
Chapter 1 INTRODUCTION

1.1 PROJECT BACKGROUND

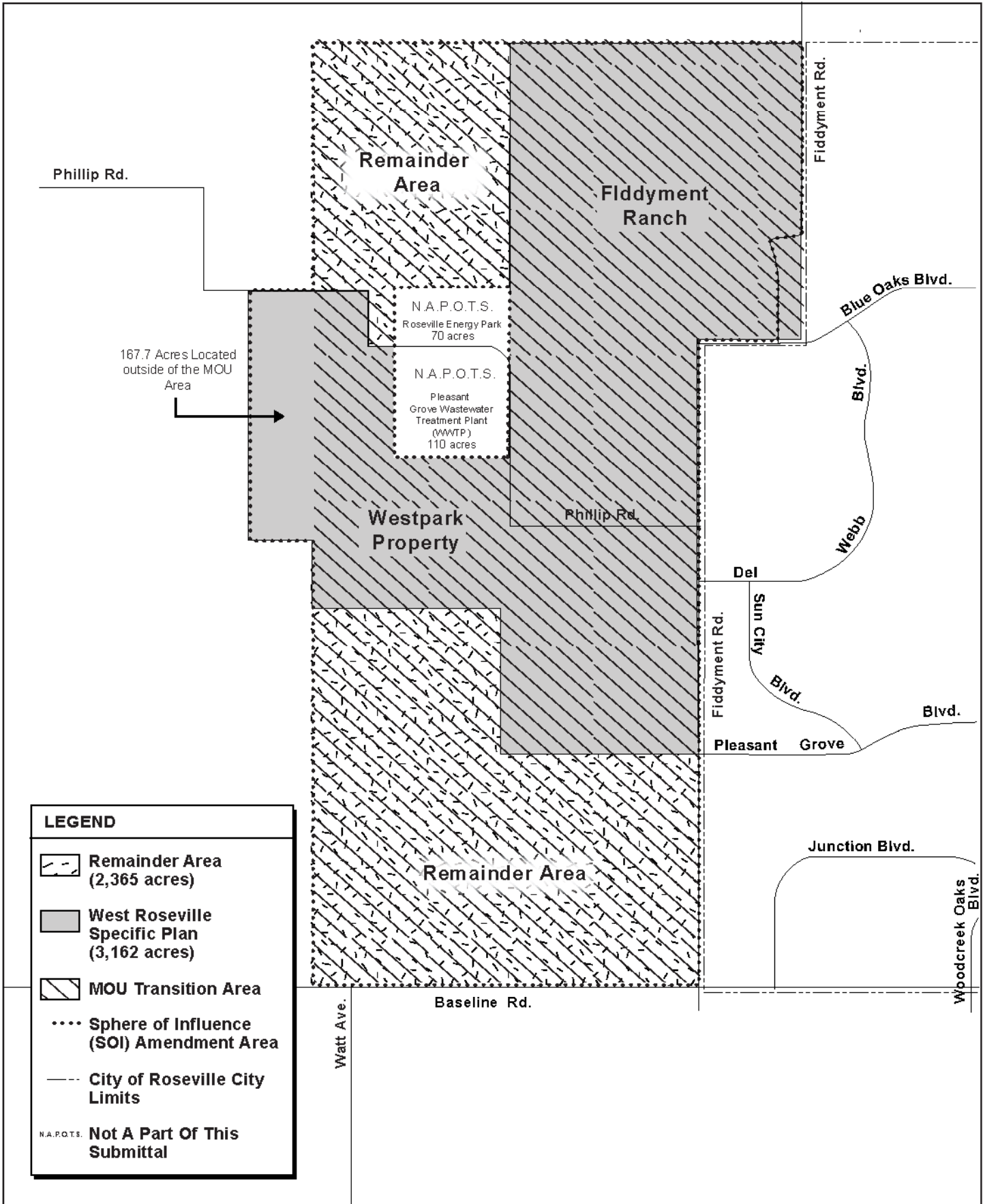
This Environmental Impact Report (EIR) examines the potential effects of a proposed project that includes (1) amending a 5,527-acre area immediately west of the City of Roseville (City) corporate boundaries to bring it into the City's sphere of influence (SOI); (2) adopting the West Roseville Specific Plan (WRSP), which covers a 3,162-acre portion of the 5,527-acre SOI Amendment Area; and (3) annexing the WRSP Area into the City's jurisdiction. While no specific plan for development of the remaining 2,365 acres (Remainder Area) within the 5,527-acre SOI Amendment Area is proposed at this time, assumptions regarding the general density and intensity of development have been made to allow a programmatic analysis of the environmental impacts that could occur as a result of development of the entire SOI Amendment Area. Refer to Figure 1-1 (SOI Amendment Area) for an illustration of the WRSP Area (consisting of Fiddymment Ranch and the Westpark properties), the Remainder Area, and the entire SOI Amendment Area.

The following terms are used throughout this EIR to refer to the areas under consideration:

- SOI Amendment Area 5,527 acres Includes the WRSP Area and the Remainder Area, but does not include a 70-acre City-owned property or the 110-acre Pleasant Grove Wastewater Treatment Plant (PGWWTP)²
- WRSP Area 3,162 acres Composed of Fiddymment Ranch and the Westpark properties. Of the 3,162 acres, only 2,994 are located in the MOU Transition Area.³ The remaining 168 acres are located outside of the MOU Transition Area. The limits of the MOU Transition Area are illustrated by both Figures 1-1 and 1-2.
- Remainder Area 2,365 acres Composed of land located north and south of the WRSP Area and within the SOI Amendment Area. Does not include the 180-acre City-owned property containing the PGWWTP and the buffer property to the north

² The City property is located adjacent to the WRSP Area, west of the Fiddymment Ranch property and northeast of the Westpark property. Within this area is the City's PGWWTP, located on approximately 110 acres and a City-owned 70-acre buffer property to the north.

³ In 1997, the City of Roseville entered into a Memorandum of Understanding (MOU) to foster cooperative land use planning. The MOU applies to a "Transition Area" west of Fiddymment Road and north of Baseline Road. The City of Roseville owns approximately 180 acres within the MOU Transition Area that are not part of the proposed SOI Amendment (because the City Property is already incorporated), as shown on Figure 1-1.



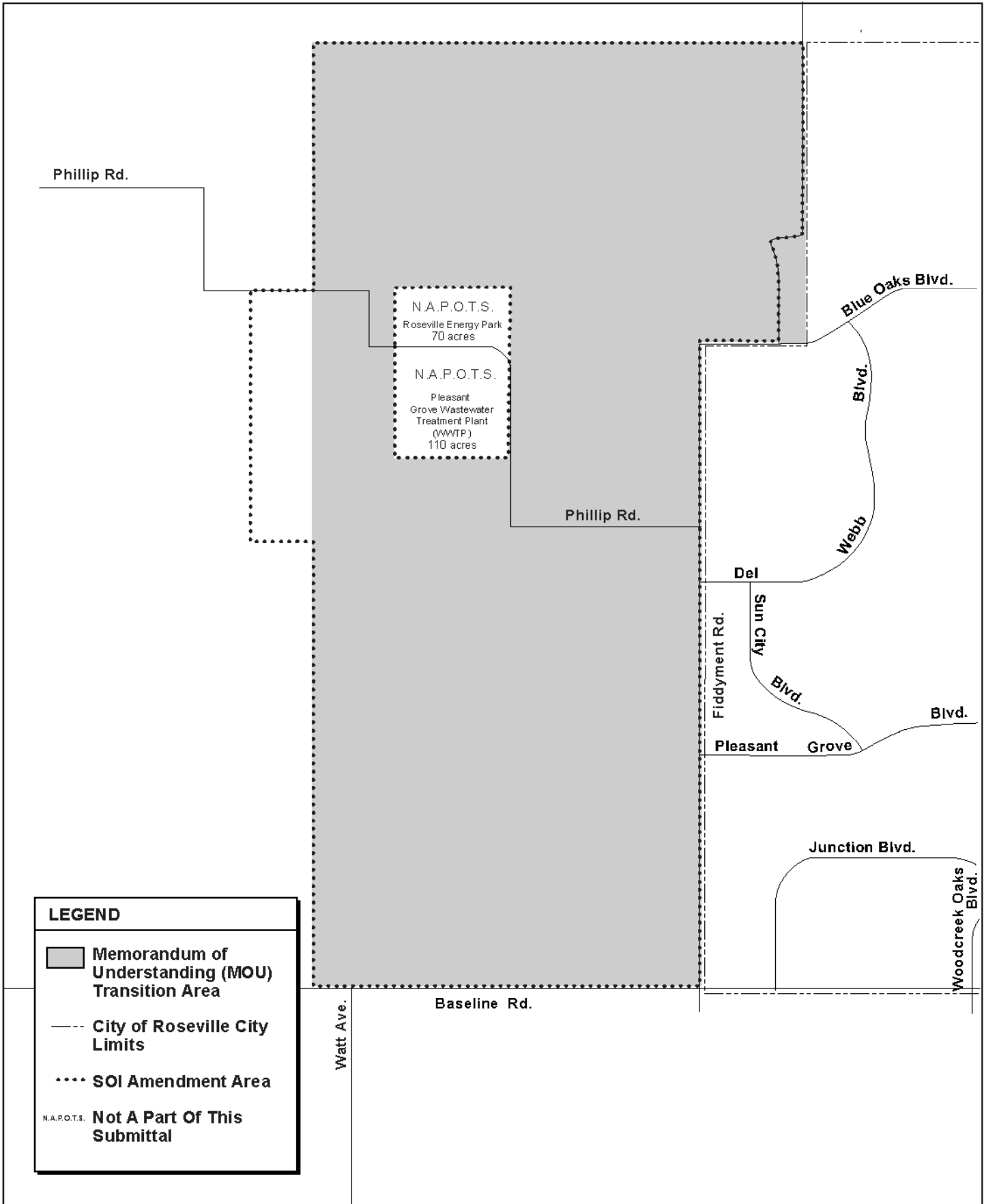
LEGEND

- Remainder Area (2,365 acres)
- West Roseville Specific Plan (3,162 acres)
- MOU Transition Area
- Sphere of Influence (SOI) Amendment Area
- City of Roseville City Limits
- N.A.P.O.T.S. Not A Part Of This Submittal**



FIGURE 1-1
SOI Amendment Area

Not to Scale



LEGEND

- Memorandum of Understanding (MOU) Transition Area
- City of Roseville City Limits
- SOI Amendment Area
- N.A.P.O.T.S. Not A Part Of This Submittal**



FIGURE 1-2
MOU Transition Area

Not to Scale

Figure 2-1 (Regional Location and Project Vicinity), which is provided in Chapter 2 (Project Description) of this EIR, provides an illustration of the proposed project's location.

1.2 PURPOSE AND INTENDED USE OF THE EIR

The City of Roseville has prepared this EIR for the following purposes:

- To satisfy the requirements of CEQA, the CEQA Guidelines, and the City's procedures for implementing CEQA
- To inform the general public, the local community, responsible and interested public agencies, and the City's decision-making bodies (e.g., Planning Commission, Public Utilities Commission, Transportation Commission, and Parks and Recreation Commission) regarding the potential environmental effects resulting from implementation of the proposed project, as well as possible measures to mitigate those effects and alternatives to the project
- To enable the City to consider environmental consequences when deciding whether to approve the proposed project
- To provide a basis for the preparation of subsequent environmental documentation for future development in the Remainder Area
- To serve as a source document for responsible agencies to issue permits and approvals, as required (e.g., Placer County Local Agency Formation Commission [LAFCO])

In summary, this document is intended to provide decision-makers and the public with information that enables them to intelligently consider the environmental consequences of the proposed action. It identifies significant or potentially significant environmental effects and ways in which those impacts can be reduced to less-than significant levels, whether through the imposition of mitigation measures or through the implementation of specific alternatives to the project. In a practical sense, EIRs function as a technique for fact-finding, allowing an applicant, the public, and agency staff an opportunity to collectively review and evaluate baseline conditions and project impacts through a process of full disclosure. Additionally, this EIR provides the primary source of environmental information for the lead agency to consider when exercising any permitting authority or approval power directly related to implementation of this project.

1.3 TYPE OF EIR

This EIR provides a project-level analysis for the WRSP Area and a programmatic analysis of the SOI Amendment area as further described below.

The California Environmental Quality Act (CEQA) Guidelines (set forth in Title 14 of the California Code of Regulations) defines a project EIR as “focusing primarily on the changes in the environment that would result from project development.” As stated in Section 15161 of the CEQA Guidelines, a project-specific EIR is required to “examine all phases of the project including planning, construction, and operation.” A project-specific analysis has been prepared for the WRSP because the Specific Plan and associated studies and reports contain the necessary detailed information.

Conversely, a program EIR, as defined by the CEQA Guidelines Section 15168:

...is an EIR which may be prepared on a series of actions that can be characterized as one large project and are related either:

- (1) Geographically,
- (2) As logical parts in the chain of contemplated actions,
- (3) In connection with rules, regulations, plans, or other general criteria to govern the conduct of a continuing program, or
- (4) As individual activities carried out under the same authorizing statutory or regulatory authority and having generally similar environmental effects which can be mitigated in several different ways.

The WRSP and Remainder Areas are geographically related. Although no specific land use plans for developing the Remainder Area have been submitted to the City, its development is recognized as the logical progression of growth in the City if the WRSP is approved and developed. In addition, the WRSP Area and Remainder Area are related geographically. The dual-level analysis ensures that the effects of developing the WRSP Area and Remainder Area are not segmented, while recognizing that the two components are at different stages of planning.

With respect to future development projects that may be proposed in the Remainder Area, Section 15168(c) of the CEQA Guidelines states that subsequent activities should be examined in light of the Program EIR to determine whether additional environmental documentation must be prepared. If a later activity would have significant effects that were not examined in the Program EIR, subsequent environmental documentation must be prepared, consistent with Sections 15162 through 15164 of the CEQA Guidelines; in effect, the subsequent environmental documentation would be “tiered” from the Program EIR. As established by Section 21068.5 of CEQA, tiering refers to coverage of general matters and environmental effects in an environmental impact report prepared for a policy, plan, program, or ordinance followed by narrower or site-specific environmental documents that (1) incorporate, by reference, the discussion in any prior environmental impact report and (2) concentrate on the environmental effects that are capable of being mitigated or were not analyzed as significant effects on the environment in the prior environmental impact report.

If any subsequent development proposal would not result in new effects or the need for new mitigation measures, the subsequent activity could rely on the environmental analysis provided in the Program EIR, and no additional environmental documentation would be required.

1.4 LEAD, RESPONSIBLE, AND TRUSTEE AGENCIES

As required by CEQA and the CEQA Guidelines, this EIR defines lead, responsible, and trustee agencies. The City of Roseville is the lead agency for the project because it holds principal responsibility for approving the project. A responsible agency refers to a public agency other than the lead agency that has discretionary approval over the project. Responsible agencies for the proposed project include, but are not necessarily limited to, the LAFCO, the California Regional Water Quality Control Board, the California Water Resources Control Board, the County of Placer, and the Placer County Air Pollution Control District. A trustee agency is defined as a state agency that has jurisdiction by law over natural resources that are held in trust for the people of the state. The U.S. Fish and Wildlife Service (USFWS), California Department of Fish and Game (CDFG), and U.S. Army Corps of Engineers are trustee agencies for this project.

1.5 SCOPE OF THE EIR

The scope of the EIR includes environmental issues determined to be potentially significant by the Notice of Preparation (NOP), responses to the NOP, and scoping discussions among the public, consulting staff, and the City of Roseville. The NOP and comment letters received during the NOP review period are included in Appendix A of this EIR. The NOP identified potentially significant impacts on the following issue areas associated with the construction and/or operation of the proposed project, which are discussed in detail in this EIR:

- Land Use and Agricultural Resources
- Population, Employment, and Housing
- Transportation and Circulation
- Air Quality
- Noise
- Geology, Soils, and Seismicity
- Biological Resources
- Cultural Resources
- Hazardous Materials and Public Safety

- Public Services
- Public Utilities
- Hydrology and Water Quality
- Aesthetics and Visual Resources

This EIR evaluates the direct, indirect, and cumulative impacts resulting from planning, construction and operation of the proposed project using the most current information available and in accordance with the provisions set forth in the CEQA Guidelines. In addition, the EIR recommends feasible mitigation measures, where possible, and project alternatives that would reduce or eliminate adverse environmental effects. To assist in evaluating potential impacts associated with expansion of the SOI boundary, general land use and infrastructure assumptions have been projected for the Remainder Area based on a density of development similar to that proposed by the WRSP. It should be noted that the land use assumptions for the Remainder Area are likely conservative (i.e., less development may ultimately be allowed) because physical constraints have not been included in the land use assumptions.

The Alternatives chapter of the EIR was prepared in accordance with Section 15126.6 of the CEQA Guidelines. The alternatives analyzed in this EIR include the No Project/Reasonably Foreseeable Development alternative, Open Space alternative, Increased Intensity alternative, Reduced Development alternative, and an Off-Site alternative. The Alternatives Analysis identifies the “environmentally superior” alternative as required by CEQA.

In preparing the EIR, pertinent City policies and guidelines, existing EIRs, and background documents prepared by the City were all evaluated for its applicability to the proposed project. A complete list of references is provided in Chapter 9 (References) of this EIR.

1.6 ENVIRONMENTAL REVIEW PROCESS

This EIR has been prepared to meet all of the substantive and procedural requirements of CEQA (California Public Resources Code [PRC] Section 21000 *et seq.*) and the CEQA Guidelines (California Code of Regulations, Title 14, Section 15000 *et seq.*). As the Lead Agency, the City of Roseville has primary responsibility for conducting the environmental review and approving or denying the project.

As a first step in complying with the procedural requirements of CEQA, the City examined whether any aspect of the project, either individually or cumulatively, may cause a significant effect on the environment. For this project, it was determined that there were potentially significant impacts and the Notice of Preparation (NOP) indicated that an EIR would analyze these impacts.

The City filed a NOP with the California Office of Planning and Research as an indication that an EIR would be prepared. In turn, the NOP was distributed to involved public agencies and interested parties for a 30-day public review period, which began on August 16, 2002, and ended on September 15, 2002. The purpose of the public review period was to solicit comments on the scope and content of the environmental analysis to be included in the EIR.

During preparation of the EIR, agencies, organizations, and persons who the City believed might have an interest in this project were specifically contacted. Information, data, and observations from these contacts are included in the EIR. Agencies or interested persons who did not respond during the public review period for the NOP will have an opportunity to comment during the public review period for the EIR, as well as at subsequent hearings on the project.

This EIR or a notice of availability of this EIR for public review has been distributed to agencies that have commented on the NOP, surrounding cities, counties, and interested parties for a 45-day public review period in accordance with Section 15087 of the State CEQA Guidelines, which began on September 15, 2003, and ends on October 29, 2003. During the 45-day public review period, the EIR is available for review at the following locations:

City of Roseville Planning Department
311 Vernon Street
Roseville, CA 95678
Hours: Monday–Friday 8 A.M.–5 P.M.

Roseville Main Library
225 Taylor Street
Roseville, CA 95678
(916) 774-5221
Hours: Monday–Thursday 9 A.M.–9 P.M.
Friday and Saturday 9 A.M.–5 P.M.
Sunday CLOSED

Maidu Branch Library
1530 Maidu Drive
Roseville, CA 95661
(916) 774-5900
Hours: Tuesday and Wednesday NOON–8 P.M.
Thursday–Saturday 9 A.M.–5 P.M.
Sunday and Monday CLOSED (except for holiday weekends, CLOSED Saturday–Monday)

Auburn-Placer County Library
350 Nevada Street
Auburn, CA 95603
Hours: Monday, Tuesday, Wednesday 10 A.M.-6 P.M.
Thursday 10 A.M.-6 P.M.
Friday, Saturday 10 A.M.-5P.M.
Sunday CLOSED

Interested parties may provide comments on the EIR in written form during the 45-day public comment period. Comments should be addressed to

City of Roseville Planning Department
311 Vernon Street
Roseville, CA 95678
Attn: Kathy Pease

Upon completion of the 45-day public review period, written responses to all significant comments raised with respect to environmental issues discussed in the EIR will be prepared and incorporated into the Final EIR (FEIR). Written responses to comments received from any State agencies will be made available to these agencies at least ten days prior to the public hearing during which the certification of the FEIR will be considered. These comments and their responses will be included in the FEIR for consideration by the City Council, as well as any other public decision-makers. The process will culminate with City Council hearings to consider certification of an FEIR and to decide on whether to approve the proposed project.

According to PRC Section 21081, the Lead Agency must make specific Findings of Fact (Findings) before approving the FEIR when the EIR identifies significant environmental impacts that may result from a project. The purpose of the Findings is to establish the connection between the contents of the FEIR and the action of the Lead Agency with regard to approval or rejection of the project. Prior to approval of a project, one of three findings must be made, as follows:

- Changes or alterations have been required in, or incorporated into, the project that avoid or substantially lessen the significant environmental effect as identified in the FEIR.
- Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.
- Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the FEIR.

Additionally, according to PRC Section 21081.6, for projects in which significant impacts will be avoided by mitigation measures, the Lead Agency must include a mitigation monitoring program (MMP). The purpose of the MMP is to ensure compliance with required mitigation during implementation of the project.

However, environmental impacts may not always be mitigated to a less-than-significant level. When this occurs, impacts are considered significant and unavoidable. If a public agency approves a project that has significant and unavoidable impacts, the agency shall state in writing the specific reasons for approving the project based on the FEIR and any other information in the public record. This is termed a “Statement of Overriding Considerations” and is used to explain the specific reasons why the benefits of a proposed project make its unavoidable environmental effects acceptable. The statement is prepared, if required, after the FEIR has been completed, yet before action to approve the project has been taken.

1.7 EIR ADEQUACY

The level of detail contained throughout this EIR is consistent with Section 15151 of the CEQA Guidelines and recent court decisions, which provide the standard of adequacy on which this document is based. The Guidelines state as follows:

An EIR should be prepared with a sufficient degree of analysis to provide decision-makers with information, which enables them to make a decision that intelligently takes account of environmental consequences. An evaluation of the environmental effects of a proposed project need not be exhaustive, but the sufficiency of an EIR is to be reviewed in the light of what is reasonably feasible. Disagreement among experts does not make an EIR inadequate, but the EIR should summarize the main points of disagreement among the experts. The courts have looked not for perfection, but for adequacy, completeness, and a good faith effort at full disclosure.

1.8 DOCUMENT ORGANIZATION

This EIR has been designed for easy use and reference. To help the reader locate information of particular interest, a brief summary of the contents of each section of the EIR is provided. This report includes eight principal parts:

- **Summary of Impacts and Mitigation Measures**—Presents an overview of the results and conclusions of the environmental evaluation. This section identifies project impacts and available mitigation measures for use by the City in reviewing the project and establishing conditions under which the project may be implemented. It also identifies the level of significance of project-related impacts both before and after the imposition of mitigation measures.

- **Introduction**—Provides a brief project background and a description of the EIR, including its purpose, intended use, type, scope, and standards for adequacy; an identification of lead, responsible, and trustee agencies; a description of the environmental review process; and a summary of how the document is organized.
- **Project Description**—Includes a discussion of the location of the project site; a statement of project objectives; a general description of the project’s technical and environmental characteristics, including proposed plans for development of the area; and required governmental approvals.
- **Environmental Analysis**—Includes a topic-by-topic analysis of baseline environmental conditions and impacts that would or could result from expansion of the City’s Sphere of Influence boundaries and implementation of the WRSP and future development in the Remainder Area. It also identifies mitigation measures that would reduce the level of significance of environmental impacts. The results of field visits, data collection and review, and agency contacts are included in that analysis.
- **CEQA Considerations**—Includes a discussion of issues that CEQA requires to be addressed in an EIR: significant unavoidable adverse impacts, irreversible environmental changes, growth inducement, and cumulative impacts.
- **Alternatives**—Includes an assessment of alternative methods for accomplishing the basic objectives of the proposed project. This assessment, required by CEQA, must provide adequate information for decision-makers to make a reasoned choice among alternatives based on the environmental impacts of the Proposed Project and project alternatives.
- **Planning Considerations**—Provides an analysis of consistency with applicable plans, policies, and agreements.
- **Appendices**—Contain a number of reference items providing support and documentation of the analysis performed for this report.

Chapter 2 PROJECT DESCRIPTION

2.1 PROJECT LOCATION AND PROJECT SUMMARY

The proposed project site lies in a rural agricultural area in western Placer County. It is bounded by the City of Roseville boundaries and Fiddymont Road to the east, Baseline Road to the south, and vacant pasture/dry farmland to the north and west. The project site is situated approximately eight and a half miles west of Interstate 80 (I-80) and is approximately six and a half miles west of the Blue Oaks Boulevard interchange on SR-65. The project site is located north of the City of Citrus Heights (in Sacramento County) and south of the City of Lincoln (in Placer County). The project location is illustrated by Figure 2-1 (Regional Location and Project Vicinity).

This Environmental Impact Report (EIR) examines the potential effects of a proposed project that includes (1) amending a 5,527-acre area immediately west of the City of Roseville (City) corporate boundaries to bring it into the City's sphere of influence (SOI); (2) adopting the West Roseville Specific Plan (WRSP), which covers a 3,162-acre portion of the 5,527-acre SOI Amendment Area; and (3) annexing the WRSP Area into the City's jurisdiction. While no specific plan for development of the remaining 2,365 acres (Remainder Area) within the 5,527-acre SOI Amendment Area is proposed at this time, assumptions regarding the general density and intensity of development have been made to allow a programmatic analysis of the environmental impacts that could occur as a result of development of the entire remainder of the SOI Amendment Area that is not in the WRSP Area.

In this EIR, the term "SOI Amendment Area" is used to refer to the project site. The SOI Amendment Area surrounds, but does not include, City-owned property consisting of the 110-acre Pleasant Grove Wastewater Treatment Plant (PGWWTP) and a 70-acre buffer area to the north of the PGWWTP.

2.2 STUDY AREA CHARACTERISTICS

Complete descriptions of the characteristics of the WRSP and Remainder Areas can be found in Chapter 4 (Environmental Analysis) of this EIR for the particular resource or subject area of interest.

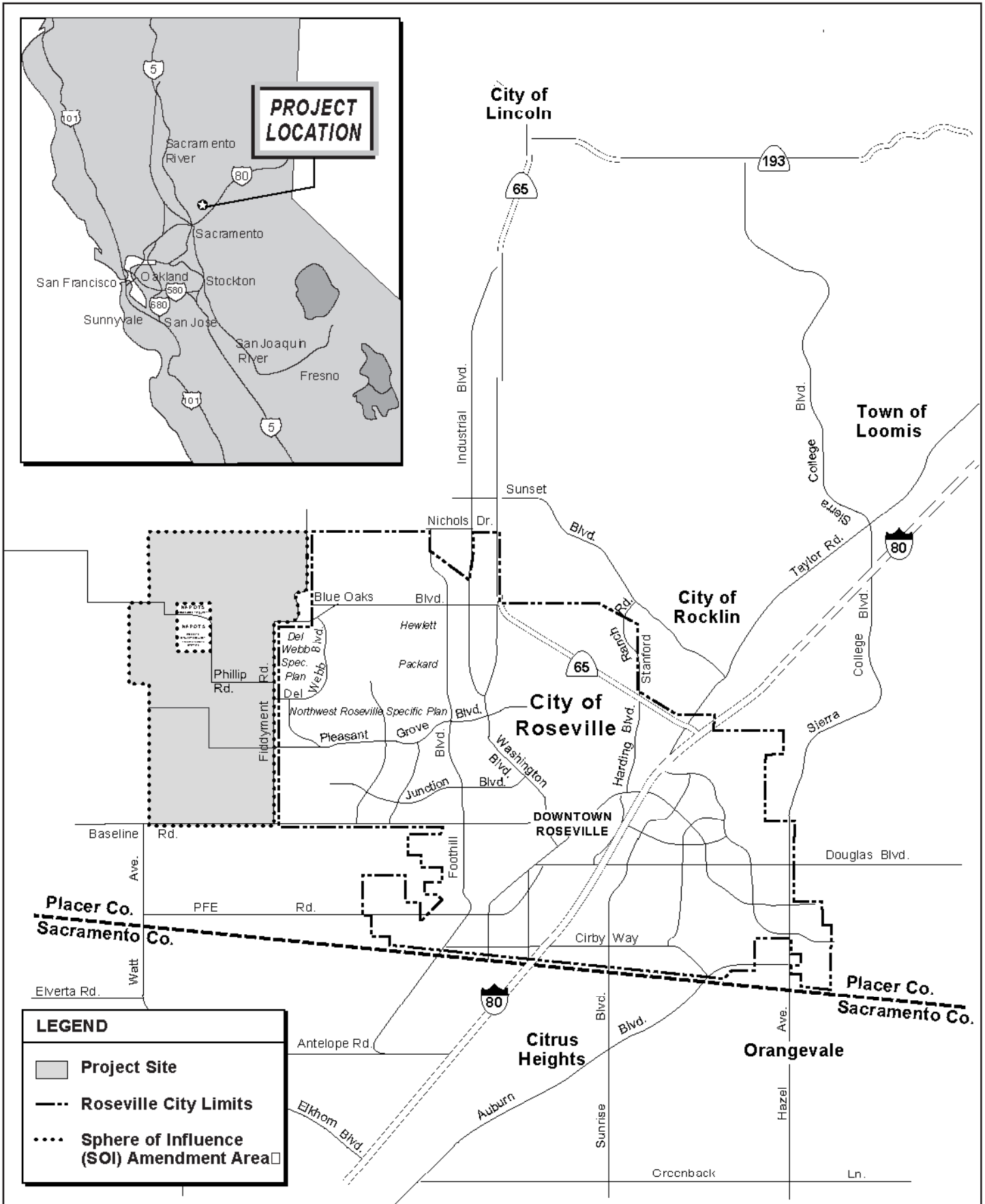


FIGURE 2-1
Regional Location and Project Vicinity

Not to Scale

10659-00

Source: EIP Associates, 2003

City of Roseville



2.2.1 West Roseville Specific Plan Area

■ Ownership

As illustrated by Figure 2-2 (Land Ownership), the 3,162-acre WRSP Area consists of properties under the ownership and/or control of two development entities. A portion of the WRSP Area is owned by 1600 Placer Investors, Inc., and managed by Westpark Associates (1,483-acre Westpark property). The 1,679-acre Fiddymment Ranch property, located within the northeast portion of the site, is controlled by Signature Properties and held under six separate ownerships. Signature Properties holds contracts to purchase these properties as managing partner of West Roseville Development Company, Inc. The total WRSP Area includes 3,162 acres.

