
APPENDICES

Appendix A
Notice of Preparation

NOTICE OF PREPARATION
AND
PUBLIC SCOPING MEETING

TO: Interested Persons

From: City of Roseville Planning Department

Date: August 16, 2002

Subject: NOTICE OF PUBLIC SCOPING MEETING AND NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED WEST ROSEVILLE SPECIFIC PLAN, /SPHERE OF INFLUENCE AND ANNEXATION PROJECT, AND CITY/COUNTY MEMORANDUM OF UNDERSTANDING (MOU) AREA SPHERE OF INFLUENCE AMENDMENT ENVIRONMENTAL IMPACT REPORT.

Public Scoping Meeting: In accordance with Public Resources Code section 21083.9, notice is hereby given that the City of Roseville will conduct a public scoping meeting on **Thursday, August 29th, 2002 at 7:00 p.m. at the City of Roseville Corporation Yard located at 2005 Hilltop Circle in Meeting Rooms 2 and 3**, to accept comments on the scope of the EIR.

NOP Comment Period: Written comments are due no later than **September 16, 2002 by 5:00 p.m.** Please send any written comments to:

Kathy Pease, Administrative Analyst
Roseville Planning Department
311 Vernon Street
Roseville, California 95678
Fax: (916) 774-5129

Purpose of the EIR

The City of Roseville (City) is the lead agency, pursuant to the California Environmental Quality Act (CEQA) (CEQA Guidelines section 15050), for the preparation of an Environmental Impact Report (EIR). The City is preparing the West Roseville Specific Plan (WRSP)/Sphere of Influence and Annexation Project and Memorandum of Understanding (MOU) Area Sphere of Influence (SOI) Amendment EIR to address the potential project-level impacts of the WRSP Sphere of Influence and annexation project, including the proposed specific plan. The EIR will analyze the effects of buildout of the specific plan portion of the project, including constructing approximately 8,430 residential units, 92.8 acres of commercial and business professional uses, 113 acres of industrial uses, and the extension of infrastructure and utilities needed to serve proposed development. In addition, the WRSP/Sphere of Influence and Annexation Project, and MOU SOI EIR will include a program-level analysis of expanding the City's Sphere of Influence

to cover the City/County Memorandum of Understanding (MOU) Area (minus the Pleasant Grove Wastewater Treatment Plan and City property already within the City). The Sphere of Influence would cover the entire WRSP site which includes approximately 167 acres outside and west of the MOU Area (see Figure 1).

The MOU Area is a planning area. It is an area subject to an agreement between the City and Placer County. The purpose of the MOU agreement is to promote interagency communication and foster cooperative land use planning between the City and Placer County. The MOU establishes both procedures for review of any development proposal, as well as standards for mitigating development-related impacts. Through these procedures, the MOU also provides the City greater control over development on its western boundary, thereby assuring that any such development result in impacts that are neutral or beneficial to the City.

**NOTICE OF PREPARATION
FOR THE
WEST ROSEVILLE SPECIFIC PLAN /SPHERE OF INFLUENCE
AND ANNEXATION PROJECT
AND
MOU AREA SPHERE OF INFLUENCE AMENDMENT
ENVIRONMENTAL IMPACT REPORT**

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**NOTICE OF PREPARATION
FOR THE
WEST ROSEVILLE SPECIFIC PLAN/SPHERE OF INFLUENCE AND ANNEXATION
PROJECT
AND MOU AREA SPHERE OF INFLUENCE AMENDMENT
ENVIRONMENTAL IMPACT REPORT**

1.0 BACKGROUND INFORMATION

Project Name: West Roseville Specific Plan/Sphere of Influence and Annexation Project and City/County Memorandum of Understanding Area Sphere of Influence Amendment Environmental Impact Report

Project Contacts for the WRSP Specific Plan/Sphere of Influence and Annexation Project:

Westpark Associates
John M. Murray and William Falik
2130 Professional Drive, Ste. 240
Roseville, CA 95661
(916) 774-3400

Signature Properties
John M. Tallman and Jim McKeehan
1322 Blue Oaks Boulevard, Ste. 100
Roseville, CA 95678
(916) 789-2400

Project Contact for the MOU Sphere of Influence Amendment:

City of Roseville

Kathy Pease, Administrative Analyst
Roseville Planning Department
311 Vernon Street
Roseville, California 95678
(916) 774-5276

2.0 INTRODUCTION

Land designated and zoned for residential development within the existing City of Roseville boundaries is fully entitled for future development and, according to City staff, is anticipated to be built out by year 2007. To ensure that any development adjacent to city boundaries adheres to the City's development standards, the Roseville City Council directed staff to move forward with processing of the approximately 3,100-acre West Roseville Specific Plan (WRSP) project,

including a sphere of influence amendment, annexation, a general plan amendment, rezoning, specific plan and development agreements. If the proposed project were approved by the City Council, the City would pursue an application to the Local Agency Formation Commission (LAFCO) to annex the WRSP project area into the city. Staff was also directed to analyze the remaining MOU Area for a sphere of influence amendment.

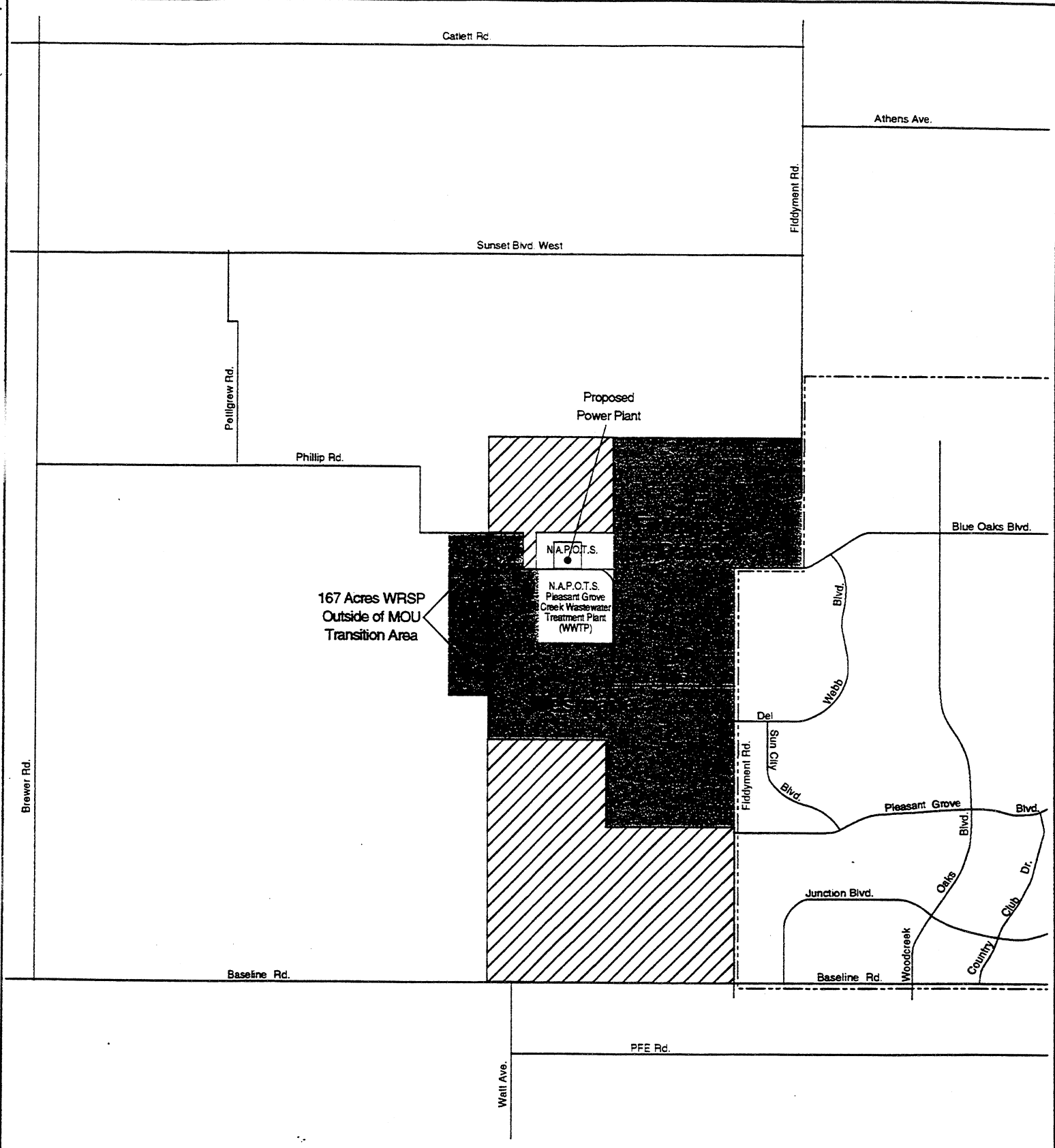
Prior to evaluating the specific proposal, the City Council adopted a set of "Guiding Principles" in June 2001 that, together with the City's existing General Plan policies, are intended to be used to guide any new development proposed to the west of the City in order to ensure that the City's typical standards for new development were met or exceeded.

