.047	0	0
1991	.13	.11	.027	.053	1	1
<i>Roseville</i>						
1993	.15	.15	.025	.052	3	7
SOURCE: California Air Quality Data Summaries 1991, 1992, and 1993.						

TABLE F-2						
SUMMARY OF RECORDED CO LEVELS AT THE ROSEVILLE AND NORTH HIGHLANDS STATIONS (PPM)						
Year	Hourly Concentration		8-Hour Mean		Recorded 8-Hr Concentration > 8	
	1st High	2nd High	1st High	2nd High	Days	Hours
<i>North Highlands</i>						
1994*	7.0	N/A	N/A	N/A	0	0
1993	6.0	6.0	3.7	3.6	0	0
1992	7.0	6.0	3.9	3.6	0	0
<i>Roseville</i>						
1994*	5.0	N/A	N/A	N/A	0	0
1993	5.0	5.0	2.8	2.4	0	0
* Calculations of the 8-hour 1st high and 2nd high, and the 1-hour 2nd high have not been completed.						
SOURCE: California Air Quality Data Summaries 1991, 1992, and 1993, and April 27, 1995 telephone conversation with Jim Czarniecki of the Placer County APCD.						

TABLE 4-3								
PM <sub>10</sub> LEVELS RECORDED AT NORTH HIGHLANDS AND ROSEVILLE (MICROGRAMS/M <sup>3</sup> )								
Year	Annual Statistics				Number of Samples			
	High	Low	Geometric Mean	Arithmetic Mean	>50	>100	>150	>250
<i>North Highlands</i>								
1993	63	4	24.3	28.8	7	0	0	0
1992	79	7	28.0	31.1	6	0	0	0
1991	96	9	27.3	33.3	5	0	0	0
<i>Roseville</i>								
1993	52	8	23.4	25.4	1	0	0	0
* Data presented are incomplete in that an insufficient number of valid data points were collected to meet EPA and/or CARB criteria for representativeness.								
SOURCE: California Air Quality Data Summaries 1991, 1992 and 1993.								

**TABLE F-4  
ASSUMPTIONS FOR INPUTS INTO CALINE4**

Parameter	Assumption (Source)
Aerodynamic Roughness Coef.	100 cm $\approx$ Single Family Residential (Benson)
Settling & Deposition Velocity	0 cm/s (Randall and Ng 1987) for CO
Altitude Above Sea Level	0 feet
Roadway Height	0 ft (Assuming at grade)
Z Receptor Coordinate	1.5 m (Caltrans 1988)
X & Y Receptor Coordinates	4 ea. $\{+[4m*(North-South Lanes+2)],+4m*(East-West Lanes+2)]\}$ ; 4 ea. $\{+[4m*(North-South Lanes+3)],+4m*(East-West Lanes+2)]\}$ ; 4 ea. $\{+[4m*(North-South Lanes+2)],+4m*(East-West Lanes+3)]\}$ ; 4 ea. $\{+[4m*(North-South Lanes+4)],+4m*(East-West Lanes+2)]\}$ ; 4 ea. $\{+[4m*(North-South Lanes+2)],+4m*(East-West Lanes+4)]\}$ .
Link Endpoints	500 m from the intersection (Benson 1984)
Stopline Distance	500 m - $[\{Cross-street Lanes + 1\} * 4 m]$ (Caltrans 1988)
Mixing Zone Width	$[12 ft * (Number of Lanes)] + 6 m$ (Caltrans 1988)
Deceleration Time to 0 mph	20 mph = 5.1 s, 25 mph = 6.5 s, 30 mph = 7.3 s, 35 mph = 8.2 s, 40 mph = 8.9 s, 45 mph = 9.1 s, 50 mph = 9.8 s, and 55 mph = 10.2 s (Association of American Street and Highway Officials)
Acceleration Time from 0 mph	15 mph = 6 s, 20 mph = 10 s, 25 mph = 13 s, 30 mph = 17 s, 35 mph = 21 s, 40 mph = 26 s, 45 mph = 32 s, 50 mph = 37 s, and (Wood 1991) 55 mph = 42 s (interpolation)
Speed	Congested Flow Speeds or Speed Limits minus Level of Service speeds from Traffic Consultant
Emission Factor	EMFAC7F version 1.1 for County (CARB 1994)
Mixing Width Right & Left	0 ft (If no canyon or bluffs)
Cycle Length	60 seconds
Vehicle Idle time at Stopline	1/Ratio of the traffic volume (Wood 1991)
Vehicle Idle time at End	0 s (Wood 1991)
Wind Direction	All [Worst-case angle search] (Benson 1984)
Wind Speed	1 m/s (Caltrans 1993)
Atmospheric Stability	F = 6 (ibid)
Mixing Height	1000 m (Caltrans 1988)
Sigma Theta	5° (ibid)
Ambient Concentration	Roseville & North Highlands, Maximum [1991-1993] 1-hour = 7.0 ppm and 8-hour = 3.9 ppm (CARB 1992 - 1993 and Sacramento Metropolitan AQMD 1995)
January Morning Temperature	Screen Temp +5°F = 45°F (Caltrans 1988)
Link Type	Intersection = 6 (Benson 1984)
Percent Hot Starts	10% (Caltrans 1993)
Percent Cold Starts	50% (ibid)
Vehicle Mix	BURDEN7F for County (Caltrans 1994)
SOURCE: EIP Associates, 1995.	

**TABLE F-5  
ANNUAL WOOD STOVE AND FIREPLACE EMISSIONS**

Wood Stove and Fireplace Emission Factors and Annual Emissions												
Emission Factors	PM <sub>10</sub>			Carbon Monoxide			NO <sub>x</sub>	Volatile Organics		SO <sub>2</sub>		
	All Stoves	Pre-Phase I	Phase I	Phase II	All Stoves	Pre-Phase I		Phase I	Phase II	All	Meth-VOC	All
Conventional	30.6	30.6			230.8	230.8			2.80	28.00	64.00	0.4
Noncatalytic	19.6	25.8	20	14.6	140.8		140.8					0.4
Pellet, Certified	4.2			4.2	39.4		39.4		13.8			0.4
Pellet, Exempt	8.8				52.2							
Masonry Heater	5.6				149							
Catalytic	20.4	24.2	19.6	16.2	104.8		104.8	107	2	17.2	26	0.4
Fireplaces		34.6				252.6			2.6	26	177.8016	0.4
Annual Wood Stove Emissions (Tons)				56.07				370.33	6.92	59.53	89.99	1.38
Annual Fireplace Emissions (Tons)		119.75				874.26			9.00	89.99	615.38	1.38
Project Fuel Usage Per Year												
Project Fuel Usage Per Year			Year Round Homes			Weekend Homes						
Number of Homes in Study Area			3762 homes			3762 homes						
Annual Fuel Consumption (cords)			1 cords/home			1 cords						
Annual Fuel Consumption (cords)			3762.0 cords/year			3762.000 cords/year						
Tons/cord of Wood			1.840 tons/cord			1.840 tons/cord						
Tons/year of fuel			6922.08 tons/yr			6922.08 tons/yr						
Project Average Wood Weight Per Cord												
Species	Density of Wood	Weight	Tons/Cord	Space/Cord of Split Wood	Average Ton/Cord							
Doug Fir	34 lb/ft <sup>3</sup>	4352 lb/cord	2.176 ton/cord	15%	0.370 ton/cord (20% usage)							
Black Oak	42 lb/ft <sup>3</sup>	5376 lb/cord	2.688 ton/cord	15%	0.914 ton/cord (40% usage)							
Ponderosa Pine	28 lb/ft <sup>3</sup>	3584 lb/cord	1.792 ton/cord	15%	0.305 ton/cord (20% usage)							
Incense Cedar	23.1 lb/ft <sup>3</sup>	2956.8 lb/cord	1.478 ton/cord	15%	0.251 ton/cord (20% usage)							
Lodgepole Pine	29 lb/ft <sup>3</sup>	3712 lb/cord	1.856 ton/cord	15%	0.000 ton/cord (0% usage)							
Average					1.840 ton/cord (100% usage)							

SOURCES: Residential Woodstoves, AP-42, 1.10-4, October 1992; Residential Fireplaces, AP-42, 1.903, October 1992; Wood Density, Handbook for Predicting Slash Weight of Western Conifers, USFS, 19974 for Incense Cedar Densities; Chemical Engineering Handbook for Black Oak, Density; Handbook of Tables for Applied Engineering Science for Lodgepole Pine, Ponderosa Pine, and Douglas Fir; Wood Fuel Pamphlet, U.S. Department of Energy, October 1986; Ann Hobbs, Placer County Air Pollution Control District.