■ Existing Uses

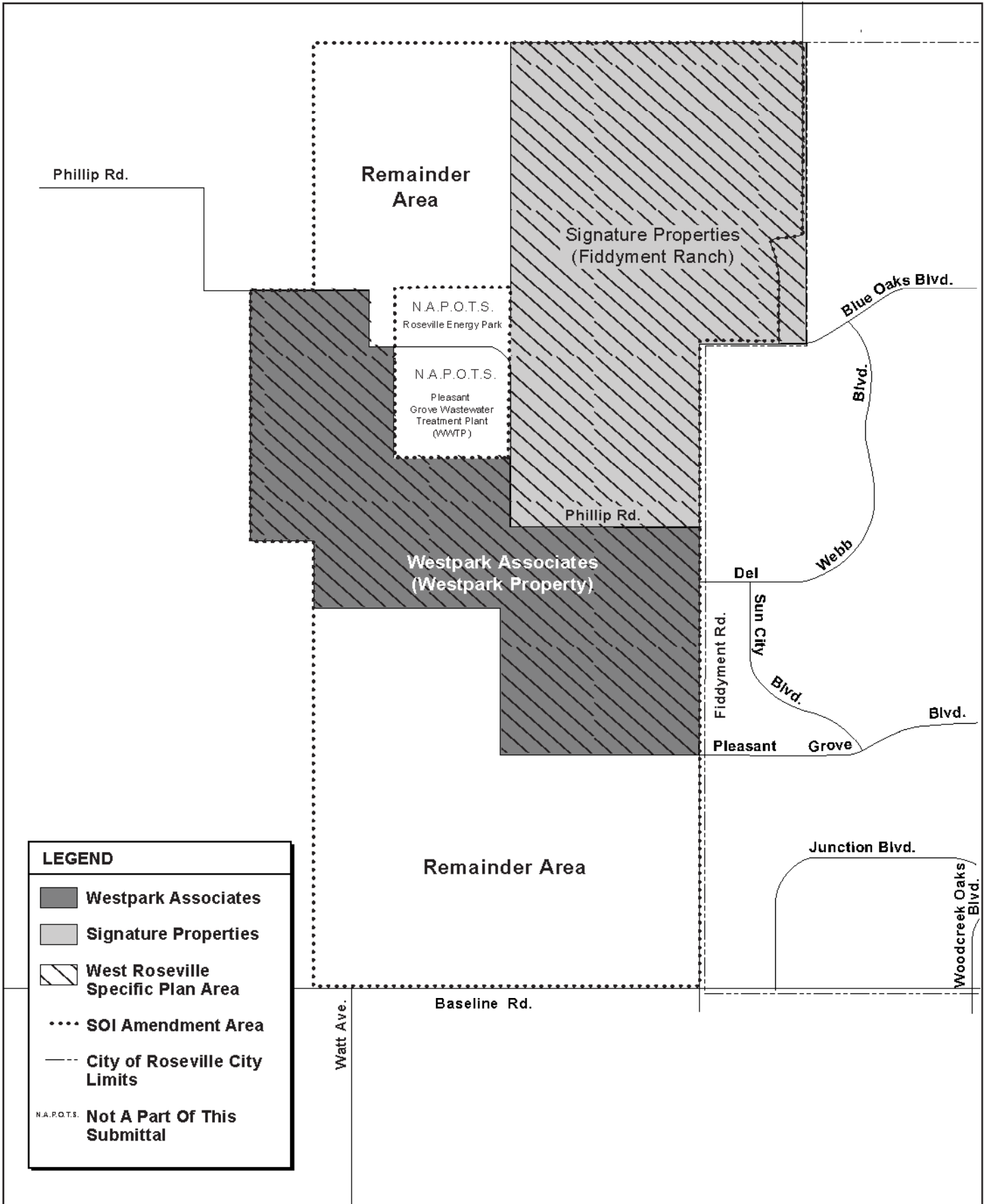
The majority of the WRSP Area is undeveloped and contains nonnative annual grasslands. The topography of the site is relatively flat, with areas of rolling terrain. Pleasant Grove Creek, Curry Creek, and Kaseberg Creek traverse a portion of the WRSP Area. Native oaks are present along the riparian stream corridors in the Fiddymment Ranch property. One native oak tree is present within the Westpark property. Wetland areas are dispersed throughout the WRSP Area, with the greatest concentration located in the northwest corner of the Fiddymment Ranch property.

The predominant land use is seasonal livestock grazing. In the past, portions of the WRSP Area have been used for grazing, limited dry farming, and poultry operations.

Fiddymment Ranch is developed with five small areas of residential/commercial operations that include the “Old Homestead,” the John Corin House, the Eric Fiddymment house, the Eric Fiddymment construction support operations, or “Mill Field,” and the Pistachio Orchard Office. Various structures and buildings associated with historic and current uses are located in these five areas. There are no structures located within the Westpark property.

■ Existing Zoning

The WRSP Area is located in an unincorporated area of Placer County. The Placer County General Plan currently designates the WRSP Area for Agriculture/Timberland, 80-acre minimum. The WRSP Area is designated in the Placer County Zoning Ordinance as Farm Combining Building Site, 80-acre (FB-X-80).



LEGEND

- Westpark Associates
- Signature Properties
- West Roseville Specific Plan Area
- SOI Amendment Area
- City of Roseville City Limits
- N.A.P.O.T.S. Not A Part Of This Submittal



FIGURE 2-2
Land Ownership

Source: Signature Properties and Westpark Associates, 2003; EIP Associates, 2003

City of Roseville

Not to Scale



The following are permitted uses in the FB-X-80 zone, either by right or with the issuance of a conditional use permit:

- Single-family dwelling; keeping of poultry, rabbits or similar livestock; farming, dairies, animal husbandry; crop and tree farming; apiaries; aviaries; stands exclusively for the sale of products produced on the premises; stables and riding academies; communications equipment building, distribution substation; small livestock farming; greenhouse; residential care homes for six (6) or fewer persons; large- and small-family daycare homes
- Buildings or structures, including housing for agricultural workers, garages and implement shelters, customarily associated with an accessory use to the uses listed above; storage of petroleum products for use of the premises, but not for resale; home occupation; commercial breeding, feeding and managing, and sale on the premises of fish; guest houses; commercial vehicle storage (one vehicle, 2.3 acre minimum)
- Duplexes; tract offices; golf courses; public or quasi-public uses including fire houses, school accredited to the State school system; excavation and quarrying; animal hospital; veterinarian; museum; country club; hospital; convalescent hospital and skilled nursing facilities sanitarium; public parks; playground; community center; grange halls; public dumps; rest homes; public utility service yards; residential care homes for more than six persons; child nurseries for more than fourteen persons; bed and breakfast; second residential units; performing arts studio; mobile home to house agricultural workers
- Airports; industrial plants which process agricultural products; frog farms; commercial hog and turkey raising; fertilizer plants; kennels; cattle feed yards; animal sales yard; public utility transmission substation; fare equipment sales and service; labor supply camps; sales of agricultural products
- Commercial explosives storage and manufacture
- Churches

■ Farmland Classification

The California Department of Conservation (CDC) classifies the majority of the WRSP Area as Farmland of Local Importance. A small area encompassing a portion of the existing pistachio orchard is designated as Prime Farmland.

2.2.2 Remainder Area

■ Ownership

The 2,365 acres of the Remainder Area are owned by numerous landowners, which are described in Section 4.1 (Land Use and Agricultural Resources).

■ Existing Uses

The physical characteristics of the Remainder Area are similar to the WRSP Area, consisting of rural nonnative, annual grasslands. As shown on Figure 2-2, the 2,365-acre Remainder Area consists of an area to the north and south of the Westpark property and to the west of the Fiddymment Ranch property. The topography of the Remainder Area is relatively flat with areas of rolling terrain. Pleasant Grove Creek and its tributaries traverse the northern portion of the area. Native oaks are present along the riparian stream corridors. Wetland areas are dispersed throughout the Remainder Area with the greatest concentration located in the northern portion.

The predominant land use is seasonal livestock grazing. In addition, there are several residences in the Remainder Area, including the Harris, Chuang, and Blue Oaks Associates properties north of the PGWWTP site and the O'Brien property to the west of the PGWWTP site. The "Fiddymment Complex" is located to the east of the PGWWTP site and the Corin House is located farther to the east of the PGWWTP site, just west of Fiddymment Road.

■ Existing Zoning

The Remainder Area is designated Agriculture/Timberland, 80-acre minimum in the Placer County General Plan, and zoned FB-X-80. Allowable uses are described above under West Roseville Specific Plan Area, Existing Zoning.

■ Farmland Classification

The Remainder Area is classified as Farmland of Local Importance. There is no Prime Farmland designated in this area.

2.2.3 City-Owned Property

In 1997, the City of Roseville entered into a Memorandum of Understanding (MOU) with Placer County to foster cooperative land use planning. The MOU applies to a "Transition Area" west of Fiddymment Road and north of Baseline Road, as illustrated by Figure 1-2 (MOU Transition Area) in Chapter 1, Introduction, of this EIR. The City of Roseville owns approximately 180 acres within the MOU Transition Area that are not part of the proposed SOI Amendment because the City Property is already incorporated, as also shown on Figure 1-2. The City property contains the PGWWTP, located on approximately 110 acres, and a City-owned 70-acre buffer property to the north of the PGWWTP. The City certified an EIR for the PGWWTP in 1996 (Roseville Regional Wastewater Treatment Service Area Master Plan EIR, SCH No. 93092079). The City-owned property is not part of the project.

2.3 PROJECT OBJECTIVES

2.3.1 West Roseville Specific Plan Area

The WRSP project objectives provide for the orderly and systematic development of a mix of residential neighborhoods, schools, parks, community commercial, light industrial, industrial, commercial mixed-use, and business/professional uses in a manner consistent with General Plan policies, including the Guiding Principles for West Roseville (refer to Appendix L), and the characteristics and natural features of the land. These Guiding Principles, which were adopted in May 2001, supplement the General Plan by identifying the City's expectations for potential development west of Roseville, including the WRSP Area and the Remainder Area. The intent is to ensure that all new development conforms to City policies, standards, and expectation and does not unduly impact services to existing residents. The following objectives apply to the proposed WRSP:

1. Create a comprehensively planned residential based community balanced by providing a mix of employment, commercial, business professional, service, recreation, open space, and public uses
2. Provide a logical and orderly extension of the City of Roseville compatible with surrounding land uses that complements the pattern and intensity of existing development in the City and provides new benefits to the City
3. Satisfy the City policies, regulations and expectations as defined in the General Plan, West Roseville Guiding Principles, City-County MOU, Zoning Ordinance, Improvement Standards, and other applicable plans, documents, and programs adopted by the City
4. Aid the City in meeting its recognized obligation to accommodate a percentage of future population growth in the region by increasing the residential holding capacity by 8,430 residential units in an area identified in the City's feasibility analyses as appropriate for such a development
5. Ensure compatibility with the City of Roseville's PGWWTP, through inclusion of appropriate uses within a 1,000-foot nonresidential buffer area around the plant
6. Offer a low-density age-restricted community as a component to the WRSP to complement the age-restricted community in the Del Webb Specific Plan and to respond to the market preferences and needs of senior adults as they relate to type, size, cost of housing and recreational social amenities
7. Shape a physical form and character of development that is functional, and creates a sense of place that will
 - a) Establish an identifiable western edge of the City through inclusion of contiguous permanent open space areas

- b) Enhance Roseville’s supply of, and reputation for, quality housing that provides a diversity of housing opportunities available to residents from a wide range of economic levels and all stages of life
 - c) Organize neighborhoods to be identifiable, walkable, and to incorporate gathering places, such as parks and schools, for neighborhood activities and interaction
 - d) Encourage the concentration of recreation, education, service, public, and community activities as focal points of the community including
 - › Development of a mixed-use Village Center that incorporates smart growth principles and is modeled as a traditional hub of services, activity, and people gathering
 - › Creation of a central Activity Core, that includes two regional parks (Regional Sports Park and Fiddymont Park) and a high school
 - › Provision of adequate school facilities to serve students generated in the WRSP Area
 - e) Expand the City’s employment base through the inclusion of commercial, industrial, light industrial, and business professional uses
 - f) Balance development with resource protection, including preservation of cultural resources, significant creek corridors, sensitive habitat, oak woodlands, and wetlands in interconnected permanent open space
8. Provide a safe and efficient circulation system that interconnects uses and promotes pedestrian circulation and alternate transportation options
 9. Create an interconnected Class I bikeway system that links the Plan Area with the rest of the City as well as residential neighborhoods, open space, parks, schools, service, and activity areas
 10. Ensure that the WRSP development pattern and circulation system do not preclude an alignment for the proposed Placer Parkway
 11. Provide and maintain services and infrastructure that meet or exceed City standards, integrate with existing and planned facilities and connections, consider potential development in the remainder of the City-County MOU Area, and do not diminish services to existing residents of the City
 12. Ensure that the WRSP includes a mix of uses and facilities that are fiscally feasible and implement funding mechanisms to avoid negative impacts to the City’s General Fund
 13. Phase development to link the provision of services with the timing of development to respond to the short-term buildout of residential land use inventory in the City and to accommodate projected long-term residential market demand

2.3.2 Remainder Area

The objectives for the Remainder Area are to provide a platform for orderly and systematic future development consistent with General Plan policies, the Guiding principles and the natural features of the

land. It is recognized that the Remainder Area is a logical location for future growth as identified in the City of Roseville and Placer County Memorandum of Understanding. The Remainder Area in the SOI amendment will enable the City to begin a long-term planning process to ensure the Remainder Area ultimately develops to City of Roseville standards and has minimal impacts on existing City levels of service. In addition, an objective of the Sphere amendment would be to adequately plan for and size future infrastructure. No additional or more refined project objectives have been identified for the Remainder Area because there are no specific development plans or proposals for the area at this time.

2.4 PROPOSED PROJECT

As stated earlier in this chapter, the "project" evaluated in this EIR is composed of various components. The principal components are (1) an SOI amendment for the WRSP and Remainder Areas, (2) annexation of the WRSP Area, (3) adoption of the WRSP, (4) General Plan Land Use and text amendments, and (5) zoning code changes. The components of the WRSP are described in detail below, followed by a discussion of assumptions used for analysis of the Remainder Area. Together, the WRSP and Remainder Area assumptions provide the basis for environmental analysis of the full SOI Amendment Area. Table 2-1 provides a breakdown of project acreage for the SOI Amendment Area as a whole, the individual WRSP Area, and the Remainder Area.

	Acreage Distribution		
	WRSP	Remainder Area	Total SOI Amendment Area
Within MOU Transition Area ¹	2,994	2,365	5,359
Outside MOU Transition Area	168	0	168
Total Project	3,162	2,365	5,527

NOTE:
 1. Does not include 180 acres within the MOU "Transition Area" owned by City of Roseville (110-acre PGWWTP and 70-acre buffer area to the north).

2.4.1 West Roseville Specific Plan

The WRSP provides comprehensive planning for the 3,162-acre WRSP Area. The City has processed eight different specific plans for various areas of the City 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 describe and provide the regulatory framework for the proposed WRSP Area, including land use, circulation, affordable housing, resource management, infrastructure, public services, phasing, implementation, and design characteristics.

As shown on Table 2-2, the WRSP Area totals 3,162 acres. It will be developed with a total of 8,430 dwelling units (DU) on 1,754 acres; 685 acres set aside in open space; 270 acres for dedication to parks; 148 acres of public/quasi-public uses; 49 acres of community commercial; 20 acres of business professional uses; 109 acres of light industrial and general industrial uses; and 128 acres of roadway right-of-way (ROW). An illustration of the proposed land use plan is shown on Figure 2-3 (West Roseville Specific Plan Land Use Plan). Each of these land uses is described briefly below.

■ Residential Uses

Within the WRSP, 8,430 residential units providing housing for a residential population of approximately 20,810 residents. The average proposed density of all land designated for residential use is 4.8 dwelling units per acre (units/acre). The proposed average residential density over the entire WRSP Area is 2.67 units/acre. Residential development is proposed in three density ranges consistent with the residential density ranges in the Roseville General Plan. Approximately 21 percent (1,774 dwelling units) of all units are proposed for High-Density Residential (13.0 units/acre and greater), approximately 13 percent (1,064 dwelling units) are planned for Medium-Density Residential (7.0 to 12.9 units/acre), and approximately 66 percent (5,552 dwelling units) are planned within the Low-Density Residential (0.5 to 6.9 units/acre) range.

Table 2-2 Proposed West Roseville Specific Plan Land Uses

Zoning	Land Use	Total	
		Acres	DUs
LDR	Low-Density Residential	1,355	4,842
LDR (Age Restricted)	Low-Density Residential	147	710
MDR	Medium-Density Residential	142.9	1,064
HDR	High-Density Residential	109.7	1,774
OS	Open Space	670	
OS/Paseo	Paseo	15	
PR	Park	251	
PR	Pocket Parks	19	
P/QP	Public/Quasi-Public	148	
CC	Community Commercial	49	40
BP	Business Professional	20	
LI	Light Industrial	74	
IND	Industrial	34	
R/W	Road ROW	128	
	Total	3,162	8,430

NOTES:
 DU= dwelling units
 Minor adjustments to total due to rounding.
 SOURCE: Morton Pitolo Land Use Plan, August 29, 2003

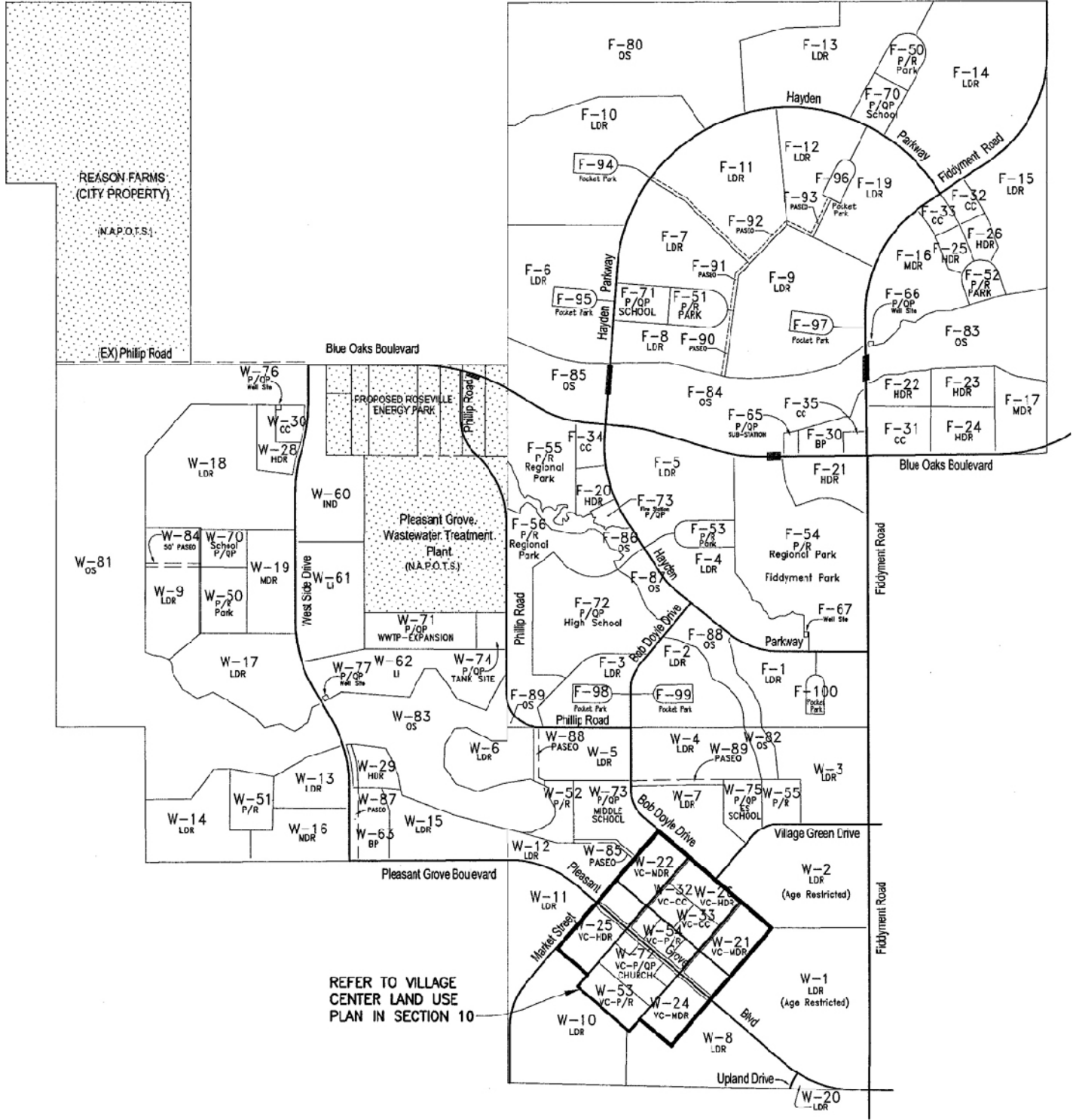


FIGURE 2-3
West Roseville Specific Plan Land Use Plan

Not to Scale



10659-00

Source: West Roseville Specific Plan 2003

City of Roseville



Among the units planned for Low-Density Residential, 710 DU are planned to be within an age-restricted neighborhood in the southeast portion of the WRSP Area.

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

Of the total 8,430 of dwelling units, 10 percent are planned to meet affordability criteria for very low-, low-, and middle-income households, as set forth in the General Plan. The WRSP proposes 337 dwelling units affordable to very-low income households, 338 dwelling units affordable to low-income households, and 168 ownership dwelling units available to middle-income households. Affordable units would be designated as rental units within multi-family sites (for low and very-low income). Middle-income purchase units would be designated in single-family neighborhoods. All or a portion of thirteen parcels in the WRSP are designated for affordable units.

Community Commercial

Seven sites in the WRSP are designated Community Commercial. Community Commercial sites, totaling 48.5 acres, would provide a mix of retail and services. 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. For a comprehensive list of permitted uses, refer to Section 4.1 (Land Use and Agricultural Resources).

Business Professional

Two sites are designated for Business Professional land uses at the intersections of West Side Drive and Pleasant Grove Boulevard and Blue Oaks Boulevard and Fiddymont Road, for a total of approximately 20 acres. The Business Professional land use designation 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 on the Business Professional site are set forth in Section 4.1 (Land Use and Agricultural Resources).

■ Village Center

As part of the WRSP, the City would create a new “Village Center” General Plan Land Use Combining designation. In addition, a new overlay district would be created to promote pedestrian travel. The proposed Pedestrian District Overlay would be applied to the Village Center.

The 121-acre Village Center site is proposed to be located on either side of Pleasant Grove Boulevard, in the southeast portion of the WRSP Area (refer to Figure 2-3). The Village Center includes a concentration of higher-intensity land uses designed to create an employment, social, and service center for the WRSP. Within the Village Center, a mix of Community Commercial, Medium-Density Residential, and High-Density Residential land uses are combined to provide a mix of office, services, and retail uses with a design and scale that encourage pedestrian activity and mixing of uses. The Village Center includes a church and park uses and would be served by an extension of Pleasant Grove Boulevard as well as collector streets.

■ **Light Industrial and General Industrial Uses**

Approximately 108.5 acres are designated for Light Industrial and General Industrial land uses in the western portion of the WRSP Area, south and west of the PGWWTP. Within the land use plan, Light Industrial and General Industrial uses provide a 1,000-foot buffer between the PGWWTP and residential uses west of West Side Drive. Properties within the 1,000-foot buffer south and west of the PGWWTP would be encumbered with a “restrictive use easement” that restricts all development in this area to non-residential uses. This buffer was established in an EIR specifically addressing the PGWWTP and applies only to the PGWWTP. A portion of the proposed high school site would lie within the buffer; however, all school buildings would lie outside of the buffer. While the Light Industrial and General Industrial uses would be generally consistent with the Light Industrial (M1) and General Industrial (M2) Zoning Districts, the range of uses allowed in the WRSP would be more limited due to the proximity of the PGWWTP and the need to ensure compatible land uses adjacent to the plant. A complete list of all permitted uses allowed within the Light Industrial and General Industrial Zoning classifications is included in Section 4.1 (Land Use and Agricultural Resources).

■ **Schools**

The WRSP Area is served by three school districts: Roseville Joint Union High School District (grades 9–12), the Center Joint Unified School District (grades K–12), and the Roseville City School District (grades K–8). Residential development within the WRSP Area would generate students and demand for new schools within the Roseville Joint Union High School District and the Roseville City School District. The boundaries of the school districts are illustrated by Figure 4.10-2 (School District Boundaries), which is provided in Section 4.10 (Public Services) of this EIR. No residential uses are proposed within the Center School District boundaries, as illustrated by comparing Figure 4.10-2 and Figure 2-3. Land uses within the Center School District portion of the WRSP are proposed to be open space and therefore would not generate student demand. As shown in Figure 2-3, the WRSP proposes one 53-acre high school site west

of Fiddymment Road and southeast of the proposed regional sports complex near Hayden Parkway. One 19.6-acre middle school site is proposed northeast of the Village Center, south of Pheasant Run. Four elementary school sites are proposed in the WRSP project area in residential areas: two sites are proposed north of Blue Oaks Boulevard, one is proposed south of Blue Oaks Boulevard, and one is proposed west of West Side Drive, south of Blue Oaks Boulevard.

If the Roseville Joint Union School District determines that a high school is not needed within the WRSP Area, the portion of the proposed high school located within the 1,000-foot PGWWTP buffer would be designated for a park and the remainder of the school site would be designated for low-density residential uses, provided that the total number of residential units in the WRSP would not exceed the 8,430 units analyzed in this EIR. Because the number of units and acres of disturbed land would not increase if the high school were not constructed, the physical impacts of disturbing the land would be the same as, or less than, those of the WRSP as proposed. However, high school students not accommodated in the WRSP Area would attend other schools in Roseville, which could exacerbate any over-capacity problems in Roseville schools. In addition, physical impacts to air quality, noise, and traffic from additional trips to and from Roseville schools could occur and could be potentially significant. (Alternatives 2 and 3 would not contain a high school, and impacts are described in Chapter 6, Alternatives.)

■ Parks

Approximately 270.4 acres are proposed to be dedicated to parks, as shown in Figure 2-4 (West Roseville Specific Plan Schools, Parks, and Open Space). A variety of active parks are proposed, including two Citywide parks and ten neighborhood parks, ranging in size from 3.5 to 14.1 acres. In addition, seven pocket parks, ranging in size from 2.4 acres to 3.2 acres, are proposed. The following provides a description of the proposed parks.