In order to determine whether or not to go forward with the processing of the WRSP, the City completed a Feasibility Analysis in February 2002, which evaluated the opportunities and constraints associated with potential development west of the City for both the WRSP and the MOU Area, especially as they relate to traffic, water, wastewater, solid waste, electricity, and fiscal impacts. The analysis concluded that there were no "fatal flaws" associated with the potential for development west of the City; however, some constraints have been identified, especially with regard to traffic impacts and water resources.

Following the results of the Feasibility Analysis and based on the City Council's direction, the WRSP Landowners submitted a formal application to the City in April 2002. This initiated the City's formal review process for the proposed WRSP, which includes preparation of an Environmental Impact Report and submittal of an application to the Placer County LAFCO to annex the specific plan area into Roseville's city limits and amend Roseville's sphere of influence.

As part of a separate but related project, the City is also seeking an amendment to expand its current sphere of influence boundaries to cover the entire 5,540-acre planning transition area (minus the existing annexed PGWWTP and City-owned property) identified in the City/Placer County Memorandum of Understanding Area (for purposes of this analysis, the MOU Transition Area includes the WRSP project area plus the 2,358-acres in the MOU, as shown in Figure 1 and Table 1).

| TABLE 1 | | | |
|---|-----------------|---------------------|----------------|
| PROJECT ACREAGE | | | |
| Area | Project Acreage | Non-Project Acreage | Total Acreage |
| MOU Transition Area (TA) | | | 5,540.2 |
| WRSP within MOU TA | 2,993.9 | | |
| MOU Remainder Area | 2,358.3 | | |
| City WWTP and Enron | | 188 | |
| WRSP Outside MOU TA | 167.7 | | 167.7 |
| Total Acreage | 5,519.9 | 188 | 5,707.9 |
| Source: David Wade & Associates, August 2002. | | | |



10659-Area



Memorandum of Understanding
Remainder Area



West Roseville Specific Plan Area

N.A.P.O.T.S. Not A Part Of This Study

----- City of Roseville City Limits



SOURCE: Wade Associates, *Draft West Roseville Specific Plan*, April 2002; EIP Associates, August 2002.

0 1/4 1/2
Scale In Miles



Figure 1
Planning Areas

The purpose of the MOU is to promote interagency communication and foster cooperative land use planning between the City and Placer County. The MOU establishes both procedures for review of any development proposal, as well as standards for mitigating development-related impacts. Through these procedures, the MOU also provides the City greater control over development on its western boundary, thereby assuring that any such development result in impacts that are neutral or beneficial to the City.

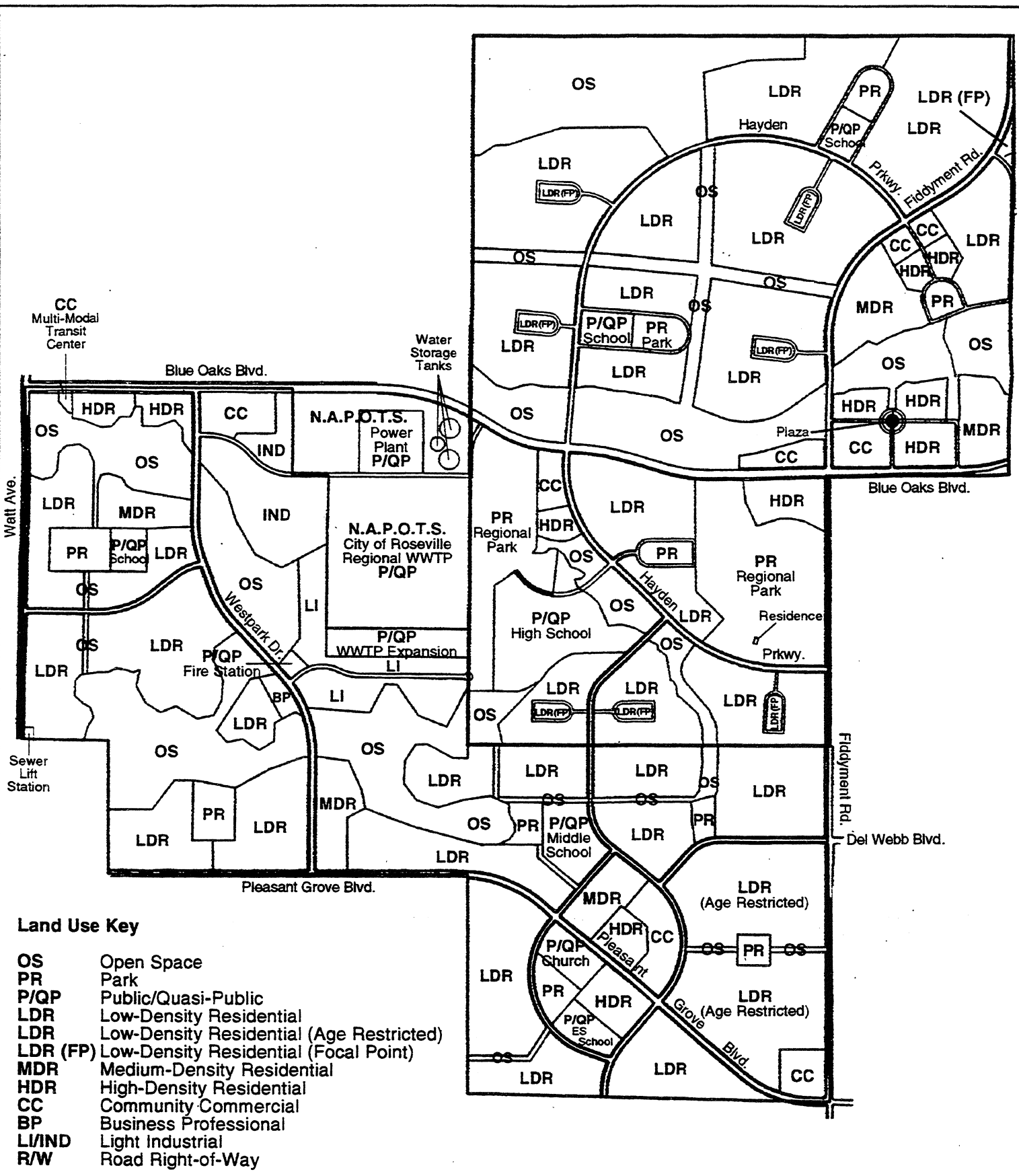
The WRSP project site is owned by two landowners: Signature Properties (1,678-acre Fiddymment Ranch within the northeast portion of the site) and Westpark Associates (1,483.6-acre Westpark within the southwest portion of the site). (Shown on Figure 1). The assessor parcel numbers for the WRSP project area include: 17-10-009, 17-10-010, 17-10-021, 17-10-034, 17-10-036, 17-10-040, 17-10-043, 17-15-003, and 17-15-037.