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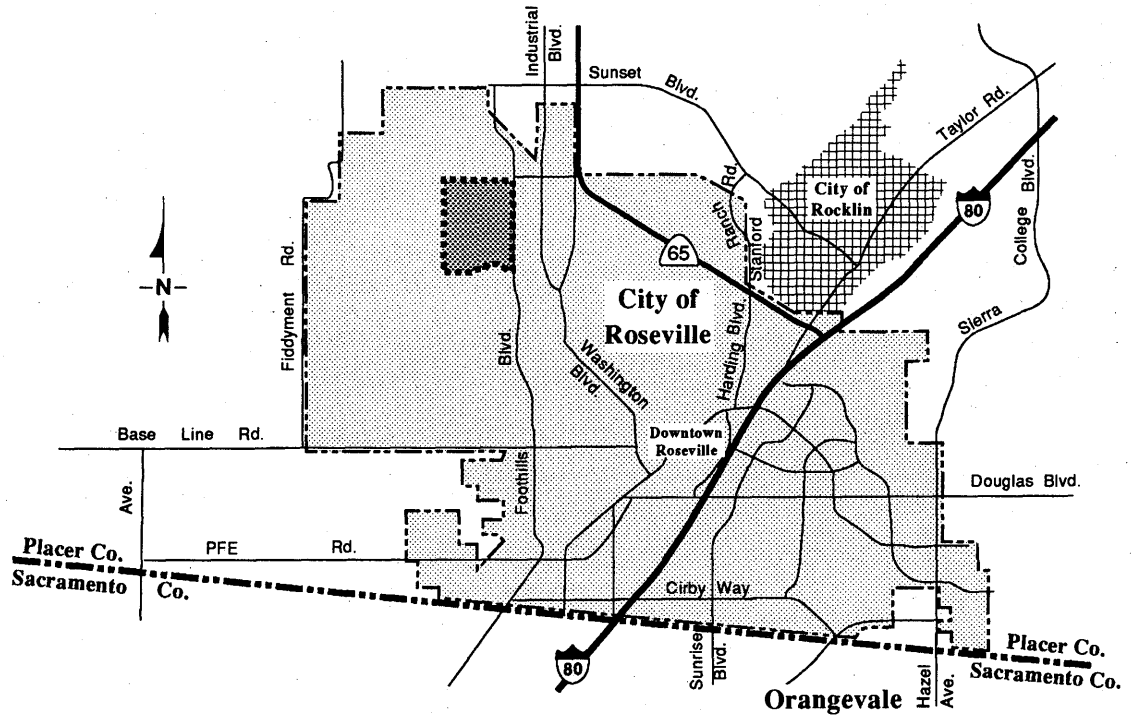
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***APPENDIX G***  
***MITIGATION MONITORING PLAN***

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# Mitigation Monitoring Plan For The Hewlett-Packard Master Plan Draft Environmental Impact Report



PREPARED FOR THE

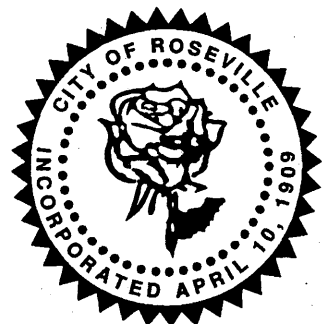
**City of Roseville  
Planning Department**

PREPARED BY

**EIP Associates**



February 1996



**MITIGATION MONITORING PLAN**  
**FOR THE**  
**HEWLETT-PACKARD MASTER PLAN EIR**

Prepared for the:

City of Roseville  
Planning Department  
Roseville, California

Prepared by:

EIP Associates  
Sacramento, California

February 1996

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## ***1. INTRODUCTION***

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## **1.0 INTRODUCTION**

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### **Background**

Section 21081.6 of the California Public Resources Code requires public agencies to "adopt a reporting and monitoring program for the changes to the project which it has adopted or made a condition of project approval in order to mitigate or avoid significant effects on the environment." This monitoring program is required for the Hewlett-Packard Master Plan (Proposed Project) because the Environmental Impact Report (EIR) for the project has identified significant adverse impacts, and mitigation measures have been identified to mitigate those impacts. Adoption of this mitigation monitoring plan shall occur prior to, or concurrently with, adoption of the Proposed Project for which the plan has been developed. All mitigation measures and the plan requirements will be included as conditions of project approval. The Applicant will be responsible for all mitigation costs and implementation of mitigation measures unless otherwise stated.

### **Purpose of the Mitigation Monitoring Plan (MMP)**

The purpose of this plan is:

- to ensure that mitigation measures are implemented;
- to provide feedback to agency staff and decision makers about the effectiveness of the measures;
- to provide learning opportunities for improving mitigation measures on future projects; and
- to identify the need for enforcement action before irreversible environmental damage occurs.

### **Monitoring Process**

Existing monitoring mechanisms are in place to assist the City of Roseville in meeting the intent of CEQA. These include, among others, monitoring of Master Plan implementation and annual monitoring of compliance with the Development Agreement. These existing monitoring mechanisms eliminate the need to develop separate monitoring processes for each mitigation measure. Those mitigation measures that are monitored through existing City mechanisms are indicated on the Mitigation Monitoring Checklist as follows:

GP	-	As required by the General Plan
DG	-	As required by the North Industrial Area Design Guidelines
DA	-	As required in the Development Agreement
TP	-	Condition of Master Plan tree permit
GrP	-	Condition of grading permit/indicated on improvement plans
BP	-	Condition of building permit
SRP	-	Condition of site review
GPA/RZ	-	Condition of General Plan Amendment and Rezone
CIP	-	Add to Capital Improvement Program

Those measures that require separate monitoring processes are monitored through this document, and indicated on the checklist as "MMP" (with corresponding page numbers where the monitoring program can be found in this document). City responsibilities are briefly described below and a sample monitoring form is provided in Appendix A.

The Roseville Planning Department (project planner) will monitor tree preservation and project design mitigation measures. The Roseville Public Works Department (construction inspector) will be responsible for monitoring construction-related mitigation measures, such as erosion control. Other measures will be monitored by other divisions of the Roseville Community Development Department.

The Project Applicant/contractor will be responsible for preparing brief monitoring letters to provide project updates. The frequency of these letters will vary during the course of the project and will be determined by the City (Planning, Public Works, and Community Development Departments). The purpose of the letters is to assist City staff in keeping abreast of the complicated construction process and any problems that have arisen in the previous week. The Planning, Public Works, and Community Development Departments will review the letters, verify the conditions, and take action, as necessary.


The Community Development Department may choose to prepare a final summary of project monitoring upon completion of all mitigation measures. This report would be used to refine mitigation measures in the future.


### **Project Location**

The Proposed Project is located within the North Roseville Industrial Area in the northwest portion of the City of Roseville, in Placer County, California (see Figure 1-1). The Hewlett-Packard Master project area (project area) consists of approximately 500.2 acres located at 8000 Foothills Boulevard, at the southwest corner of Foothills Boulevard and Blue Oaks Boulevard.


The Proposed Project is generally situated six miles west of Interstate 80 (I-80). State Highway 65 (SR 65) provides access from the northwest and intersects I-80 in Roseville. The Proposed Project is approximately one mile west of the Blue Oaks Boulevard interchange on SR 65.