Citywide Parks

Regional Sports Park

As shown on Figure 2-4, two Citywide parks are proposed south of Pleasant Grove Creek and Blue Oaks Boulevard. A 76-acre regional sports park is proposed to be located south of Blue Oaks Boulevard, between Phillip Road and Hayden Parkway, adjacent to the proposed high school. It would be an active use park designed as a shared-use facility between the City and the adjacent high school. The park is planned to include soccer fields, baseball fields, a lighted soccer/football stadium, tennis courts, softball fields, an outdoor swimming pool, basketball courts, and a 400 meter track. The combined Regional

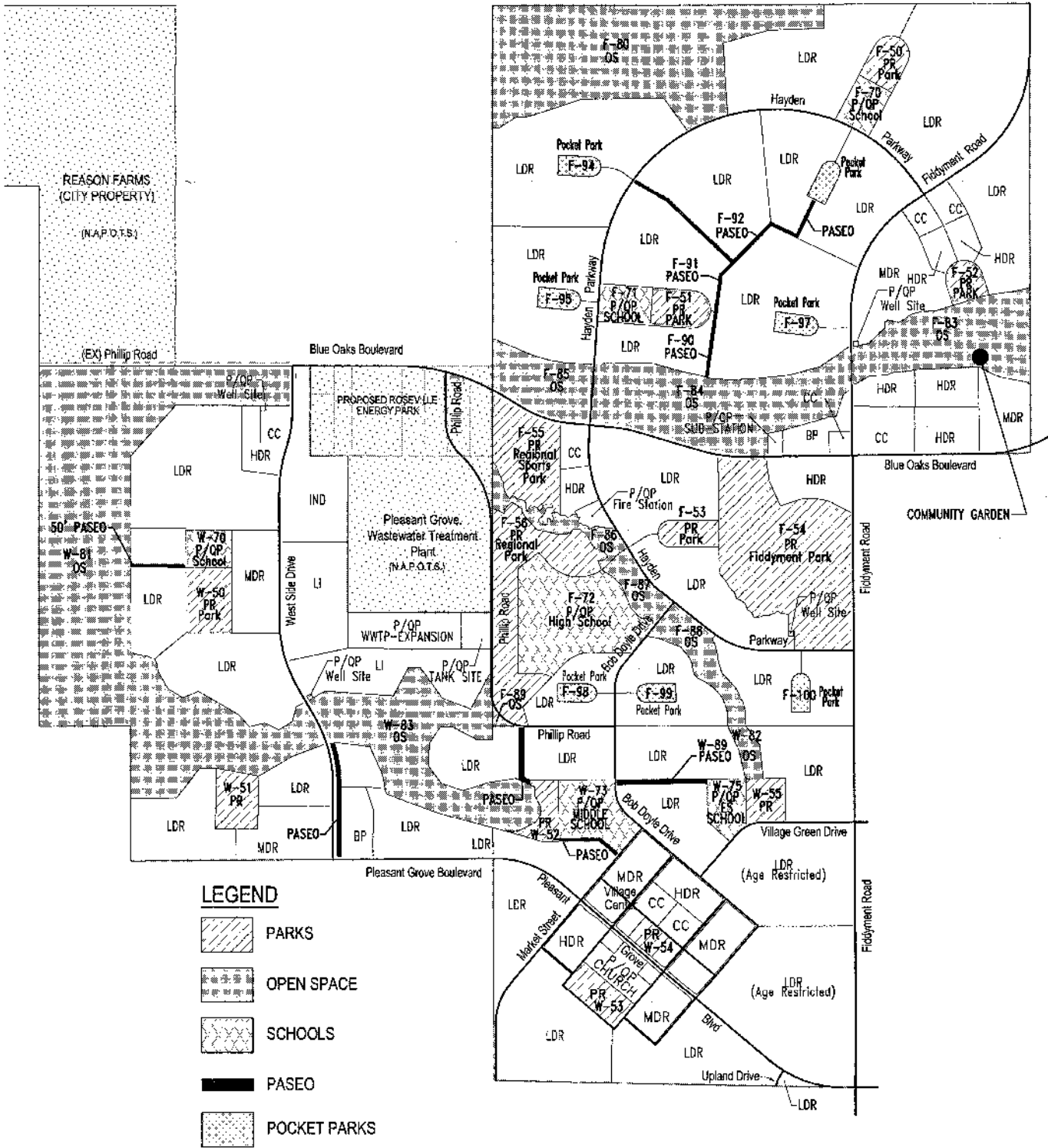


FIGURE 2-4
West Roseville Specific Plan Schools, Parks, and Open Space

Scale: 1" = 2000'



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Source: Morton & Pitalo, Inc., 2003

City of Roseville



Sports Park/high school site includes a concession area with restrooms, outdoor seating, and parking lots. Figure 2-5 (Regional Sports Park) illustrates the proposed park plan.

The existing historic Fiddymment Ranch house and a majority of the associated outbuildings would be retained on the regional park site and may be refurbished to provide a facility for special events (Refer to Cultural Resources for a description).

Fiddymment Park

A second 91-acre Citywide park, Fiddymment Park, is proposed adjacent to Fiddymment Road. This park is proposed to preserve a majority of the oak woodland currently present on the site and to provide a multi-use trail that would connect to the proposed Class I bike trail system. Amenities in the park could include bike and pedestrian paths, an outdoor festival area, activity greens, a disc golf course, and a small multi-purpose center.⁴ Figure 2-6 (Fiddymment Park) depicts Fiddymment Park.

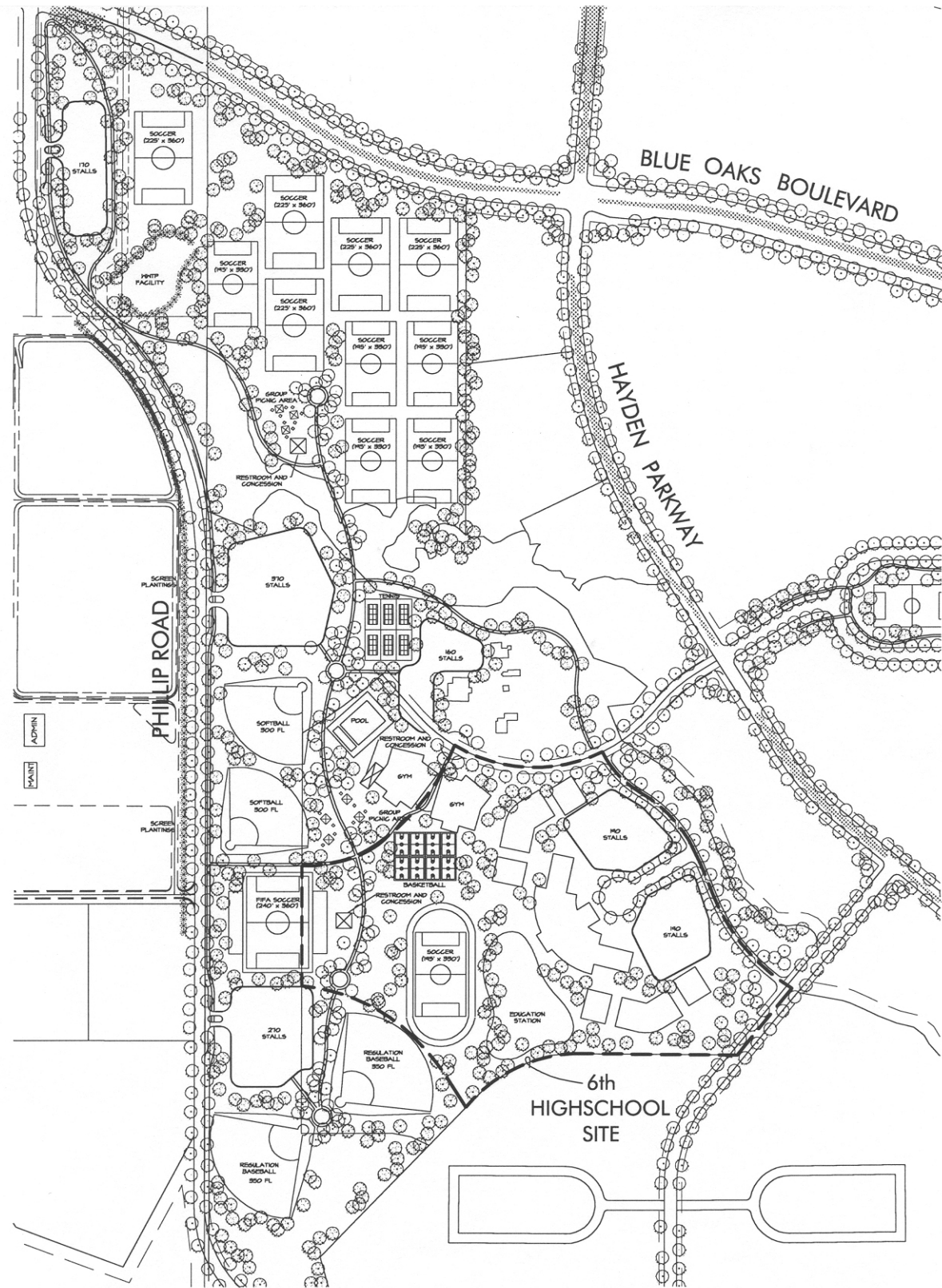
Neighborhood Parks

Ten neighborhood parks would range in size from 3.5 to 14.1 acres and would be located throughout the Plan Area. A total of five parks would be located adjacent to schools as shared-use facilities. Five parks would be adjacent to schools to support joint use activities. The neighborhood parks would include a mix of soccer and baseball fields, tot lots, playgrounds, picnic areas, and hard courts. An illustration of a Conceptual Neighborhood Park is shown in Appendix N.

Pocket Parks

Seven small pocket parks ranging in size from 2.4 acres to 3.2 acres are proposed within the Signature Properties Inc. portion of WRSP. These pocket parks would be landscaped and include opportunities for passive recreation, including, in some cases, tot lots, picnic tables, benches, informal turf areas, and shade structures. Pocket parks would be constructed by the applicant(s) in addition to neighborhood and Citywide park and recreation requirements. Ongoing maintenance would be funded by a services district, separate from and in addition to the funding mechanism for neighborhood and Citywide park maintenance. Pocket parks would be situated along the primary entry axis of the subdivision and will be ringed by local streets with residential units fronting the adjacent road and park. A typical pocket park is illustrated in Appendix N.

⁴ Construction of the multi-purpose center would occur only if funding is available for ongoing operation and maintenance of the center.



REGIONAL SPORTS PARK AMENITIES

REGIONAL SPORTS PARK PROPERTY

- LIGHTED SOCCER FIELDS (10)
- LIGHTED SWIMMING POOL
- LIGHTED PARKING - 970 CARS
- SPECIAL EVENTS FACILITY/FIDDYMENT HOUSE
- TENNIS COURTS (6)
- JOINT-USE GYMNASIUM
- LIGHTED SOFTBALL DIAMONDS (2)
- LIGHTED FOOTBALL/SOCCER STADIUM
- BASEBALL DIAMONDS (2)
- SITE AMENITIES
 - CONCESSION/RESTROOM (2)
 - GROUP PICNIC AREA (3)
 - DRINKING FOUNTAINS
 - PATHWAYS
 - INFORMAL TURF AREAS
 - BENCHES
 - BICYCLE PARKING
 - TRASH/RECYCLE CANS
 - SHADE TREES
 - TELEPHONES
 - PICNIC/BARBEQUE FACILITIES

6th HIGH SCHOOL AMENITIES

HIGH SCHOOL PROPERTY

- BASKETBALL COURT (8)
- LIGHTED 400M TRACK/SOCCER FIELD
- LIGHTED PARKING -380 CARS
- CONCESSION/RESTROOM (1)
- SCHOOL GYMNASIUM

REGIONAL SPORTS PARK AMENITIES

CONSTRUCTION AMENITIES FUNDED BY DISTRICT

- BASEBALL DIAMONDS (2)
- LIGHTED FOOTBALL/SOCCER STADIUM
- TENNIS COURTS (6)
- SWIMMING POOL

REGIONAL SPORTS PARK AMENITIES

CONSTRUCTION AMENITIES FUNDED JOINTLY BY DISTRICT AND CITY

- LIGHTED SOFTBALL DIAMONDS (2)
- SWIMMING POOL SHOWER FACILITIES
- SWIMMING POOL PARKING
- JOINT USE GYMNASIUM

KEY MAP

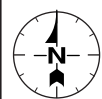
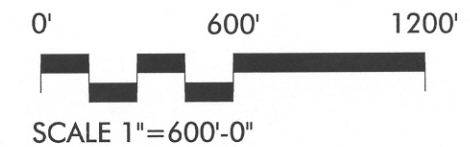
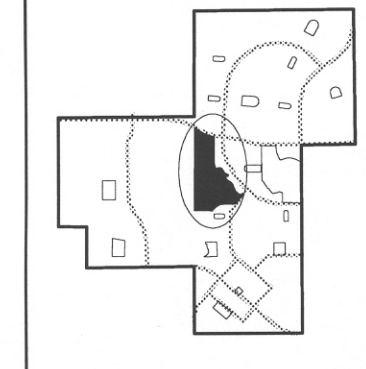


FIGURE 2-5
Regional Sports Park

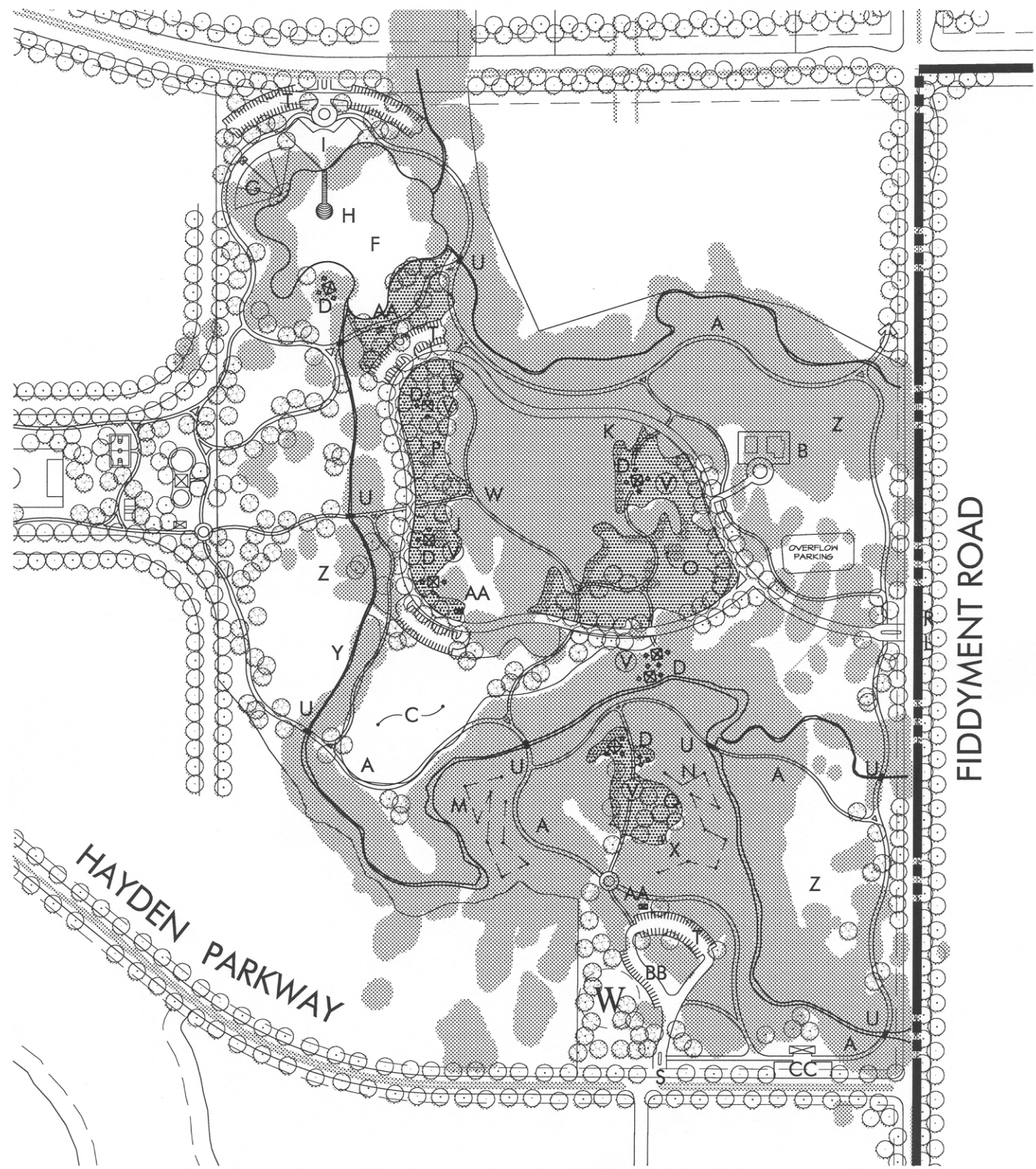
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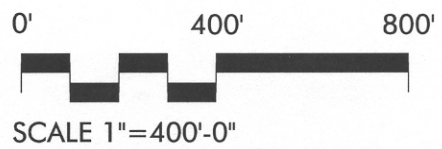
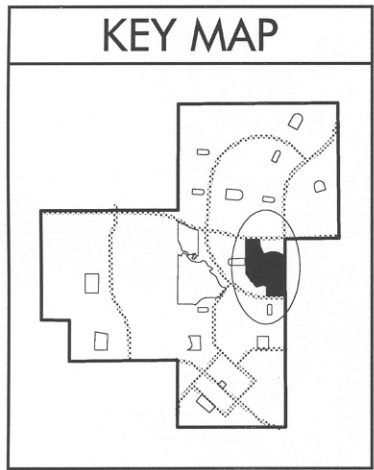
City of Roseville

EIP
ASSOCIATES

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REGIONAL PARK F-54 AMENITIES	
REGIONAL PARK (90.9 ACRES)	
A.	MULTI-USE TRAIL
B.	CARETAKER HOME
C.	CENTRAL FESTIVAL GROUNDS
D.	GROUP PICNIC AREAS (LARGE)
E.	GROUP PICNIC AREAS (MEDIUM)
F.	LAGOON
G.	VILLAGE GREEN
H.	FISHING PIER
I.	10,000 SQUARE FT. MULTIPURPOSE CENTER
J.	MONUMENT HILL
K.	24' ACCESS ROAD
L.	PARK SIGNAGE
M.	DISC GOLF FRONT NINE
N.	DISC GOLF BACK NINE
O.	EAST ACTIVITY GREEN
P.	WEST ACTIVITY GREEN
Q.	SOUTH ACTIVITY GREEN
R.	GATED FIDDYMENT ROAD ENTRY
S.	GATED HAYDEN PARKWAY ENTRY
T.	PARKING
U.	FOOT BRIDGE
V.	ADVENTURE PLAYGROUND
W.	PEDESTRIAN TRAIL
X.	HORSESHOE PITS
Y.	EXISTING CREEKWAY
Z.	EXISTING OAK GROVES/ GRASSLANDS
AA.	RESTROOM/CONSSION BUILDING
BB.	PARK AND RIDE PARKING
CC.	BUS STOP



11x17 fig p2

2.4.2 Open Space

A total of approximately 685 acres would be set aside in permanent open space (shown on Figure 2-4). The open space areas play a significant role in defining the visual character of the WRSP Area. They provide for passive recreation opportunities, view corridors, resource preservation, and stormwater drainage and flood water conveyance. In addition, open space areas provide components of a Class I trail system, allowing residents to jog, bike, or walk throughout the WRSP Area using connections between the various neighborhoods and commercial centers.

The open space preserves in the WRSP Area include all open land along Pleasant Grove Creek, upland and seasonal wetland areas, and oak woodlands. In many locations, a 50-foot easement would be provided immediately adjacent to the preserve area to accommodate a dedicated Class I pedestrian pathway to be shared with a vehicle maintenance road for underground utilities and/or maintenance activities. In addition, open space areas could accommodate utility lines and provide the conduit for drainage and detention facilities within the WRSP Area. Utility and engineering requirements and/or topographic or resource constraints may necessitate full management or infrastructure construction within the open space preserves. Any disturbance or construction within open space preserve areas would comply with the provisions of the Army Corps of Engineers approved Open Space Management Plan and Section 404 permit requirements. In addition, any sensitive habitat proposed for preservation (such as vernal pools) would be located within the open space preserves. These areas would be fenced with post and cable and identified with signs indicating that they are sensitive preserve areas. Some areas may be fenced with six-foot chain-link or wrought-iron fencing. A two-acre community garden is planned within the open space. A small parking area will be provided for the garden and trail users.

The City would conduct the following activities within the open space areas consistent with the 404 permit:

- Weed abatement
- Planting and maintenance of vegetation
- Application of agrichemicals including, but not limited to, the application of fertilizers, pesticides, herbicides to control weeds and other vegetation
- Mowing to control weeds, reduce thatch, and reduce fire hazards
- Construction of bike trail(s), pedestrian trail(s), and related improvements
- Public access to City-designated trails, bikeways, and open space areas
- Drainage improvements and outfalls, including BMPs for stormwater quality

- Construction/repair/replacement of fencing and signage
- Inspections for vandalism (i.e., four-wheel drive damage)
- Access for fire prevention and control (City of Roseville Fire Department and other fire fighting agencies)
- City of Roseville and other utility provider access for utility and infrastructure improvements, monitoring, and maintenance, and to maintain hydrologic conditions that may require removal of vegetation
- Access to backyards for construction (e.g., pools) through open space areas with permission and verification that routes would not impact natural resources (e.g., oak tree drip zones, vernal pools, drainage swales, etc.)

The following activities and uses are inconsistent with the purpose of the open space preserves and would be prohibited therein:

- Filling, dumping, excavation, draining, dredging, mining, drilling or extraction of minerals, hydrocarbons, soils, sands, gravel, rock, or any other material on or below the surface of the property that is not directly related to accepted implementation of the WRSP, agricultural practices or open space management practices, except the extracting of water on or below the surface of the property
- Dumping or other disposal of wastes, refuse, or debris on the property except for organic material generated or used for other uses on the property
- Any uses or activities that would pollute or degrade the surface or subsurface of waters on or underlying the property except such uses or activities consistent with generally accepted practices or otherwise permitted pursuant to the Open Space Management Plan or existing local, State, and federal laws
- Any use or activity that causes substantial degradation of topsoil quality

Paseos

“Paseos” are 25-to-75-foot-wide landscaped corridors in residential neighborhoods that are planned to provide bike and pedestrian pathways connecting to neighborhood parks, schools, and commercial areas. In most cases the paseos would be located adjacent to residential streets, where street lighting would be provided. In those areas where the paseos are located more than approximately 50 feet from roadways, adjacent to park sites, lighting would be provided through a combination of overhead pole lights and low bollards. Paseo locations are shown on Figure 2-4.

■ Circulation

The circulation system in the WRSP Area would be composed of a pedestrian/bikeway network, a hierarchy of roadways, and a public transportation system. Appendix O includes cross sections of various roadways.

Arterial Roadways

The roadway system within the WRSP Area would consist of the extension of arterial roadways, including Pleasant Grove Boulevard and Blue Oaks Boulevard, west of their current terminus at Fiddyment Road. These roadways would traverse the site from east to west, as illustrated by Figure 2-7 (West Roseville Specific Plan Major Roadway/Circulation Plan).

Pleasant Grove Boulevard

Pleasant Grove Boulevard would be for a four-lane arterial with a 76-foot right-of-way, a 35-foot landscaped corridor, sidewalks, Class 1A bike lanes, and a 14-foot median. Through the Village Center, Pleasant Grove Boulevard narrows and the landscape median doubles in width. Landscape corridors and soundwalls are replaced by planter strips. Outside of the Village Center, Pleasant Grove returns to a 76-foot arterial roadway. West of West Side Drive, Pleasant Grove Boulevard is a residential collector serving adjacent residential parcels to the north.

Blue Oaks Boulevard

Blue Oaks Boulevard is planned for six lanes (100-foot right-of-way) extending west through the WRSP and terminating at West Side Drive. A 60 kV overhead power line is planned within a 35 to 50-foot wide easement coterminous with the landscape corridor on the north side of Blue Oaks Boulevard. Early phases of the WRSP will construct four lanes of Blue Oaks Boulevard with a 38-foot wide median that may accommodate expansion to six lanes in the future. Two alternative alignments of Blue Oaks Boulevard are considered. The preferred alignment of Blue Oaks Boulevard, conceptually illustrated by Figure 2-7, extends west to the west side of WRSP and consists of three travel lanes, bike lane, curb, gutter, sidewalks, street lights, joint trench, and in-street utilities. The preferred alignment would require acquisition of the O'Brien property. An alternative would consist of the same improvements in an alignment located slightly north and off site that would avoid impacts to wetlands and the O'Brien residence and kennel.

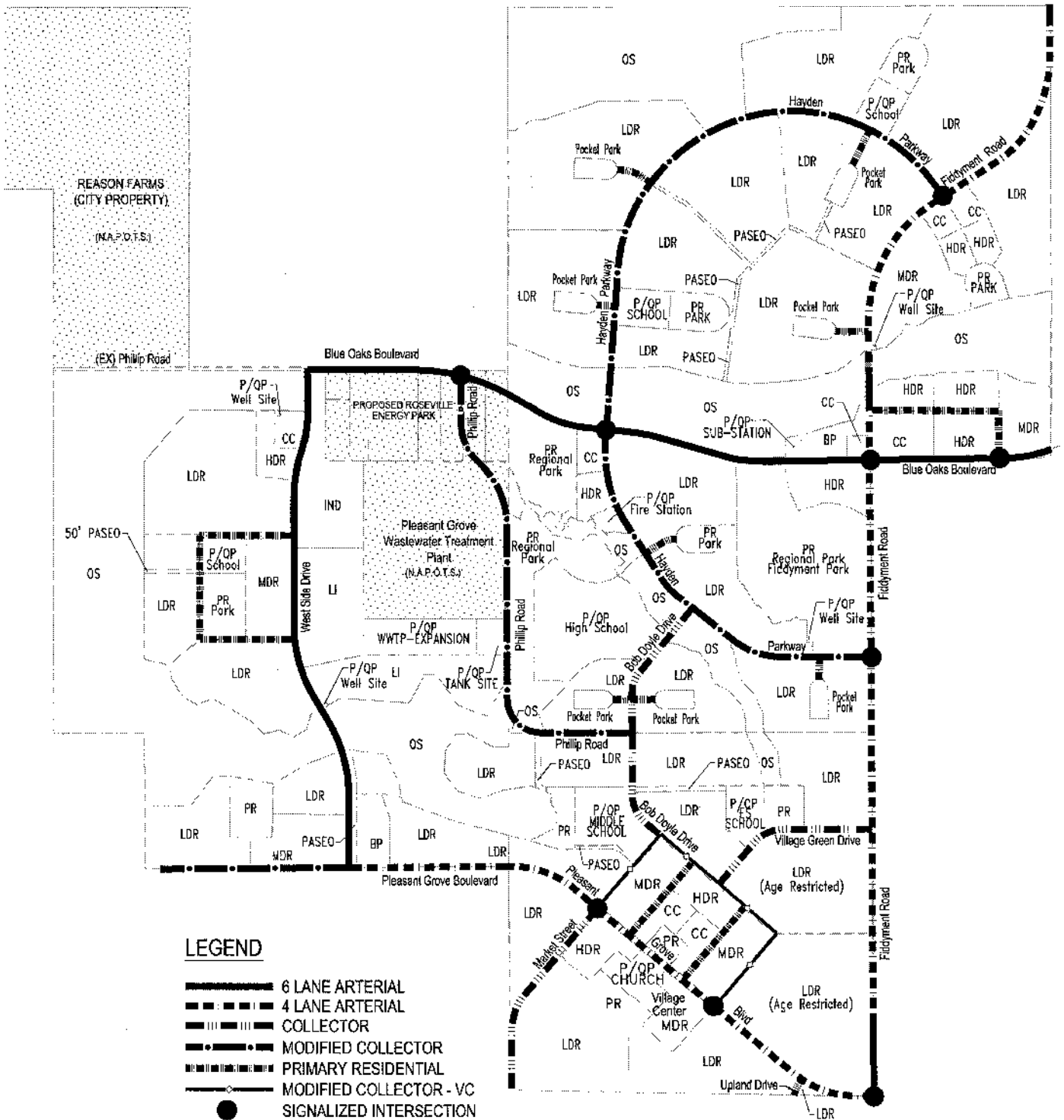


FIGURE 2-7
West Roseville Specific Plan Major Roadway/Circulation Plan

Scale: 1" = 2000'



10659-00

Source: Morton & Pitalo, Inc.