The remaining 2,358 acres located outside of the WRSP project area (known as the MOU Remainder Area) are owned by numerous landowners and include assessor parcel numbers: 17-10-004, 17-10-007, 17-10-031, 17-10-032, 17-10-033, 17-10-037, 17-10-038, 17-10-041, 17-10-042, 17-15-008, 17-15-012, 17-15-019, 17-15-020, 17-15-024, 17-15-025, 17-15-026, 17-15-027, 17-15-029, 17-15-030, 17-15-031, 17-15-032, 17-15-033, 17-15-035, 17-15-039.

The West Roseville Specific Plan landowners propose to designate a mix of land uses within the specific plan area, including residential, commercial, industrial, parks, schools, and open space areas, similar to the North Roseville and Del Webb Specific Plan areas located just east of Fiddymment Road (as shown in the conceptual land use plan, Figure 2). When fully developed the West Roseville Specific Plan will include approximately 8,430 single-family and multi-family residential units, approximately 88 acres of commercial uses, 246 acres in parks and 650 acres in open space, and 141 acres set aside for schools and other public/quasi-public uses. The project would generate a total new residential population of approximately 21,000 residents.

The EIR will evaluate the effects of two proposed projects: the WRSP and the MOU Area Sphere of Influence Amendment. The EIR will evaluate the sphere of influence amendment, annexation and buildout of the West Roseville Specific Plan and also will evaluate the expansion of the City's Sphere of Influence to include the remainder area of the MOU. The proposed West Roseville Specific Plan and associated sphere of influence amendment and annexation will be evaluated on a project-specific level and the Sphere of Influence Amendment for the MOU areas outside of the WRSP will be evaluated at a program level (pursuant to CEQA Guidelines sections 15161 and 15168). At this time, general land use and infrastructure assumptions have been projected for the MOU areas outside of the WRSP to assist in evaluating potential impacts associated with expansion of the sphere of influence boundary. Because no specific development is proposed in the MOU Remainder Area at this time, subsequent environmental review will be required if development is proposed in this area in the future.

The majority of the WRSP project area and the MOU Remainder Area is undeveloped and has historically been used for agricultural or grazing activities. There are a few buildings located on the Fiddymment Ranch portion of the site including the historic Fiddymment Ranch house and associated barns and outbuildings. The City of Roseville owns approximately 188 acres located



Land Use Key

- OS Open Space
- PR Park
- P/QP Public/Quasi-Public
- LDR Low-Density Residential
- LDR Low-Density Residential (Age Restricted)
- LDR (FP) Low-Density Residential (Focal Point)
- MDR Medium-Density Residential
- HDR High-Density Residential
- CC Community Commercial
- BP Business Professional
- LI/IND Light Industrial
- R/W Road Right-of-Way

SOURCE: Morton & Pitalo, Inc., July 30, 2002;
EIP Associates, August 2002.

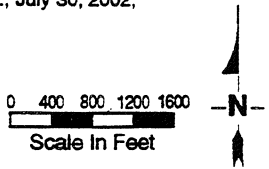


Figure 2
West Roseville Specific Plan
Land Use Plan

outside of the Plan Area west of the Fiddymment Ranch property and northeast of the Westpark property (see Figure 1). Within this area is the City's Pleasant Grove Wastewater Treatment Plant (PGWWTP), located on approximately 110 acres, and an area which could contain a proposed Roseville Energy Facility electrical generation plant on a 20-acre portion of the remaining City-owned property (as shown on Figure 1).

Additional detail regarding the project location, setting, proposed land uses and scope of the EIR is provided below.

3.0 PROJECT LOCATION

The full 5,519.9-acre project area (MOU Area minus the City-owned property plus the WRSP) is located immediately west of the City's existing boundary west of Fiddymment Road, north of Baseline Road in unincorporated Placer County (shown on Figure 1). The MOU Area is located approximately six and a half miles west of Interstate 80 and State Route 65 (SR 65), and is approximately a mile and a half west of the Blue Oaks Boulevard interchange on SR 65. A proposed future extension of Blue Oaks Boulevard to the WRSP will provide access to SR 65.

Included within most of the MOU Transition Area is the proposed 3,161.6-acre WRSP project area (The WRSP includes approximately 167 acres that is outside of the MOU Area). The remaining 2,358 acres located within the MOU Transition Area, outside of the WRSP project area, is referred to as the MOU Remainder Area. It is anticipated that the WRSP project area will be included in a sphere of influence amendment and annexed to the City of Roseville. The City will also request an amendment to expand its Sphere of Influence boundaries to include the entirety of the MOU Remainder Area.

The WRSP project area is located west of Fiddymment Road, north of the existing terminus of Pleasant Grove Boulevard, which surrounds the City's Pleasant Grove Waste Water Treatment Plant on three sides (as shown in Figure 1). The WRSP project area includes two land holdings, the Fiddymment Ranch property which includes a total of 1,678 acres and the Westpark property which includes a total of 1,483.6 acres. Approximately 167.7 acres contained within the Westpark property is located outside of the MOU Transition Area (as shown on Figure 1). This portion, although outside of the MOU Transition Area, is part of a single land ownership and is therefore considered a logical component of the WRSP project area.

4.0 PROJECT SETTING

West Roseville Specific Plan Area

The majority of the WRSP project area is undeveloped and contains nonnative, annual grasslands. The topography of the site is relatively flat with areas of rolling terrain. Pleasant Grove Creek and Kaseberg Creek traverse a portion of the WRSP project area. Native oaks are present along the riparian stream corridors in the Fiddymment Ranch property. Only one tree is present within the Westpark property. Wetland areas are dispersed throughout the WRSP project area with the greatest concentration located in the northwest corner of the Fiddymment Ranch property. The current predominant land use is seasonal livestock grazing. In the past portions of

the site have been used for grazing, limited dry farming, and poultry operations. A portion of a pistachio orchard is located in the Fiddymment Ranch property, west of Fiddymment Road.

No structures are located on the Westpark property. Within the Fiddymment Ranch property there are numerous structures including single-family residences, an abandoned poultry farm, and the historic Fiddymment Ranch house and associated barns and outbuildings.

The WRSP project area is located in an unincorporated area of Placer County. The Placer County General Plan currently designates the site for Agriculture/Timberland 80-acre minimum.

The California Department of Conservation (CDC) classifies the WRSP project area as Farmland of Local Importance, Other Land, and a small portion of the area encompassing a portion of the existing pistachio orchard as Prime Farmland. It is proposed that a portion of the orchard would remain if the WRSP is adopted.

MOU Remainder Area

The physical characteristics of the MOU Remainder Area are similar to the WRSP project area, consisting of undeveloped nonnative, annual grasslands. As shown on Figure 1, the 2,358-acre MOU Remainder Area includes an area to the north of the Westpark property and to the west of the Fiddymment Ranch property, and a larger area to the south of the Westpark property. The topography of the MOU Remainder Area is relatively flat with areas of rolling terrain. Pleasant Grove Creek traverses the northern portion of the area. Native oaks are present along the riparian stream corridors. Wetland areas are dispersed throughout the MOU Remainder Area with the greatest concentration located in the northern portion. The current predominant land use is seasonal livestock grazing.

Surrounding Land Uses

West Roseville Specific Plan Area

The WRSP project area is surrounded by undeveloped lands within the MOU Remainder Area in unincorporated Placer County along the northern, southern, and western boundaries of the project site. Developed areas within the City of Roseville are adjacent to the eastern boundary of the WRSP project area, including the North Roseville Specific Plan Phase 2 (Mourier 160) and Phase 3 (Doctor's Ranch), and the Del Webb Specific Plan (Sun City Roseville). The North Roseville Specific Plan is a residential development that includes limited commercial development. Phases 2 and 3 are both currently under construction. The Del Webb Specific Plan is an age-restricted community that includes approximately 3,500 residences and limited commercial development.