  
 -N-  
 NOT TO SCALE

 = Project Location

**Figure 1-1**  
**Statewide Location Map**

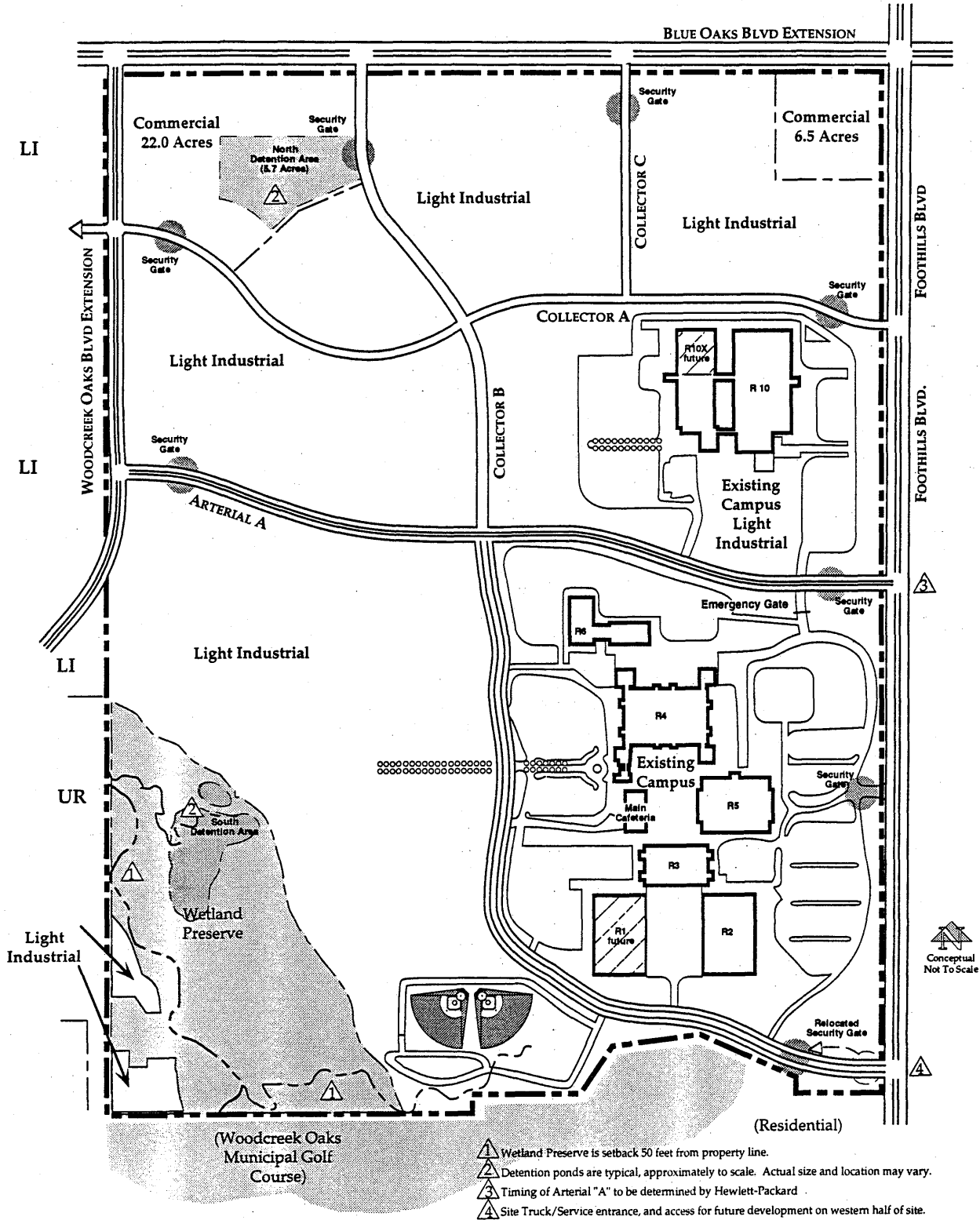
95190  


**Project Description**

The Proposed Project is a Master Plan for the comprehensive planning of the 500-acre Hewlett-Packard site in Roseville (see Figure 1-2). The proposed Master Plan is intended to address all aspects of the site by establishing master site, grading, drainage and utility plans, adopting development standards and design guidelines, and establishing an approval process that would enable the orderly development of the remainder of the site. In addition, the Master Plan is requesting approval to increase current entitlements for building square footage and total number of employees to approximately 4.25 million square feet and approximately 13,180 employees. Of this, 370,000 square feet would be new development on the existing two hundred acres, while 2,303,000 square feet would be new development on the remaining 254 acres (not including the 45.9 acres of open space). Of this, 28.5 acres would be designated General Commercial. It is anticipated that 70 percent of the site would be developed by 2010. Total buildout of the Proposed Project is anticipated to occur incrementally over a 20-to-25 year time-frame.

**FIGURE 1-2**

**Hewlett-Packard Roseville Campus Conceptual Land Use Plan**



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***2. MITIGATION MONITORING CHECKLIST***

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<b>HEWLETT-PACKARD MASTER PLAN DRAFT MITIGATION MONITORING CHECKLIST</b>				
Mitigation Number	Mitigation Measure	Monitoring Mechanism	Monitor Initials	Date Complete
<b>Pre-Construction Measures</b>				
4.3-2	Site specific geotechnical evaluations to assess development on soils characterized by slow permeability, low strength and high shrink-well potential	GRP/IMP, see page 3-1		
4.4-2(a)	Identify adequate detention facility locations	GRP/IMP, DA, see page 3-2		
4.4-2(b)	Contribute fair share fees to regional flood control	DA, BP, see page 3-3		
4.4-4(b)	Implement erosion control plan	GRP/IMP, see page 3-4		
4.5-7	Conduct pre-construction survey and restrictions	TP, BP, See page 3-5		
4.5-8	Obtain and implement 404 permit, Section 1603 permit and Streambed Alteration Agreement	GRP/IMP, see page 3-7		
4.6-2(a)	Determine if cultural deposit exists	See page 3-8		
4.6-2(b)	Preserve or record sites, if found, consistent with CEQA Guidelines	See page 3-9		
4.6-3	Determine historical value, then mitigate as appropriate consistent with CEQA	See page 3-11		
4.7-3	Use building orientation and materials that minimize glare	DG, SRP, see page 3-12		
4.9-1	Add a second eastbound through lane on Blue Oaks Boulevard	DA, CIP, see page 3-13		
4.9-2	Construct additional lanes on Foothills Boulevard	DA, CIP, see page 3-14		
4.9-3	Construct additional lanes on Blue Oaks Boulevard	DA, CIP, see page 3-14		
4.9-4	(a) Add grade separation OR (b) amend LOS policy	DA, CIP, see page 3-15		
4.9-7	Update Long-Range Transit Master Plan	See page 3-17		
<b>Construction Measures</b>				
4.5-5	Develop and implement construction protocols	TP, GRP/IMP, MMP, see page 4-1		
4.6-1	Cease work and consult a qualified archeologist	See page 4-3		

<b>HEWLETT-PACKARD MASTER PLAN DRAFT MITIGATION MONITORING CHECKLIST</b>				
Mitigation Number	Mitigation Measure	Monitoring Mechanism	Monitor Initials	Date Complete
4.10-1	Provide dust controls	GRP/IMP, SRP, see page 4-4		
4.10-2(a)	Maintain construction equipment and vehicles	See page 4-5		
4.10-2(b)	Develop and implement a Construction Employee Trip Reduction Plan	See page 4-7		
<b>Operation Measures</b>				
4.10-3	Provide regional emissions controls	SRP, see page 5-1		
<b>Compensatory Measures</b>				
4.5-4	Preservation, translocation and compensation	See page 6-1		

## NOTES:

- BP - Building Permit
- DA - Development Agreement
- DG - Design Guidelines
- GP - General Plan
- GPA/RZ - Condition of General Plan Amendment and Rezone
- GRP/IMP - Grading Permit/Improvement Plans
- MMP - Mitigation Monitoring Plan
- SRP - Site Review Permit
- TP - Tree Permit
- CIP - Capital Improvement Program

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### ***3. PRE-CONSTRUCTION MEASURES***

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## PHASE - PRE-CONSTRUCTION

### EIR CHAPTER: 4.3 SOILS, GEOLOGY AND SEISMICITY

#### Mitigation Measure:

- 4.3-2 Geotechnical evaluation for soils with slow permeability, low strength and high shrink-swell potential.

Soils shall be tested for their slow permeability, low strength and high shrink-swell potential. Soils with low strength and/or high shrink-swell potential shall be controlled by over-excavation, or covering these soils with a sufficient amount of granular soils (as determined by the geotechnical investigation). Potentially expansive soils shall only be placed in areas determined not to consist of structural fill.

**Implementing Parties:** Applicant, Contractor

**Agency or  
Individual  
Responsible for  
Monitoring:**

Public Works Department - Engineering Division

**Timing:**

Prior to approval of any improvement plans for the Proposed Project.

**Monitoring  
Work Program:**

The Public Works Department shall review the results of a geotechnical investigation performed by the Applicant or Applicant's consultant. The review will verify that all required components have been included, and that the findings of the investigation have been incorporated into the final plans, prior to commencement of any earthwork on the property.

**Standards of  
Success:**

This measure will be deemed successful when an adequate geotechnical investigation, as specified, is performed and recommendations from the investigation are appropriately considered and incorporated in final design.

## PHASE - PRE-CONSTRUCTION

### EIR CHAPTER: 4.4 HYDROLOGY AND WATER QUALITY

#### Mitigation Measure:

4.4-2(a) Identify adequate facility location on-site detention basins.

Detention basins are planned in the southwest and northeast portion of the project area. The detention basins shall be constructed to the satisfaction of the City and shall be designed to minimize potential flooding.

**Implementing Parties:** Applicant, Contractor

**Agency or  
Individual  
Responsible for  
Monitoring:**

Public Works Department

**Timing:**

Prior to approval of a building permit for development in the north watershed, south watershed or a grading permit and any improvement plans.

**Monitoring  
Work Program:**

The Public Works Department shall review the Applicant's plan for on-site detention facilities. The plan will identify the specific locations, capacity, and feasibility of the detention basins. The design of the detention basins shall meet the City's requirements and shall be designed to maintain post-development peak flows at pre-development levels.

