
Chapter 5 CEQA CONSIDERATIONS

Section 15126 of the California Environmental Quality Act (CEQA) Guidelines requires that all aspects of a project must be considered when evaluating its impact on the environment, including planning, acquisition, development, and operation. As part of this analysis, the EIR must also identify (1) significant environmental effects of the proposed project, (2) significant environmental effects that cannot be avoided if the proposed project is implemented, (3) significant irreversible environmental changes that would result from implementation of the proposed project, (4) growth-inducing impacts of the proposed project, (5) mitigation measures proposed to minimize significant effects, and (6) alternatives to the proposed project.

5.1 SIGNIFICANT ENVIRONMENTAL EFFECTS

Chapter 3 of this EIR, Summary of Environmental Effects, and Sections 4.1 through 4.13 of this EIR provide a comprehensive identification of the proposed project's environmental effects, including the level of significance both before and after mitigation.

5.2 SIGNIFICANT AND UNAVOIDABLE IMPACTS

Section 15126.2(b) of the CEQA Guidelines requires that an EIR describe any significant impacts that cannot be avoided, even with the implementation of feasible mitigation measures. The environmental effects of the Proposed Project on various aspects of the environment are discussed in detail in Chapter 4 of this EIR. Significant impacts that cannot be avoided if the project is approved as proposed include:

■ SOI, WRSP, and/or Remainder Areas

- Potential incompatibility of internal land uses (WRSP and Remainder Areas)
- Conversion of 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
- 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)
- Siting of a school within one-fourth mile of the handling or transportation of hazardous materials (Remainder Area)
- 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)

5.3 SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL EFFECTS

Section 15126.2(c) of the CEQA Guidelines requires a discussion of any significant irreversible environmental changes that would be caused by the proposed project. Significantly, Section 15126.2(c) states:

Uses of nonrenewable resources during the initial and continued phases of the project may be irreversible, since a large commitment of such resources makes removal or nonuse thereafter unlikely. Primary impacts and, particularly, secondary impacts (such as highway improvement which provides access to a previously inaccessible area) generally commit future generations to similar uses. Also, irreversible damage can result from environmental accidents associated with the project. Irretrievable commitments of resources should be evaluated to assure that such current consumption is justified.

Generally, a project would result in significant irreversible environmental changes if

- The primary and secondary impacts would generally commit future generations to similar uses
- The project would involve a large commitment of nonrenewable resources
- The project would involve uses in which irreversible damage could result from any potential environmental accidents associated with the project
- The proposed consumption of resources is not justified (e.g., the project involves the wasteful use of energy)

Development of the proposed project would result in the continued commitment of the majority of the project site to urban development, thereby precluding any other uses for the lifespan of the project. Restoration of the site to pre-developed conditions would not be feasible given the degree of disturbance, the urbanization of the area, and the level of capital investment.

Resources that will be permanently and continually consumed by project implementation include water, electricity, natural gas, and fossil fuels; however, the amount and rate of consumption of these resources would not result in the unnecessary, inefficient, or wasteful use of resources. With respect to operational

activities, compliance with all applicable building codes, as well as mitigation measures, planning policies, and standard conservation features, would ensure that all natural resources are conserved to the maximum extent possible. It is also possible that new technologies or systems will emerge, or will become more cost-effective or user-friendly, to further reduce the reliance upon nonrenewable natural resources. Nonetheless, construction activities related to the proposed project would result in the irretrievable commitment of nonrenewable energy resources, primarily in the form of fossil fuels (including fuel oil), natural gas, and gasoline for automobiles and construction equipment.

As previously discussed, the project includes lighting and other energy conservation measures and will construct all structures with up-to-date energy-saving equipment. Lighting conservation efforts in new construction include installation of occupancy sensors to automatically turn off lights when not in use, lighting reflectors, electronic ballasts, and energy-efficient lamps. Conservation efforts are also expected to involve improved HVAC systems with microprocessor-controlled energy management systems. In addition, all development shall comply with specifications contained in Table 24 of the CCR.

The CEQA Guidelines also require a discussion of the potential for irreversible environmental damage caused by an accident associated with the project. While the project would result in the use, transport, storage, and disposal of hazardous wastes, as described in Section 4.9 (Hazardous Materials and Public Safety), all activities would comply with applicable State and federal laws related to hazardous materials, which significantly reduces the likelihood and severity of accidents that could result in irreversible environmental damage.

Implementation of the SOI Amendment, which includes the WRSP and Remainder Areas, would result in the long-term commitment of resources to urban development. The most notable significant irreversible impacts are a reduction in natural vegetation and wildlife communities; alteration of the visual character of the site; increased generation of pollutants; and the short-term commitment of non-renewable and/or slowly renewable natural and energy resources, such as lumber and other forest products, mineral resources, and water resources during construction activities. Operations associated with future uses would also consume natural gas and electrical energy. These irreversible impacts, which are, as yet, unavoidable consequences of urban growth, are described in detail in the appropriate sections of this EIR (see Chapter 4).

5.4 GROWTH-INDUCING IMPACTS

As required by Section 15126.2(d), an EIR must discuss ways in which a proposed project could foster economic or population growth or the construction of additional housing, either directly or indirectly, in the surrounding environment. Also, the EIR must discuss the characteristics of the project that could

encourage and facilitate other activities that could significantly affect the environment, either individually or cumulatively. Growth can be induced in a number of ways, such as through the elimination of obstacles to growth, through the stimulation of economic activity within the region, or through the establishment of policies or other precedents that directly or indirectly encourage additional growth.

In general, a project may foster spatial, economic, or population growth in a geographic area if the project removes an impediment to growth (e.g., the establishment of an essential public service, the provision of the new access to an area; a change in zoning or general plan amendment approval); or economic expansion or growth occurs in an area in response to the project (e.g., changes in revenue base, employment expansion, etc). These circumstances are further described below:

- **Elimination of Obstacles to Growth:** This refers to the extent to which a proposed project removes infrastructure limitations or provides infrastructure capacity, or removes regulatory constraints that could result in growth unforeseen at the time of project approval
- **Economic Effects:** This refers to the extent to which a proposed project could cause increased activity in the local or regional economy. Economic effects can include such effects as the Multiplier Effect. A “multiplier” is an economic term used to describe inter-relationships among various sectors of the economy. The multiplier effect provides a quantitative description of the direct employment effect of a project, as well as indirect and induced employment growth. The multiplier effect acknowledges that the on-site employment and population growth of each project is not the complete picture of growth caused by the project.

5.4.1 Elimination of Obstacles to Growth

■ Removal of Infrastructure Limitations or Provision of Capacity

The elimination of physical obstacles to growth is considered a growth-inducing effect. A number of physical constraints to growth currently exist in the vicinity of the project. In summary, the primary growth obstacles in the area today include

- Limited capacity of the roadway system serving the western portion of the City of Roseville
- Limited capacity of the potable water system serving the western portion of the City of Roseville
- Limited capacity of the recycled water system serving the western portion of the City of Roseville
- Limited capacity of the wastewater system serving the west portion of the City of Roseville
- Limited capacity of the electrical transmission system in the western portion of the City of Roseville

Solutions to the road capacity limitations are included in the proposed WRSP, including extension of Blue Oaks Boulevard and Pleasant Grove Boulevard, and construction of many other roads to better connect portions of the road system. Extension of water supply lines and acquisition of additional supply would make water available to the WRSP. Additional groundwater wells would provide redundancy within the WRSP area, as well as to the rest of the City. Linkage of the Dry Creek and expansion of the Pleasant Grove Wastewater Treatment Plants would provide additional capacity in the recycled water system, and construction of a new electric substation and transmission lines would provide electrical transmission capacity in the WRSP area.

The construction of these infrastructure improvements would further extend urban infrastructure systems into an area where none currently exist, and could eliminate some of the infrastructure constraints that currently are obstacles to growth in the area west of Fiddymment Road and north of Baseline Road. For example, water, sewer, and drainage facilities in the WRSP have been sized to accommodate the needs of the Remainder Area.

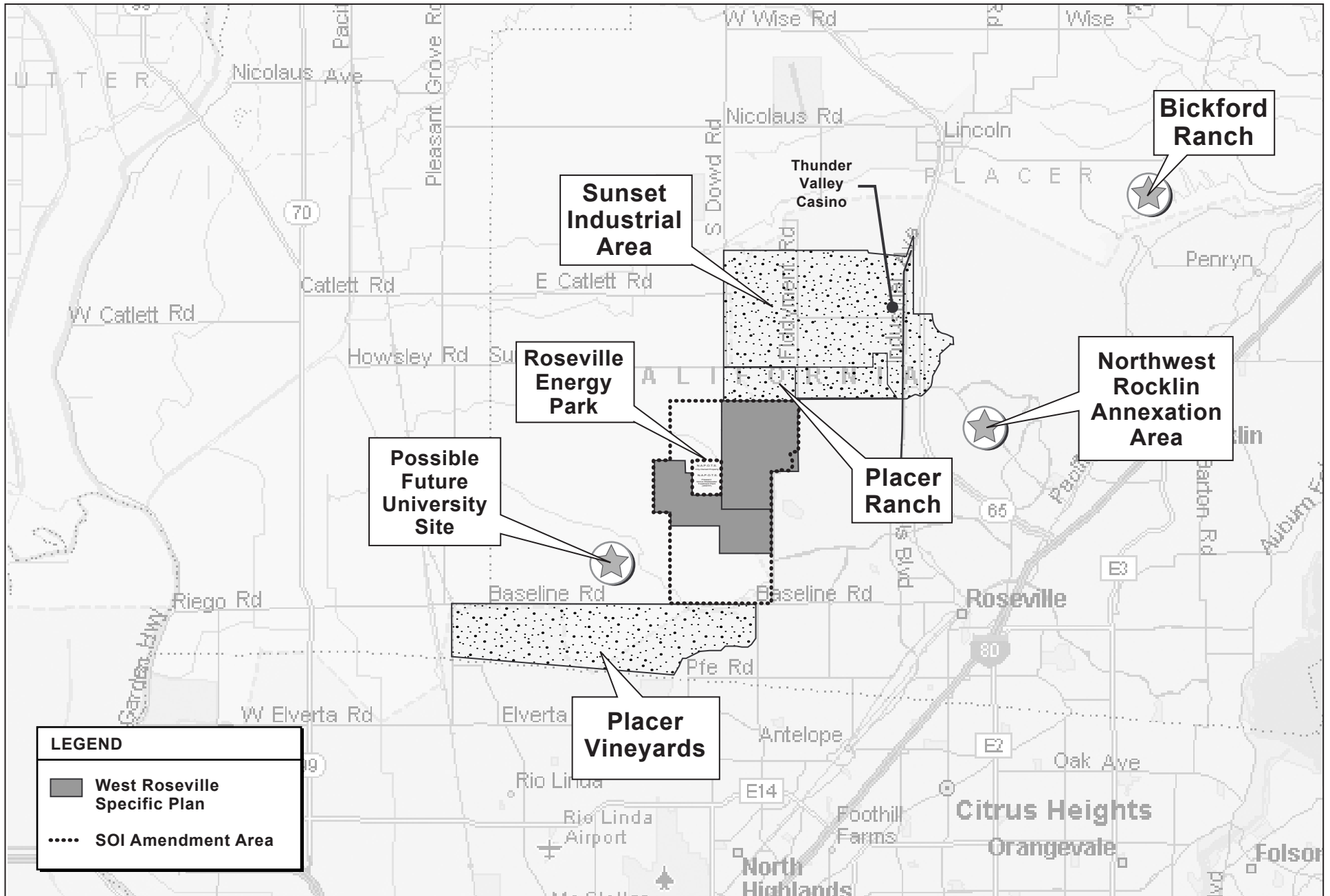
■ **Other Pending Projects**

In addition to the infrastructure systems that would be developed as part of the WRSP, infrastructure systems may be extended west of Fiddymment Road and south of Baseline Road in unincorporated Placer County if the proposed Placer Vineyards project is approved.

The proposed Placer Parkway project, currently being considered and evaluated by the Placer County Transportation Agency, would bring a major new transportation corridor into the area, and would connect the WRSP area to the regional road system to the west, including State Routes 99/70 and the Sacramento International Airport.

In combination with the infrastructure systems that may be constructed in association with other projects, the infrastructure and utility systems that would be constructed as part of the WRSP would introduce major new infrastructure capacity to an area currently not served by urban systems and could eliminate some of the obstacles to growth that currently occur in the western Placer County region. However, while the infrastructure within the WRSP is sized to serve the entire SOI Amendment Area, which includes the WRSP Area and the Remainder Area, it is not designed with capacity to serve additional development outside of the City or the SOI Amendment Area. Figure 5-1 (Development Areas in the County) shows the location of other pending development within the County.

The western growth pattern could be further reinforced by other jurisdictions in the region. South of Baseline Road, Placer County has previously approved development in the Dry Creek-West Placer area



LEGEND

- West Roseville Specific Plan
- SOI Amendment Area



FIGURE 5-1
Development Areas in the County

Not to Scale

and is currently considering the Placer Vineyards proposal that would extend development south of Baseline Road and west of Watt Avenue as far as the Sutter County line. Farther west, in Sutter County, the South Sutter Specific Plan calls for substantial urbanization within the Sutter County portion of the Natomas Basin. University communities have recently been proposed immediately west (De la Salle University) and north (Placer Ranch) of the SOI Amendment Area. In combination with the past and possible future actions of Placer County and Sutter County, approval of the proposed WRSP by the City of Roseville would remove Fiddymont Road as the long-standing regulatory boundary of development north of Baseline Road and could stimulate future growth in the west Placer County region.

5.4.2 Economic Effects

■ Stimulation of Economic Activity/Multiplier Effects

The discussion of the demographic changes caused by the WRSP and Remainder Area is presented in Section 4.2, Population, Employment, and Housing, which provides an estimate of the jobs that would be generated by operation of the WRSP and potentially the SOI Amendment Area. These estimates are based upon employment density factors contained in the MuniFinancial West Roseville Specific Plan Fiscal Impact Analysis, which is available for review at the City's Permit Center, 311 Vernon Street, Roseville, California.

In addition to the employment generated by the uses within the WRSP, additional local employment can be generated through what is commonly referred to as the "multiplier effect." The multiplier effect tends to be greater in regions with larger diverse economies due to a decrease in the requirement to import goods and services from outside the region. The Association of Bay Area Governments' (ABAG) San Francisco Bay Area Input-Output (I/O) model tracks production linkages among industries in a region and presents estimates of the multiplier effect within the region. The results of the model reveal the extent to which expenditures of employees, residents, and developers would lead to additional employment as a result of the construction or operation of a project. Although the economy of the Sacramento metropolitan area is somewhat less complex than that of the San Francisco Bay Area, the ABAG multipliers that have been calibrated for the Bay Area are representative of the economic multiplier interrelationships that would take place in the local economy.

Estimated employment generated through the multiplier effect is presented in Table 5-1. Two different types of additional employment are tracked through the multiplier effect. *Indirect* employment includes those additional jobs that are generated through the expenditure patterns of direct employment associated with the project. For example, workers in offices in the Industrial, Light Industrial,

Commercial, and Business Professional zones of the WRSP would spend money in the local economy, and the expenditure of that money would result in additional jobs. Indirect jobs tend to be in relatively close proximity to the places of employment and residence.

Project Component	Direct Employment (jobs)	Indirect Factor²	Indirect Employment (jobs)	Induced Factor²	Induced Employment (jobs)
West Roseville Specific Plan					
Commercial	1,220	0.07	85	2.56	218
Business Professional	931	0.47	438	5.26	4,366
Industrial	1,575	0.48	756	5.00	3,780
Subtotal WRSP	3,726		1,279		8,364
Remainder Area					
Commercial	1,683	0.07	118	2.56	302
Business Professional	2,352	0.47	1,105	5.26	5,812
Industrial	0	0.48	0	5.00	0
Subtotal Remainder Area	4,035		1,223		6,114
Total	7,761		2,502		14,478

NOTES:

- 1 It should be noted that the indirect and induced long term employment, and the direct, indirect, and induced construction employment estimates represent a maximum employment effect in an open economy. Not all of this employment may be captured by the Sacramento metropolitan economy.
- 2 The Indirect Factor is the Type I Employment Multiplier for Retail (Commercial Uses), Business and Professional (Business Professional Uses), and Electronic Components and Equipment (Industrial), less direct employment. The Induced Factor is the Type II Employment Multiplier for Retail (Commercial Uses), Business and Professional (Business Professional Uses), and Electronic Components and Equipment (Industrial), less direct and indirect employment.

SOURCE: EIP Associates, 2002; Association of Bay Area Governments, Center for Analysis and Information Services, 1987 Input-Output Model and Economic Multipliers for the San Francisco Bay Area Region, Table 6, page 48.

The multiplier effect also calculates *induced* employment. Induced employment follows the economic effect of employment beyond the expenditures of the employees within the proposed project area to include jobs created by the stream of goods and services necessary to support businesses within the proposed project. For example, when a manufacturer buys products or sells products, the employment associated with those inputs or outputs are considered *induced* employment.

As a simple example, when an employee from the project goes out to lunch, the person who serves the project employee lunch holds a job that was *indirectly* caused by the proposed project. When the server then goes out and spends money in the economy, the jobs generated by this third-tier effect are considered *induced* employment.

The multiplier effect also considers the secondary effect of employee expenditures. Thus, it includes the economic effect of the dollars spent by those employees who support the employees of the project.

Increased future employment generated by resident and employee spending ultimately results in physical development of space to accommodate those employees. It is the characteristics of this physical space and its specific location that will determine the type and magnitude of environmental impacts of

this additional economic activity. Although the economic effect can be predicted, the actual environmental implications of this type of economic growth are too speculative to predict or evaluate since they can be spread throughout the Sacramento metropolitan region and beyond. Accordingly, no further assessment of environmental impacts is contained herein except as discussed in "Impacts of Induced Growth," which follows.

The "Multiplier" Effect of the SOI Amendment Area

In total, the SOI Amendment Area would accommodate land uses that would employ a total of 7,761 persons. Through the multiplier effect, an additional 2,502 indirect jobs would be created in the Roseville/South Placer area, and up to an additional 14,478 jobs would be created in the Sacramento metropolitan region and beyond. These 14,478 jobs would require approximately 665 acres of developed non-residential land uses (conservatively assuming 500 square feet per employee and a floor area ratio of approximately 0.25:1).

The WRSP proposes land uses that would employ a total of 3,726 persons.⁴⁵⁷ Through the multiplier effect, an additional 1,279 indirect jobs would be created in the Roseville/South Placer area, and up to an additional 8,364 jobs would be created in the Sacramento metropolitan region and beyond.

The Remainder Area land uses would employ a total of 4,035 persons.⁴⁵⁸ Through the multiplier effect, an additional 1,223 indirect jobs would be created in the Roseville/South Placer area, and up to an additional 6,114 jobs would be created in the Sacramento metropolitan region and beyond.

The employment predicted through the multiplier effect is not all new to the region. Much of these employment effects would be absorbed into underutilized portions of the local economy. To the extent that goods and services are not available in the local and/or regional economy, portions of these economic effects would extend outside the local and regional economy. Thus, the magnitude of this impact is speculative and cannot be reasonably determined at this time. Nonetheless, examination of the multiplier effect highlights the nature of the economic stimulus that development, especially non-residential development, has within a local economy and the profound effects that economic growth can have on local development and growth patterns with concomitant physical environmental effects.

⁴⁵⁷ Please see Chapter 4.2 of this Draft EIR.

⁴⁵⁸ Assuming that 49.5 acres of Business Professional (BP) uses were developed. The planning assumptions for the MOU Remainder Area include BP or Industrial. If only industrial uses were developed on the 49.5 acres, 1,633 fewer jobs would be created. The actual uses are likely to be a mix of BI and Industrial.

5.4.3 Impacts of Induced Growth

The growth induced directly and indirectly by the WRSP would contribute to a number of environmental impacts in the City, as well as the greater Sacramento/Placer County area, including: traffic congestion; air quality deterioration; loss of agricultural land and open space; loss of habitat and wildlife; impacts on utilities and services, such as fire and police protection, water, recycled water, wastewater, solid waste, energy, and natural gas; and increased demand for housing.

Specifically, an increase in population-growth-induced housing demand in the greater Sacramento region could cause significant environmental effects as new residential development will require governmental services, such as schools, libraries, and parks.

Indirect and induced employment and population growth would further contribute to the loss of open space because it would encourage conversion to urban uses for housing and infrastructure.

5.5 CUMULATIVE IMPACTS

5.5.1 Introduction

CEQA requires that an EIR contain an assessment of the cumulative impacts that could be associated with the proposed project. This assessment involves examining project-related effects on the environment in the context of similar effects that have been caused by past or existing projects and that would be caused by reasonably foreseeable future projects. Even when project-related impacts are individually minor, the cumulative effects of these impacts, in combination with the impacts of other projects, could be significant under CEQA and must be addressed (CEQA Guidelines, Sections 15130 and 15355(b)).

As described in Section 15065(c) of the CEQA Guidelines, an EIR must discuss the “cumulative impacts” of a project when its incremental effect will be cumulatively considerable. This means that the incremental effects of the individual project would be considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.

Section 15355 of the CEQA Guidelines defines cumulative impacts as “two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.” This section states further that “[I]ndividual effects may be changes resulting from a single project or a number of separate projects. The cumulative impact from several projects is [defined as] the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts

can result from individually minor but collectively significant projects taking place over a period of time.”

The fact that a cumulative impact is significant on the whole does not necessarily mean that the project-related contribution to that impact is significant as well. Instead, under CEQA, a project-related contribution to a significant cumulative impact is only significant if the contribution is cumulatively considerable. The significance conclusion of the project’s contribution to a cumulative impact considers whether the project implements or funds its fair share of a mitigation measure or measures designed to alleviate the cumulative impact. Where a lead agency is examining a project with an incremental effect that is not cumulatively considerable, it need not consider the effect significant, but shall briefly describe the basis for its conclusion. However, Section 15130(a) of the CEQA Guidelines requires that EIRs discuss the cumulative impacts of a project when the project’s incremental effect is cumulatively considerable.

Section 15130(b) of the CEQA Guidelines also indicates that the level of detail of the cumulative analysis need not be as great as for the project impact analyses; however, it should reflect the severity of the impacts and its likelihood of occurrence, and it should be focused, practical, and reasonable.

To be adequate, a discussion of cumulative effects must include the following elements:

- Either (a) a list of past, present and probable future projects, including, if necessary, those outside the agency’s control, or (b) a summary of projections contained in an adopted general plan or related planning document, or in a prior adopted or certified environmental document, which described or evaluated regional or area-wide conditions contributing to the cumulative impact, provided that such documents are referenced and made available for public inspection at a specified location;
- A summary of the individual projects’ expected environmental effects; and
- A reasonable analysis of all of the relevant projects’ cumulative impacts, with an examination of reasonable, feasible options for mitigating or avoiding the project’s contribution to such effects (section 15130[b]).

5.5.2 Development Considered in Cumulative Impact Analysis

This cumulative analysis considers growth in the region, as represented by adopted planning documents and proposals currently under consideration. Because the Remainder Area is unlikely to develop without the WRSP, no separate analysis is provided for cumulative impacts of the Remainder Area. Instead, the Remainder Area is considered as part of the full SOI Amendment.

Planned Development

Within the City, the cumulative condition includes existing development and buildout of the existing General Plan through the year 2020, including full buildout of the Southeast Roseville Specific Plan, the Northwest Roseville Specific Plan, the Northeast Roseville Specific Plan, the North Central Roseville Specific Plan, the North Roseville Specific Plan (Phases 1 through 3), the Del Webb Specific Plan, Highland Reserve North Specific Plan, and the Stoneridge Specific Plan. Also included are buildout of the City’s Infill Area and North Industrial Area. Land use assumptions within the City are shown in Table 5-2.

Table 5-2 City of Roseville Buildout Development Forecasts by Plan Area

Planning Area	Dwelling Units		1,000 Sq Ft (KSF)		
	SF	MF	Retail	Office	Industrial
Del Webb SP	3,223	100	89.3	0.0	0.0
Highland Reserve North SP	1,188	688	1,733.3	0.0	0.0
Infill Area	12,582	5,926	5,017.3	2,871.6	12,491.4
North Central Roseville SP	2,171	2,263	5,088.8	2,761.6	797.2
Northeast Roseville SP	616	795	2,603.4	4,795.1	0.0
North Industrial Area	351	0	0.0	0.0	6,389.4
North Roseville SP	4,293	845	500.1	184.0	0.0
Northwest Roseville SP	6,691	2,391	1,122.9	537.1	97.1
Southeast Roseville SP	1,804	1,671	792.9	1,131.7	0.0
Stoneridge SP	2,253	629	386.5	59.3	0.0
Total	35,172	15,308	17,334.5	12,340.3	19,775.1

SOURCE: DKS Associates 2003

The cumulative context for many issue areas extends beyond the City boundaries. Where cumulative impacts extend beyond the City, the cumulative analysis is based on assumptions for growth in Rocklin, Lincoln, unincorporated Placer County, and a portion of Sutter County through the year 2020, which is the horizon year for the City’s traffic model. Development assumptions for these areas are shown in Table 5-3. The locations of the primary development projects in Placer County are shown in Figure 5-1.

Table 5-3 Roseville Model Assumptions: 2020 Land Uses In Other Areas

Region	Single Family DU	Multi-Family DU	Age Restricted DU	Total Residential DU	Commercial KSF	Office KSF	Industrial KSF
Rocklin	15,872	5,742	1,172	22,786	4,810	2,792	3,323
Lincoln	11,225	3,073	6,919	21,217	2,262	1,539	7,163
Placer Vineyards	7,006	651	0	7,657	920	288	0
Sunset Industrial	5	0	0	5	495	822	5,046
Granite Bay	8,974	888	0	9,862	1,043	253	103
Sunset Industrial	182	80	0	262	3	1	0
Lincoln/Sunset	436	56	0	492	1	94	335
Remainder Area	5,916	1,487	0	7,203	589	647	0

SOURCE: DKS Associates 2003

Proposed and Anticipated Development

Additional development prior to or beyond 2020 could occur from various potential development projects in communities adjacent to the SOI Amendment Area and are considered in the cumulative impact analysis. One of these projects, the South Sutter County Specific Plan, has been approved for development but would take well beyond 2020 to fully build out. Other projects have been proposed, but not formally approved. These projects include Placer Vineyards, Placer Ranch, Roseville Energy Park, and De la Salle/AKT University. An environmental document is currently in preparation for the Placer Vineyards project, but no environmental review has begun on the remaining projects.

The following project is approved, but would not be fully built out until after 2020.

- **South Sutter Specific Plan Area**—Sutter County has recently approved the 3,500-acre South Sutter Specific Plan, an industrial area which could eventually have an estimated 55,000 employees.⁴⁵⁹ A portion of the South Sutter Specific Plan was assumed in the traffic, air quality, and noise analyses presented in Chapter 4 of this document.

The following projects have been proposed, but have not been approved.

- **Placer Vineyards**—An environmental document is currently being prepared on this proposed development, which would contain 14,132 dwelling units and about 6.5 million square feet of retail, office, and industrial uses. The traffic, air, and noise analyses assumed buildout of Area 1 of Placer Vineyards, with about 7,657 dwelling units and about 3.6 million square feet of retail, office, and industrial uses.
- **Placer Ranch**—This mixed-use development project is being proposed for the western portion of the Sunset Industrial Area in unincorporated Placer County north of the City of Roseville. (An initial application was submitted to the County, but a formal application has not been received.⁴⁶⁰) Placer Ranch is currently proposed to contain a 262-acre college campus, plus 3,095 residential dwelling units and about 1,046 acres of retail, office, and industrial uses. Under cumulative (2020) conditions, a substantial amount of new employment was assumed in the eastern portion of the Sunset Industrial Area (within a mile of State Route 65 in the area that contains the Placer Ranch site), but no residential units were anticipated originally and a very limited amount of new development was assumed.
- **Roseville Energy Park**—Roseville Electric is in the early stages of planning a new Energy Park to meet the community need for service reliability and cost stability. The park would include a 150 megawatt (MW) Natural Gas Generator, 1 MW photovoltaic (solar) generation system, and a

⁴⁵⁹ The approvals for this project were recently invalidated by the Superior Court, but Sutter County has not indicated whether they will appeal the decision or redesign the project. Because the South Sutter Specific Plan could still be implemented if the County were to successfully appeal, and the nature of a redesigned project, if any, is unknown, this analysis assumes that the South Sutter Specific Plan approved by the County will be implemented.

Community Energy Center. Pending final project definition and community input and environmental analysis, the Energy Park will most likely be located on a 40-acre site adjacent to the PGWWTP, approximately one mile northwest of the City limits.

The main feature of the Energy Park will be a natural gas-fired generation facility used to generate more than half of the City's electricity needs. The facility would consist of two combustion turbine generators exhausting into two separate heat recovery steam generators, which generate steam for one common steam turbine generator. This system is designed to produce as much electricity as possible with the least amount of natural gas. The other features of the Energy Park include the solar installation, which will generate renewable energy from the sun's rays, and the Community Energy Center.

- **De la Salle/AKT University (West Placer County)**—An application has been filed for this project with preliminary information regarding the developer, types of land uses, potential number of units, and amount of square-footage. Its proposed concept includes a Catholic University and a “university village,” consisting of residential and commercial uses. The site for this potential development is just west of the WRSP and the SOI Amendment Area.

One other potential large development has also been discussed in an area surrounding the SOI Amendment Area, but no formal application has been filed.

- **Northwest Territories**—This area is located in unincorporated Sacramento County between the North Natomas Community Plan Area and the Sutter County line. Development of some of this land has been discussed as part of the Sacramento City-County “Joint Vision for Natomas.” No land uses have been proposed; therefore, the amount and type of development is unknown.

For the traffic analysis, two additional potential projects are evaluated – an expansion of Kaiser Hospital within the City of Roseville and Placer Parkway (see Transportation and Circulation, below, for more description).

5.5.3 Cumulative Impact Assessment

The geographic scope of the cumulative impact analysis varies depending upon the specific environmental issue area being analyzed. For example, the scope of the cumulative impact analysis for aesthetics includes the area that comprises the viewshed of and from the project site, whereas the scope of the cumulative impact analysis for hydrology and water quality includes the Pleasant Grove Creek and Curry Creek watersheds in the Sacramento Valley. In addition to describing the geographic scope of analysis in each issue area, the cumulative context within the designated geographic area is described, which relates to the amount and type of growth that is anticipated to occur within the geographic area.

⁴⁶⁰ Fred Yeager, Planning Director, Placer County, personal communication, June 2003.

For each technical issue area, the cumulative analysis is provided separately for the SOI Amendment Area (which includes both the WRSP Area and the Remainder Area) and the WRSP Area. Under the first scenario, the “project” is full development of the SOI Amendment Area and the cumulative context includes those projects and growth assumptions set forth in Section 5.2.2 of this document, excluding the Remainder Area since it is part of the project. Under the second scenario, the “project” is development of the WRSP Area alone and the cumulative context similarly includes those projects and growth assumptions set forth in Section 5.2.2 of this document, but it includes the Remainder Area since it is not part of the project in this scenario.

In summary, (yet described in detail in the following sections), significant and unavoidable cumulative impacts would occur in the following areas: loss of agricultural land; increase in traffic volumes on City and regional roadways and State Highways; degradation of water quality; loss of biological resources; construction emissions; operation emissions; demand for water supply; demand for water treatment; demand for wastewater treatment; on-site and off-site traffic noise; increased demand for electricity; increase in solid waste; loss of historic and cultural resources; and change in visual character. It should be noted that for each of these subject areas, the potential for significant cumulative impacts already exists, regardless of whether or not the WSRP or SOI Amendment is approved. Nevertheless, the WRSP and SOI Amendment would contribute to conditions that create the cumulative impacts described below.