City of Roseville



Fiddymment Road Improvements/Realignment

The existing alignment of Fiddymment Road forms the eastern boundary of the WRSP and would be widened to four lanes, with a median, bike lanes, sidewalk, landscaping, as well as extended and realigned north past Blue Oaks Boulevard. A portion of existing Fiddymment Road north of Pleasant Grove Creek will be abandoned as a roadway and realigned to an alignment to the west. The realignment (a 76-foot right-of-way with a 35-foot landscape corridor) would eliminate the existing jog in the roadway at Blue Oaks Boulevard. A section of Fiddymment Road immediately north of the Pleasant Grove Boulevard intersection would be six-lanes, with a 120-foot right-of-way, as it tapers south of Pleasant Grove Boulevard. The old Fiddymment Road alignment north of Pleasant Grove Creek would be used as bike and pedestrian trails and local roadways.

West Side Drive

West Side Drive is planned as six-lanes with a 100-foot right-of-way extending between Blue Oaks and Pleasant Grove Boulevards. Early phases of the WRSP will construct four lanes of West Side Drive with a wide median that may accommodate expansion to six lanes in the future. West Side Drive provides north/south circulation through the project that could be extended further to the south or north in the future. Within the SOI, West Side Drive could be extended south to Baseline Drive and/or north to the future extension of Placer Parkway. Extension of West Side Drive outside the WRSP would be subject to additional analysis.

Collector Roadways

Hayden Parkway

Hayden Parkway is planned as a two-lane collector street with a 50-foot right-of-way to accommodate a 12-foot-wide landscape median with restricted median breaks. 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.

Phillip Road

Phillip Road would be extended and realigned as a two-lane collector from the PGWWTP (near the northwest corner of the proposed regional sports park) north to a future intersection with Blue Oaks Boulevard for a distance of approximately 2,238 feet. The Phillip Road alignment would be located east of the PGWWTP and west of the regional sports park. The alignment would include an “S” curve that curves easterly approximately midway in its alignment. The new roadway would include a 40 to 48-foot

right-of-way, two travel lanes, curbs, gutters, joint trench, streetlights, all in-street utilities, landscape corridor and retaining wall (on the west side for a portion of the alignment), and a Class II bike lane. The right-of-way is approximately 80 feet wide (including landscape treatments on the west side, retaining wall, and paved section) at its widest point.

Phillip Road currently exists on the project site as a rural roadway that intersects Del Webb Boulevard and extends west toward the PGWWTP. Phillip Road extends north and west around the north side of PGWWTP. Existing Phillip Road would be abandoned in sections to construct the proposed alignment of Phillip Road in the project. In Phase I of the project, Phillip Road would be constructed from Bob Doyle Drive west and north between the PGWWTP and regional park (Parcel F-56). In Phase 3, the off site portion of Phillip Road would be constructed to Blue Oaks Boulevard adjacent to the City-owned property. The existing alignment of Phillip Road north of the Westpark property would remain in its current alignment in unincorporated Placer County. During project construction, access to the PGWWTP would be maintained from the existing alignment of Phillip Road.

North/South Connector

A north/south arterial roadway would likely be extended to connect West Side Drive to Baseline Road. Watt Avenue terminates at Baseline Road south of the SOI Amendment area (refer to Figure 2-2). Watt Avenue could be extended north sometime in the future, although the timing and alignment of such an extension is not known and is not proposed as part of the WRSP at this time. It could connect to West Side Drive or provide a north/south extension westerly of the WRSP. Development of the WRSP would not preclude extension of Watt Avenue at some point in the future.

Roadway Bridges

Roadway bridges are planned as some creek crossing. Bridges are planned on Hayden Parkway over Pleasant Grove Creek, on Fiddymont Road over Pleasant Grove Creek, on Blue Oaks Boulevard at Kaseberg Creek; and off site on Blue Oaks Boulevard over Coyote Creek. Improvements to existing off-site bridges are explained in the description of Off-site Improvements in this section.

Bikeways

The WRSP provides a bikeway network of Class I, IA, II and III bike lanes within open space, parks, and along streets and “informal” paved bike routes. The City’s existing bike trail along Pleasant Grove Creek would be extended through the WRSP Area from the existing Veterans Park east of the WRSP Area. Connections would also be made to existing bike lanes outside of the WRSP Area located along Pleasant Grove Boulevard Blue Oaks Boulevard, Village Green Drive, Fiddymont Road, and Hayden Parkway.

Transit

It is proposed that Roseville Transit, operated by the City of Roseville, provide fixed route, dial-a-ride, and commuter bus service to the WRSP Area as demand for these services occurs and funds become available.

A total of five park-and-ride lots are dispersed throughout the WRSP Area in commercial, park, office, and industrial locations. Each designated location includes 20 park-and-ride spaces. Bus turnouts and stop shelters will be located within the WRSP Area and constructed in accordance with City Improvement Standards, design guidelines, and as otherwise required by the Public Works Director for specific projects.

Employers within the WRSP Area would be required to comply with the City of Roseville's Transportation Systems Management (TSM) measures, originally adopted in 1983 and revised in 1999, 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. The WRSP will also provide opportunities for ridesharing, flexible work hours, and public transportation.

■ 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 is described briefly, below.

Water Service and Potable Water

Potable water supply and service would be provided to the WRSP Area by the City of Roseville. Water would be delivered via a looped system following the major arterial and collector street alignments, as illustrated by Figure 2-8 (West Roseville Specific Plan Water Distribution System, Storage Tanks, and Well Locations). Pipe diameter sizes would range from 12 inches to 24 inches. The location of on-site water transmission and storage infrastructure is described in more detail in Section 4.11 (Public Utilities). Off-site water infrastructure improvements are described later in this section.

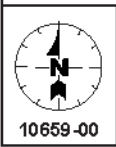
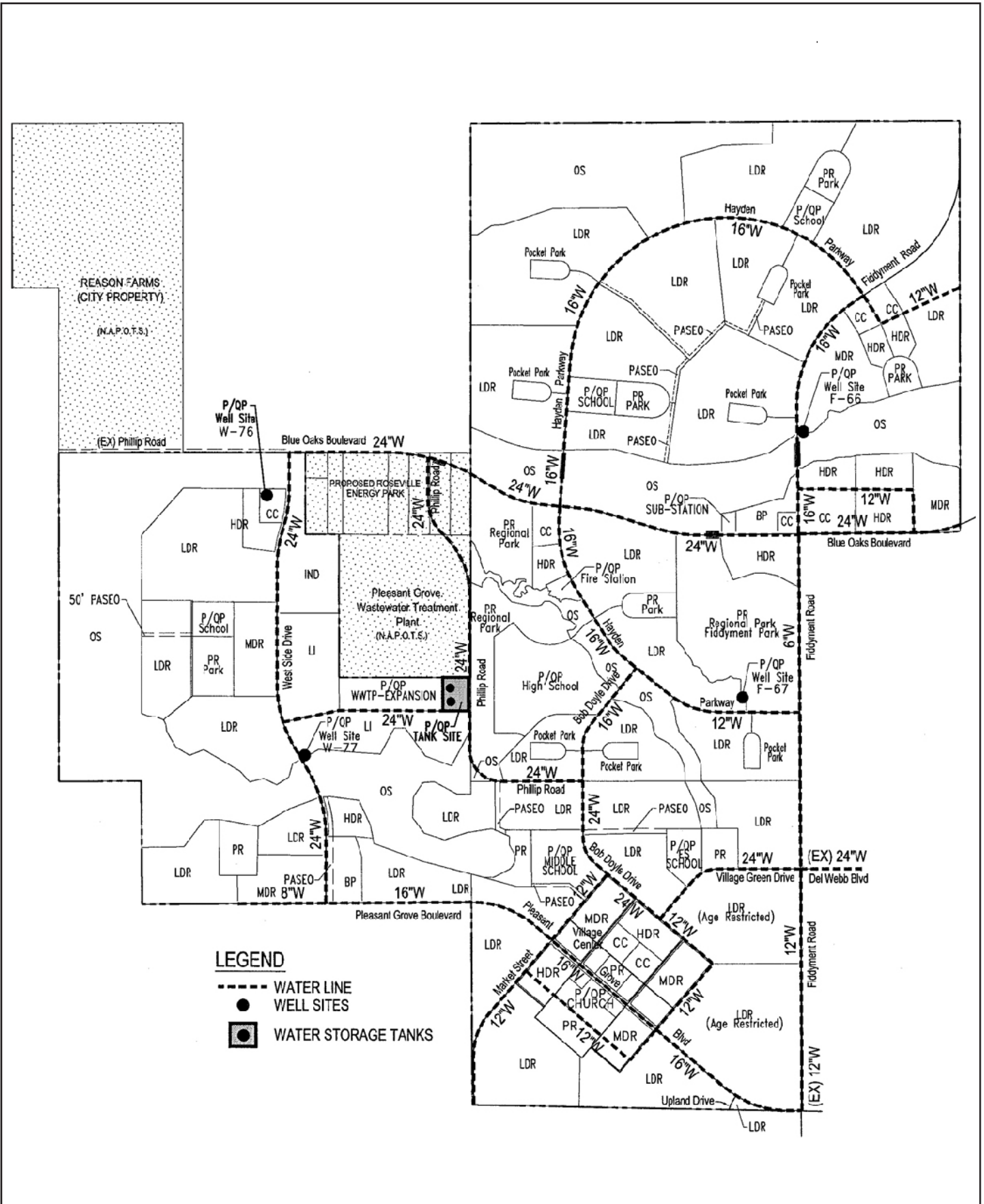


FIGURE 2-8
West Roseville Specific Plan Water Distribution System, Storage Tanks, and Well Locations

Source: West Roseville Specific Plan 2003



The City has evaluated a range of water supply sources that could serve the proposed WRSP Area (described in detail in Section 4.11, Public Utilities). Three potential water supply sources have been identified serve the proposed WRSP Area:

- Additional surface water contract entitlement from the San Juan Water District
- Recycled water supplies made available for non-potable use (e.g., use of recycled water for landscaping, park irrigation, etc.)
- Existing City of Roseville water supplies

A fourth potential water source is groundwater, which may only be utilized in dry years or for short-term emergencies when other water supplies are not available.

Refer to Section 4.11 (Public Utilities—Water Supply), for a detailed discussion of the availability of these supplies to serve the proposed WRSP Area (in combination with existing and future City demand) and an analysis of potential environmental effects of water deliveries.

To connect the WRSP Area to the City’s potable water system, two major water mains in the Del Webb development to the east would be extended west to Fiddymment Road. As depicted in the May 2003 Water Master Plan for the WRSP, an existing 24-inch stub at the intersection of Blue Oaks Boulevard and Del Webb Boulevard would be extended west approximately 2,600 feet, where a new 24-inch main to serve the WRSP Area would connect. An existing 24-inch main in Del Webb Boulevard would be extended approximately 1,100 feet west to Fiddymment Road, where a new 24-inch line in the WRSP Area would be installed. A new 16-inch line in the WRSP Area would connect to an existing 16-inch line on Pleasant Grove Boulevard that ends at Fiddymment Road. Connection of the southern Remainder Area would require connection to an existing 24-inch line in Baseline Road beginning at Fiddymment Road. The northern Remainder Area would connect to the new water line on Blue Oaks Boulevard. All water pipeline extensions would be installed in existing or planned roadways.

Two potable water tanks approximately 25 to 30 feet tall and approximately 170 feet in diameter that would hold approximately three million gallons each and an associated pump station would be located south of the PGWWTP adjacent to Phillip Road. Four groundwater wells would be located throughout the WRSP Area to provide backup water supply in drought or emergency conditions and/or for groundwater recharge capabilities. The four groundwater well locations and the water storage tanks are shown in Figure 2-8.

Wastewater

Wastewater infrastructure would be constructed in the WRSP Area consistent with the Regional Wastewater Master Plan. The PGWWTP would serve the project with modification of Roseville's Wastewater Service Area as part of this project. Revised NPDES permits from the Regional Water Quality Control Board would be required to include the ability of the PGWWTP and the expansion to meet treatment requirements prior to buildout of the WRSP. The wastewater collection system would be designed to direct the wastewater flows by gravity. The PGWWTP is located north of and near the center of the WRSP, and is not included as part of the WRSP. The WRSP Area abuts the plant site on the east, south, and west sides of the plant. In compliance with mitigation set forth in the Roseville Regional Wastewater Treatment Service Area Master Plan EIR, a 1,000-foot buffer is required around the PGWWTP in which only nonresidential land uses are planned, including the proposed 76-acre regional sports park, portions of the proposed high school site not including school buildings, open space, and industrial uses. Uses permitted and conditionally permitted within this area are identified and discussed in the WRSP and this EIR (Section 4.1, Land Use and Agricultural Resources).

In order to accommodate wastewater from the WRSP and ultimately the Remainder Area, a 15- to 20-acre site is planned in the WRSP immediately south of the PGWWTP for the future expansion of the PGWWTP, which was evaluated in the Roseville Regional Wastewater Treatment Service Area Master Plan EIR. This expansion area is contiguous to the existing PGWWTP site and will be used to site additional wastewater treatment facilities such as storage ponds, secondary treatment facilities and advanced treatment facilities. Fencing and landscaping would be provided similar to the existing facility. A 1,000-foot buffer, which excludes residential uses, would also extend around the expanded PGWWTP site. A capacity and regulatory compliance assessment was performed in July 2003 (Carollo Engineers) determined that potential expansion of the PGWWTP would have sufficient capacity to treat dry weather flows from the proposed project, with minor process adjustments. The additional acreage would accommodate additional effluent storage basins, potentially requiring additional treatment processes, and any potential increase in process trains resulting from increased flows.

Figure 2-9 (West Roseville Specific Plan Wastewater Collection System) illustrates the location of wastewater (or sewer) lines, the direction of flow, and the PGWWTP site.

Recycled Water

Recycled water (tertiary-treated to conform to the California Department of Health Services requirements for "full unrestricted reuse") would be obtained from the PGWWTP and conveyed through a separate recycled water system to the WRSP Area. Recycled water would be used for landscape irrigation of

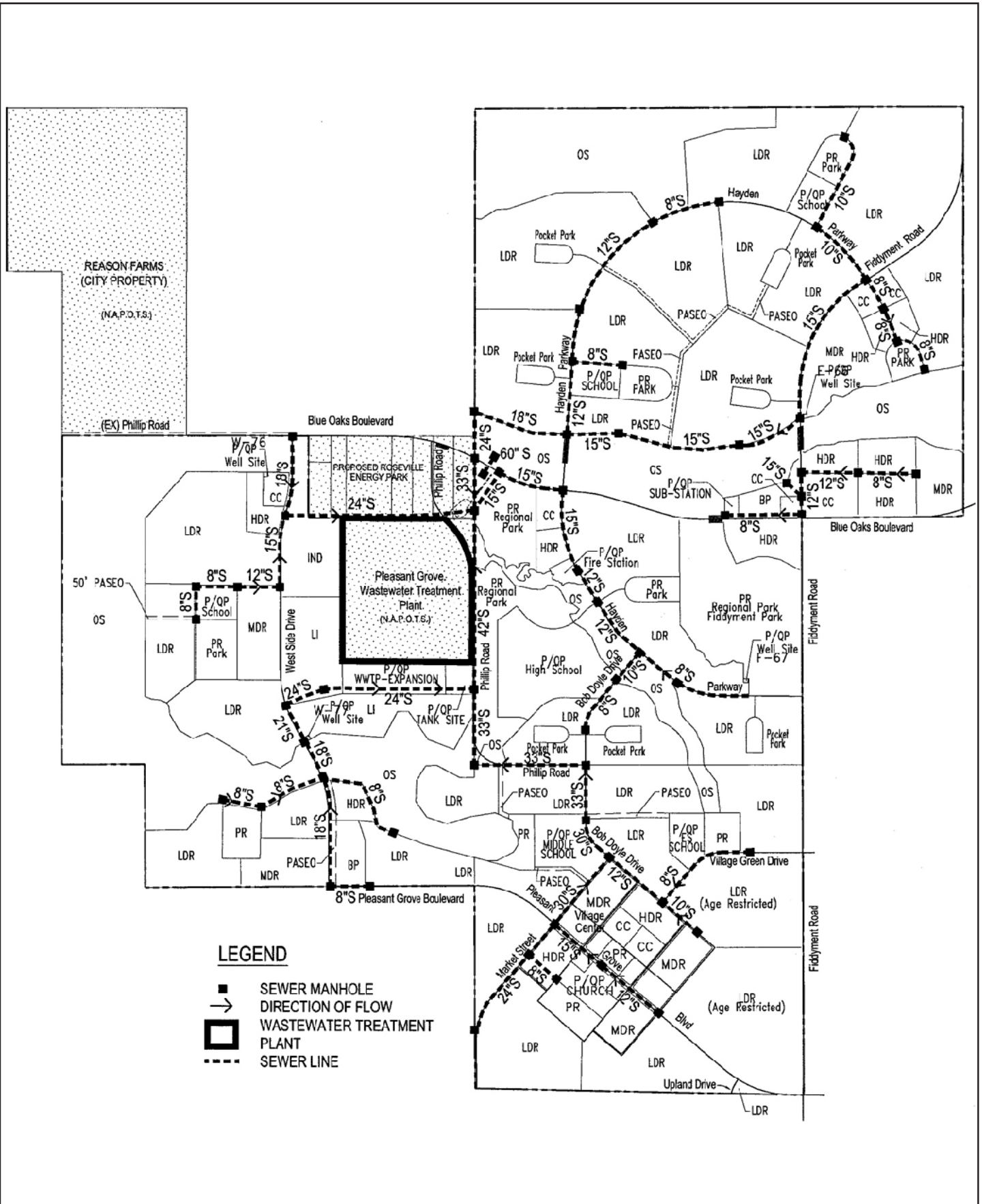


FIGURE 2-9
West Roseville Specific Plan Wastewater Collection System
 Not to Scale
 Source: West Roseville Specific Plan 2003
 City of Roseville
 EIP ASSOCIATES

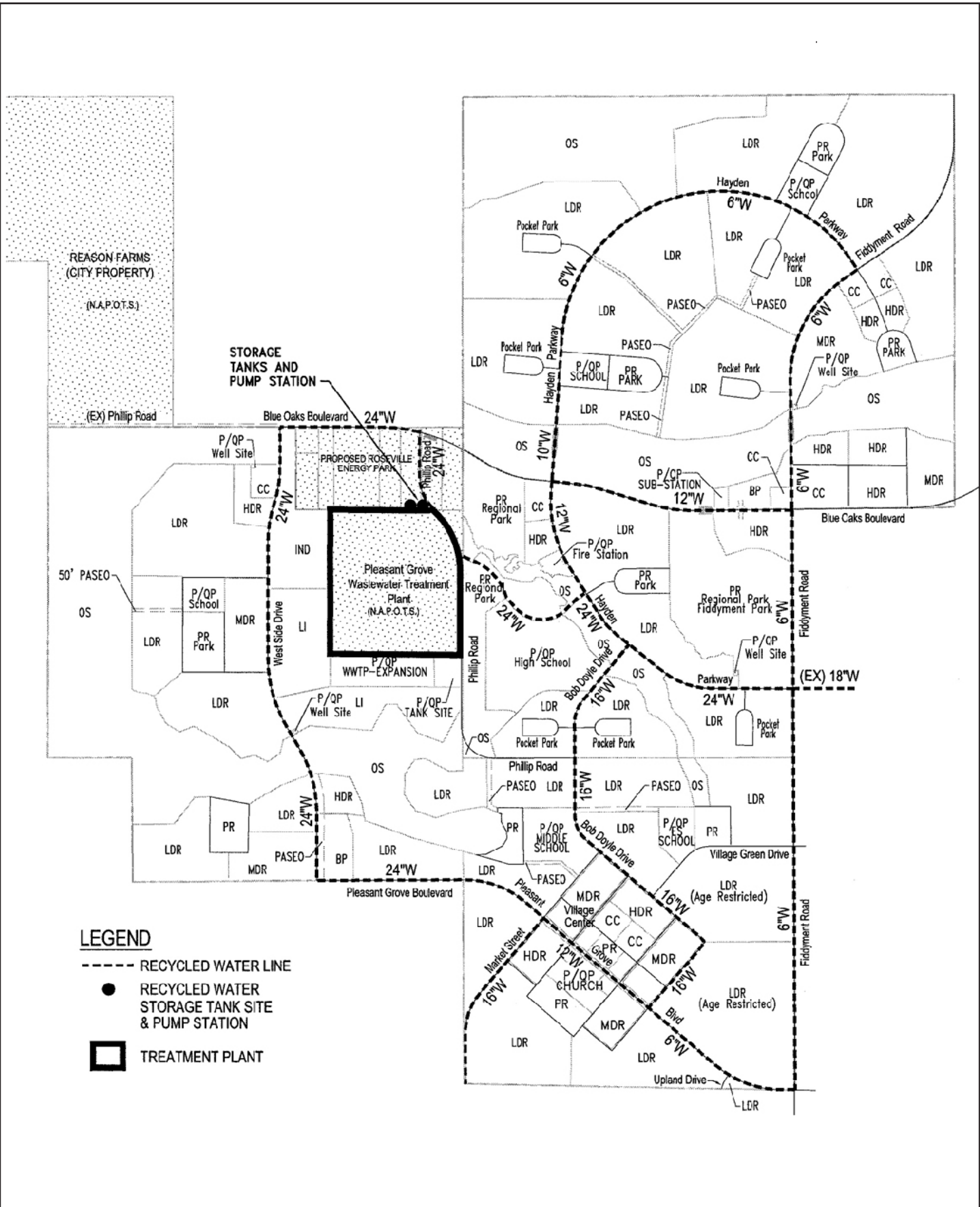
a 100-year, 24-hour peak event.⁵ Basin A would provide approximately 20.0 acre-feet of storage by using two 4-foot-by-10-foot and two 5-foot-by-10-foot box culverts under West Side Drive. The culverts would be placed at varying heights to control low-flow and high-flow conditions. Basin E would include three parks, schools, publicly landscaped areas (e.g., roadway medians, paseos), and commercial, business professional, industrial, and multi-family projects within the WRSP Area. Recycled water conveyance pipelines ranging in diameter from 6 to 24 inches would be installed within street rights-of-way. Two recycled water tanks approximately 25 to 30 feet tall and 75 feet in diameter, with a storage capacity of 850,000 gallons each (1.7 million gallons total), would be located north of the PGWWTP and south of Blue Oaks Boulevard on City-owned land. Figure 2-10 (West Roseville Specific Plan Recycled Water Distribution System and Storage Facility) illustrates the location of the recycled water lines, the recycled water storage tank site and pump station, and the PGWWTP site.

Storm Drainage and Flood Control

The WRSP Area is located within the Curry Creek and Pleasant Grove Creek watersheds. The main branch of Pleasant Grove Creek is in the WRSP Area, Kaseberg Creek, 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.

Detention basins for temporary water storage would utilize a weir (berm), pump station, or some other device to control the rate at which stormwater is conveyed downstream. During storm events, a detention basin temporarily restricts project flows and slowly releases stormwater downstream to minimize the potential for downstream flooding to occur. In contrast, a retention basin is used to temporarily store water for longer durations to prevent it from increasing downstream flows during major storm events. On-site stormwater detention storage basins are not proposed or needed to manage peak flows for locations in the WRSP Area that are in the Pleasant Grove Creek watershed. Refer to Section 4.12 (Hydrology and Water Quality) for further discussion.

⁵ Probabilistic assessments are given to define 10-year, 25-year, and 100-year flood events. For a 100-year flood, for example, this means a given flood event has a one-in-one hundred (1 percent) of occurrence in any given year, or a “return period” of once every 100 years. Such assessments are based upon statistical frequency of collected data. In hydrology, there are actually three types of comparative assessments: 1) rainfall within a given time interval; 2) peak stream flow; or 3) volume of flow caused by a single storm event or sequence. Each of these attributes can be measured and counted as discrete data points, to provide statistical comparison, or frequency analysis. As a consequence, we can have a 100-year storm, a 100-year peak flow event, or a 100-year flood, all of which may or may not be independent of one another.



- LEGEND**
- RECYCLED WATER LINE
 - RECYCLED WATER STORAGE TANK SITE & PUMP STATION
 - TREATMENT PLANT



FIGURE 2-10
West Roseville Specific Plan Recycled Water Distribution System and Storage Facility

Source: West Roseville Specific Plan 2003

City of Roseville

Not to Scale



A total of five (two large and three small) detention basins would be constructed on the Westpark property to serve areas of the WRSP that drain to Curry Creek. The two largest detention basins (Basins A and E) would be constructed in the WRSP Area to temporarily contain stormwater runoff (shown in Figure 4.12-2 [On-Site Drainage Improvements and 100-Year Floodplain], which is provided in Section 4.12, Hydrology and Water Quality, of this document). These basins would provide detention storage for 36-inch culverts and a 6-foot-high weir at the western project boundary where Curry Creek leaves the WRSP Area to detain approximately 38 to 40 acre-feet. The proposed weir would be set at an elevation of 85.5 feet and would be approximately 250 feet long and 30 feet wide. Vehicle access would be permitted along a maintenance road on top of the weir.

Two small basins (Basins C and D) in the southern part of the WRSP Area would provide approximately 8 and 9 acre-feet of storage, respectively, to reduce peak flows. These basins could be located in the WRSP Area or they could be combined into a larger basin located in the Remainder Area. A third basin (Basin B) is proposed to mitigate peak flows to Curry Creek in the northwest portion of the West Park property. This basin would provide approximately 5 acre-feet of storage.

Stormwater flows from the WRSP Area that drains to Pleasant Grove Creek are proposed to be conveyed to a regional retention basin planned for the Reason Farms property north and west of the SOI Amendment Area. Development of the regional retention basin is being undertaken as a separate project recently approved by the City of Roseville. A copy of the Reason Farms EIR is available for review at the City's Permit Center, 311 Vernon Street, Roseville. The retention basin was sized to accommodate stormwater flows from the WRSP and Remainder Area; however, construction of the facility is not contingent on the approval or development of the WRSP or Remainder Area.

Connection of the WRSP to the proposed regional retention basin in the Reason Farms property would not require any off-site improvements other than those identified as part of development of the proposed regional retention basin project.

Urban Runoff Water Quality Best Management Practices (BMPs)

The WRSP drainage system would include water quality BMPs to reduce the types and amounts of pollutants that could be carried in stormwater runoff. These features could include the detention basins in the Curry Creek watershed, which would include low-flow areas to allow pollutants to settle. Grassy swales and vegetated channels could be used to remove pollutants by filtration. These features would typically be situated at outfalls in the WRSP Area, and the WRSP provides several open space areas that could be used for such features. Oil/water grit separators or sand filter systems could be used in

commercial, industrial, or other areas where higher-than-normal levels of pollutants could be generated. Constructed wetlands, which are shallow pools with or without open water elements that create growing conditions suitable for marsh plants, provide treatment by decreasing flow velocities. However, constructed wetlands require additional land and sources of flow that may not be available in the WRSP Area.

The specific water quality BMPs that could be used in the WRSP Area are still undergoing review by the City of Roseville in the context of the proposed drainage facilities and with regard to the City's Stormwater Management Plan prepared in March 2003 in accordance with federal and State water quality requirements. It is possible that the BMPs listed above, either individually or in combination, may need to be refined at the tentative map stage. In addition, when more detailed information is developed for each land use (e.g., tentative map), actual design for target pollutant identification and specific BMPs, such as vegetative planting, would also be necessary.

Police and Fire Protection

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 Area.

The Roseville Fire Department (RFD) would provide fire protection, suppression, emergency medical service, and hazardous materials management services to the WRSP Area. Within the WRSP Area, a fire station site is proposed on a 3.1-acre site on Hayden Parkway south of Blue Oaks Boulevard. The proposed fire station would serve the WRSP Area.

Solid Waste

The City of Roseville would provide solid waste services for the WRSP Area. Solid waste would be disposed of at the Western Placer Waste Management facility located northwest of the City of Athens and Fiddymont Roads.

A solid waste recycling area is planned within the WRSP on the west side of Phillip Road, south of the PGWWTP.

Electrical Service

The entire WRSP Area is currently within the service area of Pacific Gas & Electric (PG&E) for electric service. If annexed, it is proposed that Roseville Electric, which provides electric service to the City would provide electric service to the WRSP Area. Electricity would be supplied to the site through

existing facilities and/or proposed facilities. New transmission lines would be constructed as part of the WRSP.

The City's current Electric Master Plan calls for constructing a loop system of 60 kilovolt (kV) overhead lines along the north side of Blue Oaks Boulevard from Woodcreek Oaks Boulevard (off site) going west to Phillip Road, where it will travel south to the PGWWTP and then west along the northern boundary of the PGWWTP to its westernmost boundary. The line will then travel south (through a 35-foot easement) along the west side of the PGWWTP, to just south of the project site, ultimately connecting to the existing Fiddymment Substation. The proposed alignment requires the purchase of off-site easements. Included on Figure 4.11-7 is an alternative 60 kV power line alignment. If the off-site easements for the proposed 60 kV alignments are not obtained at the beginning of Phase I, the alternative alignment will be constructed. The alternative alignment follows Pleasant Grove Boulevard east through the Village Center to the Fiddymment substation. Figure 4.11-7 also identifies a reserved location along the west side of Fiddymment Road for future 60 kV lines, if needed. Figure 2-11 (West Roseville Specific Plan Electric Substation and 60 kV Power Line Easements) illustrates the location of proposed 60 kV electrical line as well as alternative alignments for the 60 kV line.