The City owns approximately 188 acres of land outside of the WRSP project area located immediately adjacent to the western boundary of the Fiddymment Ranch property and to the northeast of the Westpark portion of the site (see Figure 1). This land is part of the corporate boundary (annexed in 2001). The City is completing construction of the Pleasant Grove WWTP on this site, slated to be operational in late 2002/early 2003. In addition, an electric generation

plant (Roseville Energy Facility or REF) is proposed on 20-acres within the approximately 80-acres immediately north of the WWTP. On the western boundary of the REF, adjacent to the northeastern most boundary of the Westpark site is a residential property and dog kennel facility that is not part of the WRSP but is within the MOU Remainder Area.

There is limited development within County land surrounding the WRSP project area. The Western Regional Sanitary Landfill is located approximately one mile to the north. Areas immediately to the north, south and west of the WRSP project area are predominantly agricultural.

Placer Vineyards, a proposed mixed-use specific plan area, is located in unincorporated Placer County southwest of the WRSP project area and MOU Remainder Area. The Placer Vineyards project encompasses approximately 5,000 acres and could eventually include 14,132 residential units and 6.7 million square feet of non-residential development. The County is currently preparing an EIR on the Placer Vineyards project.

MOU Remainder Area

Vacant, undeveloped land borders the north and west boundaries of the MOU Remainder Area. The western boundary of the MOU Remainder Area is bordered by undeveloped lands. The eastern boundary is adjacent to the City of Roseville and the North Roseville and Del Webb Specific Plan areas. The southern boundary is adjacent to rural residential uses along Baseline Road.

5.0 PROJECT APPROVALS

West Roseville Specific Plan

It is anticipated that the following project approvals would be required of the City for the WRSP:

- Sphere of Influence Amendment request to amend the City of Roseville sphere of influence to include the WRSP project area.
- Request for annexation and reorganization of the WRSP project area to the City of Roseville,
- General Plan Amendment including amendment of the City's Land Use Map,
- Development Agreements,
- Pre-Zoning of annexation area,
- Specific Plan,
- Specific Plan Design Guidelines,

- Tree Permits,
- Large Lot Tentative Map,
- Tentative Subdivision Maps (small lot),
- Certification of the EIR,
- Utility Service Area Annexation, and
- Potential amendments of public utility service area boundaries, (PG&E, Pacific Bell, wastewater, Placer County Water Agency Zone 5 boundary).

MOU Remainder Area

Before any development could occur within the MOU Remainder Area, a specific plan would need to be prepared and submitted to the City, and appropriate project-specific environmental review would need to be conducted. Therefore, at this time, the MOU Remainder Area would be subject to the following approvals only:

- Certification of the EIR,
- General Plan Amendment; and
- Sphere of Influence Amendment.

The EIR for the Proposed Project would cover the approvals and entitlements described for the WRSP and MOU Area above. The EIR will also serve as the environmental document for the construction of required public improvements, including but not limited to, roadways, water/wastewater/recycled water/electrical infrastructure, and bikeways/trails within the WRSP project area. For the WRSP project area, the EIR will analyze construction and operation of the WRSP on a project-specific level (CEQA Guidelines section 15161), while the analysis for the MOU Remainder Area will be done at a program level (CEQA Guidelines section 15168). Any future residential projects that are consistent with the WRSP could be considered exempt from further environmental review (Government Code section 65457, CEQA Guidelines section 15182). The EIR will also provide the basis for the environmental review for subsequent approvals for the WRSP, such as tree permits, use permits and design review permits.

If the WRSP is approved, the applicants and the City of Roseville will request Placer County LAFCO to amend the City's Sphere and allow that the WRSP project area be annexed to the City. The City of Roseville will also request an amendment to its current Sphere of Influence to include the MOU Remainder Area. The Placer County LAFCO will use this EIR during their review of the annexation request and the Sphere of Influence amendment request. Therefore, the EIR will address consistency with applicable LAFCO policies.

In addition to the above City approvals and entitlements, implementation of the WRSP and/or development of the MOU Remainder Area could require approval of the following permits from federal, state and local agencies prior to construction. Note that this list is not inclusive; additional permits may be identified during preparation of the EIR.

- U.S. Army Corps of Engineers section 404 Permit to fill wetland areas,
- Department of Fish and Game Streambed Alteration Agreement for work in any water courses,
- State General Construction Activity Stormwater Permit, issued by the Regional Water Quality Control Board,
- Regional Water Quality Control Board permits related to the control of nonpoint source runoff pursuant to the National Pollutant Discharge Elimination System (NPDES) permit requirements, and approval for the recycled water deliveries for non-potable use,
- LAFCO approval of the Sphere of Influence (SOI) Amendment to include the WRSP project area and MOU Remainder Area within the City's SOI boundaries, and annexation of the WRSP project area to the City and utility service areas, and
- Department of Health Services approval of groundwater extraction wells for potable use.

6.0 PROJECT DESCRIPTION

Project Objectives

The proposed WRSP project is intended to provide for the orderly and systematic development of a mix of residential neighborhoods, schools, parks, and shopping in a manner that is consistent with the policies of the City, including the Guiding Principles, and the natural features of the land. The following objectives apply to the proposed WRSP, as well as future development proposals for the MOU Remainder Area.

1. Create and maintain a vibrant community environment containing a mixture of housing types and densities, business professional, light industrial and commercial uses that takes advantage of the presence of existing and planned infrastructure facilities.
2. Integrate future development with the existing Roseville community and existing development, which is immediately adjacent to the eastern edge of the project area.

3. Assure that the specific plan project will, on a stand-alone basis, have an overall neutral or positive fiscal impact on the City of Roseville's General Fund.
4. Consistent with the City/County MOU, which has identified the area west of the existing City of Roseville as an area likely for future development, provide for logical and orderly growth plan boundaries and phasing patterns adjacent to the City's existing boundary.
5. Provide for a buffer around the City of Roseville's Pleasant Grove Wastewater Treatment Facility and any future power generation facility.
6. Provide for a development that integrates existing traffic patterns and traffic circulation systems and assists in regional traffic solutions and in right-of-way preservation for new, and expansion of existing circulation infrastructure.
7. Provide a circulation system that does not preclude an alignment for Placer Parkway and that provides West Roseville residents with a transportation route alternative to Interstate 80 and Highway 65.
8. Provide for a development that meets future storm water quality objectives.
9. Provide for a development that includes outstanding recreation and cultural opportunities, including regional sports facilities; point use opportunities with the school districts; preservation of cultural and natural resources; and an interconnected public open space and conservation plan consistent with the City of Roseville and the U.S. Fish and Wildlife Service Memorandum of Understanding.
10. Provide a community with open space corridors and linkages, parks, trails, services and amenities that complement the development pattern and amenities of existing Roseville neighborhoods.
11. Provide for a mixed-use upscale development of residential and employment opportunities with an aggressive orientation to adjacent open spaces and park and recreation uses.
12. Provide for mixed-use development in order to provide proximity of residential uses and job centers.
13. Provide for a development that achieves the City of Roseville's affordable housing policies and provides a range of residential units in densities, sizes and types that are both market rate and affordable.
14. Provide for a large-scale and fully integrated specific plan project where commercial, industrial and office facilities can be integrated within a

transportation network, that maximizes pedestrian orientation and uses of transportation modes other than the automobile.

15. Provide for a mixed-use project that provides substantial recreation benefits to the City and residents of the region.
16. Ensure that development includes full funding and maintenance of improvements and services at no cost to existing residents (including increased utility rates). The project shall not burden/increase the cost, or diminishes the supply and reliability of services.
17. Provide for development that secures and provides a new source and supply of surface water and includes reduced water demand through the use of recycled water and other offsets.
18. Provide for development that incorporates mechanisms to ensure that new schools are available to serve the residents without adversely affecting existing schools.
19. Consistent with the Guiding Principles, include the entire MOU Area within the City's Sphere of Influence in order to consider and plan for development potential within the entire MOU Area in the design and sizing of infrastructure improvements.
20. Provide public services that meet or exceed the City standards in an area adjacent to the existing City boundaries.