■ Land Use and Agricultural Resources

The cumulative context for agricultural land conversion would be the northern Central Valley, particularly western Placer County, northern Sacramento County, and south Sutter County, which contain a wide range of agricultural uses, from grazing to row crops to orchards.

For land use compatibility, the immediate vicinity of the SOI Amendment Area is considered the cumulative context because any incompatibility would occur primarily at the interface of different land uses.

Compatibility with External Land Uses

SOI Amendment Area

Once the full SOI Amendment Area is developed, it would be adjacent to existing City residential areas to the east of the WRSP and rural residential areas to the south, across Baseline Road. Agricultural land would form the western and northern borders. However, as discussed above, several projects are proposed in the vicinity of the project site. Placer Ranch, north of the SOI Amendment Area, designates medium density residential uses along its southern border. Both the WRSP and Remainder Area would

have a minimum 50-foot buffer along the northern edge (MM 4.1-2 and MM 4.1-3), and, in some portions, wider open space. Similarly, both the WRSP and the Remainder Area provide for a ¼ mile open space buffer along their western edges, which should provide enough separation to minimize potential conflicts with the De la Salle/AKT University project, if it is developed. Placer Vineyards to the south of the SOI Amendment Area proposes a variety of uses along its northwestern edge, including transitional housing, office, commercial, and open space. These areas would contain fairly typical urban uses. Development in the Remainder Area would be separated from Placer Vineyards by Baseline Road, which is planned to be widened to six lanes. For these reasons, the SOI Amendment Area would be compatible with surrounding development.

The SOI Amendment Area would surround the Roseville Energy Park on three sides, with the WRSP area to the west and east and the Remainder Area to the north. The Remainder Area is assumed to include residential uses, but the configuration of the area is undetermined at this time, and no designated buffer is provided in the Remainder Area for the energy park. However, any residential uses north of the energy park would be separated from it by Blue Oaks Boulevard (approximately 170 feet of right of way) and approximately 250 feet of City owned property for a total of approximately 420 feet. This separation would be adequate to protect residents from unacceptable noise levels. Landscaping along Blue Oaks Boulevard would also reduce potential incompatibilities.

For the above reasons, the SOI Amendment would be compatible with future surrounding development, and the SOI Amendment's contribution would not be cumulatively considerable and is considered **less than significant**.

■ West Roseville Specific Plan

As discussed in Section 4.1, the WRSP area is surrounded by existing urban development to the east and grazing land to the north, south, and west. Compatibility with these existing uses is discussed in Impact 4.1-3 of this document.

Although the land surrounding the WRSP on three sides is currently designated agriculture, there are proposed and potential development projects that would convert these areas into urban uses. The Remainder Area, which is immediately adjacent to the WRSP area, is assumed to develop if the WRSP is approved and developed. The Remainder Area would contain residential, commercial, and public uses similar to those proposed for the WRSP. MM 4.1-3 would ensure that development of the Remainder Area is compatible with the WRSP.

Two potential projects could occur in proximity to the WRSP. A preliminary plan has been developed for Placer Ranch, immediately north of the Fiddymment Ranch portion of the WRSP. The current land use plan for Placer Ranch shows medium density residential uses along its southern border. The northeastern portion of the WRSP, which abuts Placer Ranch, is designated low density residential; therefore, the two plans as proposed would be compatible since they proposed similar land uses in this area. The SOI Amendment Area would have a 50-foot buffer along its northeastern edge and an open space preserve along its northwestern edge, which would provide some separation between the County and City. The City has expressed concerns to the County regarding separation between County and City development, and proposed a ¼ mile buffer along the southern border of Placer Ranch. If the County incorporates such a buffer into Placer Ranch, compatibility between the City and County developments would be enhanced.

As previously discussed, preliminary information regarding the location, density, and configuration of the possible De la Salle/AKT University project to the west of the WRSP has been provided in an application recently submitted to the County. With respect to land use compatibility, the WRSP provides a ¼ mile open space corridor along its western edge, which should provide an adequate buffer from activities that would occur in a University community. However, Pleasant Grove Boulevard and Blue Oaks Boulevard may ultimately be extended which could result in increased traffic, noise, and air pollutants emissions.

The City of Roseville proposes to develop a 150 MW energy facility north of the PGWWTP. The WRSP was planned in such a manner as to minimize the potential incompatibility of uses that a proposed power plant could present to the community. As shown in Figure 5-1, the Roseville Energy Park is proposed on City-owned land north of the PGWWTP. The proposed energy facility site is bordered by proposed light-industrial uses to the west and southwest and a proposed regional park to the east. The proximity of these uses to the proposed Roseville Energy Park would not result in any land use incompatibilities because they do not contain sensitive receptors, like homes, that could be inconvenienced by noise or visual intrusions. The closest residence would be over 1,000 feet from the energy park and is expected to maintain an exterior noise level of 60 dBA or better, consistent with City Standards.

The proposed WRSP designates land within 1,000 feet of the proposed energy park site as commercial, light-industrial, public/quasi-public, park, and open space. The closest sensitive receptors, including residential areas, would be located over 1,000 feet from the proposed facility. A portion of the proposed high school site would be located within the 1,000 foot buffer area. The California Department of Education School Facilities Planning Division establishes specific guidelines for the acquisition of land

and development of school facilities. According to guidelines included in the Resources for School Facilities Planning, any part of a school site must be located a minimum of 100 feet from the edge of an easement for a 50-133 kV line; 150 feet from the edge of an easement for a 220-230 kV line; or 350 feet from the edge of an easement for a 500-550 kV line.⁴⁶¹ A 60 kV transmission line is proposed along the western edge of the proposed Roseville Energy Park and PGWWTP. A 60 kV transmission line is also proposed to make a loop through the WRSP and Remainder Area as shown in Figure 4.11-4 in Section 4.11, Utilities. All of these transmission lines are proposed to be over 1,000 feet from the high school site. The location of the high school site would meet the requirements set by the California Department of Education regarding proximity to high voltage lines.

A high pressure natural gas line is planned to provide gas to the Roseville Energy Park several alignments are being considered which could include an alignment within a quarter mile of the proposed high school. It is expected that if the Roseville Energy Park is approved gas line siting would be consistent with the Department of Education's requirements regarding proximity to gas lines.

For the above reasons, the WRSP would be compatible with future surrounding development, and the WRSP's contribution would not be cumulatively considerable and is considered to be **less than significant**.

Agricultural Land Conversion

SOI Amendment Area/West Roseville Specific Plan

Within western Placer County, a majority of agricultural land has been identified as Farmland of Local Importance and Grazing land. The SOI Amendment Area (which includes the WRSP area) contains land designated as Farmland of Local Importance and Prime Farmland. The SOI Amendment Area would likely develop a total of approximately 4,064 acres of land designated as Farmland of Local Importance with residential, commercial, industrial, light industrial, and other public uses. A total of approximately 23 acres of Prime Farmland would be developed with residences and a community garden as part of the WRSP. The loss of Prime Farmland is occurring throughout California, including in south Placer County. Other projects in the cumulative context would also result in the loss of agricultural land. Because so much farmland is being lost to development throughout south Placer County and the region, the loss of Prime Farmland and agricultural productivity would be cumulatively considerable and would also result in a **significant and unavoidable impact**.

⁴⁶¹ Resources for School Facilities Planning, California Department of Education, School Facilities Planning Division, 2000, page 6.

■ Population, Employment and Housing

Jobs/Housing Ratio

The cumulative context for jobs/housing balance is population and employment growth in the City of Roseville. A City resolution (Resolution 83-118) calls for 80 percent of workers residing in the City of Roseville to live within eight miles of employment opportunities and 60 percent of workers to live within six miles of employment opportunities.

SOI Amendment Area

As stated in Section 4.2, development in the SOI Amendment Area would provide 15,833 housing units, which are expected to accommodate a population of approximately 39,540. In addition, 19,950 employees and 7,761 jobs are anticipated to be generated by the SOI Amendment Area. Construction of the project would also provide additional jobs, although only during short-term construction activities. These increases would be in addition to the population and employment generated by other cumulative development in the City. By 2020, there will be approximately 50,480 dwelling units in Roseville.⁴⁶² Using a ratio of 1.26 employees per household, 63,605 employees would reside in the City. In 2020, there will be approximately 98,900 jobs in the City of Roseville.⁴⁶³ Because the City is approximately 8.3 miles wide, if there are enough jobs within the City to accommodate 80 percent of the City's employed population, the City's jobs/housing standard would be satisfied (see page 4.2-15). With 102,411 (98,900 plus 3,511) total jobs and 74,227 employees in the City of Roseville by 2020 assuming development of the WRSP area, 100 percent of employees in the City of Roseville could be within eight miles of a job, and more than 60 percent within six miles of a job. There are also planned employment centers outside of the City, such as the Sunset Industrial Area north of the WRSP, but within eight miles of the project site.

As discussed above, the change in the jobs/housing balance would depend on the type of development approved and the timing of residential versus non-residential development. Short-term imbalances could occur, particularly if commercial and industrial uses do not develop as quickly as residential uses, which may be likely.

Within Placer County and the City combined, the jobs/housing ratio would change from 0.93 jobs for every employee (without the SOI Amendment) to 1.07 jobs for each employee with development of the SOI Amendment Area. This shift would mean that the number of employees exported without the SOI Amendment would be proportionate to the number imported with the SOI Amendment. Further, 80

⁴⁶² DKS Associates 2002.

⁴⁶³ DKS Associates, 2002; based on the conservative assumption that each employee requires 500 square feet of space.

percent of the City's workers would be housed within an eight-mile commute distance and 60 percent within a six-mile commute distance. Therefore, the SOI Amendment's contribution would not be cumulatively considerable and impacts on the jobs/housing balance would be considered **less than significant**.

West Roseville Specific Plan

As discussed in Section 4.2, Population, Employment and Housing, development in the WRSP would provide 8,430 housing units that are expected to accommodate a population of approximately 20,809. In addition, 10,622 employees and 3,727 jobs are anticipated to be generated by the WRSP. Construction of the WRSP would provide additional jobs, although only during short-term construction activities. These increases would be in addition to the population and employment generated by other cumulative development in the City. By 2020, there will be approximately 50,480 dwelling units in Roseville.⁴⁶⁴ Using a ratio of 1.26 employees per household, 63,605 employees would reside in the City. In 2020, there will be approximately 98,900 jobs in the City of Roseville.⁴⁶⁵ Because the City is approximately 8.3 miles wide, if there are enough jobs within the City to accommodate 80 percent of the City's employed population, the City's jobs/housing standard would be satisfied (see page 4.2-15). With 102,411 (98,900 plus 3,511) total jobs and 74,227 employees in the City of Roseville by 2020 assuming development of the WRSP area, 100 percent of employees in the City of Roseville could be within eight miles of a job, and more than 60 percent within six miles of a job. There are also planned employment centers outside of the City, such as the Sunset Industrial Area north of the WRSP, but within eight miles of the project site.

The jobs/housing ratio for the County and City combined would change from 0.93 without the WRSP to 1.10 with the WRSP, which would not be a substantial change. Over time, the jobs/housing balance would depend on the type of developments approved and the timing of residential versus non-residential development. For example, both the proposed Placer Vineyards project and Placer Ranch provide for both residential and employment-generating uses, including office and industrial. Short-term imbalances could occur, particularly if commercial and industrial uses do not develop as quickly as residential uses, which may be likely.

Because 80 percent of employed City residents are projected to live within eight miles of a job and 60 percent within six miles of a job, the WRSP's contribution would not be cumulatively considerable and impacts on the jobs/housing balance would be considered **less than significant**.

⁴⁶⁴ DKS Associates 2002.

⁴⁶⁵ DKS Associates, 2002; based on the conservative assumption that each employee requires 500 square feet of space.

Affordable Housing

The cumulative context for affordable housing is residential development in South Placer County, including development of the proposed project site area.

SOI Amendment Area

Buildout of the SOI Amendment Area would increase the City's housing stock by approximately 15,833 units. As measured against the City's goal of 10 percent affordable housing, approximately 5,048 homes in the City, including development of the SOI Amendment Area, would need to be dedicated as affordable housing. The SOI Amendment Area would need to provide approximately 1,583 units (843 units in the WRSP and 740 in the Remainder Area). As discussed below, 10 percent of units in the WRSP will be designated affordable. The mix of units in the Remainder Area has not been determined. Implementation of MM 4.2-2 requires that the Remainder Area also meet the City's 10 percent goal. Therefore, the SOI Amendment Area's contribution to cumulative demand for affordable housing in the City would not be cumulatively considerable and would be less than significant.

If all South Placer development provides only ten percent of units as affordable, the County has indicated that the region may not be able to meet the demand for affordable housing. However, the County does not currently have an established affordable housing plan or specific policies that would guide future residential development with respect to affordable housing. Nonetheless, the cumulative impact would be considered significant and unavoidable.

West Roseville Specific Plan

Buildout of the WRSP would increase the population by approximately 20,809 residents in approximately 8,430 units. In 2020 with approval of the WRSP, the City's population would reach 127,714,⁴⁶⁶ resulting in approximately 50,480 residences in the City⁴⁶⁷ (assuming 2.53 residents per dwelling unit). As measured against the City's goal of 10 percent affordable housing, a total of approximately 5,048 homes in the City, including development of the WRSP area, would be required to be dedicated as low-income housing. As discussed in Impact 4.2-2, the WRSP would meet the City's policy by providing ten percent of its housing at affordable levels. Because the WRSP would meet the City's goal, its contribution to the demand for affordable housing would not be cumulatively considerable, and would be **less than significant**. However, as discussed above, if all South Placer

⁴⁶⁶ MuniFinacial, *2020 Development Projections for the City of Roseville*, February 7, 2001; MuniFinacial, *2020 Citywide Development Projections with Proposed West Roseville Memorandum of Understanding Area*, November 9, 2001.

⁴⁶⁷ DKS Associates, 2002.

County development provides only 10 percent of units as affordable, the region may not be able to meet the demand for affordable housing, which would result in a significant and unavoidable cumulative impact. Therefore, while the WRSP's contribution to affordable housing would be less than significant, the cumulative impact would be **significant** with respect to the availability of affordable housing in the region.

■ Transportation and Circulation

This cumulative traffic analysis considers several scenarios including (1) development that is proposed, but not approved; (2) development that is approved, and not yet constructed, but will be constructed and occupied by 2020; and (3) development that is approved but not expected to be developed until after 2020. The daily traffic volumes within the City under the 2020 Plus SOI Amendment, the 2020 Plus WRSP and 2020 with no project scenarios are shown in Figure 5-2 (Daily Traffic Volumes under Cumulative with Kaiser Expansion Plus SOI Amendment Area) and Figure 5-3 (Daily Traffic Volumes Under Cumulative With Kaiser Expansion Plus West Roseville Specific Plan) and Figure 5-4 (Daily Traffic Volumes Under Cumulative With Kaiser Expansion No Project Conditions) respectively.

This section address the cumulative transportation impacts of the WRSP and the SOI Amendment under the following scenarios.

- 2020 Conditions Plus Kaiser Medical Center Expansion
- No Project with Kaiser Medical Center Expansion
 - › Plus buildout of WRSP
 - › Plus buildout of the full SOI Amendment Area
- 2020 Conditions Plus Construction of Placer Parkway
 - › No Project without Placer Parkway
 - › Buildout of the full SOI Amendment Area with Placer Parkway
- Cumulative conditions that could result from potential development that has not been approved, or that would occur after 2020, in areas outside of the City of Roseville but near the WRSP, including later phases of the Placer Vineyards, Placer Ranch, and South Sutter Specific Plans, as well as others.

The methods of analysis for 2020 conditions with or without the Kaiser project or Placer Parkway are described in Section 4.3, Transportation and Circulation. Development assumptions for the year 2020 are shown in Tables 5-2 and 5-3. These assumptions provide the baseline to which the Kaiser Project and Placer Parkway, as well as the WRSP and SOI Amendment, are added.

Cumulative Conditions With Kaiser Medical Center

The City has received an application for a proposed expansion of the Kaiser Medical Center located on the northwest corner of Douglas and Eureka Boulevard. While expansion of that center was assumed in the development forecast used to evaluate the 2020 CIP (which is the basis for the 2020 No Project Scenario), a recent larger proposal for the expansion indicates that it would generate more trips than assumed in the CIP analysis. This section discusses traffic-related impacts on the City roadway system under a cumulative scenario that assumes expansion of the Kaiser Medical Center with and without the WRSP and SOI Amendment Area.

City of Roseville Roadways

The City's travel demand model was used to estimate the change in daily and p.m. peak hour traffic volumes on roadways throughout the City of Roseville and in surrounding communities due to development of the WRSP or SOI Amendment Area under 2020 conditions.

SOI Amendment Area

An intersection level of service analysis was conducted for this scenario. This analysis includes all signalized intersections within the City of Roseville assumed under 2020 Plus Kaiser Expansion No Project scenario plus signals that would likely be warranted due to development of the full SOI Amendment. A planning-level signal warrant analysis indicates the following 17 intersections would require signalization under the 2020 Plus Kaiser Expansion Plus SOI Amendment scenario:

- Within SOI Amendment
 - › Fiddymment Road and Hayden Parkway South
 - › Fiddymment Road and Hayden Parkway North
 - › Fiddymment Road and SOI East/West Street
 - › Fiddymment Road and Westhills Drive
 - › Blue Oaks Boulevard and Hayden Parkway
 - › Blue Oaks Boulevard and West Side Drive
 - › Blue Oaks Boulevard and Phillip Road
 - › Blue Oaks Boulevard and "N/S" Street
 - › Pleasant Grove Boulevard and Bob Doyle Drive
 - › Pleasant Grove Boulevard and Village Green Drive
 - › Pleasant Grove Boulevard and Collector C
 - › Pleasant Grove Boulevard and West Side Drive

Figure 5-2 **Daily Traffic Volumes Under Cumulative with Kaiser Expansion Plus SOI Amendment Area**

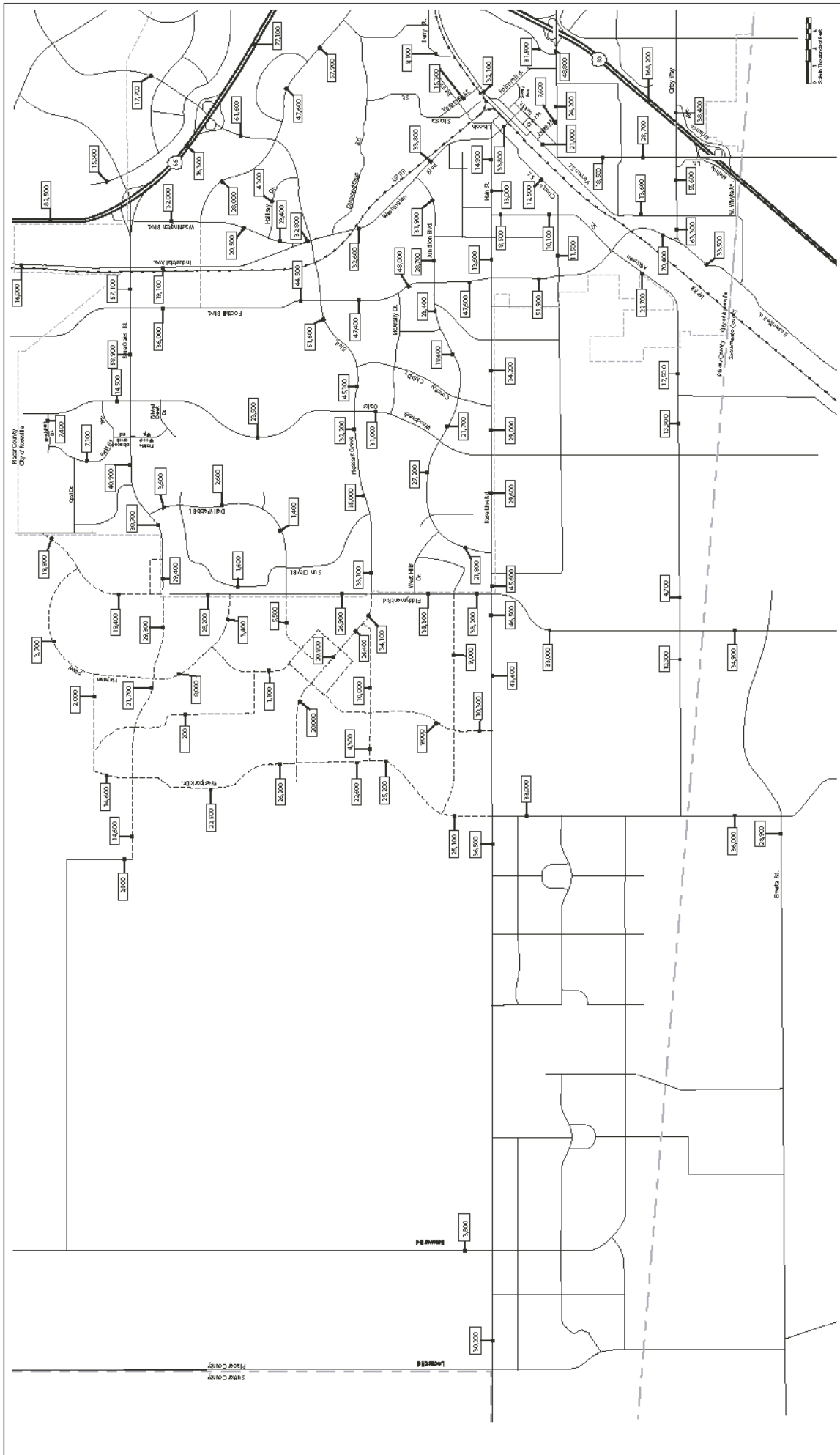


FIGURE 5-2
Daily Traffic Volumes under Kaiser Expansion Plus SOI Amendment Area
 Source: DKS Associates



Figure 5-3 **Daily Traffic Volumes Under Cumulative With Kaiser Expansion Plus West Roseville Specific Plan**

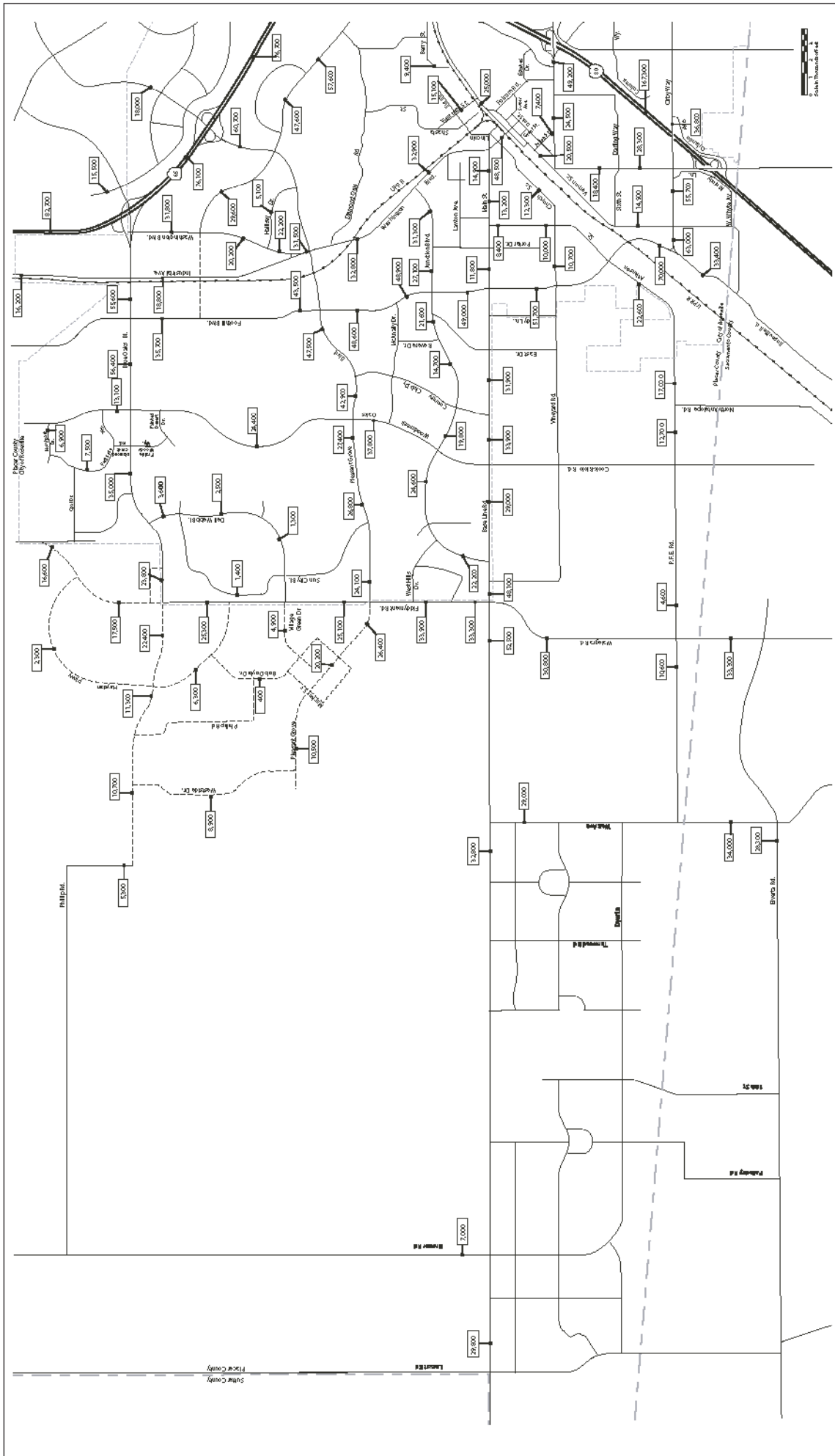


FIGURE 5-3
Daily Traffic Volumes Under Cumulative With Kaiser Expansion Plus West Rosville Specific Plan

Source: DKS Associates

Figure 5-4 **Daily Traffic Volumes Under Cumulative With Kaiser Expansion No Project Conditions**

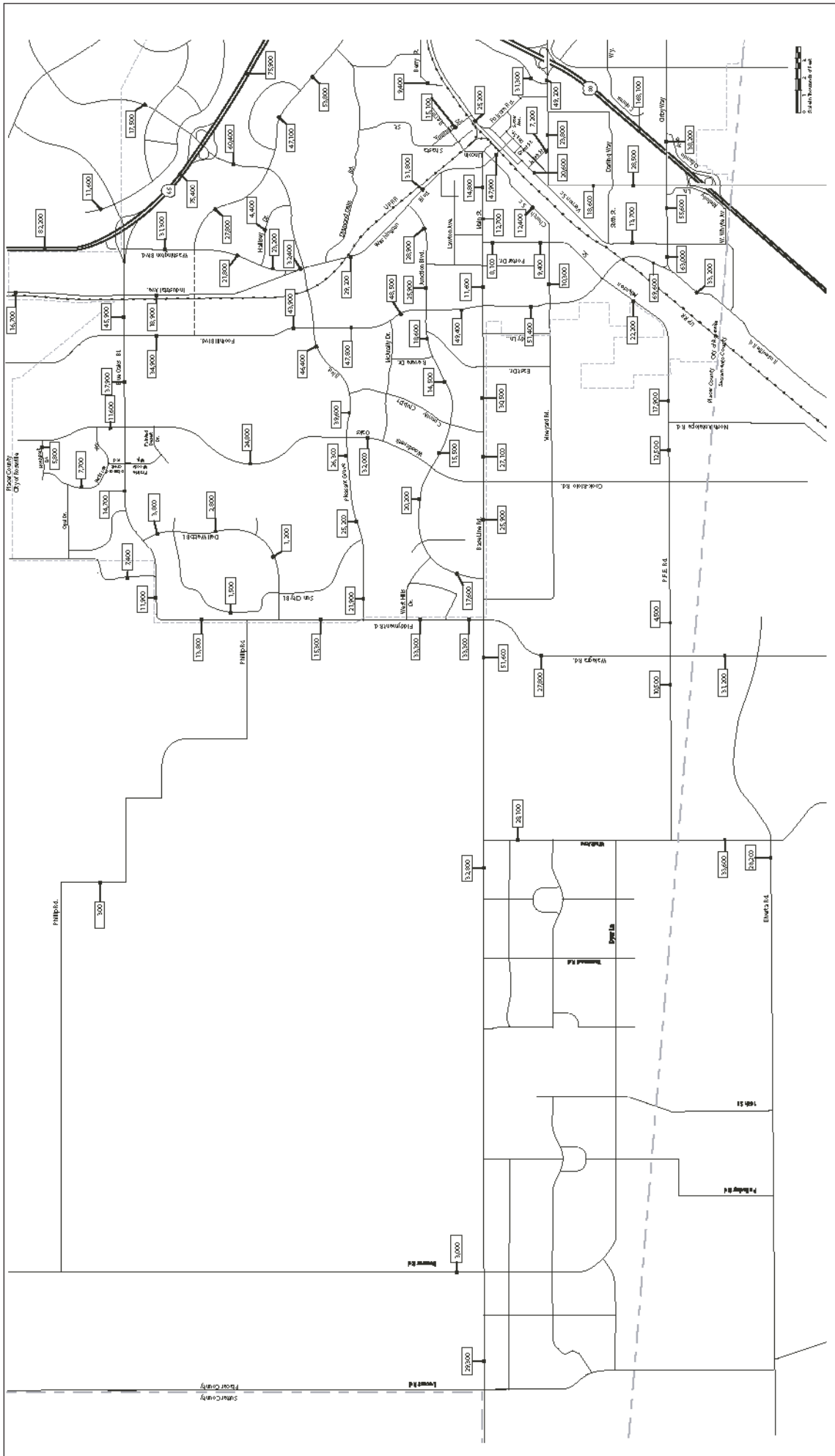


FIGURE 5-4
Daily Traffic Volumes Under Kaiser Expansion No Project Conditions
 Source: DKS Associates

- › Baseline Road and Watt Avenue
- › Baseline Road and Market Street
- › Market Street and Collector C
- › Market Street and SOI E/W Street
- › North/South arterial and Collector C
- Outside SOI Amendment
 - › None

It was assumed that with full development of the SOI Amendment Area, Fiddymment Road from Pleasant Grove Boulevard to Baseline Road and the pre-existing Placer County signalized intersection of Watt Avenue and Baseline Road would be annexed by the City of Roseville. The level of service analysis indicates that Fiddymment Road from north of Pleasant Grove Boulevard to Baseline Road would require widening to six lanes with development of the SOI Amendment Area. This widening was reflected in the travel demand forecasts for the 2020 Kaiser Expansion Plus SOI Amendment scenario.

Table K-3 in Appendix K provides the estimated levels of service for all signalized intersections in the City of Roseville under 2020 Plus Kaiser Expansion No Project and 2020 Plus Kaiser Plus SOI Amendment Expansion Area conditions. This table includes new intersections that would warrant signals under 2020 Plus Kaiser Expansion Plus SOI Amendment conditions.

Table 5-4 shows the number and percentage of City intersections that would operate at LOS C or better under 2020 Plus Kaiser Expansion No Project conditions. The table shows that out of 150 existing planned signalized intersections in the City of Roseville, under 2020 Plus Kaiser Expansion No Project conditions, 106 would operate at LOS C or better assuming no additional improvements beyond those currently identified in the City’s CIP. These represent 70.7 percent of the total signalized intersections. The table also shows that 20 (13.3 percent), 18 (12.0 percent), and six (4.0 percent) of the signalized intersections, would operate at LOS D, E, and F, respectively.