A new electric distribution substation is planned north of Blue Oaks Boulevard, between Hayden Parkway and Fiddymment Road. The substation would be on a 1.6-acre site with a 12-foot-high fence surrounded by a landscape buffer. Electrical structures associated with the substation would range in height from 10 to 40 feet. Approximately two 60-foot-tall, 60 kV tubular steel poles would also be installed in order to connect the substation to the proposed power lines along Blue Oaks Boulevard. A paved driveway would be installed within the substation for internal circulation of vehicles.

The substation would contain equipment to switch, transform, and regulate voltage for electrical transmission and distribution. Electrical power would enter the substation through 60 kV lines and leave the substation via distribution lines at 12 kV. Transformer bank(s), breakers, switches, and other electrical equipment would be used to transform the voltage.

Natural Gas

Natural gas would be provided by PG&E. PG&E maintains a 6-inch high-pressure gas main on the east side of Fiddymment Road that would serve a portion of the WRSP Area. PG&E's existing facilities in Blue Oaks Boulevard and Fiddymment Road may be extended to serve the WRSP Area based on development

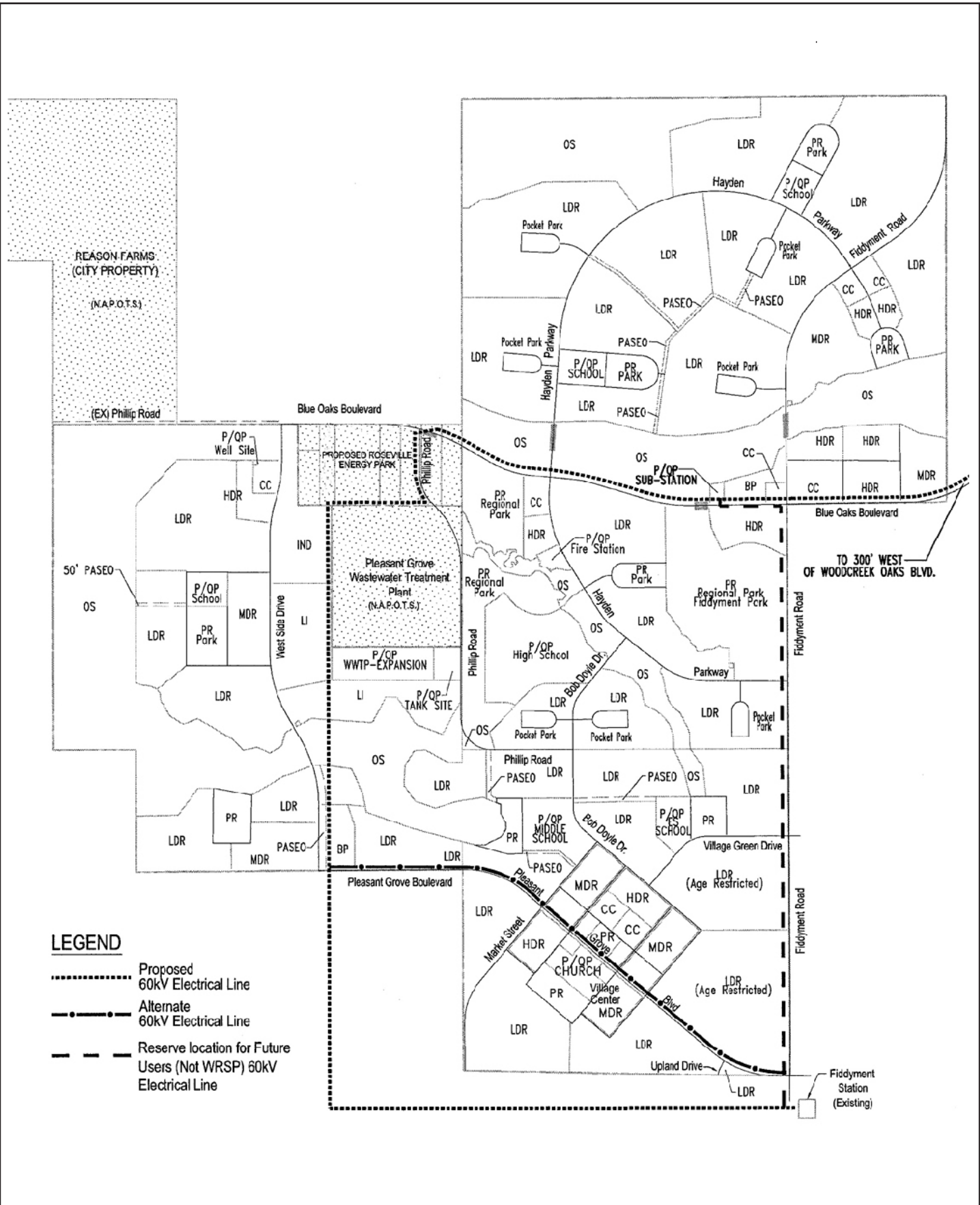


FIGURE 2-11
West Roseville Specific Plan Electric Substation and 60kV Power Line Easements

Not to Scale



10659-00

Source: West Roseville Specific Plan 2003

City of Roseville



needs. Ultimately, a new natural gas regulator station may be required to serve the WRSP (shown in Figure 4.11-8, in Section 4.11, Public Utilities). The need for further natural gas infrastructure would be determined prior to each development component in the WRSP Area.

Street Lighting

Street lighting would be provided along all roadways and in parks in the WRSP Area at intervals in accordance with City standards.

■ On-Site Improvements

Proposed on-site improvements would include roadways; bridges across Pleasant Grove Creek and Kaseberg Creek; a bike and multi-use trail system; water, sewer, and recycled water lines; power lines; storm drains; water wells and potable water storage tanks; an electric substation; and transit facilities. Each of these components is described in more detail in Section 4.3 (Transportation and Circulation) and Section 4.11 (Public Utilities).

■ Off-Site Improvements

Proposed off-site improvements include the extension of water, wastewater, and recycled water, and natural gas lines, as well as power lines, roadway extensions and widenings, bridge widenings, and Class I bike trails as a possible use in the power line easements.

The following is a description of proposed off-site improvements that correspond to the map numbers shown on Figure 2-12(a) (Off-Site Improvements [1 of 2]) and Figure 2-12(b) (Off-Site Improvements [2 of 2]).

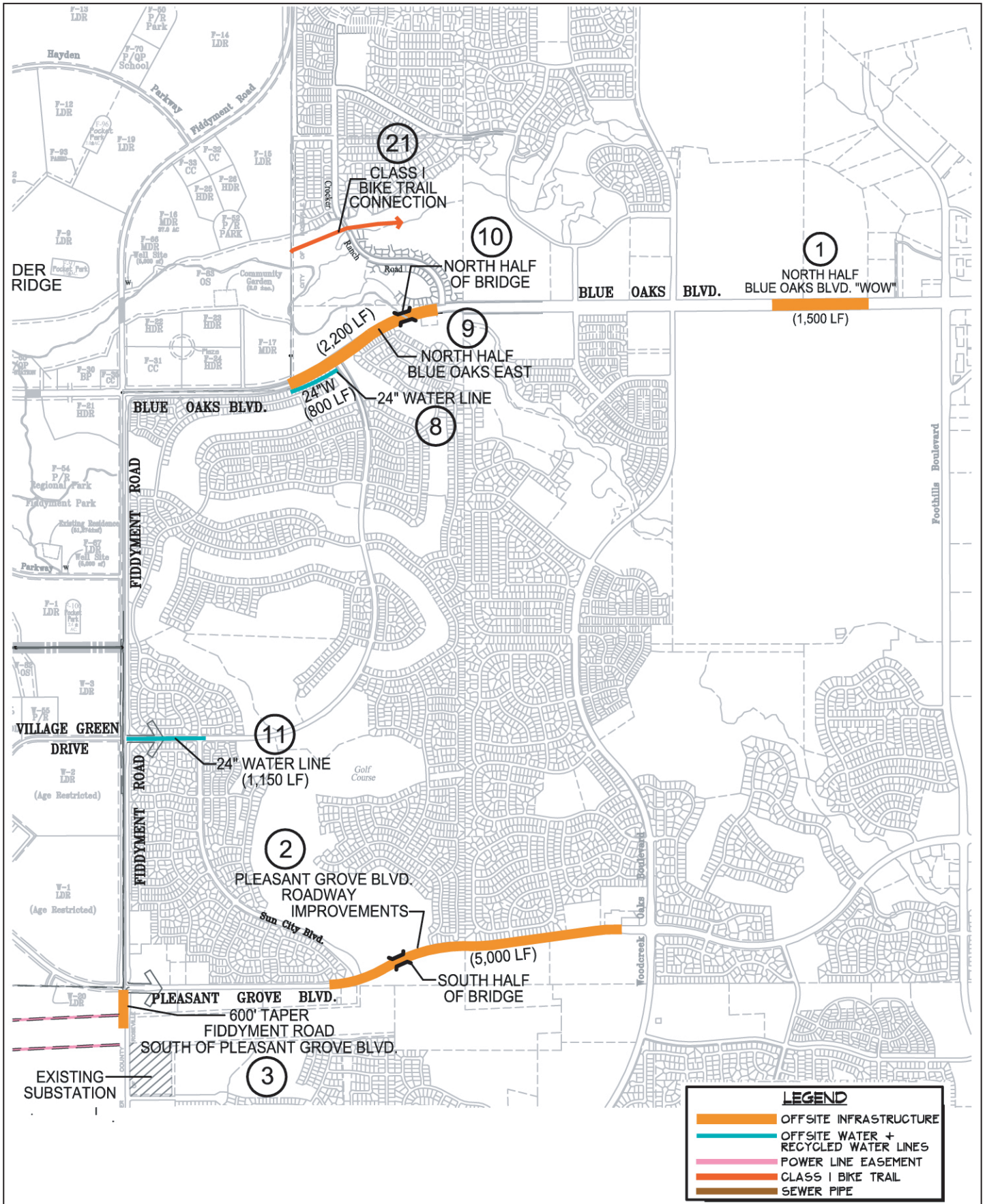
1. Widen Blue Oaks Boulevard West of Foothills Boulevard East of WRSP Area

Construct the northern half section (two westbound travel lanes) of Blue Oaks Boulevard located approximately 1.5 miles east of the Fiddymment Ranch property boundary and 1,200 feet west of Foothills Boulevard including travel lanes, landscaped median, curb, gutter and streetlights. The southern half of the road section is already constructed.

2. Widen Pleasant Grove Boulevard East of WRSP Area

Portions of Pleasant Grove Boulevard would be widened from two to four lanes east of the WRSP and west of Woodcreek Oaks Boulevard for a distance of approximately 5,000 feet to Sun City Boulevard. Portions of Pleasant Grove Boulevard between Woodcreek Oaks Boulevard and Fiddymment Road were constructed as part of previous development projects (e.g., Del Webb Specific Plan, North Roseville Specific Plan). The portion of Pleasant Grove Boulevard immediately east of Fiddymment Road is four lanes wide and does not require further

Figure 2-12a Off-Site Improvements (1 of 2)



10659-00

FIGURE 2-12a
Off-Site Improvements (1 of 2)

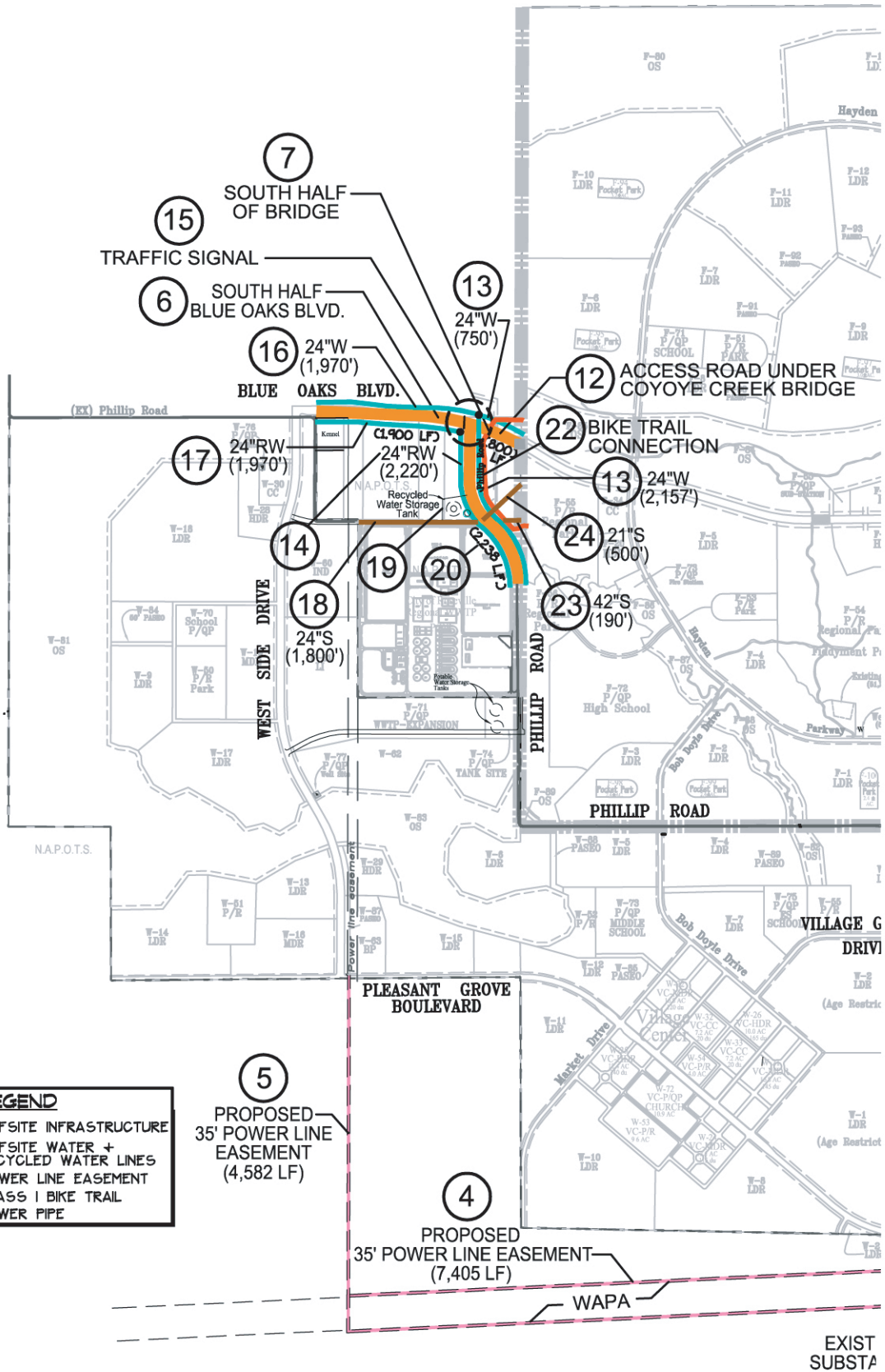
Source: Wood ROGers

Scale: 1" = 1000'



City of Roseville

Figure 2-12b Off-Site Improvements (2 of 2)



10659-00

FIGURE 2-12b
Off-Site Improvements (2 of 2)

Source: Wood ROGers

Scale: 1" = 1000'



City of Roseville

improvements. Widening Pleasant Grove Boulevard includes travel lanes, curb, gutter, and streetlights and will require construction of the southern half of the Pleasant Grove Boulevard bridge over the southern branch of Pleasant Grove Creek, east of Sun City Boulevard.

3. Construct Fiddymment Road Taper South of Pleasant Grove Boulevard, South of WRSP Area

Roadway tapers would be constructed on Fiddymment Road for a distance of approximately 600 feet south of the intersection with Pleasant Grove Boulevard including median, travel lanes, bike lanes, curb, gutters, joint trench, all in-street utilities and traffic barriers to provide a safe transition to existing Fiddymment Road (two lanes) to the south.

4. Extend 35-foot-wide Power Line Easement (East/West) South of WRSP Area

A 35-foot-wide power line easement would be extended in an east/west direction to accommodate a 60 kV power line. The extension would connect the proposed power line corridor running in a north/south direction and the electric substation located east of Fiddymment Road and south of Pleasant Grove Boulevard. The length of the power line easement is approximately 7,405 feet. The power line easement is located south of the WRSP in the Remainder Area and roughly parallel to the northern boundary of the WRSP boundary.

The timing of this improvement is dependent on the City's need to connect the electric loop to the Fiddymment Receiving Station and may or may not be necessary for the development of the WRSP. This improvement will be constructed by the City based on the need for the power line corridor.

5. Extend 35-foot-wide Power Line Easement (North/South) South of WRSP Area

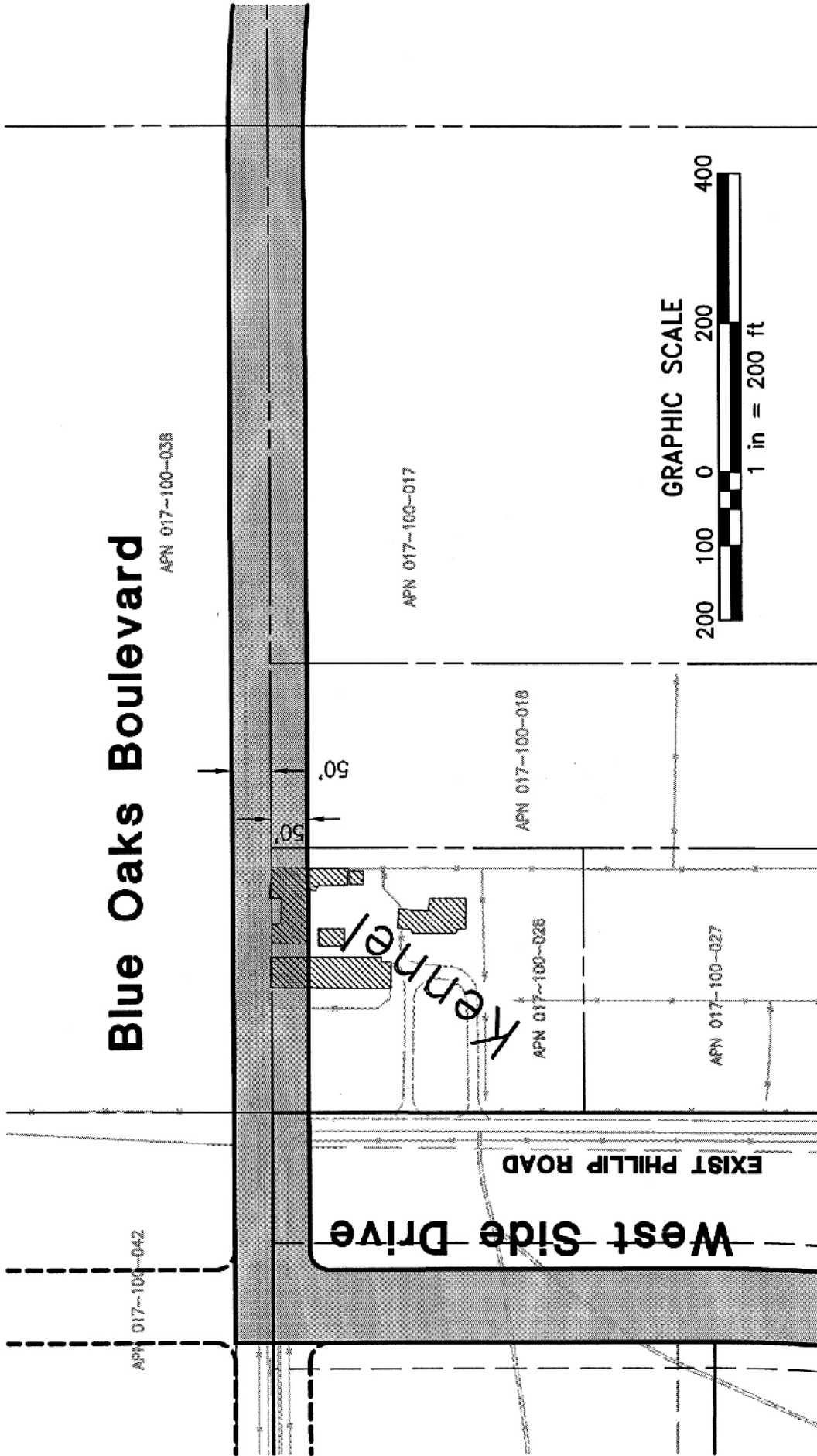
A 35-foot-wide power line easement would be extended in a southerly direction south of the WRSP to connect with the power line located south of the WRSP. The easement could accommodate a 60 kV power line necessary to complete a 60 kV loop for the WRSP Area. The power line easement is an extension of the corridor located within the WRSP boundaries. The length of the power line easement is approximately 4,582 feet.

The timing of this improvement is dependent on the City's need to connect the electric loop to the Fiddymment Receiving Station and may or may not be necessary for the development of the WRSP. This improvement will be constructed by the City based on the need for the power line corridor.

6. Construct Blue Oaks Boulevard North of WRSP Area

The southern half of Blue Oaks Boulevard would be constructed from the northeast corner of the Westpark property to the western boundary of the Fiddymment Ranch property (a distance of approximately 2,770 feet) north of the existing kennel and the City-owned property north of the PGWWTP. Improvements would consist of constructing three travel lanes, bike lane, curbs, gutters, sidewalks, streetlights, joint trench, and all in-street utilities.

This alignment would require acquisition of a portion of parcel 017-100-028 (occupied by a residence and dog kennel), as shown in Figure 2-13 (West Roseville Specific Plan Blue Oaks Alignment [Alternative 1]). Figure 2-14 (West Roseville Specific Plan Blue Oaks Alignment [Alternative 2]) depicts an alternative alignment that would avoid impacts to the kennel.



Scale: 1" = 200'



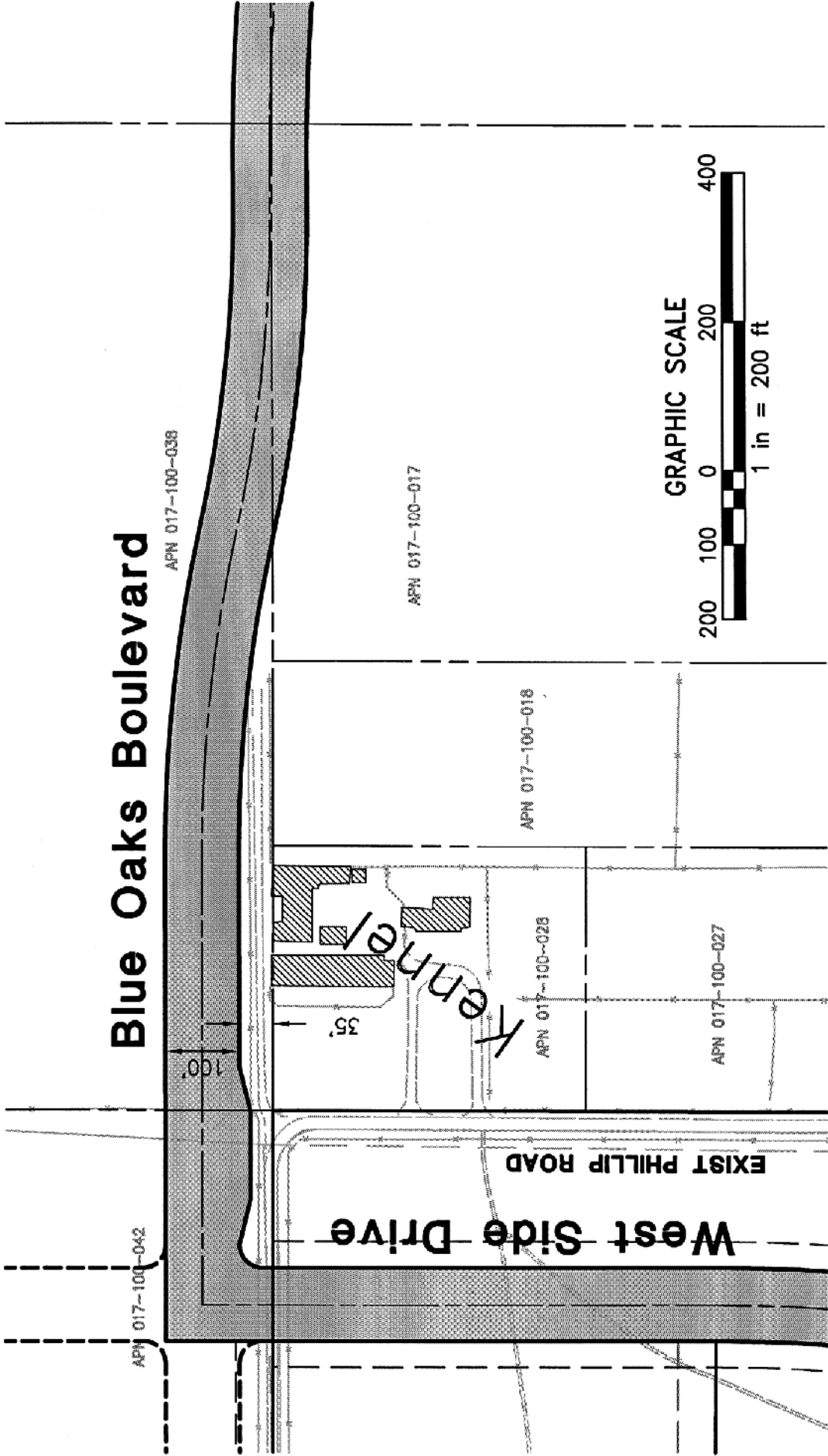
FIGURE 2-13
West Roseville Specific Plan Blue Oaks Alignment
(Alternative 1)

Source: Morton & Pitalo, Inc.

City of Roseville



10669-00



Scale: 1" = 200'



FIGURE 2-14
West Roseville Specific Plan Blue Oaks Alignment
(Alternative 2)

Source: Morton & Pitalo, Inc.

City of Roseville



10669-00

7. Construct Blue Oaks Boulevard Bridge over Pleasant Grove Creek (Coyote Creek) East of Phillip Road and North of WRSP Area

A bridge on Blue Oaks Boulevard would be constructed over Pleasant Grove Creek (Coyote Creek) located approximately 400 feet west of the Fiddymment Ranch boundary (west of the northwest corner of parcel F-55) to provide three travel lanes, Class II bike lanes, curbs, gutters, sidewalks, handrails, barriers, streetlights, joint trench, and all in-street utilities on the south side of Blue Oaks Boulevard. The crossing at this location is a single three-span bridge approximately 100 feet in length and 54 feet in width.

8. Construct 24-inch Water Line in Blue Oaks Boulevard East of WRSP Area

A 24-inch water line would be installed in Blue Oaks Boulevard from the eastern project boundary easterly for a distance of approximately 800 feet to the intersection of Blue Oaks Boulevard/Del Webb Boulevard.

9. Widen Blue Oaks Boulevard Immediately East of WRSP Area

The northern half section of Blue Oaks Boulevard would be widened to include landscaped median, three travel lanes, bike lanes, curbs, gutters, streetlights, joint trench, and all in-street utilities from the eastern property boundary of the WRSP Area east to the existing transition from Crocker Ranch Road east of the future bridge at the South Branch of Pleasant Grove Creek, for a distance of approximately 2,220 feet.

10. Construct Blue Oaks Boulevard Bridge across Pleasant Grove Creek East of WRSP Area

Construct northern half of the Blue Oaks Boulevard Bridge across the South Branch of Pleasant Grove Creek west of Crocker Ranch Road to provide three additional travel lanes, Class II bike lanes, curbs, gutters, sidewalks, handrails, streetlights, joint trench, and all in-street utilities. Full bridge improvements would be constructed to accommodate six lanes of Blue Oaks Boulevard.

11. Construct 24-inch Water Line in Del Webb Boulevard East of WRSP Area

A 24-inch water line would be installed in Del Webb Boulevard from Fiddymment Road east to the intersection of Timberrose Way/Del Webb Boulevard for a distance of approximately 1,150 feet.

12. Construct Access Road under Coyote Creek Bridge North of WRSP Area

An access road from the influent junction structure under the Coyote Creek Bridge would be paved to connect to the effluent outfall structure.

13. Construct 24-inch Water Line in Blue Oaks Boulevard North of WRSP Area

A 24-inch water line and appurtenances in Blue Oaks Boulevard would be constructed from the westerly boundary of the Fiddymment Ranch property near the northwest corner of Parcel F-55 west to the intersection with Phillip Road and southerly on Phillip Road to the northerly terminus of the on-site 24-inch water line on site for a distance of approximately 2,907 feet.