**Standards of  
Success:**

This measure will be deemed successful when the final location for the detention basins and their design meets the City's approval, and they are constructed.

## PHASE - PRE-CONSTRUCTION

### EIR CHAPTER: 4.4 HYDROLOGY AND WATER QUALITY

#### Mitigation Measure:

4.4-2(b) Contribute fair share fees to regional flood control facilities.

The Proposed Project must construct on-site drainage facilities to the City's satisfaction to limit the project's contribution to increased flows and contribute its fair share in mitigation fees to the City's regional flood control projects.

**Implementing Parties:** Applicant

**Agency or  
Individual  
Responsible for  
Monitoring:**

Public Works - Engineering

**Timing:**

The Applicant must agree to pay the fees prior to approval of Development Agreement. Fees must be paid concurrent with issuance of building permits.

**Monitoring  
Work Program:**

The fee will be collected at the time a building permit is issued within the Master Plan area.

**Standards of  
Success:**

Applicant pays fee for regional flood control, in amount determined by the City.

**PHASE - PRE-CONSTRUCTION**

**EIR CHAPTER: 4.4 HYDROLOGY AND WATER QUALITY**

**Mitigation Measure:**

4.4-4(b) Implement erosion control plan.

The City of Roseville Department of Public Works Improvement Standards require that a grading permit be obtained from the City prior to beginning any grading work. As part of the permit process the Applicant must submit, for review and approval, improvement and/or grading plans along with a site-specific erosion and sedimentation control plan.

**Implementing Parties:** Applicant, Contractor

**Agency or  
Individual  
Responsible for  
Monitoring:**

Public Works - Engineering

**Timing:**

Prior to issuance of a grading permit, or approval of improvement plans.

**Monitoring  
Work Program:**

The Public Works Department shall review the Grading Plan developed by the Applicant or Applicant's consultant and pursuant to the Improvement Standards. The review will verify that all required components have been included and that the findings of the plan have been incorporated into the final plans prior to commencement of any earth work on the property.

**Standards of  
Success:**

The measure will be deemed successful when the Improvement Standards have been met as determined by the City and runoff from the site into natural drainage is not significant.

## PHASE - PRE-CONSTRUCTION

### EIR CHAPTER: 4.5 BIOLOGICAL RESOURCES

#### Mitigation Measure:

4.5-7 Conduct pre-construction survey for raptors and implement restrictions.

To ensure that fully-protected raptor species are not injured or disturbed, the developer shall implement one of the three following measures:

(a) All tree removal shall occur between August 30 and March 15 to avoid the breeding season of any raptor species that could be using the area. This period may be modified with the authorization of the DFG.

-or-

(b) Prior to the beginning of construction during the period between March 15 to August 30, all trees within 350 feet of any grading or earthmoving activity shall be surveyed for active raptor nests by a qualified biologist. If active raptor nests are found, a fence shall be erected around the tree at a distance of 350 feet from the edge of the canopy to prevent construction disturbance and intrusions on the nest area.

-or-

(c) The Applicant shall confer with CDFG and develop measures that satisfy the requirements of CDFG and the City.

The developer shall relocate any raptor nest according to CDFG protocol, or in consultation with CDFG, to the nearest suitable nest tree.

**Implementing Party:** Developer's biologist

**Agency or  
Individual  
Responsible for  
Monitoring:**

Roseville Planning Department

**Timing:**

Prior to issuance of tree permit, tree removal or grading permits for construction within 350 feet of trees; prior to site disturbance and during the appropriate season.

## PHASE - PRE-CONSTRUCTION (Continued)

### **Monitoring Work Program:**

Either all tree removal shall be conducted between August 30 and March 15, or the Applicant shall contract with a qualified biologist to survey for raptor nests prior to each phase. Data will be recorded by survey personnel concerning:

1. date which pre-construction surveys are initiated, performed, and completed,
2. survey methods and objectives,
3. complete species list,
4. results of surveys, and
5. mitigation and timing to prevent next disturbance.

If nests are found, the City shall:

1. require that construction activities avoid active nests,
2. monitor nest activity, and
3. provide a buffer zone of 350' between March 15 and August 30.

### **Standards of Success:**

Pre-construction surveys performed prior to construction activities in each phase and, if active nest(s) are found, a qualified biologist monitors nest(s) while construction activities are in the vicinity to ensure that buffer zones are established and active nest(s) disturbance is avoided.

## PHASE - PRE-CONSTRUCTION

### EIR CHAPTER: 4.5 BIOLOGICAL RESOURCES

#### Mitigation Measure:

4.5-8: Obtain and implement 404 permit, Section 1603 permit, and Streambed Alteration Agreement

The Applicant will need to modify the PDN for the Wetland Preserve in order to include the sewer line. The Corps will require measures to offset the effects of the pipeline and ensure the viability of the preserve.

**Implementing Parties:** Applicant's biologist

#### Agency or Individual Responsible for Monitoring:

U.S. Army Corps of Engineers, State Department of Fish and Game

**Timing:** Prior to issuance of grading permit

**Monitoring Work Program:** Confirm that permits issued

**Standards of Success:** Permits issued by appropriate agencies

## PHASE - PRE-CONSTRUCTION

### EIR CHAPTER: 4.6 CULTURAL RESOURCES

#### Mitigation Measure:

#### 4.6-2(a) Determine if cultural deposits exists

Prior to grading, the recommended approach to determine if any cultural deposits exist is to undertake a series of shovel test pits to define the presence and extent of a possible deposit. If a deposit is present and is determined to be significant, a mitigation plan could be developed at that time to either protect or further evaluate the resource.

**Implementing Party:** Applicant's archaeologist

**Agency or  
Individual  
Responsible for  
Monitoring:**

Roseville Planning Department/Public Works

**Timing:**

Prior to grading or construction activities in areas of identified cultural resources

**Monitoring  
Work Program:**

The Applicant shall contract with an archaeologist to determine if site PA-91-1 contains any subsurface deposits and is worth preserving. Providing cultural deposits are present, the archaeologist shall submit a report to the Roseville Planning Department identifying the site boundaries, and, if the site could be affected by grading or construction activities, recommend measures for preservation or recordation.

**Standards of  
Success:**

Determination of historical significance of site PA-91-1. If significant, preservation or recordation, per Mitigation Measure 4.6-2(b).

## PHASE - PRE-CONSTRUCTION

### EIR CHAPTER: 4.6 CULTURAL RESOURCES

#### Mitigation Measure:

#### 4.6-2(b) Preserve or record sites, consistent with CEQA Guidelines

Under CEQA guidelines, archeological site PA-91-1 could be simply avoided or capped (after the accurate extent of the sites are known) as outlined in *Supplementary Document J*, Section II-B, without any assessment of whether or not the sites are "important archaeological resources".

If site PA-91-1 is to be destroyed, it shall be fully recorded by a qualified archaeologist.

Adequate recordation would include, at a minimum, the following:

- the development of site-specific history and appropriate and contextual information regarding the particular resource; in addition to archival research and comparative studies, this tasks could involve limited oral history collection;
- accurate mapping of the noted resources, scaled to indicate size and proportion of the structures;
- architectural descriptions of affected structures;
- photodocumentation of the designated resources, both in still and video formats; and
- recordation of measured architectural drawings, in the case of specially designated buildings of higher architectural merit.

**Implementing Party:** Applicant's archaeologist

**Agency or  
Individual  
Responsible for  
Monitoring:**

Roseville Planning Department/Public Works

**Timing:**

Upon determination that site PA-91-1 is significant under CEQA or NRHP, and that it will be damaged or destroyed by the Proposed Project, and prior to issuance of grading permit.

## PHASE - PRE-CONSTRUCTION (Continued)

### **Monitoring Work Program:**

If a site is deemed significant and it will be destroyed or damaged, the following steps will be taken:

- The land use plan will be amended to avoid the site, which will be fenced or otherwise protected from vandalism.

-or-

- The site will be capped, per CEQA Supplementary Document J.

-or-

- The site will be recorded as indicated above.

### **Standards of Success:**

Full preservation, through avoidance or capping of significant sites, or, if a significant site will not be preserved, full recordation as indicated.

**PHASE - PRE-CONSTRUCTION**

**EIR CHAPTER: 4.6 CULTURAL RESOURCES**

**Mitigation Measure:**

- 4.6-3 Determine historical value of site CA-PLA-428-H. then mitigate

**PHASE - PRE-CONSTRUCTION**

**EIR CHAPTER: 4.7 AESTHETICS AND VISUAL RESOURCES**

**Mitigation Measure:**

- 4.7-3 Use building orientation and materials that minimize glare.