Table 5-4 Intersection Operations 2020 Plus Kaiser Expansion Scenario (With Existing 2020 CIP)

Level of Service	No Project		SOI Amendment		WRSP	
	Number of Intersections	Percentage of total operating at this LOS	Number of Intersections	Percentage of total operating at this LOS	Number of Intersections	Percentage of total operating at this LOS
LOS A–C	106	70.7%	117	70.1%	111	70.3%
LOS D	20	13.3%	24	14.4%	22	13.9%
LOS E	18	12.0%	17	10.2%	19	12.0%
LOS F	6	4.0%	9	5.4%	6	3.8%
Total Intersections	150	100%	167	100%	158	100%

SOURCE: DKS Associates 2003

Table 5-4 also shows the number and percentage of City intersections that would operate at LOS C or better under both 2020 Plus Kaiser Expansion Plus SOI Amendment conditions. Development of the SOI Amendment would add 17 additional signalized intersections within or adjacent to the SOI Amendment Area. Under 2020 Plus Kaiser Expansion Plus SOI Amendment Area conditions, 117 signalized intersections would operate at LOS C or better assuming no additional improvements beyond those currently identified in the City’s CIP. These represent 70.1 percent of the 167 total signalized intersections.

Table 5-5 shows the eleven intersections that would experience a significant level of service impact with buildout of the SOI Amendment under 2020 Plus Kaiser Expansion Plus SOI Amendment Area conditions. Six intersections that would operate at LOS C or better under 2020 Plus Kaiser No Project conditions would deteriorate to LOS D or worse under 2020 Plus Kaiser Plus SOI Amendment Area conditions. Four of these intersections would degrade to LOS D and two would degrade to LOS F. Four intersections that would already operate at LOS D or worse under 2020 Plus Kaiser No Project conditions would degrade to a worse LOS under 2020 Plus Kaiser Plus SOI Amendment conditions. Three of these would deteriorate from LOS D to LOS E, and one would deteriorate from LOS E to LOS F.

**Table 5-5 Intersections With Significant Level of Service Impacts
2020 Plus Kaiser Expansion Scenario**

Roadway		2020 No Project		2020 Plus SOI Amendment Area		2020 Plus WRSP	
North/south	East/west	LOS	V/C	LOS	V/C	LOS	V/C
Diamond Creek	Blue Oaks Blvd	A	0.56	F	1.09	E	0.93
Woodcreek Oaks	Blue Oaks Blvd	C	0.71	D	0.85	C	0.77
Vernon Street	Cirby Way	E	0.98	F	1.02	E	0.98
Eureka Rd	Douglas Blvd	D	0.89	D	0.86	E	0.91
Fiddymnt Rd	Baseline Rd	D	0.87	E	0.96	E	0.91
Foothills Blvd	Blue Oaks Blvd	C	0.81	F	1.14	F	1.03
Foothills Blvd	Pleasant Grove	D	0.89	E	0.91	D	0.89
Foothills Blvd	Vineyard Rd	D	0.90	E	0.95	E	0.91
Fiddymnt Rd	Pleasant Grove	A	0.59	D	0.85	D	0.85
Galleria Blvd	Antelope Creek	C	0.81	C	0.81	D	0.83
Gibson	Roseville Pkwy	C	0.78	D	0.84	D	0.83
Washington Blvd	Junction Blvd	C	0.80	D	0.83	D	0.84
Reserve Drive	Roseville Parkway	E	0.96	F	1.01	F	0.98

NOTE:

Intersections that experience a significant impact are shaded.

SOURCE: DKS Associates 2003

Potential improvements beyond 2020 CIP improvements, shown in Table 5-6 as recommended mitigation measures, were identified for five of the eleven impacted intersections. Several of these measures, are identical to measures identified in Chapter 4.3 because they would be required for the SOI Amendment Area, even if the Kaiser Expansion were not developed.

**Table 5-6 Recommended Mitigation City of Roseville Intersections
Cumulative (With Kaiser Expansion) SOI Amendment Scenario**

Intersection		Recommended Mitigation	Level of Service	
North/South	East/West		Before Mitigation	After Mitigation
Diamond Creek	Blue Oaks Blvd	MM 5-1: Add 3rd eastbound and westbound thru lanes (requires widening of Blue Oaks Boulevard from Woodcreek Oaks to west of Diamond Creek) <u>and</u> Restripe southbound approach to 1 southbound left/thru/right lane and 1 southbound left only lane	F	C
Woodcreek Oaks	Blue Oaks Blvd	MM 5-2: Add 2nd northbound left-turn lane and 2nd southbound left-turn lane	D	C
Vernon St	Cirby Way	No feasible improvement identified	F	F
Fiddymnt Rd	Baseline Rd	MM 5-3: Add 2nd southbound left-turn lane Add 2nd northbound left-turn lane Add 3rd southbound thru lane Add 3rd northbound thru lane	E	C
Foothills Blvd	Blue Oaks Blvd	MM 5-4: Add 3rd southbound thru lane Add 3rd northbound left-turn lane Add 4th westbound thru lane	F	D
Foothills Blvd	Pleasant Grove	No feasible improvement identified	E	E
Foothills Blvd	Vineyard Rd	No feasible improvement identified	E	E
Fiddymnt Rd	Pleasant Grove	No feasible improvement identified	D	D
Gibson	Roseville Pkwy	No feasible improvement identified	D	D
Washington Blvd	Junction Blvd	No feasible improvement identified	D	D
Reserve Drive	Roseville Pkwy	MM 5-5: Restripe northbound Reserve Drive approach to allow 1 left, 1 left/through and 1 right turn lane	F	E
Percentage of Intersections Citywide Operating at LOS C or Better			70.1%	71.9%

NOTE:

Intersections that experience a significant impact are shaded.

SOURCE: DKS Associates, 2003.

- MM 5-1:** Add 3rd eastbound and westbound thru lanes to the intersection of **Diamond Creek and Blue Oaks Boulevard** (requires widening of Blue Oaks Boulevard from Woodcreek Oaks to west of Diamond Creek) and restripe southbound approach to one southbound left/thru/right lane and one southbound left only lane. This measure would result in a LOS C (same as MM 4.3-1(a)).
- MM 5-2:** Add 2nd northbound left-turn lane and 2nd southbound left-turn lane at the intersection of **Woodcreek Oaks and Blue Oaks Boulevard** (same as MM 4.3-1(d)).
- MM 5-3:** Add 2nd southbound and northbound left-turn lanes and 3rd southbound and northbound through lanes at the intersection of **Fiddymnt Road and Baseline Road** (same as MM 4.3-1(b)).
- MM 5-4:** Add 3rd southbound and 4th westbound thru lanes and a 3rd northbound left-turn lane at the intersection of **Foothills Boulevard and Blue Oaks Boulevard** (same as MM 4.3-1(c)).

MM 5-5: *Restripe northbound Reserve Drive approach to allow 1 left, 1 left/through, and 1 right turn lane at the intersection of Reserve Drive and Roseville Parkway.*

Implementation of these improvements would provide a level of service as good or better than the 2020 Plus Kaiser Expansion No Project scenario at these five intersections (see Table 5-6). No feasible improvements were found at six of the affected intersections, which is the same as that identified under the 2020 Plus Full SOI Amendment scenario evaluated in Section 4.3 of Chapter 4.

MM 5-1 provides for the addition of a third through lane in each direction on Blue Oaks Boulevard at its intersection with Diamond Creek Boulevard. Under the 2020 CIP, Blue Oaks Boulevard would be widened to six lanes east of Woodcreek Oaks Boulevard. Further analysis of the travel demand under 2020 Plus SOI Amendment scenario indicates that the SOI Amendment Area would require widening Blue Oaks Boulevard through Diamond Creek from Woodcreek Oaks Boulevard to west of Crocker Ranch Road.

The following intersections would operate at LOS D or worse under the 2020 Plus Kaiser Expansion Plus SOI Amendment Area scenario because no feasible improvements are available to improve them to LOS C or better:

- Vernon St/Cirby Way
- Foothills/Pleasant Grove
- Foothills Blvd/Vineyard Road
- Fiddymont Road/Pleasant Grove Boulevard
- Gibson/Roseville Parkway
- Washington Blvd/Junction Boulevard

The City's level of service policy allows the City Council to take action to accept degradation in the level of service at one or more of the City's signalized intersections (from the levels identified in the 2020 CIP) as long as 70 percent or more of the total signalized intersections in the City would operate at LOS C or better. More than 70 percent of the City's signalized intersections would operate at LOS C or better under 2020 Plus Kaiser Expansion Plus SOI Amendment conditions with or without MM 5-1 through MM 5-5. Since no feasible improvements were found to mitigate significant impacts on levels of service at six intersections, the SOI Amendment contribution would be cumulatively considerable and would also result in a **significant and unavoidable** cumulative impact.

It should be noted that as part of Draft EIR on the Kaiser Medical Center Expansion, additional mitigation measures have been proposed at other intersections; however, the City has not yet acted on

the Kaiser Medical Center Expansion and, therefore, these mitigation measures cannot be assumed to be implemented. If adopted, some of those mitigation measures would further increase the percentage of intersections that would operate at LOS C or better under 2020 Plus Kaiser Expansion Plus SOI Amendment conditions.

West Roseville Specific Plan

An intersection level of service analysis was conducted for this scenario. This analysis includes all signalized intersections within the City of Roseville assumed under the Cumulative No Project scenario plus additional signals that would likely be warranted due to implementation of the WRSP. A planning-level signal warrant analysis indicates the following eight intersections would require signalization under the 2020 Plus Kaiser Expansion Plus WRSP scenario:

- Within WRSP
 - › Fiddymment Road and Hayden Parkway South
 - › Fiddymment Road and Hayden Parkway North
 - › Blue Oaks Boulevard and Hayden Parkway
 - › Blue Oaks Boulevard and West Side Drive
 - › Blue Oaks Boulevard and “N/S” Street
 - › Pleasant Grove Boulevard and Bob Doyle Drive
 - › Pleasant Grove Boulevard and Village Green Drive
- Outside WRSP
 - › Fiddymment Road and Westhills Drive

Table K-3 in Appendix K provides the estimated levels of service for all signalized intersections in the City of Roseville under 2020 Plus Kaiser Expansion No Project and 2020 Plus Kaiser Expansion Plus WRSP conditions. This table includes new intersections that would warrant signals under 2020 Plus WRSP conditions.

Development of the WRSP would add eight additional signalized intersections within or adjacent to the WRSP. Under 2020 Plus Kaiser Expansion Plus WRSP scenario, 111 signalized intersections would operate at LOS C or better (see Table 5-5). These represent 70.3 percent of the 158 total signalized intersections.

Table 5-5 shows the nine intersections that would experience a significant level of service impact under 2020 Plus Kaiser Expansion Plus WRSP conditions. Six intersections that would operate at LOS C or better under 2020 Plus Kaiser Expansion No Project conditions would deteriorate to LOS D or worse

under 2020 Plus WRSP conditions. Four of these would degrade to LOS D, one would degrade to LOS E and one would degrade to Los F. Three intersections that would already operate at LOS D or worse under Cumulative with Kaiser Expansion No Project conditions would degrade to a worse LOS under Cumulative with Kaiser Expansion Plus WRSP conditions. All of these would deteriorate from LOS D to LOS E.

Potential improvements beyond the 2020 CIP improvements, shown in Table 5-7 as recommended mitigation measures, were identified for four of the nine affected intersections. Several of these measures are identical to those identified in Section 4.3 because they would be required for the WRSP with or without the Kaiser Expansion.

Table 5-7 Recommended Mitigation City of Roseville Intersections 2020 Kaiser Expansion Plus WRSP Scenario

Intersection		Recommended Mitigation	Level of Service	
North/south	East/west		Before Mitigation	After Mitigation
Diamond Creek	Blue Oaks Blvd	MM 5-5: Add 3rd eastbound and westbound thru lanes (requires widening of Blue Oaks Boulevard from Woodcreek Oaks to west of Diamond Creek) and Restripe southbound approach to 1 southbound left/thru/right lane and 1 southbound left only lane	E	B
Eureka Rd	Douglas Blvd	No feasible improvement identified	E	E
Fiddymnt Rd	Baseline Rd	MM 5-6: Add 2nd northbound left-turn lane and 2nd southbound left-turn lane	E	D
Foothills Blvd	Blue Oaks Blvd	MM 5-7: Add 3rd southbound thru and 3rd northbound left-turn lanes Add 4th westbound thru lane	F	C
Foothills Blvd	Vineyard Rd	No feasible improvement identified.	E	E
Galleria Blvd	Antelope Creek	No feasible improvement identified	D	D
Fiddymnt Rd	Pleasant Grove	MM 5-8: Add 3rd northbound and 3rd southbound thru lanes	D	C
Gibson	Roseville Pkwy	No feasible improvement identified	D	D
Washington Blvd	Junction Blvd	No feasible improvement identified	D	D
Percentage of Intersections Citywide Operating at LOS C or Better			70.3%	72.2%

NOTE: Intersections that experience a significant impact are shaded.

SOURCE: DKS Associates 2003

MM 5-5: *Restripe northbound Reserve Drive approach to allow 1 left, 1 left/through, and 1 right turn lane at the intersection of Reserve Drive and Roseville Parkway.*

MM 5-6: *Add a 2nd northbound left-turn lane and a 2nd southbound left-turn lane to the intersection of Fiddymnt Road and Blue Oaks Boulevard.*

MM 5-7: *Add 3rd southbound thru and 3rd northbound left-turn lanes, and a 4th westbound thru lane at the intersection of Foothills Boulevard and Blue Oaks Boulevard (same as MM 4.3-2(c)).*

MM 5-8: *Add 3rd northbound and 3rd southbound thru lanes to the intersection of Fiddlyment Road and Pleasant Grove Boulevard (same as MM 4.3-2(d)).*

Implementation of these measures would provide a level of service as good or better than the 2020 Plus Kaiser Expansion No Project scenario at these intersections (see Table 5-7). No feasible improvements were found at five intersections under 2020 Plus Kaiser Expansion Plus WRSP conditions, compared to three under 2020 Plus WRSP conditions.

Under the 2020 CIP, Blue Oaks Boulevard would be widened to six lanes east of Woodcreek Oaks Boulevard. Further analysis of the travel demand under 2020 Plus WRSP scenario indicates that the WRSP would require widening Blue Oaks Boulevard from Woodcreek Oaks Boulevard to west of Crocker Ranch Road, as indicated in MM 5-6.

The intersections for which feasible improvements are not available are

- Eureka Road/Douglas Boulevard
- Foothills Boulevard/Vineyard Road
- Galleria Boulevard/Antelope Creed
- Gibson/Roseville Parkway
- Washington Boulevard/Junction Boulevard

The mitigation measures discussed above would result in more than 70 percent of the total signalized intersections in the City operating at LOS C or better. Nonetheless, since no feasible improvements were found to mitigate significant impacts on levels of service at five intersections, the WRSP contribution would be cumulatively considerable and would also result in a **significant and unavoidable** cumulative impact.

It should be noted that as part of Draft EIR on the Kaiser Medical Center Expansion, additional mitigation measures have been proposed at other intersections; however, the City has not yet acted on the Kaiser Medical Center Expansion and, therefore, these mitigation measures cannot be assumed to be implemented. If adopted, some of those mitigation measures would further increase the percentage of intersections that would operate at LOS C or better under 2020 Plus WRSP conditions.

Cumulative Conditions with Placer Parkway

The Placer County Transportation Planning Agency (PCTPA) has developed a concept plan for Placer Parkway, a six-lane transportation facility that would connect SR-65 in the Lincoln/Roseville/Rocklin area to SR 70/99 (in Sutter County) to the Sacramento International Airport. This proposed connection is cited

in the Placer County General Plan and the PCTPA Regional Transportation Plan. Rapid growth and development proposals in southern and western Placer County, Northern Sacramento County, and Southern Sutter County, combined with the need to improve goods movement through the corridor, have intensified the need for a regional consensus on the future of this transportation facility.

Preliminary work has been done for the scope, schedule, and estimated cost of the environmental and engineering studies that would be necessary for adoption of a route for Placer Parkway by the California Transportation Commission (CTC) and local agencies. The subsequent detailed environmental review process would need to fully evaluate a range of viable alternatives at the same level of detail. PCTPA is starting a three- to four-year process to conduct a Tier 1 Environmental Impact Statement (EIS)/EIR, which would provide environmental clearance under both the National Environmental Policy Act (NEPA) and CEQA. The Federal Highway Administration (FHWA) will be the lead agency for the EIR under NEPA. The PCTPA will be the lead agency for the EIR under CEQA. The PCTPA will be conducting the environmental review and associated technical studies to define a precise alignment for Placer Parkway over the next several years.

Because the analysis shows that Placer Parkway would generally improve traffic conditions with the full SOI Amendment, no specific analysis was conducted for the WRSP (alone) under Cumulative with Placer Parkway conditions because a similar improvement in conditions would be anticipated with Placer Parkway and development of the WRSP.

As shown in Figure 6-3 (Alternative 3 Increased Intensity), in Chapter 6, Alternatives, a potential alignment for Placer Parkway identified in the Project Study Report (PSR) would pass through the WRSP and Remainder Area. Another potential conceptual alignment for Placer Parkway would parallel Baseline Road about one mile north of that east/west roadway. The third conceptual alignment would go through the middle of the WRSP area. All potential alignments are subject to change as a result of the Tier I analysis.

As demonstrated below, an alignment similar to the alignment considered in this EIR for Placer Parkway would provide a substantial benefit to the City of Roseville's roadway system. Under 2020 Plus SOI Amendment conditions (but without the mitigation identified for the SOI Amendment in Section 4.3), Placer Parkway would reduce the number of intersections in the City that would operate at LOS F from nine to four and would increase the number of intersections operating at LOS C or better from 117 to 122 (from 70.1 percent of the total signalized intersections to 73.1 percent).

The WRSP is not designed to accommodate an alignment for Placer Parkway because all of the identified alignments are conceptual, and, according to PCTPA, a "preferred" alignment has not been identified or

adopted. This EIR does evaluate an alternative that includes a Placer Parkway alignment in the northern portion of the WRSP and Remainder Area. Due to its strategic location within the potential Placer Parkway corridor, the WRSP or SOI Amendment could preclude potential feasible alignments that meet the purpose and need for that regional facility. However, there is a one mile-wide area between the WRSP and Sunset Boulevard West in which to locate the 1,000-foot corridor needed for the future parkway, so that a feasible alignment that avoids all or most of the WRSP and/or Remainder Area may be possible. Furthermore, the costs and benefits of placing the alignment through the WRSP and Remainder Area must be considered by PCTPA during its identification and selection of a preferred alignment. That analysis would take into account existing and planned land uses in the study area, such as the WRSP (if adopted).

City of Roseville Roadways

SOI Amendment Area

The City's travel demand model was used to estimate the change in daily and p.m. peak hour traffic volumes on roadways throughout the City of Roseville and in surrounding communities due to development of the SOI Amendment under 2020 conditions. The daily traffic volumes within the City under the 2020 SOI Amendment Area with Placer Parkway scenario are shown in Figure 5-5 (Daily Traffic Volumes Under 2020 With Placer Parkway Plus SOI Amendment Area).

An intersection level of service analysis was conducted for this scenario. This analysis includes all signalized intersections within the City of Roseville assumed under the 2020 No Project scenario plus signals that would likely be warranted due to development of the full SOI Amendment. A planning-level signal warrant analysis indicates the following 17 intersections would require signalization under the 2020 Plus SOI Amendment with Placer Parkway scenario:

- Within SOI Amendment Area
 - › Fiddymment Road and Hayden Parkway South
 - › Fiddymment Road and Hayden Parkway North
 - › Fiddymment Road and SOI East/West Street
 - › Fiddymment Road and Westhills Drive
 - › Blue Oaks Boulevard and Hayden Parkway
 - › Blue Oaks Boulevard and West Side Drive
 - › Blue Oaks Boulevard and Phillip Road
 - › Blue Oaks Boulevard and "N/S" Street
 - › Pleasant Grove Boulevard and Collector "A"

- › Pleasant Grove Boulevard and Market Street
- › Pleasant Grove Boulevard and Collector “C”
- › Pleasant Grove Boulevard and West Side Drive
- › Baseline Road and Watt Avenue
- › Baseline Road and Market Street
- › Market Street and Collector “C”
- › Market Street and SOI “E/W” Street
- › Watt Ave and Collector “C”
- Outside SOI Amendment
 - › None

It was assumed that with full development of the SOI Amendment Area, Fiddymment Road from Pleasant Grove Boulevard to Baseline Road and the pre-existing Placer County signalized intersection of Watt Avenue and Baseline Road would be annexed by City of Roseville. The level of service analysis indicates that Fiddymment Road from north of Pleasant Grove Boulevard to Baseline Road would require widening to six lanes with development of the full SOI Amendment Area. This widening was reflected in the travel demand forecasts for this scenario.

Table K-4 in Appendix K provides the estimated levels of service for all signalized intersections in the City of Roseville under 2020 Plus SOI Amendment Area No Placer Parkway and 2020 Plus SOI Amendment Area Plus Placer Parkway conditions. This table includes new intersections that would warrant signals under 2020 Plus Full SOI Amendment conditions.

Table 5-8 shows the number and percentage of City intersections that would operate at LOS C or better under both 2020 Plus SOI Amendment Area No Placer Parkway and 2020 Plus SOI Amendment Plus Placer Parkway conditions. Under 2020 Plus SOI Amendment Area Plus Placer Parkway conditions (but without the mitigation identified for the SOI Amendment in Section 4.3) 122 signalized intersections would operate at LOS C or better. These represent 73.1 percent of the 167 total signalized intersections. This percentage is higher than the Cumulative Plus SOI Amendment without Placer Parkway scenario (see Table 5-8).

Figure 5-5 **Daily Traffic Volumes Under 2020 With Placer Parkway Plus SOI Amendment Area**

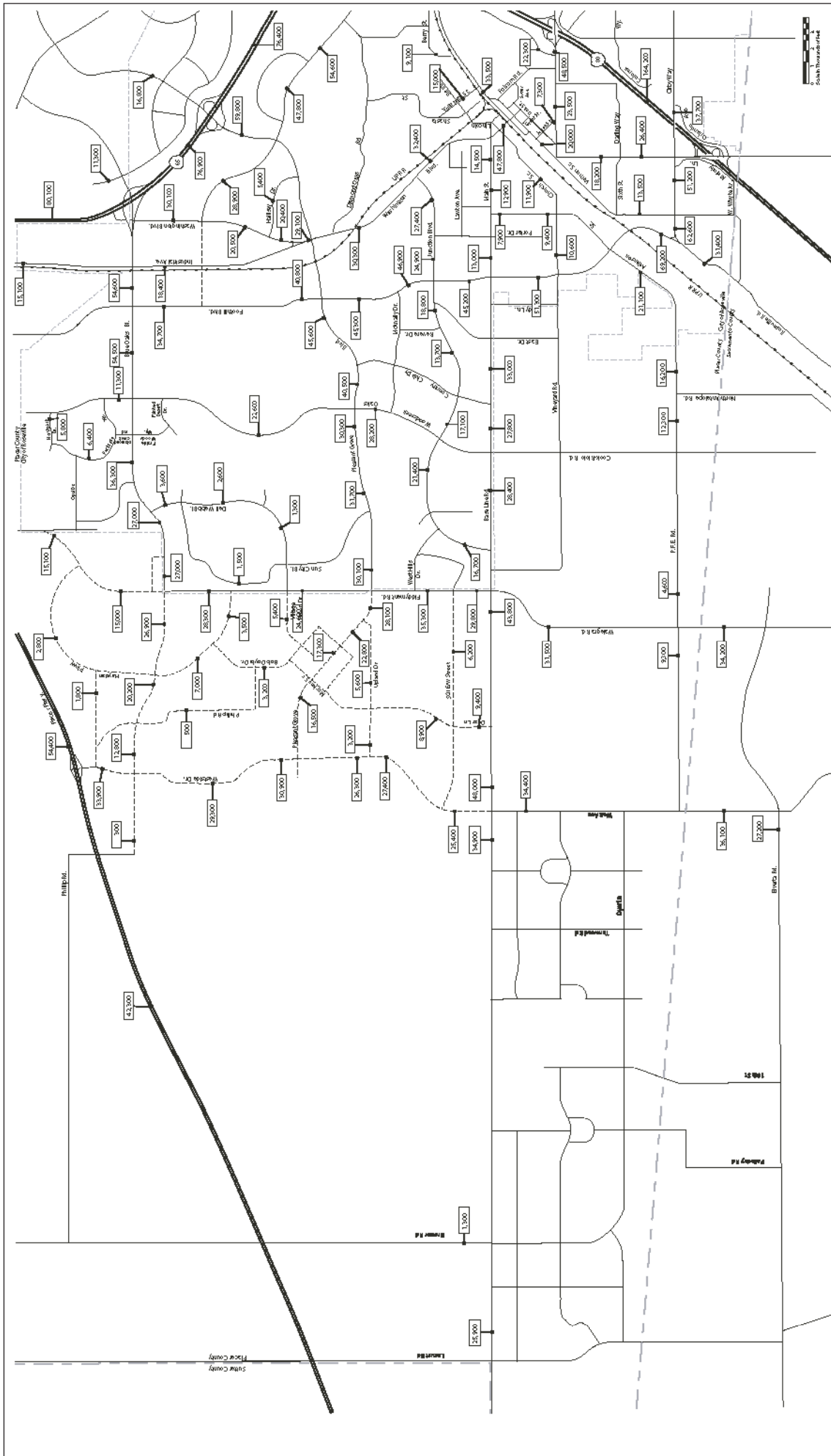


FIGURE 5-5
Daily Traffic Volumes Under 2020 With Placer Parkway Plus SOI Amendment Area

Source: DKS Associates



Table 5-8 Intersection Operations 2020 Plus SOI Amendment Area Plus Placer Parkway (With Existing 2020 CIP)

Level of Service	2020 No Project (No SOI Amendment or Placer Parkway)		2020 Plus SOI Amendment Area		2020 Plus SOI Amendment Plus Placer Parkway	
	Number of Intersections	Percentage of total operating at this LOS	Number of Intersections	Percentage of total operating at this LOS	Number of Intersections	Percentage of total operating at this LOS
LOS A-C	107	71.3%	117	70.1%	122	73.1%
LOS D	23	15.3%	25	15.0%	26	15.6%
LOS E	14	9.3%	16	9.6%	15	9.0%
LOS F	6	4.0%	9	5.4%	4	2.4%
Total Intersections	150	100%	167	100%	167	100%

SOURCE: DKS Associates 2003

Table 5-9 shows the seven intersections that would experience a significant level of service impact 2020 Plus Amendment Area Plus Placer Parkway scenario. Six intersections that would operate at LOS C or better under 2020 No Project conditions would deteriorate to LOS D or worse under 2020 Plus SOI Amendment Area Plus Placer Parkway conditions. Five of these intersections would degrade to LOS D and one would degrade to LOS E. One intersection that would already operate at LOS D or worse under 2020 No Project conditions would degrade to LOS E under 2020 Plus SOI Amendment Area Plus Placer Parkway conditions.

Table 5-9 Intersections With Significant Level of Service Impacts 2020 Plus SOI Amendment Area Plus Placer Parkway

Roadway		2020 No Project (No SOI Amendment or Placer Parkway)		2020 Plus SOI Amendment Area		2020 Plus SOI Amendment Area Plus Placer Parkway	
North/south	East/west	LOS	V/C	LOS	V/C	LOS	V/C
Diamond Creek	Blue Oaks Blvd	A	0.57	F	1.08	D	0.90
I-80 WB Off	Douglas Blvd	C	0.81	C	0.79	D	0.83
Foothills Blvd	Blue Oaks Blvd	C	0.81	F	1.14	E	1.00
Foothills Blvd	Vineyard Rd	D	0.89	E	0.96	E	0.91
Gibson	Roseville Pkwy	C	0.78	D	0.85	D	0.82
Washington Blvd	Junction Blvd	C	0.80	D	0.83	D	0.82
Watt Ave	Baseline Rd	N/A	N/A	D	0.88	D	0.83

NOTE:

Intersections that experience a significant impact are shaded.

SOURCE: DKS Associates 2003

As shown in Table 5-10, potential improvements beyond the 2020 CIP improvements were identified for three of the six affected intersections:

Table 5-10 Recommended Mitigations For City of Roseville Intersections 2020 Plus Full SOI Area Plus Placer Parkway Scenario

Intersection		Recommended Mitigation	Level of Service	
North/south	East/west		Before Mitigation	After Mitigation
Diamond Creek	Blue Oaks Blvd	MM 5-1: Add 3rd eastbound and westbound thru lanes (requires widening of Blue Oaks Boulevard from Woodcreek Oaks to west of Diamond Creek) <i>and</i> Restripe southbound approach to 1 southbound left/thru/right lane and 1 southbound left only lane	E	C
I-80 WB Off	Douglas Blvd	No feasible improvement identified	D	D
Foothills Blvd	Blue Oaks Blvd	MM 5-4: Add 3rd southbound thru lane Add 3rd northbound left-turn lane Add 4th westbound thru lane	E	C
Foothills Blvd	Vineyard Rd	No feasible improvement identified	E	D
Gibson	Roseville Pkwy	No feasible improvement identified	D	D
Washington Blvd	Junction Blvd	No feasible improvement identified	D	D
Watt Ave	Baseline Rd	MM 5-9: Add 3rd northbound and add 3rd southbound thru lane	E	D
Percentage of Intersections Citywide Operating at LOS C or Better			73.1%	74.3%
SOURCE: DKS Associates 2003				

*MM 5-1: Add 3rd eastbound and westbound thru lanes to the intersection of **Diamond Creek and Blue Oaks Boulevard** (requires widening of Blue Oaks Boulevard from Woodcreek Oaks to west of Diamond Creek) and re-stripe southbound approach to one southbound left/thru/right lane and one southbound left only lane. This measure would result in a LOS C (same as MM 4.3-1(a)).*

*MM 5-4: Add 3rd southbound thru lane, 3rd northbound left-turn lane, and 4th westbound thru lane to the intersection of **Foothills Boulevard and Blue Oaks Boulevard**. This measure would result in a LOS C (same as MM 4.3-1(c)).*

*MM 5-9: Add 3rd northbound and southbound thru lane to the intersection of **Watt Avenue and Baseline Road**. This measure would result in a LOS D (same as MM 4.3-1(f)).*

MM 5-1 and MM 5-4 were also identified under the 2020 Plus with SOI Amendment Area scenario with or without the Kaiser Expansion. MM 5-2 and MM 5-3 would not be required if Placer Parkway is constructed.

Implementation of MM 5-1, MM 5-4, and MM 5-9 would improve operations at two intersections to LOS C. At the intersection of Watt Avenue and Baseline Road, the recommended mitigation measure would improve conditions from LOS E to LOS D. No feasible improvements were identified for the following four intersections:

- I-80 WB Off/ Douglas Boulevard
- Foothills Blvd/Vineyard Road

- Gibson/Roseville Parkway
- Washington Blvd/Junction Boulevard

As previously discussed, the City's level of service policy allows the City Council to take action to except degradation in the level of service of one or more of its signalized intersections from the levels identified in the 2020 CIP as long as 70 percent or more of the total signalized intersections in the City would operate at LOS C or better. With or without the recommended intersection mitigation measures, more than 70 percent of the City's signalized intersections would operate at LOS C or better under 2020 Plus SOI Amendment Area Plus Placer Parkway conditions. However, since no feasible improvements were identified to mitigate significant impacts on levels of service at five intersections, the SOI Amendment contribution would be cumulatively considerable and would also result in a **significant and unavoidable** cumulative impact under the Placer Parkway scenario.