14. Construct a 24-inch Recycled Water Line in Phillip Road North of WRSP Area

A 24-inch recycled water line and appurtenances in Phillip Road would be constructed from the northwest corner of parcel F-56 to the intersection with Blue Oaks Boulevard for a distance of approximately 2,220 feet.

15. Construct Traffic Signal at Phillip Road and Blue Oaks Boulevard North of WRSP Area

Traffic signal improvements, including striping and signage, would be constructed at the intersection of Phillip Road and Blue Oaks Boulevard.

16. Construct 24-inch Water Line in Blue Oaks Boulevard North of WRSP Area

A 24-inch water line and appurtenances in Blue Oaks Boulevard would be constructed from the Westpark eastern property line to Phillip Road for a distance of approximately 1,970 feet.

17. Construct a 24-inch Recycled Water Line in Blue Oaks Boulevard North of WRSP Area

A 24-inch recycled water line and appurtenances in Blue Oaks Boulevard would be constructed from the northeast boundary of the Westpark property near the northeast corner of Parcel W-60 east to the intersection with Phillip Road and southerly on Phillip Road to the connection with the recycled water storage tank for a distance of approximately 1,970 feet.

18. Construct a 24-inch Sewer Line North of WRSP Area

A 24-inch sewer line from the northeast corner of parcel W-60 east to the connection at the PGWWTP would be constructed for a distance of approximately 1,800 feet.

19. Construct Recycled Water Tanks North of WRSP Area

Two 850,000 gallon recycled water storage tanks and all appurtenances would be constructed on City-owned property south of Blue Oaks Boulevard and west of Phillip Road. The tanks would be constructed in the southeast corner of the City-owned property.

20. Construct Phillip Road North to Blue Oaks Boulevard

Phillip Road would be constructed from northwest corner of Parcel F-56 to Blue Oaks Boulevard for a distance of approximately 2,240 feet, including a full section for the modified collector with two travel lanes, bike lanes, curbs, gutters, joint trench, street lights and in-street utilities.

21. Construct Bike Trail Connection East to Parcel F-83 to Veteran's Park

A bike trail connection would be constructed from the easterly boundary of Parcel F-83 to the existing Class I bike path located in Veteran's Park east of the WRSP. The bike path connection would utilize the existing access easement road.

22. Construct Bike Trail West from Parcel F-85 to Regional Park

A bike trail connection would be constructed from the west side of Parcel F-85 south to connect to the trail in the Regional Park (Parcel F-56).

23. Construct a 42-inch Sewer Line across Phillip Road to PGWWTP

A 42-inch sewer line and appurtenances would be constructed across Phillip Road from the west side of Parcel F-55 west to the PGWWTP.

24. Construct 21-inch Sewer Line across Phillip Road to PGWWTP

A 21-inch sewer line would be constructed across Phillip Road from the west side of Parcel F-55 west to the connection at the PGWWTP.

■ Resource Management

The Resource Management Element of the WRSP is intended to ensure compliance with the City of Roseville General Plan Open Space and Conservation Element.

Wetland Resources

A variety of wetlands are located in the WRSP Area, including vernal pool complexes, drainage swales, and stream corridors. A total of 63.89 acres of verified wetlands or “other waters” have been identified on the WRSP Area, including 33.91 acres of vernal pools, 25.44 acres of wet swales/channel, 3.92 acres of seasonal wetland, and 0.62 acre of emergent marsh. The greatest concentration of vernal pools is located in the northwest corner of the Fiddymment Ranch property. It is estimated that 40.65 acres, or 64 percent, of the wetlands will be preserved; 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, in connection with the U.S. Fish & Wildlife Service.

Riparian and Oak Woodland Resources

In the Westpark portion of the WRSP Area, only one native oak tree exists. This tree is proposed to be preserved and protected as part of the WRSP. The majority of the riparian and oak woodlands is located along Pleasant Grove Creek and Fiddymment Road within the Fiddymment Ranch portion of the WRSP Area. Most of the oak woodland would be preserved within the creek corridor and within a proposed 91-acre oak woodland Citywide park (Fiddymment Park). However, some tree removal may be necessary to accommodate road crossings, pathway crossings, and linear trails (refer to discussion in Section 4.7, Biological Resources). 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.

Fiddymment Ranch Historic Resources

The historic Fiddymment Ranch Main Complex has been identified as meeting the California and National Registers criteria for the role it played in the social and economic development of Roseville. It is

anticipated that the Fiddymont Ranch Main Complex would be preserved within the Sports Park as a community facility available for future use by the City. The precise use and disposition of the buildings and associated grounds will be determined as part of the facilities planning for the Sports Park. Refer to Section 4.8 Cultural Resources, for a description of the resources.

2.4.3 Implementation

■ Development Agreements

The WRSP will be implemented through Development Agreements between the City of Roseville and each of the landowner groups (Westpark Associates and Signature Properties, Inc.), in accordance with Article V, Chapter 19.84 of Ordinance 3014 of the Roseville Municipal Code. The agreements are binding contracts between the City and the landowners and set the terms, conditions, rules, regulations, entitlements, vested rights, and other provisions relating to development of the WRSP Area. Included in the Development Agreements would be conditions related to the provision of infrastructure improvements, public dedication requirements, landscaping amenities, and other obligations of the parties. The term of the Development Agreements would be 20 years. The Agreements are tied to the property and may only be modified by mutual consent of the City and the landowner.

■ Zoning

All lands within the WRSP would be zoned consistent with the zoning classifications of the Roseville Zoning Code, as proposed to be amended with approved of the Specific Plan. The development standards and guidelines for each zoning district are described in the WRSP and City Design Guidelines. A revision to the zoning code is proposed as part of the project to increase the coverage for single-family residential, one-story lots in the R1 Zone from 40 to 45 percent.

■ Subsequent Entitlements

Development under the WRSP would be subject to approval of subsequent entitlements by the City in accordance with the Zoning Code and Roseville Municipal Code. Subsequent entitlements may include subdivision maps and design review permits.

■ Dedications

All property to be conveyed to the City, including parks, open space, well sites, electric substation site, water tank site, fire station site, and street rights-of-way, would be free of any liens, monetary

encumbrances, special taxes, hazardous materials, environmental constraints, or assessments not approved by the City.

■ **Financing of Public Improvements**

The development of the public improvements necessary to serve the residents within the WRSP Area would be funded through a variety of mechanisms, such as the levy of a special tax or fee, or the establishment of a Community Facilities District (CFD) and/or statutory assessment districts. The specific methods of financing public improvements are described in the Development Agreements between the City and the landowners.

■ **Project Schedule and Phasing**

It is anticipated that project construction would commence in year 2004/05 and be complete by year 2019/20, depending on market conditions. Construction of the WRSP is proposed in phases, as shown on Figure 2-15 (West Roseville Specific Plan Project Phasing).

As shown on Table 2-3 and Figure 2-15, the high school, an elementary school, electric substation, fire station, a portion of the regional sports park, some commercial and business professional, approximately 2,807 residential units, including age-restricted units along with roadways, sewer, storm drainage, and water lines to serve the new uses would be constructed in Phase 1. Phase 2 would include construction of the Village Center, along with the middle school and an elementary school. A total of 2,687 residential units and 9.3 acres of community commercial uses would be developed under Phase 2, along with roadway and utility connections. Phase 3 would include construction of both Fiddymont Park and the remaining portion of the regional sports park, one elementary school, business professional, and residential uses. A total of 2,011 residential units would be developed in Phase 3. Phase 4 would include development of the western portion of the WRSP, which includes an elementary school, residential, industrial, and light industrial uses. A total of 925 residential units would be developed under Phase 4.

2.4.4 Proposed General Plan Amendments

The following are the proposed General Plan Amendments, including conforming amendments, that would incorporate the SOI Amendment, including the WRSP, into the City's General Plan.

The City's Land Use Allocation policy in the General Plan would be amended from 47,500 to 55,930 dwelling units to increase the City's residential dwelling units to include the additional 8,430 dwelling units that would result from development of the WRSP (refer to Policies: Growth Management—Land Use Allocation [LUA]). The current dwelling unit cap is based on planned and approved development

Table 2-3 Phasing for Development of the WRSP

Land Use	Phase 1	Phase 2	Phase 3	Phase 4
Low Density Residential	1,213 du 307 ac	1,479 du 413 ac	1,565 du 484 ac	585 du 149 ac
Low Density (age-restricted)	710 du 146 ac	0	0	0
Medium Density Residential	174 du 17 ac	185 du 37 ac	160 du 20 ac	165 du 21 ac
High-Density Residential	710 du 52 ac	198 du 11 ac	286 du 14 ac	175 du 9 ac
Community Commercial	15 ac	9 ac	5 ac	4 ac
Business Professional	9 ac	0	10 ac	0
Village Commercial/Residential	0	785 du 68 ac	0	0
Village Commercial/Community Commercial	0	40 du 14 ac	0	0
Light Industrial	0	0	0	74 ac
General Industrial	0	0	0	34 ac
Open Space	40 ac	136 ac	236 ac	267 ac
Pocket Park	7 ac	6 ac	6 ac	0
Park	63 ac	57 ac	141 ac	14 ac
Paseo	4 ac	0	9 ac	.9 ac
Public/Quasi Public	72 ac	28 ac	8 ac	30 ac
Total du or ac	2,807 du 787 ac	2,687 du 809 ac	2,011 du 958 ac	925 du 616 ac

NOTES:

ac = acres

du = dwelling units

Minor adjustments to totals due to rounding.

SOURCE: Wood Rodgers, August 29, 2003

within the existing City boundaries. The residential development proposed in the WRSP would exceed the development assumed in the current General Plan and could not occur unless the DU cap were increased. The change in the General Plan policy does not include the DU assumed in the Remainder Area because that area is not proposed for annexation at this time, nor has the City received any development applications for the Remainder Area. If the City receives a request for annexation of the Remainder Area, the City would consider additional amendments to the General Plan at that time.

Other proposed General Plan amendments included in the proposed project would be creation of the Village Center General Plan Land Use Combining designation and modification to General Plan Standards needed to accommodate the WRSP.

In addition, listed below are proposed amendments to General Plan goals and policies. New text is indicated in double underline, and deleted text is indicated by ~~strikeout~~.

■ Goals: Growth Management

Goal 10 *Growth should be planned in a way that creates a proper interface with County Lands.*

Goal 11 *New development should be designed to meet the Guiding Principles.*

Goal 12 *The City shall use growth management as a tool to maintain the City's identity, community form, and reputation in the region, to maintain high levels of service for residents, and to the extent feasible, to influence projects outside the City's boundaries that have the potential to affect the quality of life and/or services that are provided to residents.*

Goal 13 *New development to the west of Fiddymment Road shall be consistent with the City's desire to establish an edge along the western boundary of the City that fosters: a physical separation from County lands through a system of connected open space; a well-defined sense of entry to the City from the west; opportunities for habitat preservation and recreation; and view preservation corridors that provide an aesthetic and recreational resource for residents.*

Policies: Growth Management—General (G)

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

Policies: Growth Management—Growth Areas (GA)

5. Apply the City's adopted Guiding Principles to any new development proposed in and out of the City's corporate boundaries, which is not already part of an adopted Specific Plan or within the infill area:
 1. Any development proposal west of Roseville shall, on a stand-alone basis, have an overall neutral or positive fiscal impact on the City's General Fund Services.
 2. Any development proposal west of Roseville shall include logical growth/plan boundaries and an east to west growth pattern.
 3. Any development proposal west of Roseville shall not conflict with the Pleasant Grove Wastewater Treatment Plant and future Power Generation Facility.
 4. Any development proposal west of Roseville shall maintain the integrity of existing neighborhoods and create a sense of place in new neighborhoods.
 5. Any development proposal west of Roseville shall include a plan to ensure full funding and maintenance of improvements and services at no cost to existing residents (including increased utility rates). A proposal shall not burden/increase the cost, or diminish the supply and reliability of services.
 6. Any development proposal west of Roseville shall aid in regional traffic solutions and in right of way preservation.

7. Any development proposal west of Roseville shall secure and provide a new source and supply of surface water and should include reduced water demand through the use of recycled water and other off-sets.
 8. Any development proposal west of Roseville shall consider development potential within the entire City/County Memorandum of Understanding Transition Area in the design and sizing of infrastructure improvements.
 9. Any development proposal west of Roseville shall aid in resolution of regional storm water retention.
 10. Any development proposal west of Roseville shall incorporate mechanisms to ensure new schools are available to serve the residents and shall not impact existing schools.
 11. Any development proposal west of Roseville shall include a significant interconnected public open space component/conservation plan in coordination with the City of Roseville/ U.S. Fish and Wildlife Service Memorandum of Understanding.
 12. Any development proposal west of Roseville shall include a public participation component to keep the public informed and solicit feedback throughout the specific plan process.
 13. Any development proposal west of Roseville shall provide a “public benefit” to the City and residents.
6. As new development is proposed in the City’s Sphere of Influence to the west of Fiddymont Road, require project proponents to provide a transitional area between City and County lands, through a system of interconnecting Open Space land blocks.
 7. Monitor and participate in development proposals and/or General Plan updates in Placer County to ensure that potential impacts to City residents are minimized, with respect to traffic, service levels, and other quality of life matters.
 8. New development proposals to the west of Fiddymont Road within the County/City Memorandum of Understanding Transition Area shall meet the objectives and terms of the Memorandum of Understanding between the City of Roseville and the County of Placer.
 9. For development proposed within Placer County and located adjacent to the City, encourage project proponents to strengthen City edge/transition area by providing open space land blocks that mirror those provided within the City’s corporate boundary.
 10. Development proposed on the western edge of the City shall provide a minimum 1,320-foot wide open space transition area between City and County lands.

Policies: Growth Management

- 2.b. Provide entryways at entrances to the City in accordance with the Community-wide 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 to create a visual edge or buffer that provides a strong definition to entryways into the City.

Policies: Growth Management—Land Use Allocation (LUA)

1. The City shall, through its land use planning process, capital improvement plans, and facility and service programs, provide a land use allocation of 55,930 dwelling units (inclusive of the 1,000 unit pool) and non-residential entitlements as designated on the General Plan land use map.

Policies: Transportation Systems Management

1. Work with appropriate agencies to develop measures to reduce vehicular travel demand and vehicle miles traveled and meet air quality goals.

Policies: Bikeways/Trails

2. Coordinate Roseville’s bikeway and trail system with those of neighboring jurisdictions to provide both local and regional connections.

Goals: Level of Service

- Goal 1 Maintain an adequate level of transportation service for all of Roseville’s residents and employees through a balanced transportation system, which considers automobiles, transit, bicyclists, and pedestrians.*

Policies: Level of Service

1. Maintain a level of service (LOS) “C” standard at 70 percent of all signalized intersections and roadway segments in the City during the p.m. peak hours. Exceptions to the LOS “C” standard may be considered for intersections where the City finds that the required improvements are unacceptable based on established criteria identified in the implementation measures. In addition, Pedestrian Districts may be exempted from the LOS standard.
5. Enable the City to designate a Pedestrian District over a geographic area for the purpose of implementing measures that promote pedestrian walkability. In these districts, the City recognizes that pedestrian travel takes a higher priority than automobile travel, which could reduce the vehicular level of service.

Goals: Open Space System

- Goal 5 Consider alternatives to City ownership and management of open space preserves areas.*

Policies: Open Space System

7. Maximize opportunities for preservation and maintenance of open space resources, including establishment of private open space areas. Consider coordination with nonprofit organizations and investigate the potential for conservancy ownership and/or management of open space areas.

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 identify.
10. Consider the use of open space for the location of flood control facilities where such facilities allow compatible passive recreational use and resource preservation.

■ Goals: Vegetation and Wildlife

- Goal 2 Maintain healthy and well-managed habitat areas in conjunction with one another, maximizing the potential for compatible open space, recreation, and visual experiences.*

Policies: Vegetation and Wildlife

8. Consider substitute site mitigation for federally nonregulated wetlands, provided that such mitigation will provide comparable habitat values.

Policies: Groundwater Recharge and Water Quality

5. Continue to monitor groundwater resources and investigate strategies for enhanced sustainable use. Areas where recharge potential is determined to be high shall be considered for designation as open space.

Policies: Hazardous Materials

3. Cooperate fully with both public and private agencies, as defined in the City of Roseville Hazardous Materials Emergency Response Plan in the event of a hazardous material emergency.

■ Goals: Fire Protection

- Goal 1 Protect against the loss of life, property, and the environment by appropriate prevention, education, and suppression measures.*

Policies: Fire Protection

4. Provide highly trained personnel to ensure effective suppression of fires, and safety for firefighters.
5. Seek to reduce fires by fully investigating the cause, origin, and circumstances of each fire; collect and preserve evidence; coordinate with authorities in detection, apprehension, and prosecution of arsonists, pursue each investigation to its conclusion; and use resultant findings to develop more effective fire prevention programs.
7. Continue to completion the permanent fire training classroom facility at the Fire Training Center.
8. Provide a comprehensive emergency medical services program to provide Advanced Life Support services and ensure reliable ambulance transport services to aid citizens in need of rescue or medical assistance.

Policies: Parks and Recreation

- 12. Ensure that new public parks and greenways provide adequate funding for initial development, as well as ongoing maintenance and operation.

■ **Goals: Water System**

Goal 2 Provide water services to all existing and future Roseville water utility customers. The provision of services by another provider may be considered where it is determined that such service is beneficial to the City and its utility customers or the provisions of City services is not feasible.

Goal 3 Ensure that safe drinking water standards are met and maintained in accordance with State Department of Health Services and EPA regulations.

Goal 5 Actively pursue supplemental water supplies.

Policies: Water System

- 6. Design the City’s water system to maintain a minimum water pressure of 70 50 pounds per square inch (PSI) while providing adequate water to meet fire demands in the system.
- 7. Provide an emergency back-up system to add sufficient reliability to the system as determined by the Environmental Utilities Department.
- 8. Develop and pursue alternatives to continue delivery of PCWA and SJWD water to Roseville.
- 11. Evaluate feasibility of developing and implementing an aquifer storage and recovery program.

■ **Goals: Wastewater and Recycled Water Systems**

Goal 3 Actively pursue the use of recycled water where appropriate and expand recycled water distribution system to deliver and meet estimated demands of 4,500 acre-feet/year.

Goal 4 Meet State of California and EPA water quality standards for the discharge of treated wastewater, as well as meet State of California quality standards for the production of recycled water.

Policies: Wastewater and Recycled Water Systems

- 1. Expand recycled water distribution system to deliver and meet estimated demands of 4,500 acre-feet/year.
- 2. Ensure adequate surge capacity ~~to~~ at the wastewater treatment plants.
- 3. Upon 75 percent utilization of treatment plant capacity, initiate expansion studies to determine necessary improvements to meet projected wastewater treatment demands.
- 4. Ensure that wastewater treatment capacity is available and that wastewater generation is minimized.

5. Explore potential alternatives to treatment and discharge.
6. Develop, plan, and provide incentives for use of recycled water by the public and private sectors.
7. Prevent hazardous materials from entering the wastewater system.

■ **Goals: Solid Waste, Source Reduction and Recycling**

- Goal 2** *Provide solid waste collection and disposal services to all existing and future Roseville development through the City's Solid Waste Utility. The provision of services by another provider may be considered where it is determined that such service is beneficial to the City and its customers or the provision of City services is not feasible.*
- Goal 3** *Continue to participate in local and regional approaches to source reduction, material recovery, recycling, and solid waste disposal.*

Policies: Solid Waste, Source Reduction and Recycling

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 landfill by 50 percent, as well as any mandated future reductions.
4. Maintain a minimum 10-year reserve capacity at the landfill.

Policies: Electric Utility

5. Explore the feasibility of the development of and participation in environmentally renewable energy resources.
7. Pursue effective measures to enhance reliability of interconnection of the electric utility system to the region-wide grid.
8. Pursue reasonable and cost-effective energy efficiency, conservation, and load management programs pertinent to the electric utility system.
9. Continue to pursue emergency electric supplies.
10. Require new development to pay a fair share of the cost of new sub-transmission and distribution needed to serve the development and to dedicate sites and easements needed for substations, transmission, sub-transmission, and distribution.
11. Develop and implement public education programs designed to increase the public's awareness of energy issues, including conservation measures and practices.

Policies: Water and Energy Conservation

2. Implement various water conservation plans developed by the Environmental Utilities Department.
6. Develop and implement public education programs designed to increase public participation in energy and water conservation and recycled water use.

8. Enforce energy requirements and encourage development and construction standards that promote energy efficiency and conservation.

Policies: Archaeological, Historic, and Cultural Resources

3. Subject to approval by the appropriate federal, state, and local agencies, and Native American Most Likely Descendant (MLD), artifacts that are discovered and subsequently determined to be "removable" should be offered for dedication to the Maidu Interpretive Center.

The following amendments to the City’s Zoning Ordinance are proposed as part of the project. Again, text to be deleted is indicated by strikethrough, while added text is represented by double underline.

City of Roseville Ordinance Section 1910.030 – Residential Zone General Development Standards, Subsection A:

	R1	R5	R2	R3(2)	RMU
Site Coverage	35 % for 2 story, 40 % for 1 story <u>45% for 1 story</u>	none see (4)	40%	50%	As provided in Development Standard Overlay or Special Area Overlay.

2.4.5 Remainder Area Assumptions

The EIR will evaluate the effects of amending the City’s Sphere of Influence to include the Remainder Area at a programmatic level. Because no application for development of the Remainder Area has been received, the exact use, intensity, or nature of development of the Remainder Area is not certain at this time. Nonetheless, inclusion within the City’s Sphere of Influence would indicate that some type and level of development similar to that proposed for the WRSP Area could occur within the Remainder Area in the future. In analyzing the effects of amending the City’s Sphere of Influence, the EIR must reasonably account for the development that could occur, recognizing that no entitlements will be granted at this time, so future development could differ somewhat from the EIR assumptions.

If the Remainder Area is proposed for annexation to the City at a future date, its land use plan must conform to the City’s General Plan, the Guiding Principles, and the City/County MOU document. Therefore, assumptions can be made about the level, density, and type of uses that could develop in the Remainder Area. As shown in Table 2-4, the EIR analysis assumes that the Remainder Area is developed primarily with residential and supporting commercial uses of a density and type similar to that proposed in the WRSP.

Land Uses

Residential Uses

Construction of a total of 5,296 low-density, 620 medium-density, and 1,487 high-density units is assumed on approximately 1,491.2 acres. No age-restricted units are assumed within the Remainder Area. The average residential density would be 2.28 dwelling units per acre.

Community Commercial and Business Professional Uses

Commercial and Business Professional uses are assumed at levels to support the needs of future residents, and to provide a mix of retail and service uses. A total of 67.6 acres of Community Commercial development and a total of 49.5 acres of Business Professional uses are assumed within the Remainder Area. Business Professional uses could include professional offices, financial institutions, and supporting retail type uses.

Table 2-4 West Roseville Specific Plan and Remainder Area Land Use Table

Zoning	Land Use	WRSP		Remainder Area		Total	
		Acres	Dus	Acres	DUs	Acres	DUs
LDR	Low Density Residential	1,354.6	4,842	1,324.4	5,296	2,679.0	10,138
LDR	Low Density Residential (Age Restricted)	146.9	710	0	0	146.9	710
MDR	Medium Density Residential	142.9	1,064	88.6	620	231.5	1,684
HDR	High-Density Residential	109.7	1,774	78.2	1,487	187.9	3,261
OS	Open Space	670.1		364.6		1,034.7	
OS/Paseo	Paseo	14.5		0		14.5	
PR	Park	251		195.7		446.7	
PR	Pocket Parks	19.4		0		19.4	
P/QP	Public/Quasi-Public	148.0		65.0		213.0	
CC	Community Commercial	48.5	40	67.6		116.1	40
BP	Business Professional	19.6		49.5		69.1	
LI	Light Industrial	74.2		0		74.2	
IND	Industrial	34.3		0		34.3	
R/W	Road ROW	128.3		124.7		253.0	
	Kenel	0		7.0		7.0	
Total		3,162.0	8,430	2,365.3	7,403	5,527.3	15,833

NOTE:

Totals adjusted slightly due to rounding.

SOURCE: Signature Properties; Westpark Associates, 2003

Industrial Uses

No Light Industrial or General Industrial uses are assumed within the Remainder Area.

Schools

Schools and other public facilities are assumed to be provided at levels needed to meet the demand generated by the assumed level of residential development. The Remainder Area would be located within the Center Unified School District and the Roseville Joint Union High School District. A total of 65 acres of public uses are assumed within the Remainder Area, which would provide for approximately four schools.

Parks

A total of 195.7 acres of active parks has been assumed for the Remainder Area. It is anticipated this would include a mix of neighborhood parks and other types of park facilities to support the residential uses.

Open Space

A total of 364.6 acres of open space has been assumed for the Remainder Area. It is assumed, like the WRSP, the open space areas would include the 100-year floodplain and a one-quarter mile buffer on the western edge, adjacent to the County. Open Space preserve areas would protect biological resources (e.g., wetlands, oak woodlands, creek corridors) within those areas from development.

Circulation

Roadways

Connections to existing and planned roadways have been assumed within the Remainder Area, as shown in Figure 2-16 (Conceptual Circulation Plan for SOI Amendment Area). The EIR assumes that the circulation system would be an extension of existing and planned City and County roadways, including those proposed in the WRSP, and would total approximately 124.7 acres.

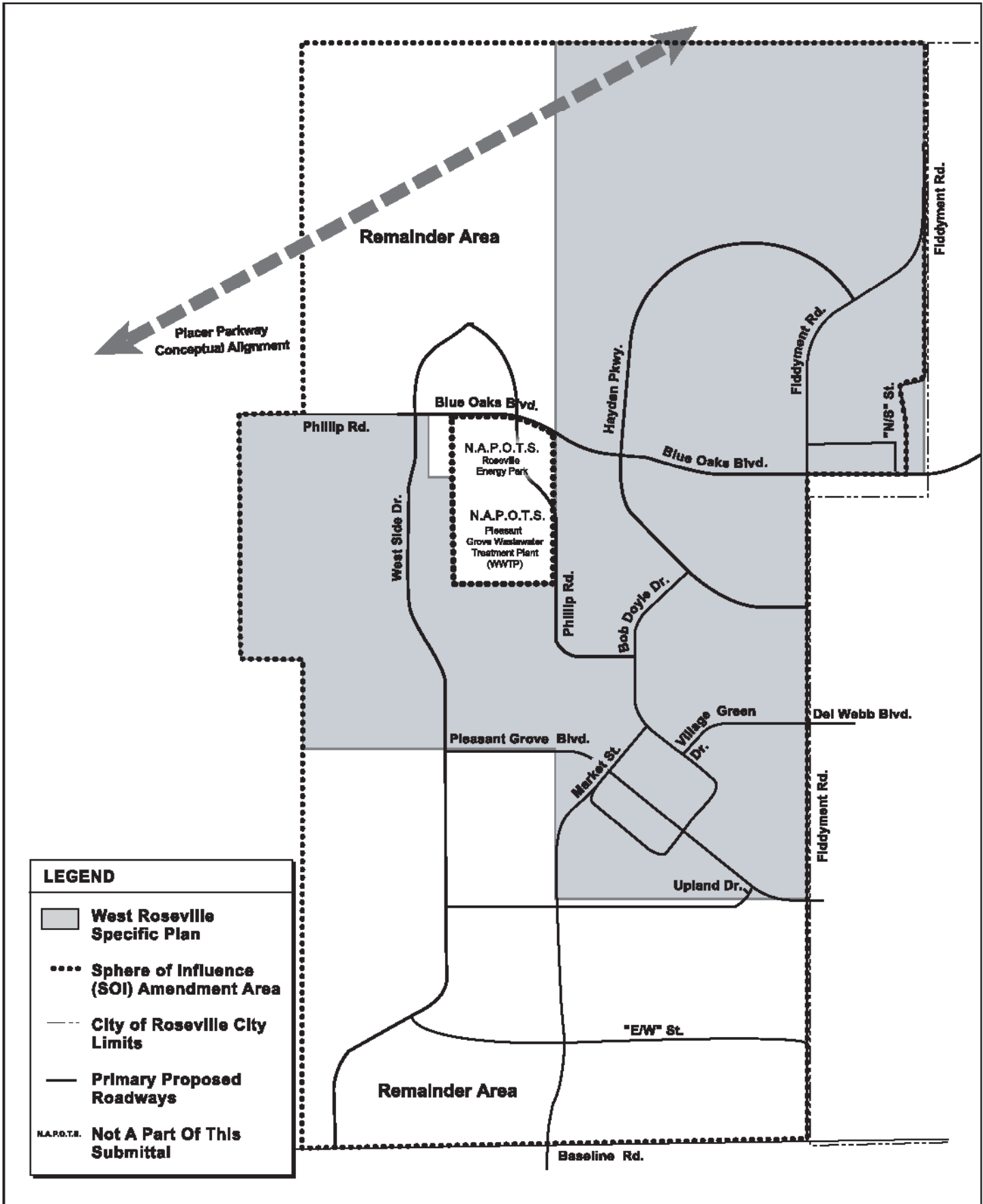
Transit and Bikeways

No transit or bikeways have been assumed within the Remainder Area at this time.