West Roseville Specific Plan Description

The West Roseville Specific Plan proposes to provide comprehensive planning for the over 3,100-acre WRSP project area. The City has processed eight different specific plans since the mid-1980s, and has developed specific development standards in order to maintain a certain quality of life for Roseville residents. The WRSP will address all aspects of future development within this project site including land use, circulation, infrastructure, public services, implementation, and design characteristics.

As shown on Table 2, the WRSP includes a total of 8,430 dwelling units on approximately 1,770 acres. Proposed land uses include a total of approximately 650 acres set aside in open space; 246 acres for dedication to parks; 141.5 acres of public/quasi-public uses; 88.1 acres of community commercial; 4.7 acres of business professional; and 113 acres of industrial and light industrial uses. Each of these land uses is described briefly below.

The project would provide housing for a residential population of approximately 21,000 residents.

TABLE 2

PROPOSED WEST ROSEVILLE SPECIFIC PLAN LAND USES

| Zoning | Land Use | Westpark | | Fiddymont | | Total | |
|--------------|---|----------------|--------------|--------------|--------------|----------------|--------------|
| | | Acres | DUs | Acres | DUs | Acres | DUs |
| OS | Open Space | 289.8 | | 359.9 | | 649.7 | |
| PR | Park | 51.5 | | 194.5 | | 246.0 | |
| P/WP | Public/Quasi-Public | 71.0 | | 70.5 | | 141.5 | |
| LDR | Low Density Residential | 587.0 | 2,190 | 806.9 | 2,725 | 1,393.9 | 4,915 |
| LDR | Low Density Residential (Active Adult) | 149.6 | 745 | | | 149.6 | 745 |
| MDR | Medium Density Residential | 58.4 | 410 | 54.0 | 400 | 112.4 | 810 |
| HDR | High Density Residential | 46.7 | 930 | 68.1 | 1,030 | 114.8 | 1,960 |
| CC | Community Commercial | 47.6 | | 40.5 | | 88.1 | |
| BP | Business Professional | 4.7 | | | | 4.7 | |
| LI | Light Industrial | 53.6 | | | | 53.6 | |
| IND | Industrial | 59.4 | | | | 59.4 | |
| R/W | Road right-of-way | 64.3 | | 83.6 | | 147.9 | |
| TOTAL | | 1,483.6 | 4,275 | 1,678 | 4,155 | 3,161.6 | 8,430 |

DUs = dwelling units

Source: Signature Properties; Westpark Associates, 2002.

Land Uses

The proposed land use configuration is shown in Figure 2. Each proposed land use is described below.

Residential

Within the WRSP, 8,430 residential units are proposed on approximately 1,770.7 acres. The average proposed density of all land designated for residential is 4.76 dwelling units per acre. The proposed average residential density over the entire WRSP project area is 2.67 dwelling units per acre. Residential units are proposed in three density ranges consistent with the residential density ranges in the Roseville General Plan. Approximately 24 percent (1,960 units) of all units are proposed for high-density residential (13.0 units per acre and greater), 810 units are planned for Medium Density Residential (7.0 to 12.9 units per acre) and 5,660 units are planned within the Low Density Residential (0.5 to 6.9 units per acre) range.

Among the units planned for Low Density Residential, 745 units are planned to be within an active adult neighborhood in the southeast portion of the WRSP project area.

High density and medium density residential sites are proposed in areas of greater intensity within the WRSP project area (i.e. near commercial sites, employment-generating land uses and proposed public transportation routes).

Of the total number of dwelling units, ten percent are planned to meet affordability criteria for low or middle-income households, as set forth in the General Plan. Affordable units will be designated within single-family residential neighborhoods and multi-family sites.

Commercial Development

Community Commercial

Nine sites in the WRSP project area are designated Community Commercial. Community Commercial sites will provide a mix of retail and services. Typical uses permitted within the Community Commercial land use include, but are not limited to, grocery stores, retail stores, banks, restaurants, personal services, professional offices and gas stations.

Village Center

A Village Center site is proposed around Pleasant Grove Boulevard in the southeast corner of the WRSP project area, and includes a node of higher-intensity land uses designed to create an employment, social and service center for the WRSP project area. Within the Village Center, a 19.6-acre community commercial site is adjacent to Medium Density Residential and High Density Residential sites. The Community Commercial site in the Village Center is planned to include a mix of office, services, and retail uses with a design and scale that encourages pedestrian activity and mixing of uses. Large format retail users are not planned for the Village Center site. The Village Center includes an elementary school site, church and park uses, and is ringed by collector streets in a loop surrounded by open space and low-density residential uses.

Business Professional

One 4.7-acre site is designated for Business Professional land uses on the west side of Westpark Drive. The Business Professional land use is intended to provide a flexible mix of uses that may include professional offices, medical and dental offices, financial institutions and supporting retail uses. Uses permitted and conditionally permitted in the Business Professional site will be listed in the Specific Plan.

Light Industrial and General Industrial Uses

Approximately 113 acres are designated for Light Industrial and Industrial land uses in the west side of the WRSP project area, south and west of the PGWWTP treatment plant. Within the land use plan, Light Industrial and Industrial uses provide a 1,000-foot non-residential buffer between the treatment plant and residential uses west of Westpark Drive. Properties within the 1,000 foot buffer south and west of the PGWWTP have a “development rights easement” that restricts all development in this area to non-residential uses. The Light Industrial and Industrial uses will be generally consistent with the Light Industrial (M1) and General Industrial (M2) Zoning Districts, although the range of uses in the WRSP will be more restrictive than the Zoning Ordinance, due to the proximity of the WWTP. Permitted and conditionally permitted uses within these portions of the WRSP project area will be outlined in the Specific Plan.

Schools

The WRSP project area is served by three school districts: Roseville Joint Union High School District (grades 9-12), the Roseville City School District (grades K-8) and the Center Joint Unified School District (grades K-12). Approximately 100 acres in the westernmost portion of the Westpark property is located outside the MOU Area and are within the Center Joint Unified School District. Residential development within the WRSP project area would generate students and the demand for new schools. As shown in Figure 2, the WRSP project area includes one 54-acre high school site west of Fiddymment Road and east of the proposed sports complex near Hayden Parkway. One 20-acre middle school site is designated north of Pleasant Grove Boulevard, northwest of the Village Center. Four elementary school sites are designated in the WRSP project area in residential areas; two sites are proposed north of Blue Oaks Boulevard and two are proposed south of Blue Oaks Boulevard.