State Highways

SOI Amendment Area

Table 5-11 shows the projected daily traffic volumes and levels of service on State highways within the City of Roseville under 2020 Plus SOI Amendment Area Plus Placer Parkway conditions. Table 5-12 provides estimated change in daily traffic volumes for interchange ramps to the State highways within the City, while Table 5-13 provides the peak hour levels of service at intersections between freeway ramps and local roadways in Roseville. The analysis assumes that all of the 2020 transportation improvements contained in the Metropolitan Transportation Plan (MTP) would be implemented, including the widening of I-80 to accommodate HOV lanes between Madison Avenue and the Sacramento/Placer County line and construction of the State Route 65 Lincoln Bypass.

The estimated 2020 development levels under the adopted General Plans of Roseville and surrounding jurisdictions would increase traffic volumes on State highways within the City of Roseville. The analysis shows that I-80, between SR-65 and Sacramento/Placer County line, and SR-65, through Roseville, would operate at LOS F conditions during peak hours. Although traffic volumes would increase under SOI Amendment conditions, the degraded level of service anticipated on both I-80 and SR-65 under cumulative conditions would exist with or without the SOI Amendment, and Placer Parkway would reduce volumes on the certain (study) segments. Because the SOI Amendment would not cause a highway segment to operate at LOS F conditions (with or without Placer Parkway) and Placer Parkway would reduce traffic on most highway segments, its contribution would not be cumulatively considerable and is thus considered to be a **less-than-significant** cumulative impact.

**Table 5-11 State Highways Average Daily Traffic Volumes
2020 Plus SOI Amendment Area Plus Placer Parkway Scenario**

Facility	Segment	Lanes	2020 No Project (No SOI Amendment or Placer Parkway)		2020 Plus SOI Amendment Area		2020 Plus SOI Amendment Plus Placer Parkway	
			ADT	LOS	ADT	LOS	ADT	LOS
I-80	Sac. County line to Riverside Ave	8+2HOV	200,900	F1	201,400	F1	195,800	F1
	Riverside Avenue to Douglas Blvd	6	167,400	F3	166,400	F3	163,600	F2
	Douglas Blvd to Eureka Rd	6	159,800	F2	159,900	F2	155,600	F2
	Eureka Rd to SR-65	8	180,900	F1	181,900	F1	174,700	F1
	SR-65 to Rocklin Rd	6	116,900	E	117,000	E	115,800	E
SR-65	Galleria to Pleasant Grove Blvd	4	75,700	D	76,300	E	76,000	E
	Pleasant Grove Blvd to Blue Oaks Blvd	4	75,300	D	75,900	D	76,400	E
	Blue Oaks Blvd to Sunset Blvd	4	82,300	F1	82,500	F1	80,400	F1
SR 70/99	North of Riego Road	4	28,800	A	28,700	A	45,300	B
	South of Riego Road	4	52,500	B	51,300	B	65,600	C

NOTES:

Roadway segment levels of service (LOS) are based on roadway capacities and LOS criteria in Table 4.3-9

F1 represents LOS F conditions for 1 hour during the morning and evening peak commute periods while F2 represents LOS F conditions for 2 hours.

Intersections that experience a significant impact are shaded.

SOURCE: DKS Associates 2003

**Table 5-12 Interchange Ramps Estimated Change in Average Daily Traffic Volumes
2020 Plus SOI Amendment Area Plus Placer Parkway Scenario**

Interchange	Ramps	Estimated Change in Daily Volume Due to Development of SOI Amendment Area
I-80 / Riverside Ave	Westbound On from Southbound Riverside Ave	-2050 (15.3%)
	Westbound On from Northbound Riverside Ave	+290 (6.1%)
	Westbound Off	-480 (6.3%)
	Eastbound On	+180 (2.5%)
	Eastbound Off to Northbound Riverside Ave	-150 (1.4%)
	Eastbound Off to Auburn Blvd/Orlando Ave	+260 (2.1%)
SR-65 / Pleasant Grove Blvd	Northbound On from Eastbound Pleasant Grove	+240 (5.7%)
	Northbound On from Westbound Pleasant Grove	+240 (11.2%)
	Northbound Off	+350 (4.0%)
	Southbound On from Eastbound Pleasant Grove	-390 (5.8%)
	Southbound On from Westbound Pleasant Grove	-370 (12.8%)
	Southbound Off	-60 (0.9%)
SR-65 / Blue Oaks Blvd	Northbound On	-750 (6.0%)
	Northbound Off to Eastbound Blue Oaks Blvd	-100 (4.3%)
	Northbound Off to Westbound Blue Oaks Blvd	+450 (4.7%)
	Southbound On from Eastbound Blue Oaks Blvd	+620 (6.9%)
	Southbound On from Washington Blvd	-180 (6.7%)
	Southbound Off	-1040 (7.6%)

SOURCE: DKS Associates 2003

Table 5-13 State Highway Ramps Level of Service at Intersections 2020 Plus SOI Amendment Area Plus Placer Parkway Scenario

Location	2020 No Project (No SOI Amendment or Placer Parkway)		2020 Plus SOI Amendment Area		2020 Plus SOI Amendment Area Plus Placer Parkway	
	LOS	V/C	LOS	V/C	LOS	V/C
Riverside Ave and I-80 WB Off-ramp	A	0.44	A	0.44	A	0.44
SR-65 NB Off-ramp and Blue Oaks Blvd	A	0.68	C	0.71	A	0.60
SR-65 NB Off-ramp and Pleasant Grove	A	0.54	A	0.54	A	0.52
SR-65 SB Off-ramp and Pleasant Grove	A	0.51	A	0.50	A	0.48
Washington Blvd/SR-65 SB Off and Blue Oaks Blvd	B	0.66	B	0.68	A	0.59
I-80 WB Off-ramp and Douglas Blvd	C	0.81	C	0.79	D	0.83
I-80 WB On-ramp and Atlantic St	C	0.75	C	0.73	C	0.71
SR-65 NB On-ramp and Stanford Ranch Blvd	B	0.68	B	0.69	B	0.69
SR-65 SB On-ramp and Stanford Ranch Blvd/Galleria Blvd	C	0.73	C	0.75	C	0.74
I-80 WB Off-ramp/Taylor Rd and Eureka Rd	E	0.94	E	0.91	D	0.89

SOURCE: DKS Associates 2003

Placer County Roadways

SOI Amendment Area

Table 5-14 shows the projected daily traffic volumes on Placer County roadways under Cumulative Plus SOI Amendment with Placer Parkway conditions. These daily volumes were estimated by the City of Roseville's travel demand model. The analysis assumes that those improvements to Placer County's roadways that were included in the Sacramento Area Council of Government's (SACOG's) MTP for 2020 would be implemented. This includes the widening of Baseline Road from Fiddymment Road to west of Watt Avenue to six lanes (including the portion adjacent to Area 1 of Placer Vineyards) and the remainder of Baseline Road to the Sutter County line to 4 lanes, as well as the widening of both Watt Avenue and Walerga Road between Baseline Road and the Sacramento/Placer County line. It was assumed that with full development of the SOI Amendment Area, Fiddymment Road from Pleasant Grove Boulevard to Baseline Road would be annexed into the City of Roseville and thus would not be part of Placer County's roadway system.

**Table 5-14 Placer County Average Daily Traffic Volumes and Levels of Service
2020 Plus SOI Amendment Area Plus Placer Parkway Scenario**

Roadway	Location	Assumed Lanes in 2020	2020 No Project (No SOI Amendment or Placer Parkway)		2020 Plus SOI Amendment Area		2020 Plus SOI Amendment Area Plus Placer Parkway	
			ADT	LOS	ADT	LOS	ADT	LOS
Baseline Road	Sutter Co. to Tanwood	4	29,300	D	30,200	D	25,900	C
	Tanwood to Watt Ave	6	32,700	B	36,500	B	34,500	B
	Watt Ave to Fiddymment	6	51,600	E	46,300	D	43,600	D
Fiddymment Road	Baseline Rd to Pleasant Grove Blvd	4	33,300	E	N/A ¹	N/A ¹	N/A ¹	N/A ¹
	Roseville City Limits to Sunset	2	12,900	C	16,000	D	12,600	B
Walerga Road	Baseline Road to PFE Road	4	27,700	C	33,000	E	32,200	D
Watt Avenue	Baseline Road to PFE Road	4	27,800	C	36,100	F	33,100	E
Phillip Road	Proposed Project to Brewer Road	2	300	A	3,000	A	200	A

NOTES:

Roadway segment levels of service (LOS) are based on roadway capacities and LOS criteria in Table 4.3-9. Intersections that experience a significant impact are shaded.

1. Roadway segment would be within City limits under this scenario.

SOURCE: DKS Associates 2003

A roadway segment level of service analysis (summarized in Table 5-15) indicates that development under 2020 Plus SOI Amendment Area Plus Placer Parkway conditions would cause Watt Avenue between Baseline Road and PFE Road to worsen from LOS C to LOS E and Walerga Road between Baseline Road and PFE would worsen from LOS C to LOS D.

**Table 5-15 Placer County Intersection Levels of Service
2020 Plus SOI Amendment Area Plus Placer Parkway Scenario**

Roadway		2020 No Project (No SOI Amendment or Placer Parkway)		2020 Plus SOI Amendment Area		2020 Plus SOI Amendment Area Plus Placer Parkway	
North/south	East/west	LOS	V/C	LOS	V/C	LOS	V/C
Watt Avenue	PFE Road	C	0.73	D	0.87	D	0.87
Watt Avenue	Baseline Road	C1	0.73	E1	0.98	E1	0.92
Pleasant Grove Dr	Baseline Road	D	0.87	E	0.92	E	0.92

NOTES:

All intersections assumed to be signalized by 2020. Intersections that experience a significant impact are shaded.

1. Level of service analysis for this intersection is based on modified Circular 212 capacities used by Roseville for its CIP.

SOURCE: DKS Associates 2003

An intersection level of service analysis, summarized in Table 5-16, was also conducted at several key intersections in unincorporated Placer County under 2020 Plus SOI Amendment Area Plus Placer Parkway conditions. This analysis indicates under 2020 Plus SOI Amendment Area Plus Placer Parkway conditions; the intersection of Watt Avenue and PFE Road would worsen from LOS C to LOS D, the intersection of Watt Avenue and Baseline Road would worsen from LOS C to LOS E, and the intersection of Pleasant Grove Drive and Baseline Road would degrade from LOS D to LOS E. In each case, this degradation would occur with or without Placer Parkway

**Table 5-16 Placer County Roadway Segment Mitigations
2020 Plus SOI Amendment Area Plus Placer Parkway**

Roadway	Location	Assumed Lanes in 2020	Mitigation	LOS	
				Before Mitigation	After Mitigation
Walerga Road	Baseline Road to PFE Road	4	MM 5-10: Widen to 6 lanes	E	B
Watt Avenue	Baseline Road to PFE Road	4	MM 5-11: Widen to 6 lanes	F	B

NOTES:

Roadway segment levels of service (LOS) are based on roadway capacities and LOS criteria in Table 4.3-9.

Segments that operate at LOS D or worse are shaded.

SOURCE: DKS Associates 2003

The degradation of County roadway and intersection operations to LOS D or worse would be cumulatively considerable and would also result in a significant cumulative impact. Implementation of the mitigation measures summarized in Tables 5-16 and 5-17 would improve conditions on affected roadways to acceptable (less than significant) levels. Several of these measures were also identified for the 2020 Plus SOI Amendment Area without Placer Parkway, as discussed in Section 4.3 of Chapter 4.

**Table 5-17 Placer County Recommended Mitigations For Intersections
2020 Plus SOI Amendment Area Plus Placer Parkway**

Intersection		Recommended Mitigation	Level of Service	
North/south	East/west		Before Mitigation	After Mitigation
Watt Avenue	PFE Road	MM 5-12: Widen Watt Ave to 6 lanes at this intersection	D	C
Watt Avenue	Baseline Road	MM 5-13: Add 3 rd northbound and 3 rd southbound through lanes.	E	C or better
Pleasant Grove Dr	Baseline Road	MM 5-14: Add northbound right turn lane	E	D

NOTE:

Intersections that operate at LOS D or worse are shaded.

SOURCE: DKS Associates 2003

MM 5-10: *Widen Walerga Road between Baseline Road and PFE Road to six lanes. This measure would result in LOS B conditions on this segment.*

MM 5-11: *Widen Watt Avenue between Baseline Road and PFE Road from four to six lanes. Based on Placer County's roadway segment capacities, this measure would result in LOS C or better conditions on this segment of Watt Avenue (same as MM 4.3-4(c)).*

MM 5-12: *Widen Watt Avenue to six lanes at the intersection with PFE Road. This measure would result in LOS C.*

MM 5-13: *Add 3rd northbound and southbound through lanes at the intersection of Watt Avenue and Baseline Road, which would result in LOS D (same as MM 4.3-4(f)).*

MM 5-14: *Add a northbound right turn lane to the intersection of Pleasant Grove Drive and Baseline Road (same as MM 4.3-4(g)).*

Implementation of the above measures would reduce this impact to a less-than-significant level. However, the improvements lie outside the jurisdiction of the City of Roseville, and within the jurisdiction of Placer County. If the improvements are not implemented, levels of service would remain as shown in Tables 5-14 and 5-15. Therefore, the SOI contribution would be cumulatively considerable and would also result in a **significant and unavoidable** cumulative impact.

City of Rocklin Roadways

SOI Amendment Area

Table 5-18 shows the projected daily traffic volumes on roadways in the City of Rocklin under the 2020 Plus SOI Amendment Area Plus Placer Parkway scenario. These daily volumes were estimated by the City of Roseville’s travel demand model. The analysis assumes that those improvements to Rocklin’s roadways that were included in Rocklin’s 2020 Capital Improvement Program (CIP), plus the roadways in Rocklin’s proposed Northwest Annexation Area would be implemented.

Table 5-18 City of Rocklin Roadways Average Daily Traffic Volumes and Levels of Service 2020 Plus SOI Amendment Area Plus Placer Parkway

Roadway	Location	Assumed Lanes in 2020	2020 Without Project (No SOI Amendment or Placer Parkway)		2020 Plus SOI Amendment Area		2020 Plus SOI Amendment Area Plus Placer Parkway	
			ADT	LOS	ADT	LOS	ADT	LOS
Sunset Blvd	SR-65 to W. Stanford Ranch	6	27,100	A	30,000	A	28,400	A
	W. Stanford Ranch W. Oaks	6	40,800	C	41,400	C	39,000	C
	W. Oaks to Park	6	40,900	C	43,400	C	41,800	C
	Park to Stanford Ranch	6	42,200	C	44,300	D	42,600	C
	Stanford Ranch to Whitney Blvd	6	40,700	C	42,300	C	40,500	C
	Whitney Blvd to Pacific Ave	6	46,900	D	47,800	D	46,700	D
Park Drive	Roseville City limits to Sunset Blvd	4	17,500	A	17,500	A	17,100	A
Blue Oaks Blvd	Route 65 to Lone Tree Blvd	6	37,000	B	41,500	C	37,200	C
	Lone Tree Blvd to Sunset Blvd	4	25,600	C	26,200	C	24,800	B
Stanford Ranch Rd	Fairway Dr to Sunset Blvd	6	28,000	A	28,400	A	27,400	A

NOTES:

Roadway segment levels of service (LOS) are based on roadway capacities and LOS criteria in Table 4.3-9

Intersections that experience a significant impact are shaded.

SOURCE: DKS Associates 2003

Buildout of the City of Roseville plus the estimated “2020 market levels” of development under the adopted General Plans of other jurisdictions in South Placer County would increase traffic volumes on Rocklin’s roadways. Because no segment would degrade from LOS C or better to LOS D or worse under the Placer Parkway scenario, the SOI contribution would not be cumulatively considerable and would also result in a **less-than-significant** cumulative impact.

Sutter County Roadways

SOI Amendment Area

Table 5-19 shows the projected daily traffic volumes on selected roadways in Sutter County under the 2020 Plus SOI Amendment with Placer Parkway scenario. These daily volumes were estimated by the City’s travel demand model. The level of service analysis for Sutter County roadways, also shown in Table 5-19, is based on the daily roadway capacities and level of service criteria from the EIR on the Placer County General Plan. Under 2020 Conditions, buildout of Phase 1 of the South Sutter County Specific Plan was assumed by 2020. Therefore, this analysis also assumes that the Phase 1 improvements to Sutter County roadways that were included in the South Sutter County Specific Plan would be implemented by 2020, including a widening of Riego Road to six lanes and construction of an interchange at SR 70/99 and Riego Road.

Table 5-19 Sutter County Roadways Average Daily Traffic Volumes and Levels of Service 2020 Plus SOI Amendment Area Plus Placer Parkway

Roadway	Assumed Lanes in 2020	2020 Without Project (No SOI Amendment nor Placer Parkway)		2020 Plus SOI Amendment Area		2020 Plus SOI Amendment Area Plus Placer Parkway	
		ADT	LOS	ADT	LOS	ADT	LOS
Riego Road	6	25,600	A	27,100	A	23,900	A
Sunset West/Howsley Road	2	5,900	A	6,500	A	900	A
Catlett Road	2	200	A	100	A	100	A

NOTES:

Roadway segment levels of service (LOS) are based on roadway capacities and LOS criteria in Table 4.3-9

SOURCE: DKS Associates 2003

Buildout of the City of Roseville plus the estimated “2020 market levels” of development under the adopted General Plans of other local jurisdictions would increase traffic volumes on Sutter County roadways. The analysis shows that Riego Road at the Sutter/Placer County line would operate at LOS F conditions as a two-lane roadway during peak hours in 2020. If the Phase 1 roadway improvements that were included in the South Sutter County Specific Plan are implemented, the six lanes on Riego Road would provide LOS A conditions with or without the SOI Amendment and with or without Placer Parkway under Cumulative Conditions. Therefore, the SOI contribution would not be cumulatively considerable and the cumulative impact on Sutter County Roadways would be **less than significant**.

Table 5-20 shows the projected daily traffic volumes on Sacramento County roadways under Cumulative Plus SOI Amendment with Placer Parkway scenario. These daily volumes were estimated by the City of Roseville’s traffic demand model. The analysis assumes that those improvements to Sacramento County’s roadways that were included in the Sacramento County’s roadways that were included in the

Sacramento Area Council of Government’s (SACOG’s) Metropolitan Transportation Plan (MTP) for 2020 would be implemented with and without the proposed project.

Table 5-20 Sacramento County Average Daily Traffic Volumes and Levels of Service 2020 Plus SOI Amendment Area Plus Placer Parkway Scenario

Roadway	Location	Assumed Lanes in 2020	2020 Without Project (No SOI Amendment nor Placer Parkway)		SOI Amendment		SOI Amendment Area Plus Placer Parkway	
			ADT	LOS	ADT	LOS	ADT	LOS
Watt Avenue	Placer Co Line to Elverta Rd	4	33,500	E	36,200	F	36,100	F
Walerga Road	Placer Co Line to Elverta Rd	4	31,200	D	34,800	E	34,200	E
Elverta Road	West of Watt Avenue	4	28,100	C	29,00	D	27,200	C

NOTES:
 Roadway segment levels of service (LOS) are based on roadway capacities and LOS criteria in Table 4.3-9
 Intersections that experience significant impacts are shaded.
 SOURCE: DKS Associates 2003

A roadway segment level of service analysis (summarized in Table 5-20) indicates that development of the full SOI Amendment would cause Watt Avenue from the Placer County Line to Elverta Road to worsen from LOS E to LOS F and Walerga Road from Placer County Line to Elverta Road to worsen from LOS D to LOS E. OF these LOS changes, only a degradation of LOS from E to F is considered an impact in Sacramento County.

Implementation of the measures identified in Table 5-21 would reduce this impact to a less-than-significant level. However, the improvements lie outside the jurisdiction of the City of Roseville. Sacramento County can implement this suggested mitigation measure, but may choose not to. If the improvement is not made, levels of service would remain as shown in Table 5-20.

Table 5-21 Sacramento County Roadway Segment Mitigations 2020 Plus Full SOI Amendment With Placer Parkway

Roadway	Location	Assumed Lanes in 2020	Mitigation	LOS	
				Before Mitigation	After Mitigation
Watt Avenue	Baseline Road to PFE Road	4	5-15: Widen to 6 lanes	36,100	F

NOTES:
 Roadway segment levels of service (LOS) are based on roadway capacities and LOS criteria in Table 4.3-9
 Intersections that experience significant impacts are shaded.
 SOURCE: DKS Associates 2003

MM 5-15: *Widen Watt Avenue between the Placer County Line and Elverta Road from four to six lanes. This measure would result in LOS C or better (same as MM 4.3-6).*

Cumulative Conditions with Additional Development

Within the City, 2020 conditions includes existing development and buildout of the existing General Plan through the year 2020, including full buildout of the Southeast Roseville Specific Plan, the Northwest

Roseville Specific Plan, the Northeast Roseville Specific Plan, the North Central Roseville Specific Plan, the North Roseville Specific Plan (Phases 1 through 3), the Del Webb Specific Plan, Highland Reserve North Specific Plan, and the Stoneridge Specific Plan. Also included are buildout of the City's Infill Area and North Industrial Area. Land use assumptions within the City are shown in Table 5-2.

Where 2020 impacts extend beyond the City, the cumulative analysis is based on assumptions for growth in Rocklin, Lincoln, unincorporated Placer County, and a portion of Sutter County through the year 2020, which is the horizon year for the City's traffic model. Development assumptions for these areas are shown in Table 5-3. The locations of the primary development projects in Placer County are shown in Figure 5-1.

Outside of Placer County, the 2020 land use and trip generation estimates prepared by the Sacramento Area Council of Governments (SACOG) for the 1999 Metropolitan Transportation Plan (MTP) were assumed, except in South Sutter County where buildout of Phase 1 of the South Sutter County Specific Plan was assumed. These assumptions form the basis of the 2020 analysis provided in Section 4.3 of this document and the Kaiser and Placer Parkway scenarios in this chapter.

A qualitative traffic analysis was conducted for a cumulative scenario that adds the following potential (or speculative) development to 2020 conditions as provided in Section 5.2.2.

The additional 480,000 to 550,000 daily vehicle trips that could result from these development projects would greatly increase traffic volumes on the arterial roadways in west Placer County and the western portion of the City of Roseville. Under cumulative conditions with buildout of the WRSP, some roadways in those areas would operate at LOS D, E, or F conditions, including

- Portions of Foothill Boulevard between Blue Oaks Boulevard and Cirby Way
- Portions of Baseline Road between Sutter County and Foothill Boulevard
- Portions of Fiddymont Road Baseline Road and Sunset Boulevard
- Portions of Walerga Road south of Baseline Road
- Portions of Watt Avenue south of Baseline Road

With buildout of the SOI Amendment Area, a larger portion of these arterial roadways in west Placer County and the western portion of the City of Roseville would operate at LOS D, E, or F conditions.

Under the additional cumulative development condition, which includes the speculative projects, traffic congestion would worsen along these arterial roadways unless substantial roadway improvements are implemented. On some of these roadways, improvements beyond planned improvements, or beyond the

recommended mitigation measures for the WRSP or the SOI Amendment area, may not be feasible. Therefore, additional **significant and unavoidable** impacts could result due to development under the additional cumulative development scenario.

Development would add traffic to the roadway system in Placer County and also exacerbate traffic conditions on roadways in western Sutter County and north Sacramento County. Adding traffic from the WRSP and Remainder Area to projected 2020 traffic and traffic from the post-2020 and/or speculative projects would further degrade local roadway operations, as well as State highways. Because the traffic model does not extend beyond 2020, and the amount, type, and distribution of development of the speculative projects is uncertain, a quantitative analysis cannot be prepared. Therefore, service levels and the need for mitigation is not known at this time. These projects, if formally proposed, would be subject to CEQA and would need to conduct their own environmental review, which would include the pending or approved WRSP and SOI Amendment in the cumulative impact analysis. Likely mitigation for significant traffic and transportation impacts would include roadway and intersection improvements, which could generate air pollutants and noise during construction; result in the potential loss of farmland and/or biological resources, including wetlands and special-status species habitat; cause the degradation of water quality due to erosion and/or surface runoff; and generate increased traffic noise.

■ **Air Quality**

The cumulative air quality context is the Sacramento Valley Air Basin, which is currently designated as non-attainment for State PM10 standards and nonattainment for State and federal ozone standards. The emission inventory and the State Implementation Plan (SIP) for the Sacramento Valley Air Basin is currently being updated. Due to the substantial amount of growth and an unplanned increase in vehicle emissions from sport utility vehicles, the current SIP is outdated and underestimates emissions that are generated within the air basin.

Construction Emissions

For purposes of this air quality discussion, the cumulative analysis for the WRSP Area is provided before the cumulative analysis for the SOI Amendment Area, because it provides important background information applicable to both areas.

West Roseville Specific Plan

Cumulative development would result in multiple construction projects occurring at the same time, generating emissions from earthmoving activities, heavy equipment operation, workers traveling to and from the construction sites, and miscellaneous activities such as the paving of roadways and parking lots

and the painting of commercial/residential structures. Such emissions could include reactive organic gases, nitrogen oxides, and particulate matter in excess of significance thresholds.

Earthmoving activities could result in substantial fugitive dust (PM₁₀) emissions, and would be likely to generate localized PM₁₀ concentrations in excess of State and federal standards. A major portion of the PM₁₀ would settle on the construction site or its immediate vicinity, while a small fraction would contribute to regional ambient particulate concentrations. PM₁₀ emissions associated with construction of the WRSP area are estimated to exceed the PCAPCD threshold of 82 lbs/day, even with MM 4.1-1, which requires dust control measures.

Exhaust emissions would be generated by construction equipment operations and construction employee vehicle trips. These emissions would include CO, ROG, NO_x, SO₂, and particulates. Painting and paving of roadways would primarily release ROG into the atmosphere. Exhaust emissions associated with construction of the WRSP area are estimated to exceed PCAPCD's thresholds of 82 lbs/day for ROG and NO_x.

Although the WRSP would contribute to these cumulative impacts on a temporary basis (i.e., construction emissions are terminated once a project is built), the size of the WRSP area and the amount of construction that would occur would result in a substantial contribution to an existing air quality problem. Furthermore, even with implementation of the identified rules and regulations, the City of Roseville construction standards, and MM 4.4-1 and MM 4.4-3, the development of the WRSP would generate emissions that would exceed the PCAPCD thresholds. Therefore, development of the West Roseville Specific Plan would be cumulatively considerable in combination with other development in the region and would result in a **significant and unavoidable** cumulative impact on air quality.

SOI Amendment Area

Construction emissions for development of the SOI Amendment Area are estimated to exceed PCAPCD thresholds even with compliance with rules and regulations and implementation of MM 4.4-2 and MM 4.4-4, which require dust control and emissions reduction measures. Therefore, development of the SOI Amendment would be cumulatively considerable, in combination with other development in the region, and would also result in a **significant and unavoidable** cumulative impact.

Operational Emissions

SOI Amendment Area/WRSP

Operational emissions associated with development of the SOI Amendment Area, including the WRSP, would exceed the PCAPCD thresholds for ROG, NO_x, and PM₁₀. As with the WRSP, development of the SOI Amendment Area is not planned in the City of Roseville General Plan or the Placer County General Plan. As a result, the emissions associated with the development of the SOI Amendment Area are not accounted for in the SIP. Therefore, growth associated with the SOI Amendment Area would hinder the PCAPCD's ability to bring the region into attainment of federal and State ambient air quality standards.

Compliance with the City's Transportation Systems Management Ordinance and implementation of MM 4.4-5 for the WRSP and MM 4.4-6 for the Remainder Area would reduce the emissions produced within the SOI Amendment Area. However, even with implementation of all recommended mitigation measures, emissions associated with operational activities would exceed PCAPCD standards and would contribute considerably to the regional degradation of air quality. The project's contribution would be cumulatively considerable and would also result in a **significant and unavoidable** impact on the SOI Amendment Area.

As previously noted, the WRSP is located in an area that is designated non-attainment for ozone and PM₁₀. Vehicles, industrial and commercial operations, and some residential activities (e.g., burning wood in fireplaces) would generate ozone precursors (i.e., reactive organic gases and nitrogen oxides), contributing to the ozone problem within the Sacramento Valley Air Basin. Vehicles are the primary sources of reactive organic gases and nitrogen oxides (ozone precursors) in the air basin. Area sources, such as residential wood-burning stoves and fireplaces, are substantial sources of particulate matter. Operational emissions from development of the WRSP are estimated to exceed PCAPCD thresholds for ROG, NO_x, and PM₁₀.

In order to bring the region into compliance with State and federal air pollutant standards, air districts use General Plans and similar planning documents to determine where and how much future growth will occur within the region. When development occurs that is not consistent with the intensity of development presented in a General Plan or if it was not previously accounted for in a General Plan, it is assumed that the emissions associated with that development were unaccounted for in the State Implementation Plan (SIP), which could hinder the region's ability to come into compliance with State and federal air pollutant standards. Although many criteria air pollutants within the Sacramento Valley Air Basin were accounted for in the SIP, current growth forecasts for the Roseville area are now higher

than expected when the existing plans were prepared; therefore, emissions associated with the proposed project will adversely affect the region's ability to achieve compliance with air quality standards.

Development of the WRSP is not accounted for in the City of Roseville General Plan. As a result, the emissions associated with the development of the WRSP are not accounted for in the SIP. Project-related growth associated with the WRSP will make it more difficult for the region to attain the federal and State ambient air quality standards. If other areas that are not currently included in adopted planning documents (e.g., the possible future university west of the WRSP) are developed, cumulative degradation of air quality would be expected to increase, and the District's efforts to achieve federal and State standards would be further impeded. As with the WRSP, measures to reduce operational emissions could be applied to cumulative development, but the emissions would still increase as the overall amount of development increases.

Compliance with the City's Transportation Systems Management Ordinance and implementation of MM 4.4-5, which requires a number of measures to reduce vehicular and area source emissions, would reduce the amount of emissions generated by the WRSP. The WRSP also includes a variety of policies that would promote the use of alternative forms of transportation and pedestrian access to commercial, and office uses within the WRSP site. However, because air emissions associated with the WRSP are not accounted for in regional air quality attainment plans, and WRSP emissions would exceed PCAPCD thresholds, development of the WRSP would be cumulatively considerable and would also result in a **significant and unavoidable** cumulative impact on regional air quality.

Localized CO Emissions

SOI Amendment Area

Intersections that are projected to operate at LOS D or worse under cumulative 2020 conditions with buildout of the SOI Amendment Area are shown in Table 4.4-9. The highest CO concentration would occur at the intersection of Foothills Boulevard/Blue Oaks Boulevard and at Vernon Street/Cirby Way, with an estimated 1-hour concentration of 4.5 ppm and an estimated 8-hour concentration of 3.3 ppm. These levels are far enough below the PCAPCD thresholds that additional planned, proposed, or potential development would not be expected to cause the CO thresholds to be violated. Therefore, the SOI would not be cumulatively considerable and would be a **less-than-significant** cumulative impact.

West Roseville Specific Plan

Background CO concentrations in the Roseville area are low, and future roadside CO concentrations are expected to decrease from existing roadside CO concentrations despite anticipated increases in traffic

volumes due to improved fuel combustion efficiency. As shown in Section 4.4, Air Quality (Impact 4.4-5), the highest CO concentration that would occur with buildout of the City and development of the West Roseville Specific Plan would occur at the intersection of Foothills Boulevard/Blue Oaks Boulevard, with an estimated 1-hour concentration of 4.4 ppm and an estimated 8-hour concentration of 3.2 ppm. These levels are well below the PCAPCD threshold, and CO concentrations are not expected to rise. Therefore, addition of traffic from the WRSP would not be cumulatively considerable even with buildout of the City, and development of planned, proposed, and potential projects in the Air Basin and would result in a **less-than-significant** cumulative impact on air quality.