For large buildings, building surfaces and materials, orientation, and landscaping shall be designed to ensure that roadways and walkways are not subjected to disruptive glare. The City shall review building plans to ensure that this condition is met.

**Implementing Parties:** Applicant

**Agency or  
Individual  
Responsible for  
Monitoring:**

Planning Department/Design Review Commission

**Timing:**

Prior to approval of design review

**Monitoring  
Work Program:**

Review building design plans, including proposed surface treatments

**Standards of  
Success:**

Reflective portions of building (e.g. large glass or light colored surfaces) are oriented in manner to avoid glare on nearby roadways and gathering spaces.

## PHASE - PRE-CONSTRUCTION

### EIR CHAPTER: 4.7 AESTHETICS AND VISUAL RESOURCES

#### Mitigation Measure:

4.7-3 Use building orientation and materials that minimize glare.

For large buildings, building surfaces and materials, orientation, and landscaping shall be designed to ensure that roadways and walkways are not subjected to disruptive glare. The City shall review building plans to ensure that this condition is met.

**Implementing Parties:** Applicant

**Agency or  
Individual  
Responsible for  
Monitoring:**

Planning Department/Design Review Commission

**Timing:**

Prior to approval of design review

**Monitoring  
Work Program:**

Review building design plans, including proposed surface treatments

**Standards of  
Success:**

Reflective portions of building (e.g. large glass or light colored surfaces) are oriented in manner to avoid glare on nearby roadways and gathering spaces.

## PHASE - PRE-CONSTRUCTION

### EIR CHAPTER: 4.9 TRANSPORTATION AND CIRCULATION

#### Mitigation Measure:

#### 4.9-1 Add a second eastbound through lane on Blue Oaks Boulevard

The addition of a second eastbound through lane on Blue Oaks Boulevard at the intersection of Washington Boulevard would provide LOS "C" or better conditions with the Proposed Project. The Proposed Project should contribute its fair share to implementation of the full improvements needed at this intersection under a revised traffic fee program that includes the Proposed Project.

**Implementing Parties:** Applicant, Roseville Public Works Department-Land Development and Transportation Division

**Agency or  
Individual  
Responsible for  
Monitoring:**

Roseville Public Works Department - Land Development and Transportation Division

**Timing:**

The CIP shall be updated to reflect the addition of a second eastbound through lane on Blue Oaks Boulevard. The fee shall be collected concurrent with the issuance of building permits and as dictated in Development Agreement.

**Monitoring  
Work Program:**

The Public Works Department shall update the transportation CIP to add a second eastbound through lane on Blue Oaks Boulevard at the intersection of Washington Boulevard.

**Standards of  
Success:**

The transportation CIP is updated as indicated and the Applicant has paid a fair share cost.

## PHASE - PRE-CONSTRUCTION

### EIR CHAPTER: 4.9 TRANSPORTATION AND CIRCULATION

#### Mitigation Measure:

4.9-2 Construct additional lanes on Foothills Boulevard

4.9-3 Construct additional lanes on Blue Oaks Boulevard

To accommodate the projected traffic demands from the Proposed Project, additional lanes would be required on several roadway segments beyond those required for the Future Baseline condition. These are:

- 6 lanes on Foothills Boulevard from Pleasant Grove Boulevard to south entrance of Hewlett-Packard.
- 6 lanes on Blue Oaks Boulevard from Foothills Boulevard to Washington Boulevard.
- 4 lanes from Collector "B" to Foothills Boulevard.

The CIP should be updated to reflect these additional lanes and the Proposed Project should contribute its fair share to implementation of the full improvements needed on these roadways under a revised traffic fee program that includes the Proposed Project.

**Implementing Party:** Applicant, Roseville Public Works Department-Land Development and Transportation Division

**Agency or Individual Responsible for Monitoring:**

Roseville Public Works Department - Land Development and Transportation Division

**Timing:**

The CIP shall be updated to reflect the need for additional lanes. The fee shall be collected concurrent with the issuance of building permits and as dictated in the Development Agreement.

**Monitoring Work Program:**

The Public Works Department shall update the transportation CIP to add lanes to Blue Oaks Boulevard, and Foothills Boulevard.

**Standards of Success:**

The transportation CIP is updated to reflect the additional lanes and the Applicant has paid a fair share cost.

**PHASE - PRE-CONSTRUCTION**

**EIR CHAPTER: 4.9 TRANSPORTATION AND CIRCULATION**

**Mitigation Measure:**

4.9-4(a) Construct a grade separation at Foothills/Pleasant Grove Intersection

The grade separation of this intersection would provide LOS "C" or better conditions with the Proposed Project. The Proposed Project should contribute its fair share to implementation of the full improvements needed at this intersection under a revised traffic fee program that includes the Proposed Project.

-OR-

4.9-4(b): Amend City's level of service policy to allow LOS "D" at intersections City-wide.

The City's current LOS policy provides City Council the opportunity to allow LOS "D" conditions at intersections in the City's infill area if improvements that would provide LOS "C" or better are deemed infeasible. If this policy is expanded to include intersections in the specific plan areas, Council may opt to accept LOS "D" at the intersection of Foothills Boulevard and Pleasant Grove Boulevard instead of grade separation.

**Implementing Parties:** Applicant, Roseville Public Works Department-Engineering Division

**Agency or Individual Responsible for Monitoring:**

Roseville Public Works Department - Engineering Division

**Timing:**

If the City Council does not approve the LOS policy change, the CIP shall be updated within one year to reflect the addition of a grade separation. The fee shall be collected concurrent with the insurance of building permits and as dictated by the Development Agreement.

**Monitoring Work Program:**

The Public Works Department shall update the roadway CIP and traffic mitigation fee program to include a grade separation at the Foothills Boulevard/Pleasant Grove intersection. The Applicant shall be assessed for its fair share cost of this improvement through payment of traffic mitigation fees.

**PHASE - PRE-CONSTRUCTION (Continued)**

**Standards of  
Success:**

The LOS policy change is adopted by the City Council, or the transportation CIP is updated as indicated and the Applicant has paid a fair share cost.

## PHASE - PRE-CONSTRUCTION

### EIR CHAPTER: 4.9 TRANSPORTATION AND CIRCULATION

#### Mitigation Measure:

#### 4.9-7 Update Long-Range Transit Master Plan

Development of the Proposed Project should be included as part of the Long-Range Transit Master Plan and should be consistent with the applicable General Plan transit policies in the Circulation Element.

**Implementing Party:** Roseville Public Works Department - Engineering Department

**Agency or  
Individual  
Responsible for  
Monitoring:**

Roseville Public Works Department-engineering Division

**Timing:**

Within one year.

**Monitoring  
Work Program:**

The Roseville Public Works Department should ensure that the Long-Range Transit Master Plan is updated to include the Proposed Project.

**Standards of  
Success:**

The Long-Range Transit Plan is updated to include the Proposed Project.

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#### ***4. CONSTRUCTION MEASURES***

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## PHASE - CONSTRUCTION

### EIR CHAPTER: 4.5 BIOLOGICAL RESOURCES

#### Mitigation Measure:

#### 4.5-5 Develop and implement construction protocols

The Master Plan shall include policies that require the implementation of construction protocols that include, but may not be limited to, the following:

- Restrict construction activities to areas away from preserved oak and riparian habitat
- Provide for construction parking away from sensitive habitat resources
- Erect temporary barrier fencing to delimit protected areas.

**Implementing Parties:** Applicant's Biologist, Contractor

**Agency or Individual Responsible for Monitoring:**

Roseville Planning Department/Public Works

**Timing:**

Incorporate measures into grading/improvement plans and tree permit exhibits, and identify the extent of construction. Orient construction workers and erect temporary fencing prior to first day of construction. Visual inspections once a week.

**Monitoring Work Program:**

The Developer shall incorporate restricted zones into grading/improvement plans and tree permit exhibits submitted to the Public Works Department, all workers, and CDFG.

The Public Works should perform visual inspections periodically to:

- Verify that temporary fencing and flagging, signs, and other marking devices are maintained for the duration of the construction activity. If deficiencies are noted, they must be promptly corrected, or construction activities may be halted.

## **PHASE - CONSTRUCTION (Continued)**

### **Standards of Success:**

- Verify that construction works and equipment remain outside of restricted areas.
  
- Roseville Public Works Department approves plans and observes that construction and parking are not occurring in preservation areas.

## PHASE - CONSTRUCTION

### EIR CHAPTER: 4.6 CULTURAL RESOURCES

#### Mitigation Measure:

4.6-1 Cease work and consult a qualified archaeologist

In the event of the discovery of buried archaeological deposits it is recommended that project activities in the vicinity of the find should be temporarily halted and a qualified archaeologist consulted to assess the resource and provide proper management recommendations. Possible management recommendations for important resources could include resource avoidance or data recovery excavations.