Public Facilities and Services

Water

Water would be provided through the City's existing surface water supply. Recycled water would be used for non-potable uses, including landscaped irrigation within public parks and landscape medians. Refer to Section 4.11 (Utilities) for a full discussion of water demand and availability.



LEGEND

- West Roseville Specific Plan
- Sphere of Influence (SOI) Amendment Area
- City of Roseville City Limits
- Primary Proposed Roadways
- N.A.P.O.T.S. Not A Part Of This Submittal**



10658-00

FIGURE 2-16
Conceptual Circulation Plan for SOI Amendment Area

Source: Signature Properties and Westpark Associates, 2003; EIP Associates, 2003

City of Roseville

Not to Scale



Wastewater

Wastewater treatment would be provided by the PGWWTP.

Recycled Water

Recycled water would be provided through construction of a series of on-site pipes that would connect to the City's recycled water infrastructure.

Storm Drainage and Flood Control

Storm drainage and flood control would be coordinated with the WRSP. The southern portion of the Remainder Area, north of Baseline Road, is within the Curry Creek watershed, while the northern portion is in the Pleasant Grove Creek watershed. It is anticipated the floodplain within the Remainder Area would remain in open space. Similar to the WRSP, on-site detention basins could be required.

Police and Fire

Police and fire services would be provided by the City of Roseville. A second fire station would be needed to service the Remainder Area. A suitable location for the second fire station site would be determined by the Fire Department if and when future development is planned in the Remainder Area.

Solid Waste

Solid waste would be disposed of at the Western Regional Sanitary Landfill, as under the WRSP.

Electrical and Natural Gas

Electricity would be provided by Roseville Electric, and natural gas services would be provided by PG&E.

Off-Site Improvements

No off-site improvements have been assumed for the Remainder Area because the Remainder Area would tie into the infrastructure provided in the WRSP. However, as discussed and evaluated in Section 4.11, Utilities, several off-site improvements are necessary to implement the project, including the Sacramento River Water Reliability Project and improvements to the City's Barton Road Water Treatment Plant, or to serve development of the WRSP. Because no specific development is proposed at this time, it is likely that other off-site improvements could be required that would be identified at the time of future specific plan processing.

Implementation

Prior to annexation of any portion of the Remainder Area, a specific plan and further environmental documentation must be prepared. Additional implementing mechanisms would likely be similar to those described for the WRSP, including development agreements, design guidelines, zoning, dedications, and assessment districts.

Schedule and Phasing

No schedule or phasing has been identified for the Remainder Area at this time, although it is anticipated that comprehensive processing of entitlements could begin after completion of the entitlement and annexation process for the WRSP.

2.5 REQUIRED PERMITS AND APPROVALS

The City of Roseville is the Lead Agency for the proposed SOI Amendment, adoption of the WRSP, annexation of the WRSP Area, and General Plan and Zoning Amendments. Following staff analysis and public review of the environmental document, the project will be forwarded to various City commissions for comment, including the Planning Commission, Transportation Commission, Public Utilities Commission, and Parks and Recreation Commission. Following review by the public and City commissions, the WRSP, WRSP Design Guidelines, WRSP Development Agreements, General Plan and Zoning Amendments, amendment of the Urban Water Master Plan, request for both the annexation of the WRSP Area and a request for a Sphere of Influence Amendment to encompass both the WRSP and the Remainder Area will be considered by the Roseville City Council.

As required by Section 15124(d)(B) of the CEQA Guidelines, the EIR must contain a list of permits and other approvals required to implement the project. As part of implementation of the WRSP, other permits and approvals would be necessary prior to construction. Both City actions and other permits and approvals are listed below and the relevant agencies in the review process are identified. In addition to these requirements, environmental review and consultation requirements related to federal, State, or other local laws or guidance applicable to individual resources are described in the Regulatory Setting subsections provided in Chapter 4 of this EIR.

2.5.1 City of Roseville

■ SOI Amendment Area

The following approvals would apply to the entire SOI Amendment Area:

- Certification of the Environmental Impact Report for the West Roseville Specific Plan and Sphere of Influence Amendment and adoption of the Mitigation Monitoring and Reporting Plan
- Approval of Sphere of Influence Amendment requests to the Local Agency Formation Commission (LAFCO) to amend the City of Roseville Sphere of Influence to include the entire SOI Amendment Area (5,527 acres), including an Amendment for the WRSP Area
- Approval of revised General Plan Land Use Plan to include Sphere of Influence Amendment

■ West Roseville Specific Plan

A specific plan has been proposed for future development of the WRSP Area to include a mixed-use planned community with residential, commercial, office, light industrial, schools, parks, and open space areas. In addition to the approvals that would apply to the entire SOI Amendment Area, this EIR will be used for the following approvals necessary for implementation of the WRSP:

- Certification of the Environmental Impact Report for the West Roseville Specific Plan and Sphere of Influence Amendment and adoption of the Mitigation Monitoring and Reporting Plan
- Approval of Sphere of Influence Amendment requests to the LAFCO to amend the City of Roseville Sphere of Influence to include the WRSP⁶
- Approval of application to LAFCO for annexation to and reorganization of the City of Roseville to include the WRSP Area (3,162 acres)
- General Plan Amendments:
 - › Amendment of the City’s Land Use Map and text
 - › Increase in the Residential Unit Allocation from 47,500 to 55,930 units
 - › Creation of the Village Center General Plan Land Use Combining designation
 - › Creation of the Pedestrian District—General Plan Circulation Element
 - › Various Amendments to City’s General Plan text and figures to include the WRSP
 - › Other minor amendments to the City’s General Plan text and figures to up date and reflect current practice
 - › Formatting changes to streamline the General Plan by consolidating the implementation measures into one chapter
 - › Modifications to General Plan Standards needed to accommodate the WRSP:
 - a. Traffic Level of Service Policy
- Adoption of the West Roseville Specific Plan, including the West Roseville Design Guidelines

⁶ If the sphere amendment for the Remainder Area is not approved, the City’s SOI Amendment application to LAFCO will include only the 3,162-acre WRSP.

- Pre-zoning of property to be consistent with West Roseville Specific Plan land use exhibit
- Amendments to the Roseville Zoning Code to increase
 - › Amendment to Zoning Code sections increasing one-story, single-family residential lot coverage from 40 percent to 45 percent in the R1 zone
- Approval of Large Lot Tentative Subdivision Map to divide 16 existing parcels totaling 3,162 acres into parcels ranging in size from 0.8 to 262 acres including parcels for residential, commercial, business professional, light industrial, industrial, parks, open space and public/quasi-public uses
- Approval of Development Agreements between the City of Roseville and 1600 Placer Investors, LP, and between the City of Roseville and West Roseville Development Company, Inc.
- Approval of Tree Permits
- Approval of Community Facilities District(s) and/or other financing mechanisms
- Amendment of the City's Urban Water Master Plan including adoption of revised unit water demand factors
- Amendment to City's Capital Improvement Program
- Amendment to City's Bicycle Master Plan
- Revision to Citywide unit demand factors for determination of demand for water, and allocation of 4,080 acre-feet per year of City surface water to the SOI Amendment Area
- Formal abandonment of portions of Phillip Road and Fiddymont Road
- Condemnation/acquisition of property and ROW for City and public improvements
- Compliance with SB 610 and 221; Approval of Water Supply Assessment

■ **Remainder Area**

The only approval purposed for the Remainder Area is to amend the City's SOI to include the 2,374 acres in the Remainder Area. Before any development could occur within the Remainder Area, specific plan(s), development agreements, annexation, and General Plan Amendments would be required, and appropriate project-specific environmental review would be conducted.

2.5.2 Local Agency Formation Commission (LAFCO)

The Placer County Local Agency Formation Commission (LAFCO) will consider the following actions prior to implementation of the WRSP and the SOI Amendment. LAFCO will use the EIR in evaluating the impacts of the following actions:

- Approval of Municipal Services Report that analyzes services

- Amendment of the City of Roseville Sphere of Influence to include the entire SOI Amendment Area (5,527 acres)
- Annexation to the City of Roseville of the WRSP (3,162 acres)

2.5.3 Federal

The following federal actions would be required prior to development occurring within the WRSP or Remainder Areas.

- **Section 404 Permit** (U.S. Army Corps of Engineers and Environmental Protection Agency)

The U.S. Army Corps of Engineers (USCOE) regulates the placement of fill or dredged materials in waters of the United States, which include stream courses and jurisdictional wetlands. The USCOE regulates these activities under the authority of Section 404 of the Clean Water Act, and the Environmental Protection Agency (EPA) has authority to comment on and veto USCOE decisions. The USCOE would regulate development in the WRSP and Remainder Area that affects jurisdictional wetlands.

- **Section 7 Consultation** (Federal Endangered Species Act)

As part of the 404 permit process, the USCOE has initiated consultation with the U.S. Fish and Wildlife Service to determine whether any federally listed species could be adversely affected and to identify measures to avoid or lessen adverse impacts on listed species.

2.5.4 State

State regulatory agencies would also need to take action on elements of the WRSP or development within the Remainder Area, as indicated below.

- **Water Quality Certification** (State Water Resources Control Board)

Construction has the potential to directly or indirectly affect “waters and wetlands of the United States.” Water or wetlands disturbance could result in a discharge to Pleasant Grove Creek or the South Branch of Pleasant Grove Creek. A water quality certification, or a waiver thereof, would be required by the State Water Resources Control Board (SWRCB).

- **Construction Storm Water Discharge Permit** (State Water Resources Control Board)

Construction would involve clearing, grading, and excavation activities that would result in the disturbance of one acre or more of land. As such, a SWRCB General Construction permit would be required for stormwater discharge from construction sites. The permit process would include development of a Stormwater Pollution Prevention Plan (SWPPP) and identification of Best Management Practices (BMPs) to control pollutants in stormwater discharges both during construction and after construction is completed.

■ **Master Reclamation Permit** (for recycled water) (State Water Resources Control Board)

A Master Reclamation Permit would be required by the SWRCB that addresses delivering recycled water from the PGWWTP.

■ **National Pollutant Discharge Elimination System** (NPDES) Permit Modification (Regional Water Quality Control Board)

Expansion of treatment capacity of the PGWWTP beyond that planned for the Wastewater Master Plan EIR would require modification to the PGWWTP's NPDES permit to accommodate additional effluent discharges to Pleasant Grove Creek. Such modification would require approval by the Central Valley Regional Water Quality Control Board.

■ **Streambed Alteration Agreements** (California Department of Fish and Game)

Construction would require Section 1603 Streambed Alteration Agreement(s) from California Department of Fish and Game (CDFG) to evaluate the potential for impacts to aquatic habitat. CDFG has jurisdiction over construction activities affecting streambeds and banks within the 100-year floodplain. A 1603 Agreement between the Applicant and CDFG addresses methods to avoid or minimize aquatic or wetland losses in accordance with CDFG policies.

■ **Hazardous Materials Environmental Oversight**

Any environmental problems relating to hazardous materials detected on the project site may require oversight by the appropriate governmental agency (e.g., Department of Toxic Substances Control, Placer County Department of Environmental Health, City of Roseville, Regional Water Quality Control Board).

■ **Permit to Operate by Placer County Air Pollution Control District**

Commercial, office and industrial operations will require a permit to operate from the Placer County Air Pollution Control District.

This EIR analyzes development proposed within the WRSP at a project-specific level of detail and future development within the Remainder Area at a programmatic level of detail. Refer to Chapter 1, Introduction, of this EIR for a definition of project-specific and programmatic-level analyses. Accordingly, subsequent approvals within the WRSP Area may require only limited additional environmental review, and, with respect to residential or neighborhood commercial development, may require no additional environmental review. Any substantial development proposed within the Remainder Area, however, would require a more comprehensive environmental review and could require its own specific plan, in addition to other developmental approvals.

3.1 OVERVIEW OF THE WRSP, ANNEXATION, AND SOI AMENDMENT

This EIR evaluates the environmental impacts of a Sphere of Influence (SOI) amendment for a 5,527-acre area immediately west of the City of Roseville corporate boundaries and annexation and buildout of the West Roseville Specific Plan (WRSP), which includes a 3,162-acre portion of the SOI Amendment Area. The project applicants are seeking an amendment to the City's current SOI to include the WRSP Area and to annex the WRSP to the City of Roseville. The City is requesting the SOI amendment to expand the SOI to include the entirety of the WRSP Area, as well as an additional 2,365 acres referred to here as the "Remainder Area."

The WRSP provides for approximately 8,430 residential units, including detached single-family residential, a limited number of medium-density and high-density residential, age-restricted units, four elementary schools, one middle school, one high school, two Citywide parks and numerous smaller neighborhood parks, and a mixed-use "Village Center." Proposed land uses include a total of approximately 684 acres set aside in open space; 270 acres for dedication to parks; 148 acres of public/quasi-public uses; 48.5 acres of community commercial; 19.6 acres of business professional; and 108.5 acres of industrial and light industrial uses, as indicated on Table 3-1 (West Roseville Specific Plan and Remainder Area Land Use Table). This EIR evaluates the direct, indirect, and cumulative impacts of the planning, construction, and operation of the WRSP on a project-specific level using the most current information.

The EIR also programmatically evaluates the effects of amending the City's SOI, which includes the WRSP and the Remainder Areas. Because no application for development of land within the Remainder Area has been received, the exact intensity and nature of land uses in the Remainder Area are not certain at this time. Nonetheless, inclusion within the City's SOI would indicate that some type and level of development are likely to occur. In analyzing the effects of amending the City's SOI, the EIR must account for the development that could occur, recognizing that no entitlements will be granted at this time and future development could differ somewhat from the assumptions provided in this document.

The EIR uses the land use assumptions shown in Table 3-1 to evaluate potential impacts to the Remainder Area. The provision of services is assumed to be similar to those for the WRSP, and the EIR evaluates the adequacy of existing and planned services, facilities, and utilities to serve the Remainder Area.

Table 3-1 West Roseville Specific Plan and Remainder Area Land Use Table

Zoning	Land Use	WRSP		Remainder Area		Total	
		Acres	DUs	Acres	DUs	Acres	DUs
LDR	Low-Density Residential	1,354.6	4,842	1,324.4	5,296	2,681.0	10,138
LDR	Low-Density Residential (Age Restricted)	146.9	710			146.9	710
MDR	Medium-Density Residential	142.9	1,064	88.6	620	231.5	1,684
HDR	High-Density Residential	109.7	1,774	78.2	1,487	187.9	3,261
BP	Business Professional	19.6		49.5		69.1	
CC	Community Commercial	48.5	40	67.6		116.1	40
IND	Industrial	34.3				34.3	
LI	Kennel	0		7		7	
LI	Light Industrial	74.2				74.2	
OS	Open Space	670.1		364.6		1,034.7	
OS	Paseo	14.5		0		14.5	
PR	Park and Recreation	270.4		195.7		466.1	
P/QP	Public/Quasi-Public	148		65.0		213.0	
R/W	Road Right-of-Way	128.3		124.7		253.0	
TOTAL		3,162	8,430	2,365.3	7,403	5,527.3	15,833

SOURCE: West Roseville Specific Plan, September 15, 2003

This summary provides an overview of the analysis contained in Chapter 4 (Environmental Analysis) of this document. This summary also includes discussions of (a) effects found to be less than significant; (b) potential areas of controversy; (c) significant impacts; (d) mitigation measures to avoid or reduce identified significant impacts; (e) unavoidable significant impacts; and (f) alternatives to the WRSP and its annexations and the SOI amendment.

Table 3-2, which is provided at the end of this chapter, summarizes the analysis contained in Chapter 4.

3.2 EFFECTS FOUND TO BE LESS THAN SIGNIFICANT

The City of Roseville released a Notice of Preparation (NOP) for the SOI amendment on August 16, 2002, for a 30-day public review period. A full copy of the NOP can be found in Appendix A. Comment letters received in response to the NOP can be found in Appendix B.

As shown in Table 3-2, a number of project impacts identified in the EIR were found to be less than significant, requiring no mitigation. These impacts are found in Section 4.1 (Land Use and Agricultural Resources), Section 4.2 (Population, Employment and Housing), Section 4.3 (Transportation and Circulation), Section 4.4 (Air Quality), Section 4.5 (Noise), Section 4.6 (Soils, Geology, and Seismicity), Section 4.7 (Biological Resources), Section 4.8 (Cultural), Section 4.9 (Hazardous Materials and Public Safety), Section 4.10 (Public Services), Section 4.11 (Public Utilities), Section 4.12 (Hydrology, Water Quality, and Groundwater), and Section 4.13 (Aesthetics and Visual Quality).

In the course of drafting the EIR for this project, it was determined that numerous other identified impacts could be reduced to a less-than-significant level with implementation of the proposed mitigation measures described herein.

3.3 ENVIRONMENTAL IMPACTS AND MITIGATION

Under CEQA, a significant effect on the environment is defined as a substantial or potentially substantial adverse change in any of the physical conditions within the area affected by the project, including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance (CEQA Guidelines Section 15382). Implementation of the proposed project would result in significant impacts to some of these resources, which are fully analyzed in Sections 4.1 through 4.13 of this document and summarized in Table 3-2 (provided at the end of this Chapter).

This EIR discusses mitigation measures that could be implemented by the City and/or the project Applicant to reduce potential adverse impacts to a level that is considered less than significant. Such mitigation measures are noted in this document and are found in the following sections: Section 4.1 (Land Use and Agricultural Resources), Section 4.2 (Population, Employment and Housing), Section 4.3 (Transportation and Circulation), Section 4.4 (Air Quality), Section 4.5 (Noise), Section 4.7 (Biological Resources), Section 4.8 (Cultural), Section 4.9 (Hazardous Materials and Public Safety), Section 4.10 (Public Services), Section 4.11 (Public Utilities), Section 4.12 (Hydrology, Water Quality, and Groundwater), and Section 4.13 (Aesthetics and Visual Quality). However, even with the application of feasible mitigation measures, some impacts could not be reduced to less-than-significant levels. The following are the significant and unavoidable impacts that were identified for both project-level and cumulative impacts:

■ SOI, WRSP, and/or Remainder Areas

- Potential incompatibility of internal land uses (WRSP and Remainder Areas)
- Conversion of prime agricultural land to developed uses (WRSP Area)

- Inducement of substantial population growth (WRSP and Remainder Areas)
- Increased traffic on City of Roseville roadways (SOI, WRSP, and Remainder Areas)
- Increased traffic on State Highways (SOI, WRSP, and Remainder Areas)
- Increased traffic on Placer County roadways (SOI, WRSP, and Remainder Areas)
- Increased traffic on City of Rocklin roadways (SOI and Remainder Areas)
- Increased traffic on Sacramento County roadways (SOI and Remainder Areas)
- Increased congestion due to proposed General Plan Pedestrian District Overlay (SOI and Remainder Areas)
- Increased emissions of fugitive dust and PM₁₀ from grading and trenching activities (short term) (SOI, WRSP, and Remainder Areas)
- Increased emissions of ozone precursors during construction (short-term) (SOI, WRSP, and Remainder Areas)
- Increased emissions of air pollutants during operation (SOI, WRSP, and Remainder Areas)
- Increase in off-site traffic noise (SOI and Remainder Areas)
- Loss of oak trees of greater than 6 inches dbh (short-term) (WRSP and Remainder Areas)
- Removal of historically significant properties and/or loss of historic integrity of such resources (WRSP and Remainder Areas)
- Availability of water supplies to meet demand in wet years (Remainder Area)
- Availability of water supplies to meet demand in dry years (Remainder Area)
- Capacity of water treatment system to meet potable demand (Remainder Area)
- Increased demand for solid waste services at the landfill (WRSP and Remainder Areas)
- Increased demand for solid waste services at the MRF (WRSP and Remainder Areas)
- Construction debris demand for solid waste services (WRSP and Remainder Areas)
- Alteration of the visual character of the site and vicinity (WRSP and Remainder Areas)
- New sources of light and glare (WRSP and Remainder Areas)

■ **Cumulative**

- Agricultural land conversion (SOI and WRSP Areas)
- Increased traffic on City of Roseville roadways with Kaiser Medical Center (SOI and WRSP Areas)
- Increased traffic on City of Roseville roadways with Placer Parkway (SOI Area)
- Increased traffic on Placer County roadways with Placer Parkway (SOI Area)

- Increased traffic in Placer County under Cumulative 2020 conditions with additional development (SOI Area)
- Air quality emissions from construction (SOI and WRSP Areas)
- Air quality emissions from operation (SOI and WRSP Areas)
- On-site noise levels that exceed City standards (SOI and WRSP Areas)
- Off-site noise levels that exceed City standards (SOI and WRSP Areas)
- Loss of historic resources (SOI and WRSP Areas)
- Increased demand for water (SOI and WRSP Areas)
- Increased demand for water treatment (SOI Area)
- Increased demand for recycled water distribution system (SOI and WRSP Areas)
- Increased generation of solid waste (SOI and WRSP Areas)
- Increased stormwater runoff in the Curry Creek Watershed (SOI and WRSP Areas)
- Change in visual character (SOI and WRSP Areas)

3.4 ALTERNATIVES TO THE PROPOSED PROJECT

The EIR analyzes the following alternatives to the proposed project:

- **No Project Alternative**, which will encompass both “no development” and “no action,” because no development would be permitted within the SOI Amendment Area if the current land use designations and zoning are retained
- **Open Space Alternative**, in which fewer dwelling units and/or employment-generating uses are proposed
- **Increased Intensity Alternative**, in which the number of residential units and the amount of employment-generating uses are similar to those in the WRSP, but occur at greater density on fewer acres, leaving more undeveloped open space
- **Reduced Development Alternative**, which proposes development levels at approximately 80 percent of what was proposed in the WRSP and SOI Amendment. No development would occur north of the proposed Placer Parkway.
- **Off-Site Alternative**, in which the proposed land uses are developed at another location in South Placer County

The relative effects of the alternatives are identified by impact area in Table 3-4.

3.5 POTENTIAL AREAS OF CONCERN OR UNRESOLVED ISSUES

The major areas of potential controversy identified through the environmental evaluation process include the following:

- Increased traffic on roads and highways in the City of Roseville and the County of Placer
- Loss of biological resources, including vernal pools
- Increased air pollution
- Loss of public services and degradation of the quality of services for existing residents
- Exposure of residents and students to hazards from the PGWWTP and the proposed Roseville Energy Park
- Availability of water supply
- Capacity of wastewater treatment
- Consumption of recycled water
- Consistency with Placer Legacy Open Space and Agricultural Conservation Program HCP/NCCP
- Land use compatibility with existing development east of Fiddlyment Road
- Increased development in South Placer County
- Need for additional library facilities

3.6 SUMMARY TABLES

These mitigation measures are also identified in Table 3-2. Residual significance indicates the remaining level of significance after implementation of the mitigation measures. An impact that remains significant after mitigation is considered an unavoidable adverse impact of the SOI amendment. The mitigation measures presented in the EIR will form the basis of the Mitigation Monitoring Plan (MMP).

Table 3-2 (Summary of Impacts and Mitigation Measures), has been organized to correspond with the environmental issues discussed in Chapter 4. The summary table is arranged in four columns:

1. Environmental impacts (“Impact”)
2. Level of significance without mitigation (“Significance”)
3. Mitigation measures (“Mitigation Measure”)
4. The level of significance after implementation of mitigation measures (“Residual Significance”)

If an impact is determined to be significant or potentially significant, applicable mitigation measures are identified, where appropriate and feasible. Further, more than one mitigation measure may be required

to reduce the impact to a less-than-significant level. This EIR assumes that all applicable plans, policies, and regulations would be implemented, including, but not necessarily limited to, City General Plan Policies and Improvement Standards, laws, and requirements or recommendations of the West Roseville Specific Plan. Applicable plans, policies, and regulations are identified and described in the Regulatory Setting of each issue area and within the relevant impact analysis. A description of the organization of the environmental analysis, as well as key foundational assumptions regarding the approach to the analysis, is provided in Chapter 4.0 (Introduction to the Environmental Analysis).