Toxic Air Contaminants

SOI Amendment Area

As with the WRSP, residents within and adjacent to the SOI Amendment Area would be exposed to additional multiple sources of TACs beyond current ambient levels, including TACs from stationary sources (e.g., PGWWTP and the proposed Roseville Energy Park), TACs from diesel particulate matter, TACs from industrial sources within the SOI Amendment Area, and TACs from certain commercial sources in the SOI Amendment Area or other surrounding development.

MM 4.4-7 would reduce the health risk associated with receptors living within the SOI Amendment Area by ensuring that industrial operations evaluate TAC emissions and meet acceptable standards. The primary source of TACs in or near the SOI Amendment Area would be the PGWWTP, Roseville Energy Park, and WRSP industrial operations. County land to the west and north of the Remainder Area is currently in agricultural production and Placer Vineyards to the south does not provide for industrial development. Because TAC emissions would be generated within the City, MM 4.4-7 would be adequate to protect SOI Amendment Area residents from TAC emissions. The SOI would not be cumulatively considerable and would result in a **less-than-significant** cumulative impact on TAC levels.

West Roseville Specific Plan

Existing and proposed development in the Roseville area would include industrial stationary sources that emit toxic air contaminants. Stringent permitting requirements and federal, State, and local regulations guide the development and operation of industrial facilities to ensure that individual facilities do not exceed adopted TAC standards. There are two stationary sources in close proximity to the WRSP that could emit TACs: the PGWWTP and the proposed Roseville Energy Park. Industrial operations in the Sunset Industrial Area and Placer Ranch could also generate TACs in proximity to the WRSP. In addition to stationary sources, mobile sources would generate TACs. As discussed in Section 4.4 of this document, the CARB recently identified diesel particulate matter as a TAC. The majority of

diesel particulate matter is emitted by mobile equipment, including construction equipment, delivery trucks, and buses. Finally, the WRSP could result in the development of land uses that emit a smaller amount of TACs, such as dry cleaners, autobody shops, or other industrial uses. Similar sources of TACs could be developed in the Placer Vineyards, and other existing and proposed development in the area. None of these uses would be expected to exceed standards for TAC emissions by themselves.

Enron had proposed to construct a power plant on the site of the proposed Roseville Energy Park. A number of studies were completed for the Enron facilities, including extensive air quality analyses and health risk assessments. The health risk assessment determined that the proposed energy facility would have a cancer risk factor of approximately 0.33 in one million, a chronic health hazard index of 0.0031, and a maximum acute health hazard index of 0.087. Cancer risk of less than one in one million and a health hazard index of less than one are considered acceptable TAC levels for permitting purposes.⁴⁶⁸ Similar studies have yet to be conducted for the proposed Roseville Energy Park, but it is expected to be much smaller than the Enron facility would have been in terms of operational energy output (150 MW compared to 900 MW). Therefore, the TAC levels should also be lower and the Roseville Energy Park would not be expected to generate TACs at levels that would exceed health standards.

Although individual sources of TACs may be less than the 10 in 1 million threshold, the combination of multiple sources that emit TACs in combination with other development within the region could expose receptors to TAC levels that exceed the 10 in 1 million threshold which would be cumulatively considerable. MM 4.4-7 requires that industrial uses within the WRSP submit a “permit to operate” to the Air District demonstrating how the facility would not exceed the 10 in 1 million TAC threshold. This measure would be adequate to address TAC emissions from Roseville sources, and no industrial uses are proposed adjacent to the WRSP in either the City or the County. Therefore, cumulative TAC levels should be similar to project-specific emissions, which would be reduced to a **less-than-significant** level by MM 4.4-7.

■ Noise

The cumulative context for noise depends on whether the source is mobile (e.g., traffic related) or stationary (e.g., stationary source related). Traffic noise from the SOI Amendment Area would result in noise both inside outside of the area. At the same time, the SOI Amendment Area would be subjected to traffic noise from other areas. Consequently, the cumulative context for traffic noise is regional. Traffic noise levels under buildout of the City’s General Plan, as well as 2020 levels of development outside of

⁴⁶⁸ Placer County Air Pollution Control District, *Placer County Air Pollution Control District Preliminary Determination of Compliance Roseville Energy Park, LLC*, July 8, 2002.

the City, are presented in Section 4.5, Noise, of this document. This cumulative analysis qualitatively considers additional traffic noise from development that is not included in the 2020 traffic model, which includes speculative projects.

Stationary source noise (e.g., industrial facilities, loading docks, sports facilities) and construction noise are relatively confined to the area in which they occur. Therefore, the cumulative context for these types of noise is the immediate vicinity of on-site sources.

Construction Noise

SOI Amendment Area

The full SOI Amendment Area is bordered by several potential County projects, including Placer Vineyards to the south, the De la Salle/AKT University project to the west, and Placer Ranch to the north. As previously discussed, it is unlikely that construction would be underway in the same area at the same time and in proximity to residences or other sensitive receptors. Furthermore, construction within the City would comply with the City's Noise Ordinance and would occur primarily during the day. For these reasons, SOI construction noise impact would not be cumulatively considerable and would result in a **less-than-significant** cumulative impact.

West Roseville Specific Plan

Noise impacts would result from the operation of construction equipment and from noise generated by vehicular traffic traveling to and from a construction site. The magnitude of the impact would depend on the type of construction activity, the noise level associated with each piece of construction equipment, the duration of construction activities, the presence or absence of noise barriers, and the distance between the source of the noise and receptors. Properties located adjacent to construction sites would be affected temporarily; therefore, short-term construction noise impacts are anticipated. WRSP residents could be affected by development in the Remainder Area, in particular, as well as construction of Placer Ranch and the potential University project to the west of the WRSP, if these projects are approved. There could be periods of time in which the residents of the WRSP could be subjected to construction noise from several on-site and off-site sources, such as the Remainder Area, Placer Ranch, or the University project to the west. However, it is unlikely that construction in these three areas would be close enough to a particular sensitive receptor to create a substantial combined noise level, particularly as the noise source would need to double in magnitude to achieve a noticeable effect (a 3 dB increase). Construction within the WRSP, the Remainder Area, and the Roseville Energy Park would comply with the City Noise Ordinance. As discussed earlier, the construction of any project that occurs within the City would be limited to the hours of 7:00 A.M. and 7:00 P.M. Monday through Friday and 8:00 A.M. to 8:00 P.M.

Saturday and Sunday. The County does not have a similar ordinance, but typically limits construction to daytime hours, similar to the City. Also, any periods in which more than one project was operating in close proximity to the same sensitive receptor would likely be very short, and would only occur during the hours mentioned above. For these reasons, WRSP construction noise would not be cumulatively considerable and is also considered a **less-than-significant** cumulative impact.

Stationary Source Noise

SOI Amendment

Neither the WRSP nor the Remainder Area would be exposed to, or generate, multiple sources of stationary noise that would be close enough to each other to generate a significant noise impact. Residential uses in the northern portion of the Remainder Area could be located in proximity to the Roseville Energy Park. However, the Remainder Area would be separated from the plant by Blue Oaks Boulevard, which would be 170 feet wide, as well as approximately 250 feet from the roadway to the energy park site itself. Given that the once proposed and much larger Enron plant would have generated acceptable noise levels at 400 feet from the facility, the Roseville Energy Park is not expected to create noise in excess of 60 dB L_{dn} at any location within the Remainder Area. Because neither the WRSP nor the Remainder Area would be expected to generate or be exposed to substantial cumulative noise from stationary sources, this cumulative impact is considered **less than significant**.

West Roseville Specific Plan

The proposed Roseville Energy Park would be a source of noise in the WRSP, which surrounds it on three sides. The proposed 150 MW plant is much smaller than the previously proposed Enron plant, which would have had a capacity of up to 900 MW. No noise analysis has been prepared at this time for the 150 MW facility. However, the noise from the 900 MW plant was anticipated to be 60 dB L_{dn}, the City's maximum acceptable noise level for residential areas at 400 feet from the plant. The 150 MW facility would generate much lower noise levels, which would cause the 60 dB L_{dn} contour to occur closer than 400 feet from the energy facility site.

The only other sources of noise in areas near the WRSP would be generated in schools, parks, or commercial areas in the Remainder Area or Placer Ranch, or possibly the University project to the west. Noise from these areas would not be additive because it would be unlikely that, for example, two commercial areas would be close enough to each other to substantially increase ambient noise levels.

For the above reasons, cumulative WRSP noise levels from stationary sources would be **less than significant**.

On-Site Traffic Noise

SOI Amendment Area

Development of the full SOI Amendment Area would result in on-site noise levels that could exceed City standards. Future development outside of the SOI Amendment Area would further contribute to traffic-related noise. MM 4.5-10 through MM 4.5-12 would ensure that noise barriers and setbacks are adequate to achieve City standards at residential areas in both the WRSP and the Remainder Area. However, it cannot be determined at this time whether these measures would maintain City standards if additional traffic noise is generated by potential projects in the vicinity of the SOI Amendment Area. Although the project's contribution would not be cumulatively considerable, noise caused by potential developments in the vicinity of the SOI would be a **significant and unavoidable** cumulative impact.

West Roseville Specific Plan

As discussed in Impact 4.5-8, several roadways adjacent to proposed residential areas in the WRSP, including Fiddymont Road, Pleasant Grove Boulevard, Blue Oaks Boulevard, and West Side Drive, would have noise levels that exceed 60 dB L_{dn}. Depending on the distance to residences in these locations, exterior and interior noise levels could exceed City standards under 2020 conditions. These noise levels could be further increased if Placer Parkway, Placer Vineyards, Placer Ranch, and/or the De la Salle/AKT University project to the west were developed because traffic from these potential projects could use WRSP roadways to access the regional network or to use commercial or other facilities in the WRSP area.

MM 4.11-11 requires an acoustic analysis demonstrating that a combination of setbacks, barriers, and building orientation can ensure that noise levels meet City standards where residential uses are located inside of the 60 dB L_{dn} noise level contours. Barriers alone would reduce noise levels by approximately 4 dB to 10 dB, depending on height, setback, and design. Such measures would be adequate to protect residential areas from unacceptable noise levels under 2020 conditions. However, because the exact intensity of uses and the amount of traffic that could be generated by projects in the County is unknown at this time, it cannot be determined whether noise levels could increase beyond the levels identified for the 2020 condition (and exceed City standards) even with mitigation in place. Once barriers and setbacks are in place within the WRSP, they are unlikely to be altered, even if future noise analyses for other potential projects indicate that noise standards could be exceeded. Therefore, future residents could be exposed to unacceptable levels, particularly along roadways that already experience noise levels approaching 70 dB L_{dn} because barriers typically reduce noise by a maximum of 10 dB L_{dn}. Therefore, the

effects of cumulative development on noise levels within the WRSP are considered **significant and unavoidable**, although the project's contribution would not be cumulatively considerable.

Off-Site Traffic Noise

SOI Amendment Area

Development of the full SOI Amendment would increase the 60 dB L_{dn} contour beyond the extent projected for the WRSP alone. Other potential development would further increase this noise contour. As discussed above, because the exact intensity of uses and the amount of traffic that could be generated by projects in the County is unknown at this time, it cannot be determined whether noise levels could increase beyond the levels identified for the 2020 condition (and exceed City standards) even with mitigation in place. If traffic noise increased by more than 3 dB compared to the baseline condition (2020 with buildout of the City's General Plan), and mitigation is not feasible to maintain acceptable residential exterior noise levels, future residents could be exposed to unacceptable levels. This would be considered a **significant and unavoidable** cumulative impact.

West Roseville Specific Plan

As discussed in Impact 4.5-9, the WRSP would increase off-site noise levels by as much as 3 dB under 2020 conditions. Although the 60 dB L_{dn} contour would expand by 1 foot, existing residential areas would still be exposed to acceptable noise levels. Traffic noise increases beyond 2020 and/or as the result of potential development projects, such as Placer Ranch, would further increase the 60 dB L_{dn} noise contour within the City. As discussed above, the amount of traffic and resulting traffic noise resulting from projects that have not yet been approved, or in some cases formally proposed, cannot be determined. If cumulative noise levels increase by more than 3 dB, feasible mitigation may be available to provide enough of a noise reduction to return the noise contours to the level associated with buildout of the current General Plan and 2020 development. However, because the precise levels of noise and the potential impacts to sensitive receptors to noise are unknown at this time, as well as the degree to which mitigation could reduce any significant noise impacts, this is considered a **significant and unavoidable** cumulative impact.

■ Geology, Soils, and Seismicity

SOI Amendment/West Roseville Specific Plan

The context for evaluation of potential cumulative impacts on geology, soils, and seismicity is based on development in the region, including projected buildout under the City of Roseville's adopted General Plan and approved or potential projects in the City, as well as additional foreseeable growth in the

project area to the north (Sunset Industrial Plan and Placer Ranch), south (Placer Vineyards and north Sacramento County), and west (potential De la Salle/AKT University site and south Sutter County). However, the geologic analysis of cumulative impacts is generally site-specific, rather than cumulative in nature, because each development site has unique geologic considerations that would be subject to site development and construction standards.

Cumulative development in the Roseville area, including the WRSP and the Remainder Area, western Placer County, and northern Sacramento County would increase the number of people living, working and traveling through the region who would be exposed to seismic hazards or hazards associated with soil constraints (e.g., expansive soils). Although seismic risk in the City of Roseville is low, the potential effects from a large seismic event from regional faults cannot be dismissed. Soil conditions that could affect development would be site-specific. The magnitude of these cumulative seismic and soils impacts would be mitigated to a less-than-significant level with implementation of Uniform Building Code requirements that would be incorporated into project design and subject to review in conjunction with issuance of building permits. The project's contribution to these cumulative impacts would not be considerable because all project structures would similarly comply with the Uniform Building Code. A **less-than-significant impact** would result.

Cumulative development in the Roseville area, including the WRSP and Remainder Area, would involve grading activities that would remove surface vegetation, alter topography, and potentially expose soils to greater erosion potential. The magnitude of this impact would be greatest during construction, particularly if development were to occur simultaneously with development immediately adjacent to the SOI Amendment Area to the north, east, and south. However, implementation of Placer County and City of Roseville grading standards and use of State General Construction Activity Permit-mandated construction BMPs during construction would reduce this cumulative impact to a less-than-significant level. The project's contribution would not be cumulatively considerable, and a **less-than-significant impact** would result. Moreover, upon development of the WRSP and Remainder Area and other projects where undeveloped land is converted to urban uses, exposed soil would be covered with impervious surfaces that would reduce erosion potential over the long-term.

Cumulative development in the Roseville area, particularly in areas where Prime Farmland would be converted to urban uses, would result in the loss of topsoil. The SOI Amendment Area's contribution to loss of topsoil would not be cumulatively considerable because this area does not have the potential to produce significant amounts of erodible topsoil. A **less-than-significant impact** would result.

■ Biological Resources

The cumulative context for the evaluation of impacts on biological resources is regional development, particularly western Placer County, which contains habitat very similar to the SOI Amendment Area. (For purposes of this biological resources discussion, the cumulative analysis for the WRSP Area is provided before the cumulative analysis for the SOI Amendment Area because it provides important background information applicable to both areas.)

West Roseville Specific Plan

The WRSP would contribute to the urbanization of western Placer County. Over the last few decades, tens of thousands of acres of grasslands have been developed or designated for development in western Placer County, particularly in and around the cities of Roseville, Lincoln, and Rocklin. Development has also moved north into grasslands in Sacramento County. Future development would result in the further decline of native plant communities, including native oak woodlands and habitat for plant and wildlife species native to the region. The proximity of urban development would also contribute to the distribution of non-native plant and wildlife species, which would further degrade the habitat and available niches for native species in the surrounding region.

According to the US Fish and Wildlife Service, Placer County contains almost 35 percent of all vernal pools within the southeastern Sacramento vernal pool region. As of 1994, an estimated 48,000 acres of vernal pool grassland remained in Placer County as a whole, although much of this acreage has been lost to development.⁴⁶⁹ In 1999, Jeff Glazner, a biologist, produced the Placer County Vernal Pool and Grassland Maps for Placer County (these maps are unpublished) that indicates there are 20,676 acres of vernal pool grasslands remaining in western Placer County. The proposed WRSP could result in the loss of approximately 2,200 of these acres (i.e., approximately 10 percent) of annual grasslands. Implementation of the WRSP is anticipated to result in the total loss of 32.78 acres of wetland habitat. Of this, direct losses account for a total of 23.21 acres of wetlands and “other waters” of the U.S., including 13.80 acres of vernal pools, 3.29 acres of vernal swales, 4.17 acres of wet swales, 1.33 acres of seasonal wetlands, and 0.62 acre of emergent marsh. Indirect impacts to wetlands account for an additional 8.83 acres of vernal pool habitat and 0.74 acre of vernal swale habitat. These wetlands are located in the central portion of the last large, contiguous vernal pool grasslands in Placer County.⁴⁷⁰

⁴⁶⁹ Jan C. Knight, Chief, Endangered Species Division, US Fish and Wildlife Service, written communication to Kathy Pease, September 13, 2002.

⁴⁷⁰ Ibid.

A review of the Glazner maps show that concentrations of vernal pool complexes are scattered throughout the western portion of the County. According to these maps, the WRSP area is at the edge of this area and contains only a small portion of the complexes that are present in the western portion of the County. Additionally, the WRSP is immediately adjacent to urban development and would not result in significant fragmentation of these resources when examined from a Countywide perspective.

Other development that would convert vernal pool grasslands to urban development could include Placer Ranch (approximately 2,000 acres) and other development in the Sunset Industrial Area, the potential De la Salle/AKT University to the west of the WRSP, and Placer Vineyards, which is composed primarily of cropland (although several hundred acres of grasslands and approximately 50 acres of wetlands are present).

This situation is similar for other biological resources that are known to occur in the WRSP area. Based upon an examination of mapped (GIS) records provided in the State's California Natural Diversity Database (CNDDDB) and aerial photography of the region, potential habitat for Swainson's hawk, burrowing owl, and other species addressed in this document is widely distributed within Placer and adjacent counties. The WRSP would result in the permanent loss of habitat for these species that is present within the development boundaries. When examined from a regional perspective, approximately 2,200 acres of contiguous available grassland habitat available out of 20,000+ acres of grassland habitat in western Placer County alone would be affected, which represents a small percentage. Other potential Placer County projects (e.g., Placer Ranch, De la Salle/AKT University to the west) would likely convert another several thousand acres of grassland foraging habitat and Placer Vineyards could convert 2,200 acres of grassland and cropland, both of which provide foraging habitat. In addition, the Reason Farms retention facility could fallow up to 1,000 acres of land. With this fallowing, the habitat value would change from irrigated rice fields to grasslands, a lower quality habitat for foraging raptors.

In May 2000, the City and the U.S. Fish and Wildlife Service (USFWS) entered into a Memorandum of Understanding (MOU) to prepare a Habitat Conservation Plan (HCP) or equivalent document to minimize the incidental take of vernal pool species resulting from future growth associated with the City's soon-to-be-completed PGWWTP. As a result of negotiations with the USFWS, the Service has determined that the City does not need to prepare a HCP in lieu of purchasing land for an off-site preservation program and that future projects could proceed going through the Clean Water Act Section 404 and Federal Endangered Species Act Section 7 consultation process to meet the intent of the MOU. Mitigation ratios for specific projects would be subject to the most current CDFG and USFWS policies.

Mitigation measures are discussed in detail in Chapter 4.7 to reduce the severity of significant project-related impacts to less-than-significant levels. However, even with these mitigation measures, a substantial change in habitat conditions (i.e., loss of grassland habitat) would result as a consequence of cumulative development in the region, transitioning the region into an urban environment. The amount of undeveloped habitat available for wildlife use decreases as development occurs and as the amount of habitat decreases, wildlife species that are incompatible with urban environment will be displaced.

Cumulative development within the region would result in the loss of grasslands, wetlands, vernal pool habitat, and oak trees. The loss of this habitat would also result in impacts to special status plant and animal species. These regional impacts would be considered **significant and unavoidable**. However, the project's contribution to this impact would not be cumulatively considerable because the loss of wetlands, grasslands, foraging habitat, and oak trees, and any associated impacts to special status species, are fully mitigated at at least one-to-one replacement ratio approved by the CDFG and USFWS. Through conservation, restoration, and/or preservation, these habitats will remain in perpetuity, within southwestern Placer County. Therefore, biological resources impacts would be considered **less than significant**.

SOI Amendment Area

Development of the full SOI Amendment Area would contribute to the conversion of natural habitat in western Placer County to urban uses. Under the full SOI Amendment, total grassland area lost could exceed 4,000 acres (approximately 19 percent of this habitat type in western Placer County). This would include the potential loss of an additional approximately 50 acres of wetlands from within the Remainder Area. In addition, development of the Remainder Area could require the City's participation in the Sacramento River Diversion project, which could affect terrestrial species and habitat, particularly during construction, as well as fisheries during construction and operation. Impacts to grasslands and wetlands would produce similar cumulative impacts identical to those identified for the WRSP Area. The SOI Amendment's contribution to the cumulative loss of biological resources and habitat would be cumulatively considerable and would also result in a **significant and unavoidable** impact, even with implementation of mitigation identified in Section 4.7 of this document.

■ Cultural Resources

The cumulative context for the evaluation of potential cumulative impacts on cultural resources is the City of Roseville and western Placer County. (For purposes of this cultural resources discussion, the cumulative analysis for the WRSP Area is provided before the cumulative analysis for the SOI Amendment Area because it provides important background information to both areas.)

West Roseville Specific Plan

Development in the region could result in the damage or destruction of known archaeological and historical resources, as well as any existing undiscovered subsurface sites artifact. Archival data reveals that the Roseville vicinity contains a relatively wide array of both prehistoric and historic cultural resources. Although no evidence of prehistoric resources was discovered during field surveys of the WRSP area, food stations, artifacts, and other features have been found near the cities of Lincoln and Rocklin. Historic resources and prehistoric sites have been recorded in the Placer Vineyards site and could occur elsewhere in South Placer County.

Numerous laws, regulations, and statutes, on both the federal and state levels, seek to protect and target the management of cultural resources. These would apply to development within and outside the City. In addition, the Roseville General Plan provides local policies that safeguard cultural resources from unnecessary impacts. These policies include inventory and evaluation processes and require consultation with qualified archaeologists in the event that previously undiscovered cultural materials are accidentally exposed. MM 4.12-1 would reduce the WRSP contributions to cumulative cultural resources impacts in the City of Roseville by ensuring that appropriate surveys are conducted to identify cultural resources; that cultural resources discovered within the WRSP area are properly recorded and handled; and that known existing resources in the WRSP area are appropriately recorded and preserved, when feasible.

The WRSP contains the Fiddymment Ranch, a historically significant ranch complex. MM 4.8-4 through MM 4.8-6 call for the preservation, if possible, or appropriate reuse and recordation of cultural resources. While the house and some other buildings are planned to be retained, the Fiddymment Ranch would no longer be used as a ranch, and the surrounding area would be developed, thereby altering the ranch's context. The loss of the Fiddymment Ranch would contribute to the cumulative loss of large homesteads, farms, and ranches in South Placer, which also includes the Whitney Ranch in the Lincoln/Rocklin area.

Development of the WRSP could result in the discovery of paleontological resources. Other development throughout south Placer County could also encounter such resources. MM 4.12-10 would ensure that paleontological resources, if discovered during project development, would be appropriately handled so that information regarding the resource would not be lost.

Due to the rabid urbanization of the area and the associated loss of sensitive cultural resources, a significant and unavoidable impact would result. While implementation of the General Plan's policies and the mitigation measures shown in Section 4.12 would reduce the potential for significant cumulative impacts on cultural resources to a less than significant level, because the final disposition of Fiddymment

Ranch is not known at this time, the loss of the historic Fiddymment Ranch due to the WRSP would contribute to the cumulative loss of historic resources in the Western Placer region. Therefore, the WRSP's contribution to the cumulative impact would be cumulatively considerable and a **significant and unavoidable** impact would result.

SOI Amendment

Development of the full SOI Amendment Area could adversely affect cultural resources through the partial or full destruction of the Fiddymment Ranch complex and/or the inadvertent destruction of or damage to unknown paleontological or archaeological resources. The loss of such resources would contribute to the regional loss of cultural resources. For example, several prehistoric sites and historic resources have been recorded in the Placer Vineyards site. Similar resources could be located to the north and west of the SOI Amendment Area as well. While MM 4.12-1 through MM 4.12-13 would minimize the potential for damage to artifacts and/or their loss in both the WRSP and Remainder Area to a less than significant level, the conversion of Fiddymment Ranch and the surrounding area to urban uses would substantially alter the context of this significant historic resource, thereby contributing to the cumulative loss of historic resources throughout Placer County. This is considered a significant and unavoidable cumulative impact and the project's contribution would be cumulatively considerable and would also be **significant and unavoidable**.

■ Hazardous Materials and Public Safety

The cumulative scenario for hazardous materials and public safety is the City of Roseville.

SOI Amendment Area/West Roseville Specific Plan

Increased Use of Hazardous Materials

The WRSP and SOI Amendment, in conjunction with cumulative development in the City, would include areas designated for commercial uses. Cumulative development would also include continued operation or development of new light-industrial uses and/or public/quasi-public facilities (e.g., PGWWTP and the Roseville Energy Park). These types of development would increase the use of hazardous materials within the area, resulting in potential health and safety effects related to hazardous materials use. For the most part, potential impacts associated with WRSP development would be confined to the light industrial, public facilities, or commercial areas. Hazardous materials incidents would typically be site-specific and would involve accidental spills or inadvertent releases. Associated health and safety risks would generally be limited to those individuals using the materials or to persons in the immediate vicinity of the materials. Thus, the project's contribution to increased use of hazardous

materials, and associated exposure risks, would not be cumulatively considerable. Airborne toxic air contaminant emissions from commercial and industrial sources are addressed in the cumulative analysis for air quality. Implementation of applicable hazardous materials management laws and regulations adopted at the federal, State, and local level would ensure cumulative impacts related to hazardous materials use remain less than significant. The project's contribution to this impact would not be cumulatively considerable, and a **less-than-significant** impact would result.

Exposure Due to Increased Hazardous Materials Transportation

Development in the City of Roseville, including the WRSP and SOI Amendment, would result in a cumulatively considerable increase in hazardous materials transportation in the area, which could expose greater numbers of people to increased risks in the event of an inadvertent release or spill. Stringent regulatory requirements apply to the common carriers that would handle the deliveries and transport of hazardous materials to and from the project area. While these regulations do not eliminate the potential for accidents and resulting spills, they would reduce the frequency of occurrences and would limit the number people that could be exposed. Implementation of applicable laws and regulations would ensure that cumulative impacts associated with the transport of hazardous materials within the region such that this activity would remain less than significant. The project's contribution to this impact would not be cumulatively considerable, and a **less-than-significant** impact would result.

Exposure Due to Proximity of Existing or Proposed Facilities Using Hazardous Materials or Electromagnetic Fields (EMF) from High-Voltage Transmission Lines

Development in the City of Roseville, including the WRSP and SOI Amendment, would result in an increase in development of land uses that could be adjacent to public facilities (e.g., wastewater treatment plants, energy facilities), industrial operations, or high-voltage power lines. As development occurs, a greater number of people could be exposed to potential hazards associated with chemical use or electromagnetic fields (EMFs). The risk associated with each type of potential source would be site-specific and would generally be limited to the adjacent development. In some cases, a buffer or setback would be required. Operators of public facilities and industrial operations are required to comply with specific laws and regulations adopted to minimize potential risks to the public. The City of Roseville has adopted a prudent avoidance policy in siting land uses in the vicinity of high-voltage transmission lines. Because such hazards would be site-specific and would not combine with similar hazards elsewhere, effects associated with the project would not be cumulatively considerable. Implementation of applicable laws and regulations and land use planning policies would ensure cumulative impacts associated with siting of developed uses adjacent to potential hazards remain less than significant. The project's

contribution to this impact would not be cumulatively considerable, and a **less-than-significant** impact would result.

Exposure to Potential Contaminants in Soil or Groundwater from Past Uses

For any projects in the City of Roseville that would involve development or redevelopment of an existing site in which soil or groundwater contamination may have occurred, the potential exists for release of hazardous materials during construction and/or remediation of those sites. For individuals not involved in construction activities, the greatest potential source of exposure to contaminants would be airborne emissions, primarily through construction-generated dust. Other potential pathways, such as direct contact with contaminated soils or groundwater, would not pose as great a risk to the public because such exposure scenarios would typically be confined to the construction zones. Assuming that site-specific risk management controls are implemented and compliance with applicable laws and regulations pertaining to site cleanup and hazardous materials management is achieved at all other locations, any soil or water contamination identified in the WRSP or Remainder Area would not result in any significant cumulative impacts. Moreover, an individual who is near the construction zone of one source would not likely be exposed to maximum levels off-site from another source. The project's contribution, therefore, is not cumulatively considerable. Implementation of applicable hazardous materials management laws and regulations adopted at the federal, State, and local level would ensure cumulative impacts related to development of known or potentially contaminated sites remains less than significant. The project's contribution to this impact would not be cumulatively considerable, and a **less-than-significant** impact would result.

Exposure of the Public to Areas Irrigated with Recycled Water

As development continues in the City of Roseville, it is anticipated that new areas accessible to the public (e.g., parks, recreation fields, landscape medians) would continue to be irrigated with recycled water from the Dry Creek WWTP or PGWWTP as part of the overall water supply strategy for the City. Recycled water used for areas accessible to the public must be treated to adopted standards and applied in accordance with State and City regulations. Development of the WRSP and SOI Amendment Area, in combination with development in the City of Roseville and potential future projects in the region would increase the number of people who could use areas irrigated with recycled water. Recycled water applied in the WRSP and Remainder Areas would be obtained from the same sources, and all treatment methods would continue to comply with adopted standards established by laws and regulations. Although new areas would be irrigated, there would be no direct correlation between the use of recycled water and the number of people working, residing, or visiting areas irrigated with recycled water. Therefore, the project's contribution to impacts associated with the use of recycled water would not be cumulatively

considerable. Implementation of applicable recycled water laws and regulations adopted at the State and City level would ensure cumulative impacts related to recycled water use remains less than significant. The project's contribution to this impact would not be cumulatively considerable, and a **less-than-significant** impact would result.

■ **Public Services**

The cumulative context for public services is the service area of each service provider. For police, fire, libraries, and parks, services are provided by the City of Roseville; therefore, buildout of the City in year 2020 is the cumulative context. For schools, the service area of each district is the cumulative context.

Police Services

SOI Amendment Area

Police services are provided based on established service standards and goals reflected in the General Plan. The population in 2020 is expected to be 127,714⁴⁷¹ for the City of Roseville, not including the SOI Amendment Area. Pursuant to the standard of 1.2 officers per 1,000 population, 153 officers would be needed to serve the City's population. According to the General Plan Final EIR, the additional development within the existing City limits includes a balance of commercial, industrial, and residential development, which should adequately fund the provision of increased police personnel. Police protection services would continue to be adequately funded and provided based on evolving service goals. Additional demand on police services could also result from development in the nearby County (e.g., Placer Ranch, Placer Vineyards). Because the City ensures adequate police staffing levels to protect its population, the cumulative impact would be less than significant.

Development of the SOI Amendment Area would contribute the need for 47.5 additional officers, resulting in the need for approximately 200 police officers to serve the City's population. The project's contribution to the demand for police officers would be cumulatively considerable. However, implementation of MM 4.10-2(a), which requires that additional police officers be added to the Roseville Police Department (RPD) to serve the City's population, would reduce the SOI Amendment Area contribution to cumulative impacts. This would result in a less-than-significant impact.