Parks and Open Space

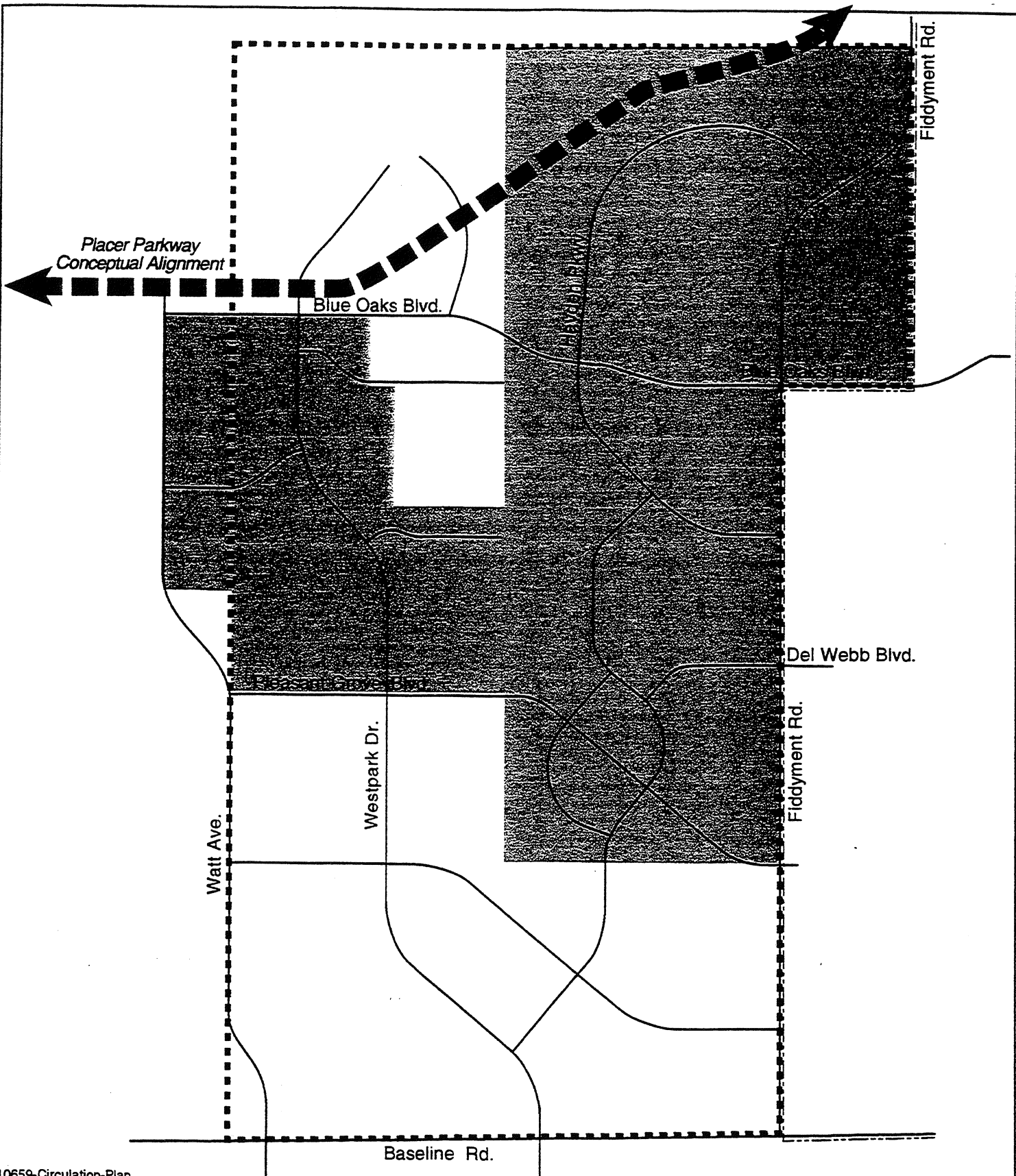
Approximately 896 acres are proposed to be dedicated to parks and open space. The 246 acres of parks include a variety of forms, such as a regional park that would incorporate a large native oak grove, small neighborhood parks, a regional soccer sports complex that could include approximately 10 to 12 soccer fields and a joint soccer/football stadium, and landscape corridors. The proposed soccer complex would be located within the 1,000-foot buffer of the PGWWTP.

A total of approximately 650 acres would be set-aside in permanent open space. The open space areas are intended to serve a variety of functions, including programmed and unprogrammed recreation (such as nature preserves, wetland preserves, oak woodland preserves, and creek corridors), and components of a trail system allowing residents to jog, bike, or walk throughout the WRSP project area via connections between the various neighborhoods and commercial centers. A dedicated pedestrian path would connect all parks together to encourage walking.

Circulation

The circulation system in the WRSP project area would be composed of a pedestrian/bikeway network, local streets, major road connections, and a public transportation system.

The roadway system within the WRSP project area would consist of the extension of arterial roadways such as Pleasant Grove Boulevard and Blue Oaks Boulevard, that traverse the site from east to west (shown in Figure 3). The existing alignment of Fiddymment Road forms the eastern boundary of the WRSP project area and would be extended and realigned north past Blue Oaks Boulevard. The realignment would eliminate the existing jog in the roadway at Blue Oaks Boulevard. As part of the realignment, an existing segment over Pleasant Grove Creek would be abandoned and would become a pedestrian access-way. Proposed internal roadways Hayden Parkway and Westpark Drive would provide north-south connections within the Plan Area. An extension of Watt Avenue would form the western boundary of the WRSP project area. By completing the network of existing and planned arterial roads, the WRSP anticipates a grid system that would channel traffic in a northeast direction toward Highway 65 and, ultimately, Interstate 80.



10659-Circulation-Plan

- Memorandum of Understanding Transition Area
- West Roseville Specific Plan Area
- Primary Proposed Roadways
- - - - City of Roseville City Limits



SOURCE: Wade Associates, Draft West Roseville Specific Plan, April 2002; EIP Associates, August 2002.

No Scale



Figure 3
Circulation Plan

The Specific Plan provides a pedestrian/bikeway network of bike lanes along streets and “informal” paved and unpaved bike routes. A connection to the City's existing bike trail along Pleasant Grove Creek would be extended through the WRSP project area, as would connections to existing bike lanes located along Pleasant Grove Boulevard and Blue Oaks Boulevard.

It is proposed that Roseville Urban Shuttle (RUSH) and Roseville Area Dial-a-Ride (RADAR) be expanded to the WRSP project area as demand for these services occurs and funds become available. The WRSP includes a 1.5-acre multi-modal center to serve future bus and rideshare (park and ride lot). The center would be located near the west end of the Blue Oaks Boulevard extension.

Employers within the WRSP project area would be required to comply with the City of Roseville's Transportation Systems Management (TSM) Ordinance, originally adopted in 1983 and revised in January 1991, which requires companies with more than 50 employees to prepare a TSM plan that promotes use of alternative modes of transportation, including public transit and carpool/vanpools. The WRSP would also provide opportunities for residents to reduce automobile use by the organization of land uses and the strategic placement of facilities so that residents can walk or bicycle for some trips (e.g., parks, schools, stores) that might otherwise be taken by automobile.

Public Facilities and Services

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

Potable Water

Potable water supply would be provided to the WRSP project area by the City of Roseville. Water would be delivered via the City's existing and possibly improved, if required to support the project, water backbone system along Blue Oaks Boulevard and Pleasant Grove Boulevard and would be distributed within the Plan Area via a distribution network.

The City is evaluating a range of water supply sources that could serve the proposed WRSP project area. The City is presently investigating five water supply options for augmenting the City's existing water supplies with the objective of serving the WRSP and ultimately the MOU Remainder Area. The five water supply options, which would include all or a combination of the following, are:

- Re-allocation of water supplies made available through recalculation and revision of the unit water demand factors based on new Roseville water meter data;
- A surface water contract entitlement from other water purveyor(s);
- Recycled water supplies made available for non-potable use (e.g. use of recycled water for landscaping and park irrigation);
- A potential future delivery of existing contract surface water from a diversion off the Sacramento River; and

- Sustainable groundwater supplies made available through a recharge program and/or other mechanisms.
- In addition, other water supply options may be identified during the EIR analysis.

The WRSP EIR will include an evaluation of the water supply options identified to serve the WRSP project area.

Approximately three water (two potable and one recycled) storage tanks and an associated pump station are proposed for the WRSP project. The tanks are tentatively proposed to be located on City-owned land directly east of the proposed Roseville Energy Facility. However, the appropriateness of this location will need to be evaluated in light of existing constraints at this location. In addition, approximately four well sites would be located in parks throughout the WRSP project area to provide backup water supply groundwater recharge capabilities.

Wastewater

Wastewater infrastructure would be constructed in the WRSP project area consistent with the Regional Wastewater Master Plan. The Pleasant Grove Wastewater Treatment Plant (PGWWTP), currently under construction, would serve the project. The wastewater collection system would be designed to minimize pumping by directing the flow by gravity where possible, although one pump station may be included on the west side of the plan area.