Chapter 3 Summary of Environmental Effects

Table 3-2 Summary of Impacts and Mitigation Measures

Impact Number	Impact	Significance	Mitigation Measure	Residual Significance
4.1 Land Use and Agricultural Resources				
4.1-1 (WRSP)	Potential incompatibility of internal land uses.	S	MM 4.1-1 (Deed disclosure), MM 4.5-1 (Construction noise reduction), MM 4.5-3 (Commercial noise control), MM 4.5-5 (Industrial facilities noise controls), MM 4.5-6 (Attenuate stadium and other school noise), MM 4.5-8 (Attenuate park noise), MM 4.13-1(c)(Restrict lighting and hours), MM 4.13-1(b) (Placement of lights)	SU
4.1-1 (Remainder)	Potential incompatibility of internal land uses.	S	MM 4.1-2 (Policies to minimize agricultural impacts), MM 4.5-2 (Construction noise policies), MM 4.5-4 (Commercial noise policies), MM 4.5-7 (School noise policies), MM 4.5-9 (Park noise policies), MM 4.13-2 (Light and glare policies)	SU
4.1-2 (WRSP)	Potential incompatibility with existing agricultural and other land uses in the Remainder Area, the County, and the City of Roseville.	S	MM 4.1-1 (Deed disclosure), MM 4.1-3 (Fifty-foot setback)	LS
4.1-2 (Remainder)	Potential incompatibility with existing agricultural and other land uses in the Remainder Area, the County, and the City of Roseville.	S	MM 4.1-2 (Policies to minimize agricultural conflicts)	LS
4.1-3 (WRSP)	Potential incompatibility with the Pleasant Grove Wastewater Treatment Plant.	LS	None required	LS
4.1-3 (Remainder)	Potential incompatibility with the PGWWTP.	NI	None required	NI
4.1-4 (WRSP)	Conversion of agricultural land to developed uses.	S	MM 4.1-4 (Provide conservation easement)	SU
4.1-4 (Remainder)	Conversion of agricultural land to developed uses.	LS	None required	LS
4.1-5 (WRSP)	Interim access to City-owned property.	LS	None required	LS
4.1-5 (Remainder)	Interim access to City-owned property.	LS	None required	LS
4.1-6 (WRSP)	Potential incompatibility with City's General Plan and Zoning Code.	LS	None required	LS
4.1-6 (Remainder)	Potential incompatibility with City's General Plan and Zoning Code.	LS	None required	LS
4.2 Population, Employment, and Housing				
4.2-1 (WRSP)	Changes in jobs/housing balance.	LS	None required	LS
4.2-1 (Remainder)	Changes in jobs/housing balance.	LS	None required	LS
4.2-2 (WRSP)	Provision of affordable housing.	LS	None required	LS
4.2-2 (Remainder)	Provision of affordable housing.	S	MM 4.2-1 (Affordable housing program)	LS
4.2-3 (WRSP)	Displacement of existing housing.	LS	MM 4.2-2 (Relocation Assistance)	LS

Table 3-2 Summary of Impacts and Mitigation Measures

Impact Number	Impact	Significance	Mitigation Measure	Residual Significance
4.2-3 (Remainder)	Displacement of existing housing.	LS	AWM 4.2-2 (Relocation Assistance)	LS
4.2-4 (WRSP)	Inducement of substantial population growth.	S	None available	SU
4.2-4 (Remainder)	Inducement of substantial population growth.	S	None available	SU
4.2-5 (WRSP)	Consistency with adopted City policies.	LS	None required	LS
4.2-5 (Remainder)	Consistency with adopted City policies.	LS	None required	LS
4.3 Transportation and Circulation				
4.3-1 (SOI)	Increased traffic on City of Roseville roadways.	S	None available	SU
4.3-1 (WRSP)	Increased traffic on City of Roseville roadways.	S	AWM 4.3-2 (Pay fair share of identified improvements)	SU
4.3-1 (Remainder)	Increased traffic on City of Roseville roadways.	S	AWM 4.3-1 (Fair share policies)	SU
4.3-2 (SOI)	Increased traffic on State highways.	S	None available	SU
4.3-2 (WRSP)	Increased traffic on State highways.	S	None available	SU
4.3-2 (Remainder)	Increased traffic on State highways.	S	None available	SU
4.3-3 (SOI)	Increased traffic on Placer County roadways.	S	None available	SU
4.3-3 (WRSP)	Increased traffic on Placer County roadways.	S	AWM 4.3-3 (Construct identified improvements on Placer County roadways and limit access)	SU
4.3-3 (Remainder)	Increased traffic on Placer County roadways.	S	AWM 4.3-4 (Construct identified improvements on Placer County roadways and limit access)	SU
4.3-4 (SOI)	Increased traffic on City of Rocklin roadways.	S	None available	SU
4.3-4 (WRSP)	Increased traffic on City of Rocklin roadways.	LS	None required	LS
4.3-4 (Remainder)	Increased traffic on City of Rocklin roadways.	S	AWM 4.3-5 (Sunset Boulevard intersection improvements)	SU
4.3-5 (SOI)	Increased traffic on Sutter County roadways.	LS	None required	LS
4.3-5 (WRSP)	Increased traffic on Sutter County roadways.	LS	None required	LS

Chapter 3 Summary of Environmental Effects

Table 3-2 Summary of Impacts and Mitigation Measures

Impact Number	Impact	Significance	Mitigation Measure	Residual Significance
4.3-5 (Remainder)	Increased traffic on Sutter County roadways.	LS	None required	LS
4.3-6 (SOI)	Increased traffic on Sacramento County roadways.	S	MM 4.3-6 (Widen Watt Avenue)	SU
4.3-6 (WRSP)	Increased traffic on Sacramento County roadways.	LS	None required	LS
4.3-6 (Remainder)	Increased traffic on Sacramento County roadways.	S	MM 4.3-6 (Widen Watt Avenue)	SU
4.3-7 (SOI)	Increased demand for bicycle facilities.	S	MM 4.3-7 (Provide appropriate bicycle network with future Specific Plan submittal)	LS
4.3-7 (WRSP)	Increased demand for bicycle facilities.	LS	None required	LS
4.3-7 (Remainder)	Increased demand for bicycle facilities.	S	MM 4.3-7 (Provide appropriate bicycle network with future Specific Plan submittal)	LS
4.3-8 (SOI)	Transit access and circulation.	S	MM 4.3-8 (Pay fair share of additional transit service), MM 4.3-9 (Transit service policies)	LS
4.3-8 (WRSP)	Transit access and circulation.	S	MM 4.3-8 (Pay fair share of additional transit service)	LS
4.3-8 (Remainder)	Transit access and circulation.	S	MM 4.3-9 (Transit service policies)	LS
4.3-9 (SOI)	Increased congestion due to proposed pedestrian district overlay.	S	None available	SU
4.3-9 (WRSP)	Increased congestion due to proposed pedestrian district overlay.	LS	None required	LS
4.3-9 (Remainder)	Increased congestion due to proposed pedestrian district overlay.	S	None available	SU
4.4 Air Quality				
4.4-1 (SOI)	Fugitive dust and PM ₁₀ from grading and trenching activities.	S	None available	STSU
4.4-1 (WRSP)	Fugitive dust and PM ₁₀ from grading and trenching activities.	S	MM 4.4-1 (Dust control measures)	STSU
4.4-1 (Remainder)	Fugitive dust and PM ₁₀ from grading and trenching activities.	S	MM 4.4-2 (Dust control policies)	STSU
4.4-2 (SOI)	Construction emissions.	S	None available	STSU
4.4-2 (WRSP)	Construction emissions.	S	MM 4.4-3 (Reduction of construction emissions)	STSU
4.4-2 (Remainder)	Construction emissions.	S	MM 4.4-4 (Reduction of construction emissions)	STSU

Table 3-2 Summary of Impacts and Mitigation Measures

Impact Number	Impact	Significance	Mitigation Measure	Residual Significance
4.4-3 (SOI)	Operational emissions.	S	None available	SU
4.4-3 (WRSP)	Operational emissions.	S	MM 4.4-5 (Reduction of operational emissions)	SU
4.4-3 (Remainder)	Operational emissions.	S	MM 4.4-6 (Operational emissions policies)	SU
4.4-4 (SOI)	Exposure of sensitive receptors to unacceptable TAC levels.	S	MM 4.4-7 (Review Uses by PCAPCD)	LS
4.4-4 (WRSP)	Exposure of sensitive receptors to unacceptable TAC levels.	S	MM 4.4-7 (Review Uses by PCAPCD)	LS
4.4-4 (Remainder)	Exposure of sensitive receptors to unacceptable TAC levels.	S	MM 4.4-7 (Review Uses by PCAPCD)	LS
4.4-5 (SOI)	Carbon monoxide emissions at local intersections.	LS	None required	LS
4.4-5 (WRSP)	Carbon monoxide emissions at local intersections.	LS	MM 4.4-5 (Reduction of Operational Emissions)	LS
4.4-5 (Remainder)	Carbon monoxide emissions at local intersections.	LS	None required	LS
4.4-6 (SOI)	Exposure to objectionable odors.	LS	None required	LS
4.4-6 (WRSP)	Exposure to objectionable odors.	LS	None required	LS
4.4-6 (Remainder)	Exposure to objectionable odors.	LS	None required	LS
4.5 Noise				
4.5-1 (SOI)	Short-term noise generated by construction activity.	N/A	N/A	N/A
4.5-1 (WRSP)	Short-term noise generated by construction activity.	LS	MM 4.5-1 (Construction Noise Reduction)	LS
4.5-1 (Remainder)	Short-term noise generated by construction activity.	LS	MM 4.5-2 (Construction Noise Policies)	LS
4.5-2 (SOI)	Commercial noise sources.	S	MM 4.5-3 (Commercial noise control), MM 4.5-4 (Commercial noise policies)	LS
4.5-2 (WRSP)	Commercial noise sources.	S	MM 4.5-3 (Commercial noise control)	LS
4.5-2 (Remainder)	Commercial noise sources.	S	MM 4.5-4 (Commercial noise policies)	LS
4.5-3 (SOI)	Industrial noise.	S	MM 4.5-5 (Industrial facilities noise controls)	LS

Chapter 3 Summary of Environmental Effects

Table 3-2 Summary of Impacts and Mitigation Measures

Impact Number	Impact	Significance	Mitigation Measure	Residual Significance
4.5-3 (WRSP)	Industrial noise.	S	MM 4.5-5 (Industrial facilities noise controls)	LS
4.5-3 (Remainder)	Industrial noise.	NI	None required	NI
4.5-4 (SOI)	Noise from school-related activities.	LS	None required	LS
4.5-4 (WRSP)	Noise from school-related activities.	LS	None required	LS
4.5-4 (Remainder)	Noise from school-related activities.	LS	None required	LS
4.5-5 (SOI)	Citywide park noise.	S	MM 4.5-6 (Attenuate park noise), MM 4.5-7 (Park noise policies)	LS
4.5-5 (WRSP)	Citywide park noise.	S	MM 4.5-6 (Attenuate park noise)	LS
4.5-5 (Remainder)	Citywide park noise.	S	MM 4.5-7 (Park noise policies)	LS
4.5-6 (SOI)	PGWWTP noise.	LS	None required	LS
4.5-6 (WRSP)	PGWWTP noise.	LS	None required	LS
4.5-6 (Remainder)	PGWWTP noise.	LS	None required	LS
4.5-7 (SOI)	Fire station noise.	LS	None required	LS
4.5-7 (WRSP)	Fire station noise.	LS	None required	LS
4.5-7 (Remainder)	Fire station noise.	LS	None required	LS
4.5-8 (SOI)	On-site traffic noise.	S	MM 4.5-8 (On-site traffic noise attenuation requirements), MM 4.5-10 (On-site traffic noise policies)	LS
4.5-8 (WRSP)	On-site traffic noise.	S	MM 4.5-8 (On-site traffic noise attenuation)	LS
4.5-8 (Remainder)	On-site traffic noise.	S	MM 4.5-10 (On-site traffic noise policies)	LS
4.5-9 (SOI)	Off-site traffic noise levels.	S	None available	SU
4.5-9 (WRSP)	Off-site traffic noise levels.	LS	None required	LS
4.5-9 (Remainder)	Off-site traffic noise levels.	S	MM 4.5-10 (On-site traffic noise policies)	SU

Table 3-2 Summary of Impacts and Mitigation Measures

Impact Number	Impact	Significance	Mitigation Measure	Residual Significance
4.5-10 (SOI)	Changes to City noise contours.	LS	None required	LS
4.5-10 (WRSP)	Changes to City noise contours.	LS	None required	LS
4.5-10 (Remainder)	Changes to City noise contours.	S	AWM 4.5-10 (on-site traffic noise policies)	LS
4.5-11 (SOI)	Groundborne vibration levels.	LS	None required	LS
4.5-11 (WRSP)	Groundborne vibration levels.	LS	None required	LS
4.5-11 (Remainder)	Groundborne vibration levels.	LS	None required	LS
4.6 Geology, Soils, and Seismicity				
4.6-1 (WRSP)	Exposure of people and structures to seismic hazards.	LS	None required	LS
4.6-1 (Remainder)	Exposure of people and structures to seismic hazards.	LS	None required	LS
4.6-2 (WRSP)	Development of structures on expansive soils or on soils with other limitations.	LS	None required	LS
4.6-2 (Remainder)	Development of structures on expansive soils or on soils with other limitations.	LS	None required	LS
4.6-3 (WRSP)	Soil erosion from grading activities.	LS	None required	LS
4.6-3 (Remainder)	Soil erosion from grading activities.	LS	None required	LS
4.6-4 (WRSP)	Slope instability and increased erosion along stream channels.	LS	None required	LS
4.6-4 (Remainder)	Slope instability and increased erosion along stream channels.	LS	None required	LS
4.6-5 (WRSP)	Loss of topsoil due to conversion of agricultural land to urban uses.	LS	None required	LS
4.6-5 (Remainder)	Loss of topsoil due to conversion of agricultural land to urban uses.	LS	None required	LS
4.7 Biological Resources				
4.7-1 (WRSP)	Loss of federally protected wetlands and "other waters" of the United States.	S	AWM 4.7-1 (Ensure no net loss of wetlands)	LS
4.7-1 (Remainder)	Loss of federally protected wetlands and "other waters" of the United States.	S	AWM 4.7-2 (Wetland protection policies)	LS
4.7-2 (WRSP)	Loss of federally listed vernal pool crustaceans and their habitat.	S	AWM 4.7-1 (Ensure no net loss of wetlands)	LS

Chapter 3 Summary of Environmental Effects

Table 3-2 Summary of Impacts and Mitigation Measures

Impact Number	Impact	Significance	Mitigation Measure	Residual Significance
4.7-2 (Remainder)	Loss of federally listed vernal pool crustaceans and their habitat.	S	MM 4.7-2 (Wetland protection policies), MM 4.7-3 (Vernal pool crustacean policies)	LS
4.7-3 (WRSP)	Loss of rare plant populations.	S	MM 4.7-1 (Ensure no net loss of wetlands)	LS
4.7-3 (Remainder)	Loss of rare plant populations.	S	MM 4.7-2 (Wetland protection policies)	LS
4.7-4 (WRSP)	Loss or degradation of habitat for western spadefoot, a special-status species.	S	MM 4.7-1 (Ensure no net loss of wetlands), MM 4.7-4 (Relocate individual western spadefoots)	LS
4.7-4 (Remainder)	Loss or degradation of habitat for western spadefoot, a special-status species.	S	MM 4.7-2 (Wetland protection policies), MM 4.7-5 (Spadefoot protection policies)	LS
4.7-5 (WRSP)	Disruption of Swainson's hawk, burrowing owl, and other legally protected raptors.	S	MM 4.7-6 (Avoid nesting sites)	LS
4.7-5 (Remainder)	Disruption of Swainson's hawk, burrowing owl, and other legally protected raptors.	S	MM 4.7-7 (Nest protection policies)	LS
4.7-6 (WRSP)	Loss of grassland habitat.	S	MM 4.7-8 (Off-site and on-site preservation of grassland habitat)	LS
4.7-6 (Remainder)	Loss of grassland habitat.	S	MM 4.7-9 (Swainson's hawk habitat policies)	LS
4.7-7 (WRSP)	Substantial interference with the movement of resident and migratory wildlife species.	S	MM 4.7-10 (Stream protection policies), MM 4.13-1(d) (Avoid light spill over into riparian habitat), MM 4.7-13(d) (Riparian habitat policies)	LS
4.7-7 (Remainder)	Substantial interference with the movement of resident and migratory wildlife species.	S	MM 4.7-11 (Stream protection policies), MM 4.13-1(d) (Avoid light spill over riparian habitat), MM 4.7-13(d) (Riparian habitat policies)	LS
4.7-8 (WRSP)	Loss of oak trees of greater than 6" dbh.	STS, LTLS	None available	STSU, LTLS
4.7-8 (Remainder)	Loss of oak trees of greater than 6" dbh.	STS, LTLS	None available	STSU, LTLS
4.7-9 (WRSP)	Loss of riparian habitat.	S	MM 4.7-12 (Buffer zones or barriers), MM 4.7-13 (Buffer policies)	LS
4.7-9 (Remainder)	Loss of riparian habitat.	S	MM 4.7-12 (Buffer zones or barriers), MM 4.7-13 (Buffer policies)	LS
4.7-10 (WRSP)	Loss of biological resources due to construction of off-site infrastructure.	S	MM 4.7-1 (Ensure no net loss of wetland), MM 4.7-4 (Relocate individual western spadefoots), MM 4.7-6 (Avoid nesting sites), MM 4.7-8 (Off-site and on-site preservation of lost grassland habitat), MM 4.7-10 (Protect stream corridors), and MM 4.7-14 (Conduct appropriate surveys)	LS
4.7-10 (Remainder)	Loss of biological resources due to construction of off-site infrastructure.	S	MM 4.7-2 (Wetlands protection policies), MM 4.7-3 (Vernal pool crustacean policies), MM 4.7-5 (Spadefoot protection policies), MM 4.7-7 (Nest protection policies), MM 4.7-9 (Swainson's hawk habitat policies), MM 4.7-11 (Stream protection policies), and MM 4.7-15 (Off-site survey policies)	LS
4.7-11 (WRSP)	Changes in General Plan Policies regarding flood control facilities in open space.	LS	None required	LS

Table 3-2 Summary of Impacts and Mitigation Measures

Impact Number	Impact	Significance	Mitigation Measure	Residual Significance
4.7-11 (Remainder)	Changes in General Plan Policies regarding flood control facilities in open space.	LS	None required	LS
4.7-12 (WRSP)	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan.	NI	None required	NI
4.7-12 (Remainder)	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan.	NI	None required	NI
4.8 Cultural Resources				
4.8-1 (WRSP)	Disturb, damage, or destroy unidentified subsurface archaeological resources during project construction.	S	MM 4.8-1 (Cease work and consult with qualified archaeologist)	LS
4.8-1 (Remainder)	Disturb, damage, or destroy unidentified subsurface archaeological resources during project construction.	S	MM 4.8-2 (Include policies and conditions that require proper handling of resources), MM 4.8-3 (Conduct archaeological surveys)	LS
4.8-2 (WRSP)	Removal of historically significant properties and/or loss of historic integrity of such resources.	S	MM 4.8-4 [(a) Retain Fiddlyment Ranch Main Complex in current location, or (b) Retain portions of the Fiddlyment Ranch Main Complex], MM 4.8-5 (Record historically significant resources), MM 4.8-6 (Rehabilitate and reuse historically significant properties)	SU
4.8-2 (Remainder)	Removal of historically significant properties and/or loss of historic integrity of such resources.	S	MM 4.8-7 (Include policies to survey structures over 45 years of age), MM 4.8-8 (Properly record any identified historical resources), MM 4.8-9 (Include policies that require rehabilitation and reuse of historically significant properties)	SU
4.8-3 (WRSP)	Disturb unknown paleontological resources during site preparation.	S	MM 4.8-10 (Cease work until review conducted by qualified paleontologist and recommendations implemented)	LS
4.8-3 (Remainder)	Disturb unknown paleontological resources during site preparation.	S	MM 4.8-11 (Include policies in specific plans to ensure the proper handling of paleontological resources)	LS
4.8-4 (WRSP)	Damage or destroy historic or prehistoric resources during construction of off-site infrastructure.	S	MM 4.8-1 (Cease work and consult with qualified archeologist), MM 4.8-5 (Record historically significant resources), MM 4.8-6 (Rehabilitate and reuse historically significant properties), MM 4.8-10 (Cease work until review conducted by a qualified paleontologist and recommendations implemented), MM 4.8-12 (Conduct appropriate studies)	LS
4.8-4 (Remainder)	Damage or destroy historic or prehistoric resources during construction of off-site infrastructure.	S	MM 4.8-2 (Include policies and conditions that require proper handling of resources), MM 4.8-7 (Include policies to survey structures over 45 years of age), MM 4.8-8 (Properly record any identified historic resources), MM 4.8-11 (Include policies in specific plans to ensure the proper handling of paleontological resources), MM 4.8-13 (Conduct appropriate studies)	LS
4.9 Hazardous Materials and Public Safety				
4.9-1 (WRSP)	Increased potential for accidental release or spill of hazardous materials during construction or occupancy.	LS	None required	LS
4.9-1 (Remainder)	Increased potential for accidental release or spill of hazardous materials during construction or occupancy.	LS	None required	LS
4.9-2 (WRSP)	Increased demand for hazardous materials incident emergency response.	LS	None required	LS

Chapter 3 Summary of Environmental Effects

Table 3-2 Summary of Impacts and Mitigation Measures

Impact Number	Impact	Significance	Mitigation Measure	Residual Significance
4.9-2 (Remainder)	Increased demand for hazardous materials incident emergency response.	S	AWM 4.10-3 (Construct new fire station)	LS
4.9-3 (WRSP)	Risk of exposure to accidental releases of hazardous materials from the PGWWTP.	LS	None required	LS
4.9-3 (Remainder)	Risk of exposure to accidental releases of hazardous materials from the PGWWTP.	LS	None required	LS
4.9-4 (WRSP)	Increased risk of soil or water contamination from improper disposal of household hazardous wastes.	LS	None required	LS
4.9-4 (Remainder)	Increased risk of soil or water contamination from improper disposal of household hazardous wastes.	LS	None required	LS
4.9-5 (WRSP)	Soil or groundwater contamination related to past uses.	S	AWM 4.9-1 (Identify and remediate soil contamination)	LS
4.9-5 (Remainder)	Soil or groundwater contamination related to past uses.	S	AWM 4.9-2 (Soil contamination policies)	LS
4.9-6 (WRSP)	Use of recycled water for landscape irrigation in areas accessible to the public.	LS	None required	LS
4.9-6 (Remainder)	Use of recycled water for landscape irrigation in areas accessible to the public.	LS	None required	LS
4.9-7 (WRSP)	Potential effects of electromagnetic fields (EMFs) from high-voltage transmission lines.	NI	None required	NI
4.9-7 (Remainder)	Potential effects of electromagnetic fields (EMFs) from high-voltage transmission lines.	LS	None required	LS
4.9-8 (WRSP)	Temporary truck route for transportation of hazardous materials through the WRSP Area.	LS	AWM 4.9-3 (Temporary truck route notification)	LS
4.9-8 (Remainder)	Temporary truck route for transportation of hazardous materials through the WRSP Area.	NI	None required	NI
4.9-9 (WRSP)	Siting of a school within one-fourth mile of the handling or transportation of hazardous materials	LS	None required	LS
4.9-9 (Remainder)	Siting of a school within one-fourth mile of the handling or transportation of hazardous materials	S	None available	SU
4.10 Public Services				
4.10-1 (WRSP)	Increased demand for police protection services.	S	AWM 4.10-1(a) (Increase number of police officers in the Roseville Police Department), AWM 4.10-1(b) (Expand the Roseville Police Department Headquarters), AWM 4.10-1(c) (Expand the voice radio communication system and data radio systems)	LS
4.10-1 (Remainder)	Increased demand for police protection services.	S	AWM 4.10-2 (Law enforcement policies)	LS
4.10-2 (WRSP)	Increased demand on fire protection services.	LS	None required	LS

Table 3-2 Summary of Impacts and Mitigation Measures

Impact Number	Impact	Significance	Mitigation Measure	Residual Significance
4.10-2 (Remainder)	Increased demand on fire protection services.	S	MM 4.10-3 (Construct new stations as needed), MM 4.10-4 (Demonstrate adequate response time or provisions), MM 4.10-5 (Identify appropriate fire station locations); and MM 4.10-6 (Fire prevention and suppression policies)	LS
4.10-3 (WRSP)	Increased demand for schools.	LS	None required	LS
4.10-3 (Remainder)	Increased demand for schools.	S	MM 4.10-7 (Designate school sites)	LS
4.10-4 (WRSP)	Insufficient schools for CUSD students in proximity to the SOI Amendment Area.	NI	None required	NI
4.10-4 (Remainder)	Insufficient schools for CUSD students in proximity to the SOI Amendment Area.	S	MM 4.10-8 (School transportation policies)	LS
4.10-5 (WRSP)	Increased demand on library services.	S	MM 4.10-9 (Provide library branches, as needed)	LS
4.10-5 (Remainder)	Increased demand on library services.	S	MM 4.10-10 (Library facilities policies)	LS
4.10-6 (WRSP)	Increased demand for park facilities.	LS	None required	LS
4.10-6 (Remainder)	Increased demand for park facilities.	LS	None required	LS
4.11 Public Utilities				
4.11-1 (WRSP)	Availability of water supplies to meet demand in wet years.	LS	None required	LS
4.11-1 (Remainder)	Availability of water supplies to meet demand in wet years.	S	MM 4.11-1 (Secure adequate water supply)	SU
4.11-2 (WRSP)	Availability of water supplies to meet demand in dry years.	S	MM 4.11-2 (Reduced groundwater extraction of agricultural land during dry years)	LS
4.11-2 (Remainder)	Availability of water supplies to meet demand in dry years.	S	MM 4.11-1 (Secure adequate water supply)	SU
4.11-3 (WRSP)	Capacity of water treatment system to meet potable demand.	LS	None required	LS
4.11-3 (Remainder)	Capacity of water treatment system to meet potable demand.	S	MM 4.11-3 (Treatment plant capacity policies)	SU
4.11-4 (WRSP)	Extension of existing potable water distribution system.	LS	None required	LS
4.11-4 (Remainder)	Extension of existing potable water distribution system.	S	MM 4.11-4 (Potable water storage facility policies)	LS
4.11-5 (WRSP)	Availability of recycled water to meet demand and installation of recycled water infrastructure.	LS	None required	LS
4.11-5 (Remainder)	Availability of recycled water to meet demand and installation of recycled water infrastructure.	LS	None required	LS

Chapter 3 Summary of Environmental Effects

Table 3-2 Summary of Impacts and Mitigation Measures

Impact Number	Impact	Significance	Mitigation Measure	Residual Significance
4.11-6 (WRSP)	Construction or expansion of wastewater collection facilities.	LS	None required	LS
4.11-6 (Remainder)	Construction or expansion of wastewater collection facilities.	LS	None required	LS
4.11-7 (WRSP)	Construction or expansion of wastewater treatment facilities.	S	MM 4.11-5 (Treatment plant capacity)	LS
4.11-7 (Remainder)	Construction or expansion of wastewater treatment facilities.	S	MM 4.11-6 (Treatment plant expansion policies)	LS
4.11-8 (WRSP)	Increased wastewater discharge regulated by the RWQCB.	LS	MM 4.11-5 (Treatment plant capacity)	LS
4.11-8 (Remainder)	Increased wastewater discharge regulated by the RWQCB.	LS	MM 4.11-6 (Treatment plant expansion policies)	LS
4.11-9 (WRSP)	Increased demand for solid waste services at the landfill.	S	MM 4.11-7 (Expand the landfill), MM 4.11-8 (Greenwaste containers)	SU
4.11-9 (Remainder)	Increased demand for solid waste services at the landfill.	S	MM 4.11-7 (Expand the landfill), MM 4.11-9 (Waste reduction policies)	SU
4.11-10 (WRSP)	Increased demand for solid waste services at the MRF.	S	MM 4.11-10 (Increase MRF Capacity)	SU
4.11-10 (Remainder)	Increased demand for solid waste services at the MRF.	S	MM 4.11-10 (Increase MRF Capacity)	SU
4.11-11 (WRSP)	Construction debris demand for solid waste services.	S	MM 4.11-7 (Expand the landfill), MM 4.11-10 (Increase MRF capacity), MM 4.11-11 (Recycle Construction Debris)	SU
4.11-11 (Remainder)	Construction debris demand for solid waste services.	S	MM 4.11-7 (Expand the landfill), MM 4.11-10 (Increase MRF capacity), MM 4.11-12 (Construction debris policies)	SU
4.11-12 (WRSP)	Increased demand for electricity.	LS	None required	LS
4.11-12 (Remainder)	Increased demand for electricity.	S	MM 4.11-13 (Electric facilities policies)	LS
4.11-13 (WRSP)	Increased demand for natural gas.	LS	None required	LS
4.11-13 (Remainder)	Increased demand for natural gas.	LS	None required	LS
4.11-14 (WRSP)	Increased demand on cable television and telephone services.	LS	None required	LS
4.11-14 (Remainder)	Increased demand on cable television and telephone services.	LS	None required	LS
4.12 Hydrology, Water Quality, and Groundwater				
4.12-1 (WRSP)	Changes in the rate of stormwater runoff (peak flows) through the development of new impervious surfaces.	LS	None required	LS

Table 3-2 Summary of Impacts and Mitigation Measures

Impact Number	Impact	Significance	Mitigation Measure	Residual Significance
4.12-1 (Remainder)	Changes in the rate of stormwater runoff (peak flows) through the development of new impervious surfaces.	S	MM 4.12-1 (Prepare site-specific drainage study)	LS
4.12-2 (WRSP)	Increase in the amount of surface runoff, which would exceed the capacity of existing storm drainage systems and increase the potential for downstream flooding.	S	MM 4.12-2 (Pay fair-share of Roseville regional stormwater retention facility improvements)	LS
4.12-2 (Remainder)	Increase in the amount of surface runoff, which would exceed the capacity of existing storm drainage systems and increase the potential for downstream flooding.	S	MM 4.12-3 (Retention policies)	LS
4.12-3 (WRSP)	Placement of fill or structures in 100-year floodplain could affect water surface elevations, which could increase the risk of flooding.	LS	None required	LS
4.12-3 (Remainder)	Placement of fill or structures in 100-year floodplain could affect water surface elevations, which could increase the risk of flooding.	S	MM 4.12-4 (Floodplain Policies)	LS
4.12-4 (WRSP)	Erosion and runoff from construction sites containing soil or other materials could degrade water quality if discharged to local streams.	LS	None required	LS
4.12-4 (Remainder)	Erosion and runoff from construction sites containing soil or other materials could degrade water quality if discharged to local streams.	LS	None required	LS
4.12-5 (WRSP)	Changes in surface water or groundwater quality resulting from urban stormwater runoff.	LS	None required	LS
4.12-5 (Remainder)	Changes in surface water or groundwater quality resulting from urban stormwater runoff.	LS	None required	LS
4.12-6 (WRSP)	Groundwater use during dry years.	S	MM 4.11-2 (non-extraction)	LS
4.12-6 (Remainder)	Groundwater use during dry years.	NI	None required	NI
4.12-7 (WRSP)	Changes in groundwater recharge potential through the development of impervious surfaces.	LS	None required	LS
4.12-7 (Remainder)	Changes in groundwater recharge potential through the development of impervious surfaces.	LS	None required	LS
4.13 Aesthetics				
4.13-1 (WRSP)	Alteration of the visual character of the site and vicinity.	S	None available	SU
4.13-1 (Remainder)	Alteration of the visual character of the site and vicinity.	S	None available	SU
4.13-2 (WRSP)	New sources of light and glare.	S	MM 4.13-1 (a) (Restrict high-watt light usage and hours for park facilities); MM 4.13-1(b) (Site high-intensity lighting so as to minimize nuisance); MM 4.13-1(c) (Use low-glare materials for new development); MM 4.13-1(d) (Avoid light spill over into riparian habitat)	SU
4.13-2 (Remainder)	New sources of light and glare.	S	MM 4.13-2 (Light and glare policies)	SU

Chapter 3 Summary of Environmental Effects

Table 3-2 Summary of Impacts and Mitigation Measures

Impact Number	Impact	Significance	Mitigation Measure	Residual Significance
4.13-3 (WRSP)	Visual incompatibility between land uses.	LS	None required	LS
4.13-3 (Remainder)	Visual incompatibility between land uses.	LS	None required	LS
4.13-4 (WRSP)	Degradation of scenic resources.	LS	None required	LS
4.13-4 (Remainder)	Degradation of scenic resources.	LS	None required	LS

NOTES:

- SU = Significant and Unavoidable
- STSU = Short-Term Significant and Unavoidable
- S = Significant
- LTL = Long-Term, Less Than Significant
- LS = Less Than Significant
- NI = No Impact