In addition to the need for more officers, expansion of police headquarters and the RPD's communication systems would be necessary to serve the additional officers and the population of Roseville. Implementation of MM 4.10-2(b) and MM 4.10-2(c), which requires these expansions, would also reduce

⁴⁷¹ DKS Associates, 2002; based on 50,480 dwelling units, and 2.53 residents per dwelling unit.

the cumulative contribution of the SOI Amendment Area by ensuring the provision of adequate facilities. This would result in a less-than-significant impact.

The expansion of existing police facilities or construction of new facilities could result in impacts on the physical environment in certain issue areas (i.e. biological resources, air quality, water quality); however, these impacts are inherently site-specific, rather than cumulative in nature, because impacts would occur on relatively small parcels and cumulative development, for this reason, would not necessitate the construction or expansion of numerous police facilities. In addition, environmental review would be completed on a site-specific basis prior to any construction activities and appropriate mitigation would be implemented. For these reasons, it would be speculative to identify the level of significance of cumulative impacts, or the project's contribution to those impacts.

West Roseville Specific Plan

The cumulative analysis for the WRSP Area is identical to the cumulative analysis for the SOI Amendment Area, except implementation of the WRSP would require an additional 25 police officers and related support staff and equipment, resulting in the need for approximately 178 offices to serve the City's population.

With the implementation of existing policies and MM 4.10-1, police protection services would continue to be adequately funded and provided based on evolving service goals. Therefore, the WRSP's contribution to the cumulative impact on police services would be **less than significant**.

Fire Protection

Similar to police services, fire services are provided based on established service standards and goals. Cumulative development within the City would be subject to these standards. The population in 2020 is expected to be 127,714⁴⁷² for the City of Roseville without development of the SOI Amendment Area. Additional stations and fire fighters would be required to continue to meet the response time standard of 4 minutes in all areas of the City.

SOI Amendment Area

Development of the SOI Amendment Area would add a total of 39,540 residents to the City, and development of the WRSP would add 20,810 residents to the City of Roseville. This increased population, in combination with other development in the City and County, would increase demand for fire

⁴⁷² DKS Associates, 2002; based on 50,480 dwelling units and 2.53 residents per dwelling unit.

protection services and could reduce response times due to increased traffic. In addition to the station proposed in the WRSP area, another fire station could be required in the Remainder Area to serve development. The addition of stations, as required under MM 4.10-3, would ensure that the Roseville Fire Department (RFD) could adequately serve development within the SOI Amendment Area. However, in order for the RFD to estimate response times, it would need to run the Department's model, as required by MM 4.10-3. The model requires a land use plan, which is not available for the Remainder Area at this time. The model will indicate the appropriate locations for fire stations in the City to ensure that the response time standard is met for all areas of the City. Given current policies and mitigation measures, the contribution of both the WRSP and SOI Amendment Area to the demand for fire protection services would not be cumulatively considerable and is considered a **less-than-significant** cumulative impact.

Schools

SOI Amendment Area

Buildout of the City in combination with other development in South Placer County would increase the demand on the school districts serving the SOI Amendment Area (Roseville City School District [RCSD], Roseville Joint Union High School District [RJUHSD], and Center Unified School District [CUSD]). Existing and planned schools would not have the capacity to serve all future development so that additional school sites will be required as new development is planned and built. School fees would be collected to fund construction of new schools, as required and allowed by State law. Development of the SOI Amendment Area would contribute 4,224 students in the RCSD, 1,957 students in the RJUHSD, and 3,393 students in the CUSD. While school sites would be dedicated in the WRSP that could serve some of the students generated in the entire SOI Amendment Area, additional school sites would need to be dedicated in the Remainder Area to serve all of the students generated by development of the entire SOI Amendment Area. Because no land use plans have been prepared for the Remainder Area, the number and location of schools in that area is unknown. However, given current school capacities, the addition of any more students would exceed planned capacity. MM 4.10-7 requires that school sites be identified as needed in proposed specific plans in the Remainder Area. New residential development would be required to pay school impact fees to the school districts to offset the capital costs of constructing new schools, which would ensure that cumulative impacts are less-than-significant. The provision of school sites and payment of applicable fees, consistent with State law and City (and County) policies would ensure that the SOI Amendment contribution to cumulative impacts on the local school districts is not cumulatively considerable. This would result in a **less-than-significant** impact.

West Roseville Specific Plan

The development of the WRSP, in conjunction with other planned residential development in the City of Roseville and South Placer County, would increase the demand for school services in the RJUHSD and RCSD. Existing schools in these districts would not be able to accommodate the projected future population at their current capacities. Development of the WRSP would contribute 2,815 students to the RCSD and 1,315 students to the RJUHSD. The WRSP would designate sites for four elementary and one intermediate school within the WRSP area and one RJUHSD high school. WRSP development would also contribute funding for the construction of schools.

New residential development within the City of Roseville and Placer County would be required to pay school impact fees to the school districts to offset the capital costs of constructing new schools, consistent with State law and City (and County) policies. The provision of school sites and payment of applicable fees would ensure that the WRSP contribution to cumulative impacts on the local school districts is not cumulatively considerable. This would result in a **less-than-significant** impact.

Libraries

SOI Amendment Area

As discussed in Section 4.10, the City's library system lacks the necessary resources to provide what library administrators consider adequate circulation and staffing for existing libraries. By 2020, there will be approximately 127,714 residents in Roseville.⁴⁷³ Based on the service standard of one library branch per 15,000 to 20,000 residents, approximately seven library branches in total would be needed throughout the City by 2020. There are currently two public libraries that serve the City. Development within the City and SOI Amendment Area would result in growth that would place demand on existing library facilities, further reducing their ability to provide adequate service.

Development of the SOI Amendment Area would result in the addition of 39,540 residents to the City. When combined with the population projections for 2020, there would be approximately 167,254 residents in the City. This would result in the need for approximately ten library branches citywide, including two in the SOI Amendment Area. Nearby development in the County, such as Placer Ranch and Placer Vineyards, could also increase use of the City's library facilities. Implementation of MM 4.10-9 and MM 4.10-10 would ensure that library sites are dedicated within the SOI Amendment Area or that existing facilities are expanded to accommodate new project residents. Therefore, the SOI Amendment's

⁴⁷³ DKS Associates, 2002; based on 50,480 dwelling units and 2.53 residents per dwelling unit.

contribution to cumulative demand for library services would not be cumulatively considerable and a **less-than-significant** impact would result.

West Roseville Specific Plan

Implementation of the WRSP would add approximately 20,810 people to the City of Roseville, resulting in the need for one additional library branch and the citywide need of eight library branches to adequately serve the City's population. Implementation of MM 4.10-9 would result in the siting or expansion of a library branch within or near the WRSP to serve City residents. Combined with other growth in the City, the additional library space would alleviate some of the demand on citywide library facilities. Therefore, the WRSP's contribution to the demand for library services would not be cumulatively considerable and the impact would be **less than significant**.

Parks and Recreation

As Roseville continues to grow and eliminate the surrounding open spaces, there will be a greater need to create parklands and open spaces within the City. The population in 2020 is expected to be 127,714⁴⁷⁴ for the City of Roseville, not including the SOI Amendment Area. The City has a standard of 3 acres per 1,000 residents for: (1) neighborhood/community parks; (2) Citywide parks; and (3) open space/passive parks. This corresponds to the need for approximately 383 acres each of neighborhood/community parks, Citywide parks, and open space/passive parks by 2020 (without the additional demand for parks created by development in the SOI Amendment Area). Development in the County would also create a demand for parks. The County requires only five acres of improved parkland per 1,000 residents, compared to the City's combined requirement of 9 acres per 1,000 residents; therefore, some County residents may use City facilities.

SOI Amendment Area

Development of the SOI Amendment Area would add approximately 39,540 residents to the City, requiring approximately 356 acres of parkland, consisting of approximately 118 acres each of neighborhood/community parks, Citywide parks, and open space/passive parks. Therefore, by 2020, with the development of the SOI Amendment Area, approximately 1,505 acres of parkland would be needed throughout the City. The City's General Plan Policy PA-1, which requires the dedication of 9 acres of parkland per 1,000 residents, is a stricter requirement than the State's Quimby Act, or the County's standard, which requires only 5 acres of parkland per 1,000 residents. Compliance with the City's parkland standard would ensure that enough parkland is set aside within the City to serve its residents.

⁴⁷⁴ DKS Associates, 2002; based on 50,480 dwelling units and 2.53 residents per dwelling unit.

Payment of the Neighborhood and Community Park Fee and the City-Wide Park Fee would continue to be collected from all residential units developed in the City. The applicants and residents of future projects in the SOI Amendment Area would be required to dedicate land and to pay park development fees. With the payment of the fees and the implementation of the General Plan policies, the SOI Amendment contribution to cumulative demand for parks and recreation facilities would not be cumulatively considerable and would result in a **less than significant** impact.

West Roseville Specific Plan

As discussed under the SOI Amendment Area, a less-than-significant cumulative impact would occur with respect to parks and recreation because the City's Standards for the provision of adequate park facilities is less than either the State or County standards. The WRSP would add approximately 20,810 residents, requiring approximately 187 acres of new parks in total, with 62 acres each of neighborhood/community parks, Citywide parks, and open space/passive parks. Therefore, by 2020, with the development of the WRSP area, approximately 1,337 acres of parkland would be needed in the City. The WRSP alone includes approximately 939.6 acres of open space and parkland for use by City residents, which greatly exceeds the City's park requirement. Therefore, the WRSP would not considerably contribute to the cumulative demand for parks and recreational facilities, and the impact would be **less than significant**.

■ **Public Utilities**

The project-level analysis of impacts on certain public utilities, including potable water supply, recycled water, wastewater collection and treatment, and solid waste disposal, considers buildout of the City's General Plan, and other planning efforts through buildout (e.g. *Roseville Regional Wastewater Service Area Master Plan [WWMP]*), as well as development proposed in the SOI Amendment area. Therefore, while the project-level analysis for the utilities mentioned above considers conditions at buildout of the City's General Plan and other planning efforts, any proposed and anticipated development that occurs outside of the City's boundaries or WWMP service area must also be considered in the cumulative analysis.

■ **Water Supply**

Water Supply, Distribution, and Storage

The cumulative analysis for water supply, distribution, and storage considers the potential environmental effects of supplying water to the project in addition to regional water demands generated in Placer County and Sacramento County under the provisions of Water Forum Agreement (WFA). The

WFA provides a framework for providing surface water and groundwater supplies to the region through the year 2030.

SOI Amendment Area

A portion of the proposed water supplies provided to the region pursuant to the WFA would be obtained from the American River through contracts subject to WFA requirements. Deliveries from the American River, which provides a source of supply allowed by the WFA, include a component of water that is delivered to Central Valley Project (CVP) customers, including the City of Roseville, San Juan Water District, Placer County Water Agency, and others.

Under the cumulative without project conditions (or “future” conditions), American River deliveries would be increased to regional water purveyors who participated in the WFA (in this instance, American River deliveries include all deliveries to purveyors receiving water from the American River and waters delivered from the Sacramento River in lieu of the American River). Therefore, water deliveries made under the WFA could increase to the maximum limits specified in the WFA if: (1) all agreements are negotiated as planned; (2) all of the water purveyors seeking diversions obtain all of the necessary federal and state approvals; and (3) all of the necessary facilities are constructed.

As discussed in Subsection 4.11.2.1, Water Supply – Environmental Setting, an EIR was prepared for the Water Forum Agreement (WFA EIR) that addresses impacts and mitigation measures resulting from implementation of the water supply program outlined in the WFA. The findings of that EIR, and the accompanied Water Forum Action Plan, outlined a program whereby water delivery could be supplied to area purveyors through the year 2030, provided that a permanent pumping plant is constructed at Auburn (North Fork American River) and additional Sacramento River diversion facilities are constructed. While the specific construction and operational details of the proposed Sacramento River Diversion project were not evaluated in the WFA EIR, a diversion from the Sacramento River was included in the hydrologic modeling in the EIR for purposes of identifying potential cumulative environmental impacts for wet/average, drier, and driest years for year 2030.⁴⁷⁵

The WFA EIR listed the flow-related environmental impacts that could occur when implementing water diversions under the WFA and concluded that there was the possibility for environmental impacts in the following areas: groundwater resources, water supply, water quality, fisheries resources and aquatic habitat, flood control, hydropower supply, vegetation and wildlife, recreation, land use and growth

⁴⁷⁵ Sacramento City-County Office of Metropolitan Water Planning, Water Forum Proposal EIR, Chapter 3, Project Description, Table 3-1a and Section 4.1, Modeling Assumptions, Table 4.1-2.

inducement, aesthetics, cultural resources, and soils and geology. While mitigation measures were developed, some impacts remained significant even after the application of these feasible mitigation measures. The following presents the applicable WFP EIR impacts by their respective level of significance, which represents the impacts that would occur as a result of cumulative development in the region, including buildout of the City of Roseville pursuant to its existing General Plan, full development of the SOI Amendment Area and development of the cumulative projects and/or development levels identified in Section 5.5.2 of this document.⁴⁷⁶

WFA Less-than-Significant Impacts (After Mitigation)

Groundwater Resources

- Continued lowering of groundwater
- Movement of groundwater contaminants
- Land subsidence from aquifer draw down

Water Quality

- Seasonal changes to water quality in Folsom Reservoir, Lake Natoma and the Lower American River

Fisheries Resources and Aquatic Habitat

- Impacts to Folsom Reservoir's coldwater fisheries
- Impacts to Lake Natoma's coldwater and warmwater fisheries
- Temperature impacts to Nimbus fish hatchery operations and fish production
- Lower American River Steelhead
- Flow- and temperature-related impact to the American shad (May and June)
- Flow- and temperature-related impact to the Striped Bass Sport Fishery (May-June)
- Impacts to Shasta Reservoir's coldwater and warm-water fisheries
- Impacts to Trinity Reservoir's coldwater and warm-water fisheries
- Impacts to Keswick Reservoir Fisheries
- Flow-related impacts to Sacramento River fisheries
- Temperature-related impacts to Sacramento River fisheries resources
- Delta fish populations

⁴⁷⁶ City-County Office of Metropolitan Water Planning, Water Forum Proposal Draft EIR (SCH #95082041), January 1999, Table 2-1.

Flood Control

- Ability to meet flood control diagrams of Central Valley Project (CVP)/State Water Project (SWP) Reservoirs
- Increased stress on Lower American River flood control structures
- Increased exposure to flood hazards
- Substantial change in floodplain characteristics
- Changes in river channel geometry or gradients leading to changes in bank erosion, aggradation, segradation, or meander processes

Hydropower Supply

- CVP hydropower capacity and generation
- Increased energy requirements for diverters pumping from Folsom Reservoir. (This impact was found to have an economically significant impact after mitigation.)

Vegetation and Wildlife

- Lower American River riparian vegetation and backwater ponds
- Vegetation associated with reservoirs
- Vegetation associated with the Upper Sacramento River
- Vegetation associated with the Lower Sacramento River and the Delta
- Special-status species dependent on Lower American River backwater pond/marsh habitats
- Elderberry shrubs and Valley Elderberry Longhorn Beetle
- Sacramento-San Joaquin Delta habitats of special-status species (non-fish)

Recreation

- Lake Natoma recreation opportunities
- Shasta Lake recreational opportunities
- Trinity Reservoir recreation opportunities
- Recreation opportunities on Whiskeytown and Keswick Reservoirs
- Impacts on the Upper Sacramento River
- Lower Sacramento River recreation opportunities
- Delta recreation opportunities
- Consistency with the American River Parkway plan
- Consistency with the Lower American River's recreational river designations

Land Use and Growth-Inducing Impacts

- Land use impacts on direct and indirect effect study areas
- Consistency with General Plan
- Consistency with General Plan water supply and conservation policies

Aesthetics

- Aesthetic value of the Lower American River
- Aesthetic value of the Upper and Lower Sacramento River and Sacramento-San Joaquin Delta
- Aesthetic value of Lake Natoma, Whiskeytown, and Keswick Reservoirs
- Aesthetic value of Folsom, Trinity and Shasta Reservoirs

Cultural Resources

- Effect of varying flows/river stage on cultural resources along the Lower American River bank near Nimbus Dam
- Effect of varying flows/river stage on cultural resources along the Lower American River bank near the mouth
- Effect of varying flows/river stage on cultural resources along the Lower American River near Freeport

Soils and Geology

- Changes in geologic substructures
- Exposure to major geologic hazards
- Increased soil erosion by wind or water
- Loss of soil cover

Various forms of mitigation were successful at reducing these impacts to **less-than-significant** levels after mitigation.

■ WFA EIR Potentially Significant Impacts

Water Quality

- Sacramento River and Delta Water Quality

Fisheries Resources and Aquatic Habitat

- Impacts to Folsom Reservoir's warm water fisheries
- Fall-run Chinook salmon
- Flow- and temperature-related impacts to splittail (February–May)

The mitigation measures applied to these impact areas would reduce these impacts, but not necessarily to **less-than-significant** level.

■ WFA Significant Impacts

Water Supply

- Decrease in deliveries to State Water Project (SWP) customers
- Decrease in deliveries to Central Valley Project (CVP) customers

Recreation

- Reduced rafting and boating opportunities on the Lower American River
- Reduced Folsom Reservoir boating opportunities
- Reduced availability of Folsom Reservoir swimming beaches

Land Use and Growth-Inducing Impacts

- Land use and growth-inducing impact in the water service study area

Cultural Resources

- Effect of varying water levels on cultural resources in Folsom Reservoir

The WFA EIR determined that even after mitigation is applied to these topical areas, the level of significance after mitigation would remain significant and unavoidable.

The WFA EIR is a programmatic EIR and did not evaluate the specific environmental effects of construction and operation of facilities necessary to implement the water deliveries under the WFA, such as storage tank sizes, backbone transmission line diameters, or other distribution facilities. The WFA EIR indicated that facility construction projects would be evaluated in separate tiered or project-level environmental documents.⁴⁷⁷

Because cumulative development, including the SOI Amendment Area, would require water from the Sacramento River Water Diversion Project, which is as yet unfunded and unapproved, and the EIR for this project indicated that significant and unavoidable impacts would result, this is considered significant and unavoidable cumulative impact. Because the Remainder Area would depend upon water from the Sacramento River, the project's contribution would be cumulatively considerable, and a **significant and unavoidable** impact would result.

⁴⁷⁷ City-County Office of Metropolitan Water Planning, Water Forum Proposal Draft EIR (SCH #95082041), January 1999, p.4.1-3.

West Roseville Specific Plan

Cumulative water supply, storage, and distribution impacts that would occur as a result of development in the region, including the West Roseville Specific Plan (but without the Remainder Area), would also be significant and unavoidable for the reasons described above under the discussion for the SOI Amendment Area. However, while water demand associated with buildout of the City's General Plan and the West Roseville Specific Plan would be supplied by existing and assured sources of City water, any increase in water demand in a region that does not have adequate and assured water supplies for cumulative development would result in a cumulatively considerable contribution to the cumulative impact. Therefore, while the project-level impact is less than significant, the project's contribution to the cumulative impact would be **significant and unavoidable**.

Potable Water Treatment

This cumulative analysis considers the potential environmental effects of treating water within the context of regional supplies and demands generated in Placer County, Sutter County, and Sacramento County under the provisions of the WFAO.

SOI Amendment Area

The Barton Road WTP has the capacity to treat all of the City's General Plan and proposed WRSP Area through buildout in 2020. The City does not have the treatment capacity or the conveyance facilities to provide potable water to the Remainder Area. To meet Remainder Area water supply needs, a diversion from the Sacramento River is required. If approved and constructed, the Sacramento River Water Reliability Project would require the provision of water treatment and storage facilities with a capacity of 255.0 mgd to meet the diversion and delivery requirement of PCWA, Sacramento Suburban Water District (SSWD), and the cities of Roseville and Sacramento. The Sacramento River Water Reliability Project would also require the necessary pipeline systems to deliver treated water to, and interconnect with, the existing PCWA, SSWD, Roseville, and Sacramento water distribution facilities. The construction and operation of water treatment facilities for the Sacramento River Water Reliability Project are assumed to result in similar cumulative impacts as previously described for water supply since similar infrastructure facilities would be required.

Because cumulative development would require the treatment of water from the Sacramento River Diversion Project, which is as yet unapproved and unfunded, and implementation of the Sacramento River Diversion project could result in significant and unavoidable impacts, the cumulative impact associated with water treatment is also considered significant and unavoidable. Because the Remainder

Area would depend upon water from the Sacramento River, the project's contribution would be cumulatively considerable, and a **significant and unavoidable** impact would result.

West Roseville Specific Plan

The Barton Road Water Treatment plant currently has a capacity of 60 mgd, which is the result of an expansion project completed in 2001. The treatment plant site has been master planned to an overall capacity of 100 mgd. These expansions will be completed in two phases: an expansion to 75 mgd, which is expected to be completed in mid-2006, and an expansion to 100 mgd, which is expected to be completed in mid-2010.⁴⁷⁸ Future City buildout demand for potable water treatment in 2020 is estimated to be 88.93 mgd, which can be treated by the facility.

As previously mentioned, cumulative development in the region requires water from the Sacramento River project. Because cumulative development would require water from the Sacramento River Diversion Project, which is as yet unapproved and unfunded, and implementation of the Sacramento River Diversion project could result in significant and unavoidable impacts, the cumulative impact associated with water treatment is also considered significant and unavoidable.

However, because the WRSP Area does not rely upon water from the Sacramento River Water Reliability Project, and City's existing treatment plant has sufficient capacity designed to accommodate flows generated by the City for both current General Plan and WRSP Area buildout, the WRSP Area's contribution to the cumulative impact is not cumulatively considerable and a **less-than-significant** impact would result.

■ **Recycled Water**

Recycled Water Supply, Storage, and Distribution

The cumulative context for recycled water supply is cumulative development identified in Section 5.2.2 of this document that would occur in Placer County, Sutter County, and Sacramento County. One of the cumulative projects identified in Section 5.2.2 is Roseville Electric's new Energy Park, which is in the early stages of planning and is being considered to meet the community need for service reliability and cost stability. If the proposed 150-megawatt energy facility were constructed, part of the excess recycled water supply from the PGWWTP would be used for cooling water. Therefore, development of the energy facility is considered in the cumulative context for recycled water. The total annual recycled water demand for a 150-megawatt plant would be approximately 1,112 AF/yr, which would correspond to a

⁴⁷⁸ City of Roseville, 2002 Urban Water Management Plan, July 2002, p.13.

peak day demand of 1.45 mgd.⁴⁷⁹ To meet this demand, a continuous supply of 1,006 gpm of recycled water from the PGWWTP is required.⁴⁸⁰

SOI Amendment/WRSP

Currently, recycled water is produced at the existing DCWWTP and distributed to locations within the City. When the PGWWTP becomes fully operational, recycled water from the PGWWTP and the existing DGWWTP will comprise the regional recycled water facilities that would produce recycled water for use in the City, including the SOI Amendment Area, as well as the City's regional partners' service areas. Current and future recycled water planning efforts for the City of Roseville are described in the Recycled Water Distribution System Feasibility Study (April 2000), which provides for recycled water demand through 2030. As illustrated by the data in Table 4.11-12, there would be 12.0 mgd average day supply (or 6.33 mgd peak day supply) available from the combined flows from the City's DCWWTP and PGWWTP after serving City customers, the SOI Amendment, the 700 gpm constant supply to the recycled water tank at Woodcreek Oaks Golf course, and without the proposed energy facility. These additional flows could be used for other projects not anticipated in the Feasibility Study and included in the demand from the SOI Amendment Area, such as the cumulative development identified in Section 5.2.2 of this document. Because recycled water is available to meet existing and projected demands, including the SOI Amendment Area, this is considered a less-than-significant cumulative impact for recycled water supply and distribution. The project's contribution would not be cumulatively considerable, and a **less-than-significant** impact would result.

The distribution system to convey the recycled water would be expanded, and additional storage tanks and pumps could be needed. The extension of the system to areas outside the City of Roseville where such facilities do not exist could result in potentially significant environmental effects, in part, related to construction activities. However, it would be speculative to identify the level of significance of potential environmental impacts absent a plan that identifies a specific project and/or project location; further, any infrastructure improvements would be subject to environmental review on a project-by-project basis. However, the surplus recycled water could accommodate growth, and indirect effects of growth (e.g., traffic, air, and noise) could result in significant and unavoidable cumulative impacts. The project's contribution to those impacts would be cumulatively considerable, since the project includes an expansion to the PGWWTP and a **significant and unavoidable** impact would result.

⁴⁷⁹ HydroScience Engineers, Recycled Water Study for West Roseville Specific Plan Area, May 21, 2003, p.28.

⁴⁸⁰ HydroScience Engineers, Recycled Water Study for West Roseville Specific Plan Area, May 21, 2003, p. 30

■ Wastewater

Wastewater Collection and Distribution

A Regional Wastewater Treatment Service Area Master Plan (Master Plan) EIR (WWMP EIR) has been prepared for major wastewater conveyance and treatment improvements to serve the area through buildout of the City's WWMP service area. This service area collectively includes the service areas of both the PGWWTP and the Dry Creek Wastewater Treatment Plant (DCWWTP). The WWMP EIR considered a DWP of 20.7 mgd for flow to the PGWWTP at buildout. The cumulative context for wastewater treatment is development assumed with ultimate buildout of the general plans and approved development plans for those areas within the Master Plan service area, plus additional development that could seek to connect to the PGWWTP. Only the northeast portion of the SOI Amendment Area is currently included in the Master Plan Service Area, which is the area previously called Phase 1 of the Villages at Blue Oaks.

SOI Amendment/WRSP

As shown on Table 4.11-14, the Remainder area is anticipated to generate flows of 5.1 mgd ADWF to be treated at the PGWWTP. When the 1.1 mgd that was previously assumed for the Villages at Blue Oaks is subtracted, as it was originally included in the WWMP EIR flow to PGWWTP, the total net increase in flows from the SOI Amendment Area would be 4.0 mgd more than anticipated under the Wastewater Master Plan EIR, and the PGWWTP would need to be 24.7 mgd in order to treat flows from the full SOI Amendment Area. Flow from the SOI Amendment Area of 24.7 mgd is considered in section 4.11 of this EIR. If other projects unanticipated in the Wastewater Master Plan propose to have wastewater treated at the PGWWTP, additional approvals and increases in capacity would be needed. Because of site limitations, an expansion to treat more than 20.7 mgd would require an expansion beyond the current site boundary. The extent to which the PGWWTP would need to expand to treat additional wastewater beyond the 24.7 considered in this EIR would depend on which projects would use the plant, subject to approval of the South Placer Wastewater Authority.

The Placer Vineyards project is proposing to convey its wastewater to the Sacramento Regional Wastewater Treatment Plant. Placer Ranch is geographically located such that it could be served either by the PGWWTP or by the City of Lincoln's Regional wastewater treatment plant. Current plans for Placer Ranch indicate that it proposes to connect to the PGWWTP. The possible De la Salle/AKT University Project to the west of the WRSP would also likely propose to connect to the PGWWTP, and other projects could propose to connect as well. As with the SOI Amendment Area, wastewater flows in excess of 20.7 mgd would need to be analyzed, since that was the capacity analyzed in the Wastewater

Master Plan EIR. If flows were to exceed 20.7 mgd, an expansion beyond the current site would be necessary. Expansion of the plant to serve such unanticipated flows could result in impacts on the environment associated with construction to increase the capacity of the plant, loss of natural and other resources to expand the footprint of the facility, and degradation of water quality as a result of increased discharges to Pleasant Grove Creek.

This EIR evaluates the conversion of the 20 acres immediately south of the PGWWTP to plant facilities. The NPDES discharge permit for the PGWWTP would also need to be amended to reflect higher flows. Construction impacts, such as noise and disturbance of wildlife, have also been addressed to the extent possible in this EIR and the Wastewater Master Plan EIR. However, this EIR does not consider the effects of operating a facility with flows in excess of 24.7 mgd (the amount needed to accommodate the full SOI Amendment Area plus growth in the WWMP EIR service area through buildout).

The construction and operation of additional wastewater treatment facilities, as well as wastewater collection systems, to areas outside the WWMP EIR service area and the SOI Amendment Area where such facilities do not exist could result in potentially significant environmental effects, in part, related to construction activities. However, it would be speculative to identify the level of significance of potential environmental impacts absent a plan that identifies a specific project and/or project location; further, any infrastructure improvements would be subject to environmental review on a project-by-project basis. The construction of additional wastewater treatment and collection facilities, where such facilities do not exist, could result in indirect growth effects (e.g., traffic, air, and noise), which could be significant and unavoidable on a cumulative basis. While adequate wastewater treatment would be required prior to project approval, the fact that regional wastewater treatment systems are not available combined with the uncertainty regarding construction and operation impacts results in a cumulative impact that is significant and unavoidable. However, the project's contribution to those impacts would not be cumulatively considerable, because this document evaluates and requires the expansion of the PGWWTP to accommodate the excess demand from the SOI Amendment Area. Therefore, this project's contribution to the cumulative condition is a **less-than-significant** impact would result.

■ Solid Waste

The cumulative context for solid waste is the service area of the Western Regional Sanitary Landfill, which serves the Cities of Roseville, Rocklin, Lincoln, and Placer County.

SOI Amendment/WRSP

Currently, the landfill is anticipated to be able to accept waste until 2036. However, the final closure date would be affected by several factors, including regional growth rates, economic conditions, and the efficiency of waste recovery.⁴⁸¹ Depending on these factors, waste from the SOI Amendment Area, in combination with other cumulative development, could shorten the lifespan of the landfill. The WRSP alone would increase the amount of waste received by the WRSL over a twenty to thirty year period by approximately 301,740 to 452,610 tons, or 2.2 to 3.2 percent of the WRSL's remaining capacity. Depending on when the SOI Amendment Area is built out, it would generate approximately 576,320 to 864,480 tons of solid waste (assuming 20 to 30 full years of waste generation). This waste would require 4.1 to 6.2 percent of the landfill's remaining capacity.

MM 4.11-11 would reduce the amount of waste to be landfilled by requiring that Specific Plans or other development plans in the Remainder Area provide greenwaste bins to residences, as currently required by the WRSP Development Agreement. The WRSP also requires source-reduction measures. This mitigation would reduce the amount to be landfilled by approximately 1,282 tons/year. Similar measures could be adopted by other projects, but could only be required by the City of projects within its jurisdiction. MM 4.11-10 calls for increasing landfill capacity, but the decision to expand the landfill rests with the WPWMA, rather than the City of Roseville. Currently, the WRSL is expected to have capacity to accommodate waste from development until 2035. If development in the WRSL service area occurs more rapidly than anticipated, the landfill's lifetime would be shortened, necessitating expansion sooner than anticipated. MM 4.11-10 would reduce this cumulative impact by expanding landfill capacity. However, the City cannot guarantee that expansion beyond current plans. Therefore, the cumulative impact is significant and unavoidable. The project's contribution to the cumulative impact would be considerable, given that additional solid waste would be generated, and the impact would also be considered **significant and unavoidable**.

Development of the SOI Amendment Area would also generate approximately 65 tons per day of solid waste that would require processing at the MRF, and other cumulative projects could require additional processing at the MRF. Based on projections for the Capacity Enhancement Project 2002-2003 (Appendix C of the Final EIR), the increase in waste associated with the SOI alone could cause the MRF to exceed its capacity by 2008. MM 4.11-12 calls for increasing the capacity of the MRF by adding additional processing lines. This could increase MRF capacity, such that it may be adequate to process waste from the SOI Amendment Area and from other development anticipated in WPWMA's current plans. The

⁴⁸¹ Western Placer Waste Management Authority, Capacity Enhancement Project 2002-2003 Draft Environmental Impact Report, January 9, 2003, page 3-6.