The PGWWTP is under construction west of the existing alignment of Phillip road, south of the future extension of Blue Oaks Boulevard. The PGWWTP is located near the center of the WRSP project area. The WRSP project area abuts the plant site on the east, south and west side of the plant. The City has stipulated a 1,000 buffer around the PGWWTP in which only non-residential land uses should be planned, including the proposed 68-acre regional soccer sports complex, open space, the Roseville Energy Facility, and industrial uses. Uses permitted and conditionally permitted within this area will be identified and discussed in EIR.

In order to accommodate the WRSP and ultimately the MOU Area, a 20-acre expansion area of the PGWWTP site is identified in the WRSP. Also identified in the WRSP is a 1,000-foot buffer around the expanded PGWWTP site in which only non-residential uses would be permitted. The EIR will analyze the expansion of the wastewater service area.

Recycled Water

The WRSP proposes to use recycled water for non-potable uses in the WRSP project area. Recycled water (tertiary treated) from either the Dry Creek WWTP or the PGWWTP would be used for landscape irrigation in parks and along landscaped corridors along roadways. A linkage between the Dry Creek and the Pleasant Grove wastewater treatment plants would be required to enhance the ability to provide recycled water to the serve the site. It is possible that recycled water would be used for landscape irrigation in the commercial, industrial, and high-density residential areas of the plan.

Storm Drainage and Flood Control

The WRSP project area is located within the Curry Creek and Pleasant Grove Creek watersheds. The main branch of Pleasant Grove Creek is in the WRSP project area along with several tributaries to Curry Creek. Approximately one half of the Westpark property is within the Curry Creek drainage watershed and the remainder is in the Pleasant Grove Creek watershed. Nearly all of the Fiddymont Ranch property is located within the Pleasant Grove Creek watershed with a small portion in the Curry Creek watershed.

Improvements to the drainage system within the WRSP project area would include rechannelizing minor tributaries, construction of pipe conveyance systems, and construction of culverts and bridges over creeks and tributaries. A total of three detention basins would be included within the project site. All of the proposed detention basins would be located on the Westpark property. No detention facilities are proposed on the Fiddymont Ranch property. The detention basins would be located along the Curry Creek drainage in open space and one is proposed in a park. Two basins would be designed using the site's existing topography and would require minimal grading. One or both of the basins may also assist in storm water quality management.

Police and Fire Services

The Roseville Police Department (RPD) would provide police services. The RPD provides all operations and patrols from its central station located on Junction Boulevard approximately 4 miles from the WRSP project area.

The Roseville Fire Department (RFD) would provide fire protection, fire suppression, emergency medical service and hazardous materials management services to the WRSP project area.

Within the WRSP project area, a need for two fire stations has been identified. One station is proposed east of Westpark Drive near the southwest corner of the wastewater treatment plant. A suitable location for the second fire station site north of Blue Oaks Boulevard will be determined by the Fire Department.

Solid Waste

The Roseville Environmental Utilities Department would provide solid waste collection and disposal services to the WRSP project area. The City of Roseville is a member of the Western Placer Waste Management Authority, the provider of solid waste management services.

Electrical Service

The WRSP is within the service area of Pacific Gas & Electric (PG&E) for electric service. If annexed, it is proposed that Roseville Electric would provide electric service to the WRSP project area. Electricity would be supplied to the site through existing facilities and/or proposed facilities.

The City's current Electric Master Plan calls for constructing 60 Kv overhead lines along Fiddymment Road to Blue Oaks Boulevard and an extension of these lines to the east along the northside of Blue Oaks Boulevard to Woodcreek Oaks Boulevard. A 60 Kv line may also be constructed along Fiddymment Road north of Blue Oaks Boulevard. A 60-kV overhead line would be constructed from the proposed substation near the wastewater treatment plant to the south and turn east on the existing 230-kV power line corridor. This line will be terminated at the existing Fiddymment Substation.

According to Roseville Electric, buildout of the WRSP project area would require construction of a new electric substation to be located near the northeast corner of the PGWWTP.

Street Lighting

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

Natural Gas

Natural gas would be provided by Pacific Gas and Electric (PG&E) Company. PG&E maintains a six-inch high-pressure gas main on the east side of Fiddymment Road that would serve a portion of the WRSP project area. PG&E's existing facilities in Blue Oaks Boulevard and Fiddymment Road may be extended to serve the site. Ultimately, a new natural gas regulator station may be required to serve the WRSP project area.

Resource Management

The Resource Management Element of the WRSP is intended to ensure that the natural resources of the WRSP project area are conserved and that the impacts associated with urban development are mitigated to the extent possible.

Wetlands

A variety of wetlands are located on the WRSP project area including vernal pool complexes, drainage swales, and stream corridors. A total of 43.83 acres of wetlands have been identified on the Fiddymment property and 20.06 acres have been identified on the Westpark site. The greatest concentration of vernal pools is located in the northwest corner of the Fiddymment property. The WRSP would avoid some vernal pools and other wetlands; however, full development would result in the need to "fill" a portion of the wetlands and, thus, would require a permit issued by the U.S. Army Corps of Engineers pursuant to Section 404 of the Clean Water Act. It is anticipated that approximately 60 percent of the wetlands would be preserved onsite and that there would be a substantial offsite preservation component.

Oak Woodlands

The WRSP land uses have been configured to retain a majority of the existing oak woodlands in permanent open space. On the Westpark portion of the site only one tree exists. This tree is proposed to be preserved and protected as part of the project. The majority of oak woodland is located along Pleasant Grove Creek and Fiddymment Road within the Fiddymment Ranch portion of the site. Most of the oak woodland would be preserved within the creek corridor and within a proposed 98-acre oak woodland regional park. However, some tree removal may be necessary to accommodate road crossings, pathway crossings, and linear trails. Any removal of native oak trees would be subject to the City's Tree Preservation requirements set forth in Chapter 19.66 of the Roseville Zoning Ordinance.

Historic Resources

The historic Fiddymment Ranch complex appears to contain historic buildings potentially eligible for inclusion in the National Register of Historic Places based on its representation as an early ranch complex. The disposition of the historic farmhouse along with selected outbuildings is not known at this time. Options include the preservation in place of the complex and/or relocation of the farmhouse to a park/open space area within the WRSP project area or demolition.

Off-Site Improvements

Offsite improvements include the extension of water wastewater and recycled water, electric, and gas lines. Traffic improvements, including the extension of Blue Oaks Boulevard, and Pleasant Grove Boulevard as well as the possible extension of Watt Avenue, may be needed, depending upon the findings of the traffic study. In addition, the EIR will evaluate the traffic impacts with and without the proposed Placer Parkway from SR 65 to SR 99.

MOU Remainder Area Assumptions

As discussed above, the EIR will programmatically evaluate the effects of amending the City's Sphere of Influence to include the MOU Remainder Area. Because no application for development of the MOU Remainder Area has been received, the exact intensity, nature and use of the Remainder Area is not certain at this time. Nonetheless, inclusion within the City's Sphere would indicate that some type and level of development could occur within the Remainder Area. In analyzing the effects of amending the City's Sphere, the EIR must account for the development that could occur, recognizing that no entitlements will be granted with this project, so future development could differ somewhat from the EIR assumptions.

If proposed for annexation to the City at a future date, the land use plan for the MOU Remainder Area would need to conform to the City's General Plan, the Guiding Principles, the City/County MOU document and the Project Objectives identified above. Therefore, assumptions can be made about the level, density and type of uses that could develop in the MOU Remainder Area. As shown in Table 3, the EIR analysis will assume that the MOU Remainder Area is developed primarily with residential uses of a density and type similar to that proposed for the WRSP.