**Implementing Parties:** Applicant, Contractor

**Agency or  
Individual  
Responsible for  
Monitoring:**

Roseville Planning Department/Public Works Applicant/Contractor

**Timing:**

During construction activities.

**Monitoring  
Work Program:**

The Applicant must notify the City and consult with a qualified archaeologist if archaeological deposits are discovered before construction activity in the vicinity resumes.

**Standards of  
Success:**

This measure will be deemed successful if, in the event of an archaeological discovery, construction is temporarily halted, the Planning and Public Works Departments are notified, a qualified archaeologist is consulted, recommendations are implemented, and purpose and standards of state statutes governing cultural resources are met.

## PHASE - CONSTRUCTION

### EIR CHAPTER: 4.10 AIR QUALITY

#### Mitigation Measure:

Mitigation Measure 4.10-1 Provide dust controls.

In order to reduce construction-generated PM<sub>10</sub> emissions, the contractor shall comply with the dust control strategies developed by the Placer County APCD. The developer shall include in construction contracts the following requirements or measures shown to be equally effective:

- (a) The contractor shall water as indicated by City inspectors to keep all earth surfaces moist during clearing, grading, earthmoving and other site preparation activities.
- (b) The contractor shall use tarpaulins or other effective covers for haul trucks that travel on public streets.
- (c) The contractor shall sweep streets within and adjacent to the project as needed or as directed by City inspectors.
- (d) The contractor shall schedule clearing, grading and earthmoving activities during periods of low wind speeds, and restrict those construction activities during high wind conditions with wind speeds greater than 20 mph average during an hour.
- (e) The contractor shall control construction and site vehicle speed to 15 mph on unpaved roads.
- (f) The contractor shall minimize open burning of wood and vegetative waste materials from both construction and operation of the project. No open burning shall occur unless it can be demonstrated to the Placer County APCD that alternatives have been explored. These alternatives may include, but are not limited to, chipping, mulching and conversion to biomass fuel. For any open burning, an APCD permit must be obtained in conformance with APCD Regulation 3 (Open Burning), Rules 301-325.

**Implementing Parties:** Contractor

**Agency or  
Individual  
Responsible for  
Monitoring:**

Applicant and Public Works Department

**Timing:**

During construction

## **PHASE - CONSTRUCTION (Continued)**

### **Monitoring Work Program:**

The Applicant shall require its contractor to control dust watering or ceasing grading activities when wind velocity exceeds 10 miles per hour. The City through the grading permit has enforcing authority to be used in the event construction dust is not controlled.

### **Standards of Success:**

This measure will be deemed successful if construction-related  $PM_{10}$  emissions are left at a less-than-significant level.

**PHASE - CONSTRUCTION**

**EIR CHAPTER: 4.10 AIR QUALITY**

**Mitigation Measure:**

**4.10-2(a) Maintain construction equipment and vehicles**

The developer shall reduce NO<sub>x</sub>, ROG and CO emissions by complying with the construction vehicle air pollutant control strategies developed by the Placer County APCD. The Developer shall include in construction contracts and in notes on grading plans the following requirements or measures shown to be equally effective:

- (a) Construction equipment operators shall shut off equipment when not in use to avoid unnecessary idling. As a general rule, vehicle idling should be kept below 10 minutes.
- (b) Contractors' construction equipment shall be properly maintained and in good operating condition.
- (c) During second stage smog alerts, the construction day shall be shortened and the number of vehicles and equipment operating at the same time shall be reduced.
- (d) Contractors shall use new technologies to control ozone precursor emissions as they become available and feasible.

**Implementing Parties:** Developer, Applicant, City Inspector

**Agency or Individual Responsible for Monitoring:**

Roseville Public Works Department - Land Development and Transportation Division

**Timing:**

Prior to the issuance of grading permits, and periodically throughout construction.

**Monitoring Work Program:**

The Developer shall provide to the City a written statement that construction equipment has been properly maintained and that construction is proceeding as specified. The City Inspector shall periodically inspect operations at the site to verify compliance with Mitigation Measure 4.10-2.

## **PHASE - CONSTRUCTION (Continued)**

### **Standards of Success:**

When the Public Works Department receives a written statement of appropriate equipment maintenance and that construction is proceeding as specified, as verified by periodic site inspections.

## PHASE - CONSTRUCTION

### EIR CHAPTER: 4.10 AIR QUALITY

#### Mitigation Measure:

#### 4.10-2(b) Develop and implement Construction Employee Trip Reduction Plan

Consistent with the City's TSM ordinance, the construction contractor shall develop and implement a trip reduction plan designed to reduce construction-phase employee vehicle trips. Elements of this plan could include the following:

- Providing all construction employees with information relating to public transit facilities serving the site, such as bus routes and schedules;
- Carpooling incentives, including incentives for carpool participants such as preferred on-site parking; and
- Carpool rider matching services.

**Implementing Parties:** Applicant, Contractor

**Agency or  
Individual  
Responsible for  
Monitoring:**

Applicant and Applicant's contractor

**Timing:**

During construction

**Monitoring  
Work Program:**

The Applicant will develop and implement a construction trip reduction plan including a method to measure its success.

**Standards of  
Success:**

This measure will be deemed successful if construction-related auto use is reduced so that there is no net increase in ROG, NO<sub>x</sub> and PM<sub>10</sub> as a result of construction traffic.

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***5. OPERATIONAL MEASURES***

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## PHASE - OPERATION

### EIR CHAPTER: 4.10 AIR QUALITY

#### Mitigation Measure:

#### 4.10-3 Provide regional emissions controls

The following measures shall be implemented in order to reduce the Proposed Project's contribution to regional air pollution:

- Employers within the Proposed Project shall consider employer-sponsored staggered work schedules, flexible work hours, compressed work week, ride matching services, carpool, vanpool, and buspool programs.
- Employers with more than 50 employees within the Proposed Project shall create educational programs to inform employees about combining vehicle trips, thereby limiting vehicle miles traveled and air pollutant emissions.
- Bus stop shelters within the Proposed Project shall be constructed on major project roadways.
- The Applicants shall improve the thermal integrity of the buildings, and reduce the thermal load with automated time clocks or occupant sensors.

**Implementing Parties:** Applicant, Employers

**Agency or  
Individual  
Responsible for  
Monitoring:**

For employee-related measures, TSM Coordinator. Roseville Planning Department, Building Department.

**Timing:**

Prior to issuance of first light industrial or commercial site review permit.

**Monitoring  
Work Program:**

The TSM Coordinator shall be provided documentation of TSM measures to be used by employers.

**Standards of  
Success:**

TSM measures reviewed and found adequate by City TSM coordinator.

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**6. COMPENSATORY MEASURES**

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## PHASE - COMPENSATION

### EIR CHAPTER: 4.5 BIOLOGICAL RESOURCES

#### Mitigation Measure:

4.5-4 Vernal pool preservation, translocation, and compensation.

The Applicant shall comply with the provisions of the USCOE Section 404 wetland permit process. In the mitigation of vernal pools that would be filled or otherwise disturbed, the Applicant shall use harvested inoculum from on-site vernal pools. Removal of topsoil from harvested vernal pools shall comply with the most recent USCOE and USFWS guidelines at the time of construction, or consist of removal of the top 2" of soil, followed by the next 4" of soil, and placement of these layers in constructed vernal pools in reverse order (e.g., first the 4" followed by the 2") to approximately reconstruct the natural soil horizon.

**Implementing Parties:** Applicant's Biologist

**Agency or Individual Responsible for Monitoring:**

USACOE - 404 Permit

**Timing:**

Prior to approval of a grading permit and during construction of vernal pools

**Monitoring Work Program:**

The Applicant's biologist shall review the workplan for salvage and construction of new vernal pools to ensure that appropriate soil and seedbank salvage measures are implemented. The Applicant's biologist shall review the USFWS guidelines for salvage and construction if the Applicant chooses to use the guidelines in lieu of an independent plan.

The plan shall contain at a minimum the requirement to scrape and store the top 1: of any vernal pools to be salvaged, followed by the next 3". The salvaged material shall be stored in a cool dry place, away from elevated temperatures that could harm seeds or inoculum in the soil. The two layers of salvaged material shall be placed in restored or constructed vernal pools in reverse order (e.g., the 3" level first, followed by the 1" level. The standards for the workplan shall adhere to the current USFWS guidelines required for 404 or Section 10 compliance if they depart from these standards.

## PHASE - COMPENSATION (Continued)

**Standards of  
Success:**

The workplan contains measures to remove, salvage, store and apply the top 4" of soil according to this minimum standard, or the current USFWS guidelines for vernal pool construction under Section 404 or Section 10.