WPWMA can and should increase the capacity of the MRF and the City shall advocate that it do so. However, the City cannot compel the WPWMA to take such action. Because the MRF has enough capacity to treat its daily processing requirements and an additional expansion is planned to allow adequate processing through 2008, cumulative MRF impacts are considered less than significant. However, the project's contribution to the cumulative impact is considerable because it would cause the MRF to exceed its capacity by 2008, which result in a **significant and unavoidable** impact.

West Roseville Specific Plan

As discussed in Impact 4.11-9, the WRSP would generate approximately 13,213 tons per year of solid waste that would require disposal at the WRSL. The WRSP would also increase the amount of construction debris (Impact 4.11-11) received at the landfill, as the well as additional sludge from the wastewater treatment plant. The WRSP requires source-reduction measures, such as greenwaste bins, which would divert an unknown amount of waste. Nonetheless, the WRSP would increase the amount of waste received by the WRSL over a twenty to thirty year period by approximately 182,760 to 274,140 tons, or 1.3 to 2.0 percent of the WRSL's remaining capacity, assuming that the growth projections developed for the Capacity Enhancement Project 2002-2003 are realized.

The WRSP, along with other development in the region, would also increase the amount of processing needed at the MRF. AS discussed in Impact 4.11-10, the MRF is expected to reach its planned capacity in approximately six years, necessitating additional expansion , as called for by MM 4.11-11. Because the City does not have jurisdiction over the MRF, this is considered a significant and unavoidable cumulative impact. The project's contribution to the cumulative impact would be considerable, given that additional solid waste would be generated, and the impact would also be considered **significant and unavoidable**.

■ Electricity

The cumulative context for electricity is the service area of the Western Area Power Administration, which is generated by the federal government's Central Valley Project and from other members of the Northern California Power Agency, a joint powers agency.

SOI Amendment Area/WRSP

Cumulative development in the region must comply with Title 20 and Title 24 California Code of Regulations to reduce overall energy demand. However, regional electricity demands are directly related to changing power generation and distribution in the western U.S. Further, the sources of energy are diverse and widespread. The exact source that would supply future development in the City or the region is not known at this time. Currently, the region obtains power from combustion (natural gas),

hydroelectric facilities, and geothermal projects. The proposed Roseville Energy Park would be a source of additional electricity for the City of Roseville. Construction of new or expanded facilities could affect the environment, particularly during construction when impacts related to soil erosion, storm runoff, increased noise, dust, and vehicle emissions could result. In addition, sensitive habitats, visual resources, and cultural resources could be affected.

The regional strategy is to (1) continue to rely on electricity from the Western Area Power Administration; (2) acquire new sources of energy; and (3) to continue to promote energy conservation. However, sufficient reliable sources of electrical power are not guaranteed, as evidenced by the energy shortfalls during California's "energy crisis." Therefore, an increased demand for electrical service due to cumulative development in the region would be considered significant and unavoidable on a cumulative basis. However, because Roseville Electric has guaranteed the provision of adequate electricity for the SOI Amendment Area and the WRSP Area, including provision of transmission facilities, and will construct a new substation (and a second, if required), the project's contribution to this cumulative impact is not cumulatively considerable and would be **less than significant**.

■ **Natural Gas**

The cumulative context for natural gas is the supply area of PG&E.

SOI Amendment Area/WRSP

PG&E has indicated that supplies of natural gas exist to serve future development of the SOI Amendment Area and, typically, natural gas supplies are available for all proposed development. The exact source that would supply the City in the future is not known, and would vary over time. In 1999, 28 percent of California's natural gas supply came from Canada, 10 percent from the Rockies, and 46 percent from the Southwest.⁴⁸² Because natural gas can be transmitted for long distances, it can be obtained from a wide range of sources, both in and out of California. Therefore, it would be speculative to attempt to assess the impacts of using any particular source of natural gas. Because natural gas has always been made available, and could be transmitted for long distances, the cumulative impact would be less than significant. The project's contribution to that impact would be rendered less than cumulatively considerable and a less-than-significant impact would result.

Pacific Gas and Electric (PG&E) provides natural gas service to the City of Roseville and beyond. Natural gas regulators and transmission lines are required to serve residences and businesses. Expansions of

⁴⁸² California Energy Commission website, California's Major Sources of Energy, <http://www.energy.ca.gov//energysources.html>, accessed June 14, 2001.

these types of facilities would be required to serve the growing population of the Region, and would be constructed as new development is approved. The construction and operation of additional natural gas transmission facilities to areas outside the City of Roseville where such facilities do not exist could result in potentially significant environmental effects, in part, related to construction activities. However, it would be speculative to identify the level of significance of potential environmental impacts absent a plan that identifies a specific project and/or project location; further, any infrastructure improvements would be subject to environmental review on a project-by-project basis. The construction of additional natural gas transmission facilities, where such facilities do not exist, could result in indirect growth effects (e.g., traffic, air, and noise), which could be significant and unavoidable on a cumulative basis. While the provision of adequate natural gas would be required prior to project approval, the fact that such facilities are not available combined with the uncertainty regarding construction and operational impacts results in a cumulative impact that is significant and unavoidable. However, the project's contribution to those impacts would not be cumulatively considerable, because this document evaluates and requires the provision of such facilities to accommodate the excess demand from both the WRSP Area and the Remainder Area. Therefore, a **less-than-significant** impact would result.

■ Hydrology and Water Quality

Potential impacts on hydrology and water quality are attributed to development not only within the City limits, but in the watershed area that exists outside of the City limits. The context for the evaluation of potential cumulative impacts on flood conditions and water quality is the Pleasant Grove Creek watershed and Curry Creek watershed that are tributary to the Cross Canal watershed, which drains to the Sacramento River.

Stormwater Peak Flows and Volumes

Cumulative development in the Roseville area, which includes the Pleasant Grove Creek watershed, would increase the amount of impervious surface cover, which would, in turn, generate stormwater runoff peak flows. The increased runoff to the streams in the watershed would also increase the amount of stormwater runoff. As noted in Section 4.8, Hydrology and Water Quality, several developments upstream and east of State Route 65 in Lincoln and Rocklin have constructed or have planned regional detention storage basins along Pleasant Grove Creek and its tributaries. Based on a comparison of data generated for cumulative plus project upstream conditions with and without upstream detention (Model 3 and Model 4), each of these basins contributes to delays in downstream peak flows at the WRSP project area boundary. As a result, placing detention in the lower portions of the Pleasant Grove Creek watershed to manage all events, including the higher frequency (2-year) small storms, would likely delay peak flows such that the combined effect could actually increase peak flows downstream, which could

increase flood risk to downstream properties. Consequently, detention is not used in the lower portions of the watershed. The conclusion for the Pleasant Grove Creek watershed is consistent with drainage studies prepared for projects located upstream in the City of Roseville.

The 1993 *Auburn Ravine, Coon, and Pleasant Grove Creek Watershed Study* ("1993 study") examined the Pleasant Grove Creek watershed and other regional drainages that affect Sutter County. Figure 3-3 in the 1993 study identified future land assumptions for determining potential impacts from urban runoff. The study concluded that all planned future development in Placer County, if unmitigated, could increase flows by less than 0.3 foot (3.6 inches) along tributary streams and approximately 0.1 foot (1.2 inches) in the ponding area upstream of the Cross Canal. These increases would inundate several hundred additional acres in Sutter County during a major flood.⁴⁸³

Conclusions of this study recommended a combination of regional and local detention and retention basins, adoption of a regional floodplain management plan, and adoption of grading ordinances and policies.⁴⁸⁴ Although the SOI Amendment Area is not delineated on Figure 3-3 in the 1993 *Auburn Ravine, Coon, and Pleasant Grove Creek Watershed Study*, the 1993 study remains the current, adopted study for identifying potential cumulative effects of stormwater runoff and measures for mitigating such increases.

Both City of Roseville and Placer County General Plan policies require that individual projects mitigate their contribution of increased surface water flows to minimize the potential for increased on- and off-site flooding. As described in Section 4.12, Hydrology and Water Quality (Environmental Setting), the City is planning a regional stormwater retention basin (Reason Farms) in western Placer County downstream of the SOI Amendment Area. Preliminary estimates of the amount of retention that would be needed to reduce potential flooding impacts at downstream locations (e.g., Placer-Sutter County line) were developed, and the most recent analysis indicates that approximately 2,350 ac-ft of storage volume would be required to mitigate the increase in the amount (volume) of stormwater runoff. Although the SOI Amendment Area is currently outside the City limits, runoff volumes for the SOI Amendment were included in the 2,350 acre-feet (ac-ft) volume for purposes of developing a conceptual basin design.⁴⁸⁵

A Draft EIR (SCH #2002072084) that evaluates the potential environmental effects of construction and operation of the regional retention basin was prepared in October 2002, and the Final EIR was certified in January 2003. The EIR included a hydrologic and hydraulic analysis that concluded that the basin would

⁴⁸³ Placer County Flood Control and Water Conservation District, *Auburn Ravine, Coon, and Pleasant Grove Creeks Flood Mitigation*, June 1993, page ES-3.

⁴⁸⁴ CH2MHILL, *Auburn Ravine, Coon, and Pleasant Grove Creeks Flood Mitigation*, Volume 1, June 1993.

⁴⁸⁵ City of Roseville, Final EIR for the City of Roseville Retention Basin Project (SCH #2002072084), January 10, 2003, Table 1, p.1-2.

increase the peak flow rate upstream of the site and decrease the peak flow rate downstream of and through the site. It would also decrease flood elevations upstream and through the site along Pleasant Grove Creek as well as downstream.⁴⁸⁶

The SOI Amendment Area is at the headwaters of Curry Creek. No development is proposed upstream in the watershed. Only a small portion (approximately 271 acres) of the proposed 5,000+ acre Placer Vineyards project is drained by Curry Creek.⁴⁸⁷ Runoff from that portion of Placer Vineyards would contribute to flows in Curry Creek. Hydrologic modeling has not been completed for Placer Vineyards; however, the rate and amount of runoff under cumulative conditions is expected to be minimal due to the size of the contributing subshed (271 acres) relative to the size of the watershed (approximately 10,880 acres), and detention facilities would likely be required to ensure consistency with Placer County and Placer County Stormwater Management Manual requirements. There are no other planned or approved projects that would contribute to cumulative conditions in the Curry Creek watershed. (Note: the proposed South Sutter County Specific Plan project is south of the Curry Creek watershed.⁴⁸⁸) For Curry Creek at Brewer Road, the estimated increase in water surface elevations identified in the 1993 study for both the 2-year and 100-year storm was 0.01 feet.⁴⁸⁹

SOI Amendment

Development of the Remainder Area, in combination with the WRSP and development upstream in the Pleasant Grove Creek watershed would increase the rate of stormwater runoff. It would also increase the amount of runoff entering Pleasant Grove Creek. As discussed in Impact 4.12-1, project area modeling for the Pleasant Grove Creek watershed (which included the northern MOU Remainder Area) indicated that detaining peak flows in basins would not be recommended because it could exacerbate flooding by allowing peak flows to coincide. When future land uses in the northern MOU Remainder Area have been more clearly defined, site-specific drainage hydrologic and hydraulic analyses would be performed as a condition of project approval (as required under City of Roseville General Plan Policy SB-6) and subject to review by the PCFCWCD. This would ensure the Remainder Area's contribution to peak flow rates is considered within the larger context of regional flows. The proposed regional retention basin (Reason Farms) would be required to mitigate cumulative stormwater volumes, as discussed above. Because the regional retention facility in the Reason Farms property is funded and approved, the cumulative impact would be less than significant for the Pleasant Grove Creek watershed. Implementation of MM 4.12-2

⁴⁸⁶ City of Roseville, Initial Study for the City of Roseville Retention Basin Project), July 22, 2002, p.86.

⁴⁸⁷ Placer Vineyard DEIR, Quad Knoff, Section 4.3.2

⁴⁸⁸ Sutter County Community Services Dept., Draft EIR South Sutter County Specific Plan, October 2001, Figure 2.1-2.

⁴⁸⁹ Placer County Flood Control and Water Conservation District, *Auburn Ravine, Coon, and Pleasant Grove Creeks Flood Mitigation*, June 1993, Table 4-3, p.4-8.

would provide capacity and a mechanism for determining the SOI Amendment Area's proportionate contribution to development of the regional retention basin, which would ensure that impacts are not cumulatively considerable. A **less-than-significant** impact would result.

For Curry Creek, peak flows from the Remainder Area could increase the risk of downstream flooding. If a combined basin in the Remainder Area is not large enough to detain SOI Amendment Area flows in accordance with PCFCWCD and City Improvement Standards drainage criteria, peak flows could be increased downstream. Flows from the 271-acre portion of the proposed Placer Vineyards project that drain to Curry Creek could also contribute to peak flow rates and volumes, which could further increase the risk of flooding downstream of the SOI Amendment Area. This is considered a significant and unavoidable cumulative impact. A larger detention/retention basin near the main branch of Curry Creek within the SOI Amendment Area could be developed to control peak flows and volumes, but a site-specific preliminary drainage study and environmental review must be prepared for both City of Roseville and Placer County approval.

The 1993 study indicated that increases in water surface elevations downstream of the SOI Amendment Area at Brewer Road as a result of stormwater flows would be minimal (0.01 feet). However, neither the proposed SOI Amendment nor the proposed Placer Vineyards project were assumed in the future land uses that would contribute flows to the watershed. While implementation of MM 4.12-1 through MM 4.12-3 would reduce the SOI Amendment Area's contribution to this impact by ensuring peak flows and volumes from the SOI Amendment Area are minimized, a site-specific drainage study that includes the SOI Amendment Area and the proposed Placer Vineyards project within the regional context has not been developed. Therefore, the combined effect cannot be determined at this time and the project's contribution must be assumed to be cumulatively considerable in order to provide a conservative analysis, particularly in light of the size of the Remainder Area in the context of the Curry Creek watershed. Further, because the development and approval of storm drainage infrastructure for other projects contributing to the Curry Creek watershed (e.g., Placer Vineyards) would be under the jurisdiction of Placer County to monitor and enforce, this would result in a **significant and unavoidable** impact for the Curry Creek watershed.

West Roseville Specific Plan

Table 5-22 shows the changes in peak flow rates that would occur downstream in Pleasant Grove Creek under cumulative conditions. The proposed WRSP would generate stormwater runoff, but it would not contribute to increased peak flow rates for the 10-year and greater storm events, as discussed in Impact 4.12-1, even without detention. Therefore, the proposed WRSP would not considerably contribute to cumulative peak flow impacts for the 10-year and greater storms in Pleasant Grove Creek. The proposed

WRSP would slightly increase peak flow rates during the 2-year storm. The proposed WRSP's contribution to the cumulative condition as result of the small (approximately 2.3 percent) increase in peak flows for the 2-year storm is discussed below.

Table 5-22 Pleasant Grove Creek Comparison of Pre-Development And Post-Development Cumulative Peak Flow Conditions

Location	Pleasant Grove Creek at West End of Project			Pleasant Grove Creek at Brewer Road			Pleasant Grove Creek at Placer-Sutter County Line			Pleasant Grove Creek at Cross Canal		
	Exist(cfs)	Dev(cfs)	Percent Chg	Exist(cfs)	Dev(cfs)	Percent Chg	Exist(cfs)	Dev(cfs)	Percent Chg	Exist(cfs)	Dev(cfs)	Percent Chg
2-YEAR												
Existing PGC watershed with WRSP existing conditions	1,857			2,052			2,079			2,076		
Existing PGC Watershed Conditions with WRSP Developed		1,848	- 0.5 % (decrease)		2,012	- 1.9 % (decrease)		2,045	- 1.6 % (decrease)		2,047	- 1.6 % (decrease)
Buildout PGC Watershed conditions with out existing upstream basins		2,336			2,779			2,794			2,803	
Buildout PGC Watershed conditions including upstream basins		2,322			2,766			2,782			2,797	
Project Contribution to Cumulative (%)			negligible			6.9%			7.0%			6.3%
10-YEAR												
Existing PGC watershed with WRSP existing conditions	4,449			5,344			5,286			5,227		
Existing PGC Watershed Conditions with WRSP Developed		4,384	-1.5 % (decrease)		5,236	-2.0 % (decrease)		5,200	-1.6 % (decrease)		5,150	-1.5 % (decrease)
Buildout PGC Watershed conditions with out existing upstream basins		4,909			5,832			5,757			5,687	
Buildout PGC Watershed conditions including upstream basins		4,858			5,797			5,725			5,658	
Project Contribution to Cumulative (%)			negligible			negligible			negligible			negligible

Table 5-22 Pleasant Grove Creek Comparison of Pre-Development And Post-Development Cumulative Peak Flow Conditions

Location	Pleasant Grove Creek at West End of Project			Pleasant Grove Creek at Brewer Road			Pleasant Grove Creek at Placer-Sutter County Line			Pleasant Grove Creek at Cross Canal		
	Exist(cfs)	Dev(cfs)	Percent Chg	Exist(cfs)	Dev(cfs)	Percent Chg	Exist(cfs)	Dev(cfs)	Percent Chg	Exist(cfs)	Dev(cfs)	Percent Chg
25-YEAR												
Existing PGC watershed with WRSP existing conditions	6,115			7,034			6,982			6,897		
Existing PGC Watershed Conditions with WRSP Developed		6,095	-0.3 % (decrease)		6,930	-1.5 % (decrease)		6,898	-1.1 % (decrease)		6,834	-0.9 % (decrease)
Buildout PGC Watershed conditions with out existing upstream basins		6,508			7,445			7,383			7,229	
Buildout PGC Watershed conditions including upstream basins		6,374			7,370			7,315			7,328	
Project Contribution to Cumulative (%)			negligible			negligible			negligible			negligible
100-YEAR												
Existing PGC watershed with WRSP existing conditions	8,162			9,070			9,021			8,947		
Existing PGC Watershed Conditions with WRSP Developed		8,124	-0.5 % (decrease)		8,921	-1.6 % (decrease)		8,882	-1.5 % (decrease)		8,823	-1.4 % (decrease)
Buildout PGC Watershed conditions with out existing upstream basins		8,551			9,368			9,316			9,251	
Buildout PGC Watershed conditions including existing upstream basins		8,305			9,199			9,165			9,115	
Project Contribution to Cumulative (%)			negligible			negligible			negligible			negligible

NOTES:

cfs = cubic feet per section

Ex = existing (pre-developed) conditions

Dev = developed conditions

Existing upstream basins are located in Whitney Oaks, Sunset West, Highlands Reserve and Stanford Ranch developments.

Percent Chg = percent change (increase/reduction) in peak flow rates compared to existing conditions

SOURCE: Wood Rodgers Inc., Fiddymt-Westpark Master Plan Drainage Analysis, Volume 2, Appendix L

Table 5-23 indicates that for Pleasant Grove Creek, the 1993 study estimated that water surface elevations at Pettigrew Road would be between 0.34 feet and 0.35 feet at Brewer Road for the 2-year event, when considered within the larger context of the entire 292-square-mile watershed.⁴⁹⁰ There would be an estimated increase in the 2-year stage in the ponding area of 0.08 feet, which represents a decrease in water surface elevations downstream. Hydraulic modeling for the proposed WRSP (which is discussed in Section 4.12, Hydrology and Water Quality) indicates that there would be a decrease in water surface elevations of 0.02 and 0.03 feet, respectively, at the WRSP/SOI Amendment Area boundary and at the boundary between the SOI Amendment Area and the Reason Farms property without the regional retention facility (see Table 5-23). The water surface elevation at the furthest modeled downstream location (west boundary of Reason Farms property, approximately 1.9 miles east of the Sutter County line) is projected to increase by 0.03 feet (approximately one-third of an inch) without the regional retention facility. The 0.03-foot increase caused by the proposed WRSP would be in addition to the levels estimated in the 1993 study and would represent an approximately 8 percent increase in the projected cumulative increase at the downstream Pleasant Grove Creek locations, which were projected to range from 0.34 to 0.35 feet. This would be considered a significant and unavoidable cumulative impact for the Pleasant Creek watershed if the Reason Farms regional retention facility was not constructed.

Table 5-23 Pleasant Grove Creek WRSP Contribution to Cumulative Downstream Changes in 2-Year Water Surface Elevations

Location Modeled in WRSP Hydraulic Analysis	Existing Water Surface Elevation (ft)	Existing Plus WRSP Water Surface Elevation (ft)	Net Change (ft)	WRSP Addition to Cumulative Change Estimated in 1993 Study
Pleasant Grove Creek at WRSP/MOU Remainder Area #1 boundary(Mile 3.532)	78.22	78.20	-0.02	none
Pleasant Grove Creek at MOU Remainder Area #1/Reason Farms property boundary(Mile 2.398)	73.21	73.18	-0.02	none
Pleasant Grove Creek at west boundary of Reason Farms property(1.9 miles east of Placer-Sutter County line, Mile 0.0189)	56.90	56.93	+0.03	8 %
PROJECTED 2-YEAR CUMULATIVE WATER SURFACE ELEVATION CHANGE IDENTIFIED IN 1993 AUBURN RAVINE, COON, AND PLEASANT GROVE CREEKS FLOOD MITIGATION STUDY (WITHOUT REGIONAL RETENTION BASIN)				
Pettigrew Road			0.34	
Brewer Road			0.35	
SOURCE: data compiled from Wood Rodgers Inc., Fiddymont-Westpark Master Plan Drainage Analysis, Volume 2, Appendix M (HEC-RAS Summary of Results), and Placer County Flood Control and Water Conservation District, Auburn Ravine, Coon, and Pleasant Grove Creeks Flood Mitigation, June 1993, Table 4-3, p.4-8.				

As noted above, the WRSP was included in the 2,350 acre-feet volume for purposes of developing a conceptual regional retention basin design for Reason Farms. As further noted, results of hydrologic and hydraulic modeling prepared for the retention basin project indicate that operation of the basin would

⁴⁹⁰ Placer County Flood Control and Water Conservation District, *Auburn Ravine, Coon, and Pleasant Grove Creeks Flood Mitigation*, June 1993, Table 4-3, p.4-8.

decrease the peak flow rate and flood elevations downstream in Pleasant Grove Creek. Implementation of MM 4.12-2 would ultimately reduce project-specific contributions to regional flood conditions due to increased stormwater flows. Because the regional retention basin is funded and approved, the project's contribution to this impact is not cumulatively considerable and the impact would be **less than significant** for the Pleasant Grove watershed.

Detention basins would also be included in the portion of the WRSP draining to Curry Creek. Results of hydrologic modeling indicate that the proposed basin storage and outflow design described above for Curry Creek would exceed the required peak flow mitigation in the City's Stormwater Management Plan. Therefore, there would be no contribution to the cumulative peak flow conditions in the Curry Creek watershed. With detention facilities in place, the data in Table 4.12-8 indicate that water surface elevations downstream of the WRSP also would not increase. Therefore, the project's contribution would not be cumulatively considerable, and impacts would be **less than significant** for the Curry Creek watershed.

Floodplain

SOI Amendment/West Roseville Specific Plan

As discussed in Section 4.12, Hydrology and Water Quality, FEMA published a Flood Insurance Rate Map (FIRM) for Pleasant Grove Creek and Curry Creek in 1998. The mapping delineates the boundary of the 100-year floodplain along Pleasant Grove Creek and Curry Creek in the SOI Amendment Area and designates the floodplain as Zone A (no base flood elevations determined). Detailed mapping showing cross-sections and base flood elevations ends at the City of Roseville-Placer County corporate limits near Fiddymment Road.

The 100-year floodplain has been defined for Pleasant Grove Creek upstream of the proposed WRSP and downstream west of the Reason Farms property. If the remaining portions of the SOI Amendment Area in the Pleasant Grove Creek watershed were developed at levels similar to those proposed in the WRSP, it is possible that structures or fill could be placed in the floodplain, which could impede or redirect flood flows. Similarly, if fill were placed upstream of the SOI Amendment Area to accommodate future development, the increase in water surface elevations, although relatively small, could be cumulatively considerable and could result in flood risks to existing and planned development. Results of the hydraulic modeling for the placement of small amounts of fill in the floodplain to accommodate development of detention facilities (Curry Creek) and roadway/bridge crossings would not increase water surface elevations. No private development would be allowed in the floodplain. However, implementation of MM 4.12-4 would reduce the proposed project's contribution to this impact by

ensuring that development does not occur in the 100-year floodplain, or if small amounts of fill are placed in the floodplain that water surface elevations would not be measurably affected. Therefore, the proposed WRSP would not contribute to cumulative floodplain impacts. This is considered a **less-than-significant** cumulative impact.

Water Quality

SOI Amendment Area/West Roseville Specific Plan

Both the WRSP and Remainder Areas would drain to Pleasant Grove Creek and Curry Creek, which are part of a larger watershed. The changes in water quality that could occur as a result of construction activities and urban runoff in the WRSP and Remainder Areas would not be expected to differ substantially from other development that contribute flows to Pleasant Grove and Curry creeks upstream of the SOI Amendment Area. There is no published documentation that the water quality in Pleasant Grove Creek or Curry Creek differs substantially. Therefore, for purposes of this discussion, the WRSP and SOI Amendment are considered together.

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

Urban development results in increased impervious surfaces that increase the rate and amount of runoff and can alter existing surface water quality. The primary sources of water pollution includes runoff from roadways and parking lots, runoff from landscaping areas, industrial activities (including wastewater treatment plants), non-stormwater connections to the drainage system, accidental spills and illegal dumping. Runoff from roadway and parking lots could contain levels of oil, grease, and heavy metals. Runoff from landscaped areas could contain concentrations of nutrients (i.e., fertilizers and pesticides). The conveyance of urban pollutants to receiving waters by cumulative projects in the watershed would result in significant and unavoidable cumulative impacts.

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

is developing a stormwater quality management program in accordance with recently adopted NPDES Phase 2 requirements.

Implementation of applicable State General Permit requirements for stormwater runoff during construction and anticipated NPDES Phase 2 requirements would reduce potential degradation of receiving water quality attributable to the WRSP and Remainder Area to levels such that the WRSP's and Remainder Areas' contribution would not be cumulatively considerable, and a **less-than-significant** impact would result.

Groundwater Use

The cumulative context for groundwater impacts is the groundwater aquifer generally underlying western Placer County and northern Sacramento County. The boundary of this area is defined in the North American River Integrated Groundwater and Surface Water Model (IGSM) Sutter/Placer Model. This model, which was used in the Sacramento Water Forum process to evaluate acceptable groundwater yields and conjunctive use alternatives, was used to determine dry-year groundwater impacts of the WRSP. The Water Forum Agreement (WFA) currently represents the most likely long-term plan for development of groundwater and surface water supplies in Placer and Sacramento counties, and it reflects projected land use and water demand throughout the two counties in year 2030 as envisioned in current approved general plans.⁴⁹¹ Additional information about the model boundaries and assumptions are described in detail in the Groundwater Impact Report prepared by MWH, which is included in Appendix M.

When a well first begins extracting groundwater from an aquifer, groundwater is initially extracted from groundwater storage. The result is a localized cone of depression with an approximately 1,000-foot radius that fluctuates with operation of the well. When extraction ceases, the aquifer typically recharges back to its pre-extraction condition. Over time, a well can also induce an incremental decline in regional groundwater elevations. Cones of depression with a larger aerial extent can form in areas where multiple groundwater extraction wells are in operation. The location and shape of a regional cone of depression is influenced by the same factors as a single well. A sequence of successive dry years can also decrease the amount of natural recharge to the aquifer, creating an imbalance between natural recharge and extractions. To overcome the imbalance, the aquifer elevations lower to include more natural recharge. Over time, the shape and location of the aquifer's regional cone of depression fluctuates.⁴⁹²

⁴⁹¹ MWH, Groundwater Impact Analysis for Proposed Reason Farms Land Retirement Plan, Draft January 2003, p.4-2.

⁴⁹² MWH, Groundwater Impact Analysis for Proposed Reason Farms Land Retirement Plan, Draft January 2003, Section 3.

Urban growth in northern Sacramento County beginning in the 1950s increased the demand on groundwater such that the groundwater elevation trend along the Sacramento/Placer County line began to show a steady decline of 1 to 1.5 feet per year. Groundwater elevations continued to decline at a relatively steady rate through the droughts of 1976–77 and 1987–92. The effect of the 1987–92 drought on groundwater elevations in most of the basin was relatively minor, with 1990 groundwater levels about 5 to 10 feet lower than the 1985 conditions. However, a pumping depression in an area between Pleasant Grove and North Highlands continued to expand and deepen.⁴⁹³ This area was of particular concern because of the potential effect groundwater pumping would have on altering the rate of migration of identified groundwater contamination at the former McClellan Air Force Base.⁴⁹⁴

Controlling the fluctuation of groundwater levels within an acceptable range is the focus of regional groundwater management efforts.⁴⁹⁵ The Placer County Water Agency (PCWA) has adopted a Groundwater Management Plan. The management of groundwater resources as part of overall regional water supply planning efforts is an element of the Water Forum Agreement (WFA). In 1998, a project was implemented by the PCWA and the Northridge Water District (now Sacramento Suburban Water District, or SSWD) to reduce average groundwater withdrawals in the north Sacramento County area to an early 1990s amount and a corresponding import of treated surface water to meet, on average, the balance of existing and projected water demands in northern Sacramento County. One of the envisioned benefits of implementing such a “conjunctive use” program was stabilization or recovery of the groundwater aquifer underlying southwestern Placer County and northern Sacramento County. Compared to 1997 groundwater elevations, sustained recoveries up to about 20 feet have been identified. While there are still ongoing seasonal fluctuations in groundwater elevations, which is typical for the area, the trend in groundwater levels beyond those seasonal fluctuations varies from a local (within the Northridge Service Area in the SSWD) flattening to a slight increase in water levels over the last four years.⁴⁹⁶

However, it is recognized that groundwater is used in dry years to supplement surface water supplies. During dry years, as discussed in Section 4.11.2 (Public Utilities, Water), up to 6,600 AF/yr of groundwater could be used to supplement City supplies. The need for groundwater is only predicted to occur a small percentage of the time. As discussed in Impact 4.12-6 (groundwater use in dry years) in Section 4.12 (Hydrology and Water Quality) and in Impact 4.11-2 (dry-year water supply) in Section 4.11

⁴⁹³ Placer County Water Agency, Draft West Groundwater Management Plan, June 23, 1998, pp.13-14.

⁴⁹⁴ Placer County Water Agency and Northridge Water District, Groundwater Stabilization Project Draft EIR, October 1998, Project Overview.

⁴⁹⁵ MWH, Groundwater Impact Analysis for Proposed Reason Farms Land Retirement Plan, Draft January 2003, Section 3.

⁴⁹⁶ Luhdorff & Scalmanini, In-Lieu Surface Water Use and Ground-Water Basin Conditions 2001, June 2002, p.2.

(Public Utilities), the Development Standards in the Memorandum of Understanding (MOU) for the SOI Amendment (Exhibit C in the MOU) assume that surface water will be used to meet water demands of the SOI amendment. The Guiding Principles for development west of Roseville state that the new demand would need to be met through surface water, recycled water, and other off-sets. An implicit assumption in both the MOU and Guiding Principles is that groundwater would not be used to meet demand on a regular basis. Nonetheless, the City does rely on groundwater in dry years when surface supplies are not available or in emergency conditions, as discussed in the Setting. The Placer County General Plan directs that water demands for new urban development be met with surface water; however, the use of groundwater in dry years is not prohibited.