TABLE 3
WEST ROSEVILLE SPECIFIC PLAN AND MOU REMAINDER AREA
LAND USE TABLE

| Zoning | Land Use | WRSP ¹ | | MOU Remainder Area | | Total | |
|--------------|--|-------------------|--------------|--------------------|--------------|----------------|---------------|
| | | Acres | DUs | Acres | DUs | Acres | DUs |
| OS | Open Space | 649.7 | | 364.6 | | 1,014.3 | |
| PR | Park and Recreation | 246.0 | | 195.7 | | 441.7 | |
| P/WP | Public/Quasi-Public | 141.5 | | 65.0 | | 206.5 | |
| LDR | Low Density Residential | 1,393.9 | 4,915 | 1,324.4 | 5,296 | 2,718.3 | 10,211 |
| LDR | Low Density Residential (Age Restricted) | 149.6 | 745 | | | 149.6 | 745 |
| MDR | Medium Density Residential | 112.4 | 810 | 88.6 | 620 | 201.0 | 1,430 |
| HDR | High Density Residential | 114.8 | 1,960 | 78.2 | 1,487 | 193.0 | 3,447 |
| CC | Community Commercial | 88.1 | | 67.6 | | 155.7 | |
| BP | Business Professional | 4.7 | | 49.5 ² | | 54.2 | |
| LI | Light Industrial | 53.6 | | | | 53.6 | |
| IND | Industrial | 59.4 | | | | 59.4 | |
| R/W | Road right-of-way | 147.9 | | 124.7 | | 272.6 | |
| TOTAL | | 3,161.6 | 8,430 | 2,358.3 | 7,403 | 5,519.9 | 15,833 |

Note: Business Professional and Light Industrial are considered combined within the 49.5 acres.

1. Includes the 167.7 acres outside of the MOU Transition Area.

Source: Signature Properties; Westpark Associates; David Wade & Associates 2002.

Commercial and Business Professional uses will be provided at levels to support the needs of future residents, and to provide a mix of employment and residential uses. Parks, schools and other public facilities are also assumed to be provided at levels needed to meet the demand generated by the assumed level of residential development. Finally, the floodplain would be protected as open space. These assumptions underlie the acreages provided in Table 3, and will serve as the basis of the EIR analysis of including the MOU Remainder Area in the City's proposed Sphere of Influence.

The provision of services is assumed to be similar to the WRSP, and the EIR will evaluate the adequacy of existing and planned services, facilities and utilities to serve the MOU Remainder Area. In addition, as shown in Figure 3, the EIR assumes that the circulation system will be an extension of existing and planned City and County roadways, including those proposed in the WRSP.

7.0 ALTERNATIVES

As required by CEQA, the EIR will evaluate alternatives to the proposed project. As stated in section 15126.6(c) of the CEQA Guidelines, the primary intent of the alternatives evaluation in an EIR is that "the range of potential alternatives to the proposed project shall include those that could feasibly accomplish most of the basic objectives of the project and could avoid or substantially lessen one or more of the significant effects." Although the effects of the proposed project have yet to be identified, significant impacts are expected to result from two aspects of the project-converting undeveloped agricultural land (which contains biological and other natural

resources) to urban uses; and increasing the population and employment activity in the South Placer County area, which will increase traffic, air pollutant, noise and demand for services and utilities. Therefore, it can be anticipated that the alternatives will address a reduction in the amount of development and/or in the amount of acreage that is converted.

At this time, it is anticipated that a total of five alternatives will be evaluated in the EIR. The alternatives to be evaluated could include one or more variations on the following:

- **No Project**, which will encompass both “no development” and “no action,” because it is anticipated that no development would occur within the MOU Transition Area if the current land use designations and zoning are retained;
- **Reduced Development**, in which fewer dwelling units and/or employment-generating uses are proposed;
- **Reconfiguring the Site Plan** with the number of residential units and amount of employment-generating uses similar to the Proposed Project but on fewer acres; and
- **Off-Site Alternative**, in which the proposed land uses are developed at another location in South Placer County.

The specific elements of the alternatives will depend on the findings of the EIR analysis. During further development and refinement of the alternatives, consideration will be given to the following factors:

- anticipated significant impacts of the project;
- ability of potential alternatives to meet most of the project objectives;
- policy direction of the General Plan and the Guiding Principles;
- issues associated with project phasing; and
- availability of land elsewhere in South Placer County to support the project.

8.0 SUMMARY OF POTENTIAL IMPACTS

As discussed previously, the EIR will address the anticipated environmental impacts on a project-specific level for the WRSP/Annexation and Sphere of Influence Amendment and construction and operation of the WRSP. The EIR will address the anticipated environmental impacts on a program level for amendment to the City's Sphere of Influence to include the MOU Remainder Area. At this time it is anticipated that the EIR will address impacts associated with the WRSP project area and the MOU Area Sphere of Influence Amendment in the following issue areas:

- Land Use and Planning,
- Transportation and Circulation,
- Air Quality,
- Biological Resources,

- Hydrology and Water Quality,
- Cultural Resources,
- Noise,
- Hazardous Materials and Public Safety,
- Public Services and Utilities,
- Aesthetics,
- Geology, Soils and Seismicity, and
- Population, Employment and Housing.

It is anticipated that the following significant impacts could be identified in the Draft EIR:

- change in traffic volumes along local, county and State highways, both on a project-specific and cumulative level;
- potential conflict with the 1994 Sacramento Area Regional Ozone Attainment Plan and/or the 1991 Placer County Air Quality Attainment Plan;
- exposure of sensitive receptors to increased pollutants;
- population growth inducement;
- adverse effect on a scenic vista;
- damage to scenic resources and/or degradation of the existing visual character;
- damage to or destruction of archaeological or historical resources;
- lack of certainty regarding sufficient water supplies available to serve the project from existing entitlements and resources;
- potential violation of the Placer County Air Pollution Control District source review rules;
- potential cumulatively considerable increase in criteria air pollutants;
- increase in noise levels associated with increased traffic and project construction and operation;
- conflicts with applicable plans or policies;
- conversion of Important Farmland;
- adverse effects on candidate, sensitive or special-status species, riparian habitat or other sensitive natural communities, federally defined wetlands, or wildlife corridors;
- increase in current wastewater treatment requirements;
- construction of new wastewater, drainage, or water supply facilities;
- increase in the rate or amount of surface runoff in a manner, which would result in or contribute to flooding on- or off-site.

It is anticipated that either no impact or less-than-significant impacts could be identified for the following:

- change in air traffic patterns;
- physical division of an established community;
- hazards due to a design feature;
- loss of a known mineral resource;
- interference with an adopted emergency response plan;
- inadequate emergency and parking facilities;

- creation of objectionable odors;
- exposure of people to excessive vibration or groundborne noise levels; and
- exposure of people to excessive noise located near a public or private airport.

Due to the nature of the Proposed Project, it is anticipated that no significant impacts would occur in the issue areas listed below; however, the EIR will include an analysis that will address each issue area listed below. At this time it is anticipated that if any impacts are identified mitigation may be required to reduce the impact to a less-than-significant level.

- Exposure of people to hazards associated with seismic conditions;
- Soil erosion or the loss of topsoil;
- Locating structures on expansive soils;
- Violation of water quality or waste discharge standards;
- Depletion of groundwater supplies or alteration of existing drainage patterns;
- Placement of uses within a 100-year floodplain exposing people to increased hazards;
- Conflict with any local policies or ordinances protecting biological resources, or a habitat conservation plan;
- Exposure of sensitive receptors to substantial pollutant concentrations;
- Exposure of sensitive receptors to noise impacts from the WWTP and other surrounding land uses;
- Creation of a significant hazard to the public through transporting or disposing of any hazardous materials;
- Exposure of people or structures to a significant risk of loss, injury or death involving wildland fires;
- Adverse effect on the provision of public services (including police, fire, schools, parks);
- Waste generation beyond the capacity of a landfill; or
- Creation of a new source of light and glare.

NOP Review

Written comments concerning the proposed EIR for the WRSP and MOU Area Sphere of Influence Amendment should be directed to Kathy Pease at the City of Roseville (address listed above under section 1.0 Background Information). Written comments on the scope of the EIR will be accepted by the City of Roseville through **September 16, 2002, at 5:00 p.m.**