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***APPENDIX A***

***MITIGATION MEASURE FIELD VERIFICATION FORM***

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**HEWLETT-PACKARD MASTER PLAN  
MITIGATION MEASURE FIELD VERIFICATION FORM**

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**MONITORING PHASE:**

Pre-Construction       Construction       Operational       Compensation

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**WORK PACKAGE:**

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**PROJECT LOCATION:**

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**REQUIREMENT MET OR IS CONTINUING TO BE MET:**

Date	Yes	No	Mitigation Measure Number	Description of Mitigation Measure
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

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**COMMENTS:** (Attach additional sheets as necessary)

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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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I hereby certify that I have inspected the project site and that the above information is true to the best of my knowledge.

Name (print) \_\_\_\_\_ Representing \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

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***APPENDIX B***

***SUMMARY OF IMPACTS AND MITIGATION MEASURES***

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SUMMARY OF IMPACTS AND MITIGATION MEASURES					
Impact	Applicable City Policies and Regulations	Action Proposed by Applicant	Level of Significance	Mitigations Measures	Residual Significance
<b>4.1 LAND USE, APPLICABLE PLANS AND POLICIES</b>					
4.1-1: Land use conversion.	None	None	Less than significant	None required	Less than significant
4.1-2: Agricultural land conversion.	None	None	Less than significant	None required	Less than significant
4.1-3: Conflict with adjacent uses.	General Plan Policies LA-1 and LA-6	None	Less than significant	None required	Less than significant
4.1-4: Conflict between internal land uses.	General Plan Policy LA-1	None	Less than significant	None required	Less than significant
<b>4.2 POPULATION, EMPLOYMENT, AND HOUSING</b>					
4.2-1: Increase in employment within the City of Roseville.	None	None	Less than significant	None required	Less than significant
4.2-2: Increase in demand on the City's supply of housing	None	None	Less than Significant	None required	Less than significant
4.2-3: Changes in the jobs/housing balance.	None	None	Less than significant	None required	Less than significant
<b>4.3 SOILS, GEOLOGY AND SEISMICITY</b>					
4.3-1: Construction of structures in an area of potential seismic activity.	General Plan Policies SA-1 through SA-4	None	Less than significant	None required	Less than significant
4.3-2: Potential failure of structures and infrastructure facilities due to construction on soils which exhibit slow permeability, low strength and high shrink-swell potential.	General Plan Policies SA-2 and SA-3	None	Significant	Mitigation Measure 4.3-2 (Site specific geotechnical evaluations to assess development on soils characterized by slow permeability, low strength and high shrink-swell potential)	Less than significant

SUMMARY OF IMPACTS AND MITIGATION MEASURES						
Impact	Applicable City Policies and Regulations	Action Proposed by Applicant	Level of Significance	Mitigations Measures	Residual Significance	
4.3-3: Loss of mineral resources.	None	None	Less than significant	None required	Less than significant	
4.3-4: Topographic changes due to grading activities.	None	None	Less than significant	None required	Less than significant	
<b>4.4 HYDROLOGY AND WATER QUALITY</b>						
4.4-1: Flood flows in the designated 100-year floodplain could be obstructed, exacerbating existing localized flooding.	General Plan Policies SB-1, SB-2, SB-4, SB-5	Area in the 100-year floodplain has been designated as open space	Less than significant	None required	Less than significant	
4.4-2: Increased impervious surface area would increase the volume and rate of storm water runoff, exacerbating existing on- and off-site flooding.	General Plan Policies SB-1, SB-2, SB-5, SB-6, and SB-8	Construct detention basins within the project area	Significant	Mitigation Measure 4.4-2(a) (Identify adequate detention facility locations) Mitigation Measure 4.4-2(b) (Contribute fair share fees to regional flood control facilities)	Less than significant	
4.4-3: Interference with groundwater recharge potential and emergency well could reduce available groundwater supply.	General Plan Policies OC-5, OC-6, and SB-1, SB-2, SB-4 and SB-5	None	Less than significant	None required	Less than significant	
4.4-4: Decrease in water quality due to increased erosion and sedimentation associated with construction activities.	General Plan Policy OC-2	None	Significant	Mitigation Measure 4.4-4 (Implement erosion control plan)	Less than significant	
4.4-5: Decrease in water quality associated with increased urbanization.	General Plan Policies OC-1 and OC-3	None	Less than significant	None required	Less than significant	

**SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Applicable City Policies and Regulations	Action Proposed by Applicant	Level of Significance	Mitigations Measures	Residual Significance
<b>4.5 BIOLOGICAL RESOURCES</b>					
4.5-1: Loss of approximately 275 acres of grassland habitat.	None	None	Less than significant	None required	Less than significant
4.5-2: Loss of oak trees of greater than 6" dbh.	General Plan Policies LG-9, OB-1, Roseville Tree Preservation Ordinance	Designate oak woodland/riparian corridors to be preserved as open space	Less than significant	None required	Less than significant
4.5-3: Loss of 3.47 acres of vernal pools, seasonal wetlands and other jurisdictional wetlands.	General Plan Policies OB-7 and OB-11	Preserve and construct vernal pools	Potentially significant	None available	Potentially significant
4.5-4: Loss of special-status plant species occurring in vernal pools.	General Plan Policies OB-7 and OB-11	Comply with Section 404 permits	Significant	Mitigation Measure 4.5-4 (Vernal pool preservation, translocation, and compensation)	Less than significant
4.5-5: Disturbance to wildlife and wildlife habitat during construction.	None	Designate oak woodland/riparian corridors to be preserved as open space	Significant	Mitigation Measure 4.5-5 (Develop and implement construction protocols)	Less than significant
4.5-6: Potential loss of federal threatened vernal pool fairy shrimp.	None	None	Potentially significant	Mitigation Measure 4.5-6 (Implement Mitigation Measure 4.5-4)	Potentially significant
4.5-7: Potential loss of nesting habitat of legally-protected raptors.	None	None	Potentially significant	Mitigation Measure 4.5-7 (Conduct pre-construction survey and restrictions)	Less than significant
4.5-8: Loss of or damage to approximately 0.9 acres of Wetland Preserve and 2 or 3 oak trees due to sanitary sewer construction.	Roseville Tree Preservation Ordinance	None	Significant	Mitigation Measure 4.5-8 (Obtain and implement 404 permit and Section 1603 permit and Streambed Alteration Agreement)	Less than significant

SUMMARY OF IMPACTS AND MITIGATION MEASURES					
Impact	Applicable City Policies and Regulations	Action Proposed by Applicant	Level of Significance	Mitigations Measures	Residual Significance
<b>4.6 CULTURAL RESOURCES</b>					
4.6-1: Damage or destroy unidentified cultural resources.	General Plan Policies OD-1, OD-2, OD-3	None	Significant	Mitigation Measure 4.6-1 (Cease work and consult a qualified archaeologist)	Less than significant
4.6-2: Damage or destroy previously identified prehistoric sites.	General Plan Policies OD-1, OD-3	None	Significant	Mitigation Measure 4.6-2(a) (Determine if cultural deposit exists) Mitigation Measure 4.6-2(b) (Preserve or record sites, if found, consistent with CEQA Guidelines)	Less than significant
4.6-3: Damage or destroy known historic resources	General Plan Policies OD-1, OD-3	None	Significant	Mitigation Measure 4.6-3 (Determine historical value, then mitigate as appropriate)	Less than significant
<b>4.7 AESTHETICS AND VISUAL RESOURCES</b>					
4.7-1: Conversion of undeveloped landscape character to developed character.	None	Designate 45.9 acres of open space	Significant	None available	Significant
4.7-2: Visual incompatibility between light industrial uses and surrounding development.	North Roseville Area Design Guidelines, General Plan Policies LG-1, LG-7	None	Less than significant	None required	Less than significant
4.7-3: Introduction of artificial light and glare into an undisturbed area.	North Roseville Area Design Guidelines	None	Significant	Mitigation Measure 4.7-3 (Use building orientation and materials that minimize glare)	Less than significant

**SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Applicable City Policies and Regulations	Action Proposed by Applicant	Level of Significance	Mitigations Measures	Residual Significance
<b>4.8 HAZARDOUS MATERIALS AND PUBLIC SAFETY</b>					
4.8-1: Increased potential for accidental release or spill from new commercial and industrial uses.	General Plan Policies AA-11, SE-1, and SE-5	None	Less than significant	None required	Less than significant
4.8-2: Increased risk of accidental releases or spills associated with increased transport of hazardous materials from the project area.	General Plan Policies SE-3 and SE-4	None	Less than significant	None required	Less than significant
4.8-3: Increased use of hazardous materials within the project area could require additional emergency response capabilities.	General Plan Policies AA-11, SA-4, SD-1 through SD-9 and SE-1 through SE-5	None	Less than significant	None required	Less than significant
4.8-4: Existing or unknown hazards related to past uses within or adjacent to the project area.	None	None	Less than significant	None required	Less than significant
4.8-5: Potential effects of electromagnetic fields (EMFs).	General Plan Policies SG-1 and SG-2	None	Less than significant	None required	Less than significant

**SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Applicable City Policies and Regulations	Action Proposed by Applicant	Level of Significance	Mitigations Measures	Residual Significance
<b>4.9 TRANSPORTATION AND CIRCULATION</b>					
4.9-1: Level of Service "D" at the intersection of Blue Oaks Boulevard and Washington Boulevard.	General Plan Policies CB-1, CB-2, and CD-1	None	Significant	Mitigation Measure 4.9-1 (Add a second eastbound through lane on Blue Oaks Boulevard).	Less than significant
4.9-2: Need for additional lanes on Foothills Boulevard.	General Plan Policies CB-1, CB-2 and CD-1	None	Significant	Mitigation Measure 4.9-2 (Construct additional lanes on Foothills Boulevard)	Less than significant
4.9-3: Need for additional lanes on Blue Oaks Boulevard.	General Plan Policies CB-1, CB-2 and CD-1	None	Significant	Mitigation Measure 4.9-3 (Construct additional lanes on Blue Oaks Boulevard)	Less than significant
4.9-4: Level of Service "D" at the intersection of Foothills Boulevard and Pleasant Grove Boulevard.	General Plan Policies CB-1, CB-2 and CD-1	None	Significant	Mitigation Measure 4.9-4(a) (Grade separation) or 4.9-4(b) (Amend Level of Service Policy)	Less than significant
4.9-5: Level of Service "D" at the intersection of Roseville Parkway and Taylor Road.	General Plan Policies CB-1, CB-2 and CD-1	None	Less than significant	None required	Less than significant
4.9-6: Increased traffic on roadways outside of the City of Roseville.	None	None	Less than significant	None required	Less than significant
4.9-7: Increased demand for transit service (both bus and light rail).	General Plan Policies CC-1 through CC-5	None	Significant	Mitigation Measure 4.9-7 (Update Long-Range Transit Master Plan)	Less than significant
4.9-8: Increased demand for transportation-related bicycle trips.	General Plan Policies CE-1 through CE-3	None	Less than significant	None required	Less than significant

**SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Applicable City Policies and Regulations	Action Proposed by Applicant	Level of Significance	Mitigations Measures	Residual Significance
<b>4.10 AIR QUALITY</b>					
4.10-1: Short-term emissions of PM <sub>10</sub> .	None	None	Short-term significant	Implement Mitigation Measure 4.10-1 (Provide dust controls)	Less than significant
4.10-2: Short-term emissions of NO <sub>x</sub> , ROG, SO <sub>2</sub> and CO.	None	None	Short-term significant	Mitigation Measure 4.10-2(a) (Maintain construction equipment and vehicles) Mitigation Measure 4.10-2(b) (Develop and implement a Construction Employee Trip Reduction Plan)	Short-term potentially significant
4.10-3: Increases of CO concentrations at intersections	Transportation System Management Ordinance	None	Significant	Mitigation Measure 4.10-3 (Provide regional emissions controls)	Significant
4.10-4 Increased air pollution in both the Hewlett Packard Master Plan Area and Sacramento Valley Air Basin.	None	None	Significant	Mitigation Measure 4.10-4 (Implement Mitigation Measure 4.10-3)	Significant
4.10-5: Exposure of existing residents to minor amounts of odors.	None	None	Less than significant	None required	Less than significant
4.10-6: Inconsistency with the Placer County Air Quality Attainment Plan.	None	None	Significant	Mitigation Measure 4.10-6 (Implement Mitigation Measures 4.10-1, 4.10-2 and 4.10-3)	Significant
4.10-7: Exposure of residents to criteria air pollutants generated by stationary sources.	General Plan Policy AA-8	None	Less than significant	None required	Less than significant

**SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Applicable City Policies and Regulations	Action Proposed by Applicant	Level of Significance	Mitigations Measures	Residual Significance
4.10-8: Exposure of residential areas to toxic air contaminants generated by stationary sources.	General Plan Policy AA-8	None	Less than significant	None required	Less than significant
4.10-9: Increases in toxic air contaminants during construction.	None	None	Less than significant	None required	Less than significant
<b>4.11 NOISE</b>					
4.11-1: Temporary increases in noise levels due to earthmoving and general construction activities.	General Plan Noise Level Performance Standards, City Noise Ordinance	None	Less than significant	None required	Less than significant
4.11-2: Traffic noise would increase along roadways near residential areas.	General Plan Noise Level Performance Standards	None	Less than significant	None required	Less than significant
4.11-3: Noise generated by non-transportation sources.	Noise Element Policy 7 and General Plan Noise Level Performance Standards	None	Less than significant	None required	Less than significant
4.11-4: Train could be heard within the project area.	None	None	Less than significant	None required	Less than significant

**SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Applicable City Policies and Regulations	Action Proposed by Applicant	Level of Significance	Mitigations Measures	Residual Significance
<b>4.12 PUBLIC SERVICES AND UTILITIES</b>					
4.12-1: Increased demand for domestic water.	General Plan Policies FF-1, FF-2, and FF-8	None	Less than significant	None required	Less than significant
4.12-2: Decreased water supply during drought periods.	General Plan Policies FF-1, FF-2, FF-8, FI-1, FI-3, FI-6, FI-5, FI-7 and FI-6	None	Less than significant	None required	Less than significant
4.12-3: Increased demand for domestic water treatment.	General Plan Policies FF-2, FF-3	None	Less than significant	None required	Less than significant
4.12.4: Increased demand on water distribution system.	None	None	Less than significant	None required	Less than significant
4.12-5: Increased demand on wastewater collection system.	General Plan Policies FG-1, FG-6, and FG-9	None	Less than significant	None required	Less than significant
4.12-6: Increased demand on wastewater treatment system.	General Plan Policies FG-1, FG-8, FG-9, LH-7	None	Less than significant	None required	Less than significant
4.12-7: Increased demand for police protection services.	Building Security Ordinance	None	Less than significant	None required	Less than significant
4.12-8: Potential failure to meet RFD response standards.	None	None	Less than significant	None required	Less than significant
4.12-9: Increased demand for solid waste hauling.	None	None	Less than significant	None required	Less than significant

**SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Applicable City Policies and Regulations	Action Proposed by Applicant	Level of Significance	Mitigations Measures	Residual Significance
4.12-10: Increased demand for solid waste disposal.	None	None	Less than significant	None required	Less than significant
4.12-11: Increased demand for electrical supply.	None	None	Less than significant	None required	Less than significant
4.12-12: Increased demand for natural gas.	None	None	Less than significant	None required	Less than significant
4.12-13: Increased demand for telephone services.	None	None	Less than significant	None required	Less than significant
4.12-14: Increased demand for school services.	None	None	Less than significant	None required	Less than significant
4.12-15: Increased demand for library services.	None	None	Less than significant	None required	Less than significant

**5. OTHER PROJECT-RELATED COMPONENTS**

5-1	Loss of open space	None	Less than significant	None required	Less than significant
5-2	Construction on unstable soils	General Plan Policies SA-1 through SA-4	Significant	Mitigation Measure 5-2 (Implement Mitigation Measure 4.3-2)	Less than significant
5-3	Loss of mineral resources	None	Less than significant	None required	Less than significant
5-4	Obstruction of flood flows	General Plan Policies SB-1, SB-2, SB-4 and SB-5	Less than significant	None required	Less than significant
5-5	Increased stormwater runoff/water quality degradation	General Plan Policies OC-1, OC-2 and OC-3	Significant	Mitigation Measure 5-6 (Implement Mitigation Measures 4.4-4(a) and (b) and 4.4-5(a) and (b))	Less than significant

**SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Applicable City Policies and Regulations	Action Proposed by Applicant	Level of Significance	Mitigations Measures	Residual Significance
5-6 Loss of biological resources	General Plan Policies LG-9, OB-1, OB-7, OB-11, Roseville Tree Preservation Ordinance	Comply with Section 404 and Section 1603 permits	Significant	Mitigation Measure 7 (Implement Mitigation Measures 4.5-4, 4.5-5 and 4.5-7)	Potentially significant
5-7 Air quality degradation due to construction	None	None	Significant	Mitigation Measure 5-7 (Implement Mitigation Measures 4.10-1 and 4.10-2)	Short-term significant
5-8 Increased noise due to construction	General Plan Noise Level Performance Standards, City Noise Ordinance	None	Less than significant	None required	Less than significant