The existing groundwater “baseline” is representative of current groundwater conditions throughout northern Sacramento County and southwestern Placer County. However, it is also representative of how the groundwater basin is projected to respond under current land use levels and levels of water demand under the historical 70-year hydrologic record. This baseline condition corresponds to the groundwater elevation variations expected to result from implementation of the WFA in the City and all other areas of Placer and Sacramento counties, with the exception of the WRSP and Remainder Areas.⁴⁹⁷ Future (2030) baseline groundwater conditions for the SOI Amendment Area were developed to account for the variability of hydrological conditions in the region. The assumptions that were used to project the future baseline conditions are described in detail in the Groundwater Impact Report included in Appendix M. Figures A.1 to A.4 in Appendix M illustrate groundwater contours for wet-year and dry-year scenarios predicted to occur in 2030 using a model developed for the WFA, with some modifications.⁴⁹⁸ In Aquifer 2, there is predicted to be a small cone of depression about four miles west of the SOI Amendment Area, as shown on Figure A in Appendix M.

SOI Amendment Area

Because of the sustained recoveries of groundwater elevation since 1997 and the significant efforts to present and protect groundwater resources in the region, the cumulative impact on groundwater resources is considered less than significant. To meet the total water demand for the SOI Amendment Area, it was determined that an additional 5,135 AF/yr of water would be required for full buildout. As discussed in Impacts 4.12-6 and 4.11-2, up to 3,851 AF/yr of groundwater could be extracted without adverse effect to the aquifer assuming that the aquifer is replenished through an in-lieu groundwater

⁴⁹⁷ MWH, Groundwater Impact Analysis for Proposed Reason Farms Land Retirement Plan, Draft January 2003, p.4-2.

⁴⁹⁸ Modifications to the model included actual frequency of PCWA transfer of 29,000 AF/yr, revised unit water demand factors and buildout demand, maximum dry-year diversions to Roseville, and land use designation (MWH, Groundwater Impact Analysis for Proposed Reason Farms Land Retirement Plan, Draft January 2003, pp.4-2 to 4-3.

banking program, which is accomplished by the reduction or non-use of groundwater used for agricultural lands currently irrigated with groundwater in the project vicinity. However, this amount would not be sufficient to meet the demand. Additional groundwater extraction to make up the deficit to meet the Remainder Area portion of the SOI Amendment Area demand is not likely to occur, as discussed in Impacts 4.12-6 and 4.11-2. Because it is anticipated that surface water from the Sacramento River Water Reliability Project, not additional groundwater extraction, would be the source of water for the Remainder Area portion of SOI Amendment Area, the SOI Amendment Area's demand on groundwater resources would not be cumulatively considerable. As discussed for the WRSP, with ongoing regional groundwater planning efforts, impacts on groundwater resources would, therefore, be considered **less than significant**.

West Roseville Specific Plan

As discussed in Impact 4.11-2, groundwater would be needed in dry years to meet WRSP water demand. The MOU requires that groundwater impacts of the SOI Amendment be mitigated to a less-than-significant level unless both the County and City agree that specific overriding considerations render mitigation infeasible. MM 4.11-2, identified in Impact 4.11-2 in Section 4.11.2 (Public Utilities, Water), directs that the retirement of irrigated land owned by the City of Roseville (Reason Farms property) or groundwater obtained through an aquifer storage and recovery program be used to offset the dry-year groundwater use of approximately 2,848 AF/yr in the WRSP. Through hydrologic modeling, as discussed in Impact 4.12-6, implementation of this mitigation measure was shown to result in no net increase in groundwater extractions that could, in turn, affect aquifer characteristics. As a result, the WRSP's contribution would not be cumulatively considerable.

In dry years, it is anticipated that groundwater would be used in the City of Roseville and western Placer and northern Sacramento counties to supplement surface water supplies to meet development demands. The WFA EIR concluded that although additional groundwater withdrawals in northern Sacramento County could lower groundwater levels, the groundwater levels would eventually stabilize, resulting in less-than-significant effects on groundwater resources.⁴⁹⁹ With the regional efforts to stabilize groundwater levels through increased surface water diversions and/or conjunctive use, as discussed above, and because groundwater would only be used in dry years to supplement supply, the long-term net effect on groundwater resources is not expected to be significant or adverse. Therefore, in combination with the WRSP, cumulative groundwater resources impact would be **less than significant**.

⁴⁹⁹ City-County Office of Metropolitan Water Planning, Draft Environmental Impact Report for the Water Forum Proposal (SCH #95082041), January 1999, Impacts 4.2-1 through 4.2-4, pp. 4.2-16 to 4.2-21.

Groundwater Recharge

SOI Amendment Area/West Roseville Specific Plan

Development in the City of Roseville would result in the creation of new impervious surfaces by converting undeveloped, primarily grazing land to urban uses. As discussed in Section 4.8, Hydrology and Water Quality, recharge occurs primarily along stream channels and through applied irrigation water. Further, less than five percent of total recharge to the Sacramento Valley groundwater basin under natural conditions is attributable to Placer County. Much of western Placer County, including the SOI Amendment Area, consists of Hydrologic Group D soils, which are characterized by high runoff and low infiltration potential. The major geologic formations that underlie western Placer County (Riverbank, Turlock Lake, and Mehrten, for example) also impede infiltration of rainwater and irrigation water. Other areas in the City of Roseville and western Placer County are situated on soil and rock units similar to the proposed SOI Amendment Area, and do not have water-intensive irrigation uses. Therefore, Cumulative effects on recharge without the proposed WRSP and SOI are not considered significant.

The SOI Amendment Area is not considered a significant recharge source in the context of a regional source. Therefore, the proposed WRSP and Remainder Area would not contribute substantially to a loss of recharge potential that would be cumulatively considered, and the impact would be **less than significant**.

■ Aesthetics and Visual Quality

The cumulative context for the evaluation of potential cumulative impacts on visual quality is the City of Roseville and surrounding area within its viewshed.

SOI Amendment

Cumulative development in the City of Roseville and the County of Placer has resulted in the conversion of a primarily rural landscape to urban development, thereby permanently altering the visual character of the area, both during daylight and at night. This trend is anticipated to continue, which would result in a significant and unavoidable cumulative aesthetics impact. In combination with existing and approved development, including Placer Vineyards, Placer Ranch, and the proposed De la Salle/AKT University project to the west, a broad corridor of Placer County, from the Sacramento County line to the City of Lincoln's northern border, would be urbanized. However, nonresidential development in both the WRSP and Remainder Area would be subject to the City's Community Design Guidelines, ensuring that proposed development would be visually compatible with surrounding development. It is also anticipated that any residential development proposed in the Remainder Area would be the subject of a

Specific Plan, including associated design guidelines to ensure visual compatibility with surrounding development. While these measures would reduce the visual effects, the cumulative visual character of the SOI Amendment Area would be permanently and substantially altered, causing a cumulatively considerable contribution to the cumulative aesthetics impact that would be considered **significant and unavoidable**.

West Roseville Specific Plan

The WRSP would contribute to the cumulatively considerable loss of open, undeveloped areas and light and glare in South Placer County, which is considered significant and unavoidable on a cumulative basis. The WRSP includes Design Guidelines for residential development, entrances, and roadways. These guidelines would ensure that development would be visually compatible with surrounding cumulative development. Non-residential development in the WRSP and SOI Amendment Area would be subject to the City's Community Design Guidelines to ensure visual compatibility with surrounding development. While these measures would reduce the visual effects of the WRSP, the visual character of the area would be permanently and substantially altered.

Development in the WRSP would also introduce light into an area that currently has few sources of light. As south Placer County and north Sacramento County continue to develop, lighting will further reduce the visibility of the night sky and increase the spread of lighted areas. Consequently, the nighttime visual quality of the WRSP and surrounding areas would be substantially altered. The conversion of open space, introduction of light and glare sources, and the alteration of the existing landscape, would be widespread. The WRSP would considerably contribute to the cumulative impact, resulting in a **significant and unavoidable** impact.

5.6 MITIGATION MEASURES PROPOSED TO MINIMIZE SIGNIFICANT EFFECTS

Chapter 3 of this EIR, Summary of Environmental Effects, and Sections 4.1 through 4.13 of this EIR provide a comprehensive identification of the proposed project's environmental effects and proposed mitigation measures.

5.7 ALTERNATIVES TO THE PROPOSED PROJECT

Alternatives to the proposed project are presented in Chapter 6, Alternatives, of this EIR.

Chapter 6 ALTERNATIVES

6.1 INTRODUCTION

The purpose of this chapter is to identify and describe the alternatives to the proposed WRSP and Sphere of Influence Amendment. Project alternatives are developed to reduce or eliminate the potentially significant adverse environmental effects identified under the project while still meeting most of the basic project objectives.

6.1.1 California Environmental Quality Act Requirements

An EIR must evaluate a reasonable range of alternatives to the proposed project, or to the location of the proposed project, that could feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives (CEQA Guidelines, section 15126.6). An EIR need not evaluate the environmental effects of alternatives in the same level of detail as the Proposed Project, but must include enough information to allow meaningful evaluation, analysis, and comparison with the proposed project. CEQA provides the following guidelines for discussing alternatives to a proposed project:

- The specific alternative of the “no project” shall also be evaluated along with its impacts...If the environmentally superior alternative is the “no project” alternative, the EIR shall also identify an environmentally superior alternative among the other alternatives (CEQA Guidelines, section 15126.6 subd.(e)(2)).
- The discussion of alternatives shall focus on alternatives to the project or its location which are capable of avoiding or substantially lessening any significant effects of the project, even if these alternatives would impede to some degree the attainment of the proposed objectives, or would be more costly (CEQA Guidelines, section 15126.6 subd.(b)).
- If an alternative would cause one or more significant effects in addition to those that would be caused by the project as proposed, the significant effects of the alternative shall be discussed, but in less detail than the significant effects of the project as proposed (CEQA Guidelines, section 15126.6 subd.(d)).
- The range of alternatives required in an EIR is governed by a “rule of reason” that requires the EIR to set forth only those alternatives necessary to permit a reasoned choice...The range of feasible alternatives shall be selected and discussed in a manner to foster meaningful public participation and informed decision making...An EIR need not consider an alternative whose effect cannot be reasonably ascertained and whose implementation is remote and speculative (CEQA Guidelines, section 15126.6 subd.(f)).

6.2 ALTERNATIVES ANALYZED

The requirement that an EIR evaluate alternatives to the proposed project or alternatives that address the location of the proposed project is a broad one; the primary intent of the alternatives analysis is to disclose other ways that the objectives of the project could be attained while reducing the magnitude of,

or avoiding, the environmental impacts of the proposed project. Alternatives that are included and evaluated in the EIR must be feasible alternatives. However, the Public Resources Code and the CEQA Guidelines direct that the EIR need “set forth only those alternatives necessary to permit a reasoned choice.” The CEQA Guidelines provide a definition for “a range of reasonable alternatives” and, thus, limit the number and type of alternatives that need to be evaluated in a given EIR. According to the CEQA Guidelines (Section 15126.6(b)):

The alternatives shall be limited to ones that would avoid or substantially lessen any of the significant effects of the project. Of those alternatives, the EIR need examine in detail only the ones that the lead agency determines could feasibly attain most of the basic objectives of the project.

First and foremost, alternatives in an EIR must be feasible. In the context of CEQA, “feasible” is defined as:

...capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social and technological factors.

Further, the following factors may be taken into consideration in the assessment of the feasibility of alternatives: site suitability, economic viability, availability of infrastructure, general plan consistency, other plans or regulatory limitations, jurisdictional boundaries, and the ability of the proponent to attain site control (section 15126.6(f)(1)). Finally, an EIR is not required to analyze alternatives when the effects of the alternative “cannot be reasonably ascertained and whose implementation is remote and speculative (Section 15126.b(f)(3)).”

The selection of alternatives takes into account the project objectives provided in Chapter 2 (Project Description). The project objectives include creating a comprehensively planned residential community that balances a mix of residential, employment, commercial, industrial, public services, and recreational amenities. The objectives stress the need to provide a safe and efficient circulation system, including a pedestrian and bikeway system, a linked trail system to the City of Roseville, quality open space areas, and necessary public infrastructure. The objectives also state the importance of preserving sensitive habitat and developing a project that includes a mix of uses and facilities that are fiscally feasible and would not adversely impact the City’s General Fund.

Equally important to attaining the project objectives is the reduction of some or all significant impacts, particularly those that could not be mitigated to a level below the threshold of significance. The project-specific and cumulative significant and unavoidable impacts of the proposed SOI Amendment, after mitigation, are

■ **SOI, WRSP, and/or Remainder Areas**

- Potential incompatibility of internal land uses (WRSP and Remainder Areas)

- Conversion of agricultural land to developed uses (WRSP)
- Inducement of substantial population growth (WRSP and Remainder Areas)
- Increased traffic volumes on state highways (WRSP and Remainder Areas)
- Increased traffic volumes on City of Roseville roadways (WRSP and Remainder Area)
- Increased traffic on Placer County roadways (WRSP and Remainder Area)
- Increased traffic on City of Rocklin roadways (Remainder Area)
- Increased traffic on Sacramento County roadways (Remainder Area)
- Increased congestion due to proposed Pedestrian District Overlay (Remainder Area)
- Increased emissions of fugitive dust and PM₁₀ from grading and trenching activities (short term) (WRSP and Remainder Area)
- Increased emissions of ozone precursors during construction (short-term) (WRSP and Remainder Area)
- Increased emission of air pollutants during operation (due to traffic, energy use, woodburning, and so on) (WRSP and Remainder Area)
- Increase in off-site traffic noise (Remainder Area)
- Short-term loss of oak trees (WRSP and Remainder Area)
- Increase in demand for water supply during wet and dry years (Remainder Area)
- Availability of water treatment capacity (Remainder Area)
- Increased demand for solid waste services at the landfill and Material Recovery Facility (MRF) (WRSP and Remainder Area)
- Increase in construction debris (WRSP and Remainder Area)
- Potential loss of historic integrity or removal of historically significant properties (WRSP and Remainder Area)
- Change in visual character (WRSP and Remainder Area)
- New sources of light and glare (WRSP and Remainder Area)

■ Cumulative

- Agricultural land conversion (WRSP and SOI)
- Traffic impacts to City of Roseville roadways (WRSP and SOI)
- Traffic impacts to State highways (WRSP and SOI)
- Traffic impacts to City of Roseville roadways with Kaiser Medical Center (WRSP and SOI plus Kaiser)

- Traffic impacts to City of Roseville roadways with placer parkway (SOI plus Placer Parkway)
- Construction PM₁₀ emissions; (WRSP)
- Other Construction emissions (SOI)
- Operational emissions (WRSP and SOI)
- Water supply (SOI)
- Loss of archaeological, historical, and paleontological resources (WRSP and SOI)
- Light and glare and alteration of visual character (WRSP and SOI)

Each of these impacts is discussed in detail in Chapters 4 and 5 of this EIR. The analysis of alternatives, focuses on significant impacts, including both those that can be mitigated to a less-than-significant level and those that would remain significant even if mitigation is applied. The analysis does address the relative magnitude of less-than-significant impacts, but at a lesser level of detail than significant impacts.

6.2.2 Alternatives Considered and Dismissed from Further Consideration

Consistent with CEQA, primary consideration was given to alternatives that would reduce significant impacts while still meeting most of the project objectives. Those alternatives that would have impacts identical to or more severe than the proposed WRSP or SOI Amendment, or that would not meet most of the project objectives, were rejected from further consideration. The following alternatives were considered but rejected from further analysis:

All residential alternative: One option would be to replace all commercial, business professional, and industrial uses with residential development. This alternative would not be feasible, because no residential development is allowed within 1,000 feet of the PGWWTP. Furthermore, an all residential alternative would have the same effects on physical conditions (e.g., biology, hydrology, cultural resources), because the same acreage would be developed, but would worsen traffic, air quality, and noise impacts, because there would be no internalization of vehicle trips if no commercial and/or employment generating uses were provided.

No residential alternative: Like the “all residential alternative,” the “no residential alternative” would have the same physical effects as the proposed WRSP and SOI Amendment because the same acreage would be developed. Similarly, the effects on traffic, air quality, and noise would likely be greater, because there would be little internalization of trips, and there would be residential development only to the west (including the Del Webb Specific Plan, which would not be the source of sufficient employees), and south (where residential densities are very low). A “no residential alternative” would not meet the

project objectives of providing a comprehensively planned residential community with a mix of uses, or of enhancing the City's housing stock, which is expected to be exhausted as early as 2005. Finally, such an alternative would likely have more capacity for industrial or commercial square footage than would be needed to meet demand in the foreseeable future.

Wetland avoidance alternative: One approach to wetland mitigation would be to avoid all wetlands within the SOI Amendment Area. Low concentrations of wetlands are spread throughout the SOI Amendment Area (as shown in Figure 4.7-2). Wetlands have not been delineated in the Remainder Area, so their exact distribution is unknown at this time. The WRSP has been subject to a wetland delineation. As an alternative planning exercise, the areas that could be developed without affecting any wetlands were identified. These areas would form small, isolated, irregularly shaped pockets throughout the planning area without access from one area to another. Development of the small areas of developable land would need to be aggregated into areas of sufficient size to accommodate the project. Infrastructure such as multiple bridge crossings, culverts, and drainage improvements would be necessary to access the development and maintain drainage ways. The infrastructure costs of the development would be prohibitive. A project developed under the wetland avoidance alternative would not include land uses that require large land areas such as regional parks (with active park uses), high school, or the Village Center. A project developed under the wetland avoidance alternative would require some filling of wetlands and additional an unknown number of acres of wetland would still be impacted directly. Additional, indirect impacts could occur as a result of changes to the topography of the areas surrounding the wetlands. Developed areas would alter the current drainage patterns and the current hydrologic regime that maintains the wetlands could be detrimentally altered.

WRSP only alternative: While not addressed specifically in this chapter, the WRSP is analyzed separately throughout Chapters 4 and 5 of this EIR. If the City or LAFCO chose to approve only the WRSP, and not to extend the City's Sphere of Influence to the Remainder Area, those WRSP-specific analyses would serve as CEQA clearance. Therefore, a separate "WRSP only" alternative is not provided in this chapter. Significant impacts of the Remainder Area that would be reduced or eliminated include loss of agricultural land, impacts on local roadways within the City as well as the County, increased air pollutants due to construction, traffic, and operation, exposure of sensitive receptors to unacceptable noise levels, increased traffic noise outside of the SOI Amendment Area, loss of wetlands and other sensitive habitat, increased stormwater runoff, increased demand for services and utilities, damage to or destruction of archaeological resources, and alteration of the Remainder Area's visual character.

Remainder Area only: Development of a majority of the Remainder Area would be feasible only as an extension of the WRSP Area. However, there are some parcels within the Remainder Area that are

adjacent to the City's boundaries in the southern portion. Developing the northern portion of the Remainder Area first would require "leapfrogging" needed infrastructure, which would be costly and growth inducing. In addition, such an alternative would be isolated from other development, forming islands of City development.

Alternate location within the City of Roseville: Most land in the City is already within an approved Specific Plan, is designated park or open space, or carries entitlements. There are no large areas of land within the City that could accommodate the proposed WRSP.

Other locations: Discussed in greater detail below, the Off-Site Alternative assumes that the development proposed within the SOI Amendment, specifically under the WRSP and assumed for the Remainder Area, would occur at Placer Vineyards, located southwest of the SOI Amendment Area, south of Baseline Road. Other off-site alternatives, including alternatives considered in the Section 404 permit application, were also considered, but rejected from further analysis. They include the AKT (Tsakopoulos) property to the west of the SOI Amendment Area, the Remainder Area, and 3,164 acres immediately north of the SOI Amendment Area. The AKT property would create an island in the County, require lengthy extension of infrastructure, and would be unlikely to substantially reduce impacts. The Remainder Area is already considered part of the project and would have similar impacts. The majority of the area to the north of the SOI Amendment Area is restricted from residential use because it is within one mile of the landfill. The area being considered for Placer Ranch, north of the SOI Amendment Area, is in the Sunset Industrial Area, and portions of it are within one mile of the Landfill. Further, the proposed Placer Ranch site is only approximately 2,200 acres, which is less than half the size of the SOI Amendment Area. For these reasons, none of these alternatives appears suitable for additional analysis

6.2.3 Alternatives Considered Within This EIR

As stated above, the purpose of the alternatives analysis is to lessen or avoid significant environmental effects that have been identified in the EIR. A total of five alternatives are evaluated in this Draft EIR.

- **No Project Alternative**, which would encompass both "no development" and "no action," because it is anticipated that no development would occur within the SOI Amendment Area, including the WRSP, if the current land use designations and zoning are retained
- **Open Space Alternative**, in which fewer dwelling units proposed and a greater area of open space is included

- **Increased Intensity Alternative**, with approximately the same number of residential units, at substantially higher densities, and amount of employment-generating uses similar to the WRSP, but 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 SOI Amendment. No development would occur north of the proposed Placer Parkway, which is assumed to be constructed through the WRSP Area under this alternative
- **Off-Site Alternative**, in which the proposed land uses are developed at another location in South Placer County

The following discussion describes the components of the alternatives.

Each of the alternatives is described in more detail, below, followed by an assessment of the alternative's impacts relative to the proposed SOI Amendment, WRSP, and Remainder Area. The focus of this analysis is the difference between the alternatives and the proposed WRSP and SOI Amendment, with an emphasis on significant impacts. For each topical area, the analysis indicates which mitigation measures would not be required of the alternative, and which significant and unavoidable impacts would be avoided. In some cases, the analysis indicates what additional mitigation measures, if any, would be needed under the alternative being discussed, and what significant and unavoidable impacts would be more severe. Unless otherwise indicated, the level of significance and required mitigation would be the same for the alternative as for the proposed WRSP or SOI Amendment and no further statement of the level of significance is made. Table 6-1 provides a summary comparison of the severity of impacts for each alternative by topic and area.

Where possible, the differences in alternatives are quantified in the following tables:

- Table 6-2: Comparison of Alternatives Loss of Agricultural, Biological Resources, and Open Space (Acres)
- Table 6-3: Comparison of Population, Employment, and Housing by Alternative
- Table 6-4: Comparison of Alternatives Construction and Operation Emissions
- Table 6-5: Comparison of Public Services by Alternative
- Table 6-6: Comparison of Public Utilities by Alternative

6.2.4 Alternative 1: No Project Alternative

Under CEQA, the No Project Alternative must consider the effects of forgoing the project. The purpose of analyzing the No Project Alternative is to allow decision-makers to compare the impacts of the proposed

project versus no project. The No Project Alternative describes the environmental conditions that exist at the time that the environmental analysis is commenced (CEQA Guidelines, section 15126.6(e)(2)).

Under the No Project Alternative the entire SOI Amendment Area would remain in its current agricultural use, with a minimum 80-acre farming zone. While as many as 70 farms at 80 acres each could theoretically occupy the SOI Amendment Area, such subdivision of agricultural land is not common in South Placer County. Therefore, it is assumed that no development would occur.

The No Project Alternative does not include a separate analysis of the SOI Amendment because it would be the same as the WRSP and Remainder Area. Therefore, this alternative limits its analysis to the WRSP and Remainder Area to avoid unnecessary repetition.

Table 6-1 Summary Comparison of Alternatives to the Proposed WRSP and SOI Amendment

	Proposed Project			Alternative 1 No Project			Alternative 2 Open Space			Alternative 3 Increased Intensity			Alternative 4 Reduced Development			Alternative 5 Off-site		
	WRSP	Remainder	SOI	WRSP	Remainder	SOI	WRSP	Remainder	SOI	WRSP	Remainder	SOI	WRSP	Remainder	SOI	WRSP	Remainder	SOI
Land Use and Agricultural Resources	SU/ MM	SU/ MM	N/A	NI	NI	N/A	SU/ MM-	SU/ MM-	N/A	SU/ MM-	SU/ MM-	N/A	SU/ MM-	SU/ MM-	N/A	SU/ MM+	SU/ MM+	NA
Population, Employment, and Housing	SU/ MM	SU/ MM	N/A	NI	NI	N/A	SU/ MM-	SU/ MM-	N/A	SU/ MM	SU/ MM	N/A	SU/ MM	SU/ MM	N/A	SU/ MM	SU/ MM	N/A
Transportation	SU/ MM	SU/ MM	SU/ MM	NI	NI	NI	SU/ MM-	SU/ MM-	SU/ MM-	SU/ MM-	SU/ MM-	SU/ MM-	SU/ MM	SU/ MM-	SU/ MM	SU/ MM	SU/ MM	SU/ MM
Air Quality	SU/ MM	SU/ MM	SU/ MM	NI	NI	NI	SU/ MM-	SU/ MM-	SU/ MM-	SU/ MM-	SU/ MM-	SU/ MM	SU/ MM	SU/ MM-	SU/ MM	SU/ MM	SU/ MM	SU/ MM
Noise	LS/ MM	SU/ MM	SU/ MM	NI	NI	NI	SU/ MM-	SU/ MM-	SU/ MM-	SU/ MM+	SU/ MM+	SU/ MM+	SU/ MM-	SU/ MM-	SU/ MM-	SU/ MM	SU/ MM	SU/ MM
Geology, Soils and Seismicity	LS	LS	N/A	NI	NI	N/A	LS-	LS-	N/A	LS-	LS-	N/A	LS-	LS-	N/A	SU	LS+	N/A
Biological Resources	SU/ MM	SU/ MM	N/A	NI	NI	N/A	SU/ MM+	SU/ MM-	N/A	SU/ MM+	SU/ MM-	N/A	SU/ MM-	SU/ MM-	N/A	SU/ MM+	SU/ MM+	N/A
Cultural Resources	SU/ MM	SU/ MM	N/A	NI	NI	N/A	SU/ MM+	SU/ MM	N/A	SU/ MM+	SU/ MM-	N/A	SU/ MM-	SU/ MM-	N/A	SU/ MM	SU/ MM+	N/A
Hazardous Materials and Public Safety	LS/ MM	SU/ MM	N/A	NI	NI	N/A	LS/ MM-	LS/ MM-	N/A	LS/ MM-	LS/ MM	N/A	LS/ MM-	LS/ MM-	N/A	LS/ MM	LS/ MM	N/A
Public Services	LS/ MM	LS/ MM	N/A	NI	NI	N/A	LS/ MM-	LS/ MM-	N/A	LS/ MM-	LS/ MM	N/A	LS/ MM-	LS/ MM-	N/A	LS/ MM+	LS/ MM+	N/A
Public Utilities	SU/ MM	SU/ MM	N/A	NI	NI	N/A	SU/ MM-	LS/ MM	N/A	SU/ MM-	SU/ MM	N/A	SU/ MM-	SU/ MM-	N/A	SU/ MM	SU/ MM+	N/A
Hydrology, Water Quality, and Groundwater	LS/ MM	SU/ MM	N/A	NINI	NI	N/A	SU/ MM-	SU/ MM-	N/A	SU/ MM-	SU/ MM	N/A	SU/ MM-	SU/ MM-	N/A	SU/ MM	SU/ MM-	N/A
Aesthetics and Visual Resources	SU/ MM	SU/ MM	N/A	NI	NI	N/A	SU/ MM-	SU/ MM-	N/A	SU/ MM-	SU/ MM	N/A	SU/ MM-	SU/ MM-	N/A	SU/ MM	SU/ MM-	N/A

Table 6-1

Summary Comparison of Alternatives to the Proposed WRSP and SOI Amendment

NOTES:

- = Alternative impacts less severe than the Proposed Project.
- + = Alternative impacts more severe than the Proposed Project.
- LS = All impacts would be less than significant, no mitigation required.
- LS/MM = All impacts would be less than significant after mitigation.
- NI = No impact
- SU/MM = One or more impacts would be significant and unavoidable, even after mitigation.
- Same = Proposed Project and the Alternative impacts identical or very similar
- N/A = Not applicable

SOURCE: EIP Associates 2003

Table 6-2 Comparison of Alternatives Loss of Agricultural, Biological Resources, and Open Space (Acres)

	Proposed Project	Alternative 1: No Project	Alternative 2: Open Space	Alternative 3: Increased Density	Alternative 4: Reduced Development	Alternative 5: Off-site (Placer Vineyards)
Prime Farmland						
WRSP	22.4	0	0	20.4	20.4	33
Remainder Area	0	0	0	0	0	0
Total SOI	22.4	0	0	20.4	20.4	33
Wetlands						
WRSP	32.78	0	9.25	9.25	12.17	Unk. ²
Remainder Area	Unk.	0	Unk.	Unk.	Unk.	Unk.
Total SOI	Unk.	0	Unk.	Unk.	Unk.	Unk.
Grassland						
WRSP	2,204.6	0	1,183	1,420	Unk.	2,396
Remainder Area	Unk.	Unk.	Unk.	Unk.	Unk.	Unk.
Total SOI	Unk.	Unk.	Unk.	Unk.	Unk.	Unk.
Open Space						
WRSP	684.6	N/A1	1,863.1	1,743.6	705.7	1,863.1
Remainder Area	364.6	N/A1	1,434.6	1,292.52	820.4	1,434.6
Total SOI	1,049.2	N/A1	3,297.7	3,036.12	1,526.1	3,297.7

NOTES:

- While there would be no "open space" designation under Alternative 1, it is assumed that the entire 5,527 acres would remain in agriculture and undeveloped.
- All of the Alternative 5 site has not been subject to a wetland delineation so, although impacts to wetlands would occur, no exact numbers can be determined at this time.

SOURCE: EIP Associates 2003

Table 6-3 Comparison of Population, Employment, and Housing by Alternative

	Proposed Project	Alternative 1: No Project	Alternative 2: Open Space	Alternative 3: Increased Density	Alternative 4: Reduced Development	Alternative 5: Off-site (Placer Vineyards)
Dwelling Units						
WRSP	8,430	0	4,640	8,430	6,745	8,430
Remainder	7,403	0	3,860	7,400	5,922	7,403
Total SOI Amendment	15,833	0	8,500	15,830	12,667	15,833
Population						
WRSP	20,810	0	11,739	20,561	17,065	20,810
Remainder	18,722	0	9,766	18,722	14,983	18,722
Total SOI Amendment	39,532	0	21,505	39,283	32,048	39,532
Employees						
WRSP	10,622	0	5,846	10,622	8,499	10,622
Remainder	9,328	0	4,864	9,324	7,461	9,328
Total SOI Amendment	19,950	0	10,710	19,946	15,960	19,950
Jobs						
WRSP	3,727	0	2,425	3,380	3,389	3,511
Remainder	4,035	0	1,778	1,778	1,827	4,035
Total SOI Amendment	7,762	0	4,203	5,158	5,216	7,546
Jobs/Housing Ratio¹						
WRSP	1.63	1.55	1.46	1.38	1.42	1.63
Total SOI Amendment	1.27	1.55	1.39	1.25	1.31	1.27

NOTES:

- Based on jobs per employee, the Remainder Area is unlikely to develop without the WRSP, so no separate jobs/housing balance is provided.

SOURCE: EIP Associates 2003

Table 6-4 Comparison of Alternatives Construction and Operation Emissions

	Proposed Project/Alternative 5			Alternative 2			Alternative 3			Alternative 4		
	WRSP	Remainder	Total	WRSP	Remainder	Total	WRSP	Remainder	Total	WRSP	Remainder	Total
Construction												
ROG	116.9	118.8	235.7	92.6	60.3	152.9	96.6	63.0	159.6	104.0	71.2	175.2
NO _x	816.2	818.8	1,635.0	719.3	419.8	1,139.2	725.0	423.7	1,148.7	735.5	435.2	1,170.8
CO	118.5	123.6	242.1	61.4	55.8	117.2	72.2	63.1	135.3	92.1	85.0	177.1
PM ₁₀	180.6	181.1	361.8	170.7	143.1	313.8	171.8	143.8	315.6	173.8	146.0	319.8
Operation												
ROG	8,225.3	8,238.0	16,463.2	4,870.7	4,066.2	8,936.8	8,747.6	7,621.9	16,369.5	7,129.0	6,088.1	13,217.1
NO _x	1,458.9	1,797.5	3,256.4	992.6	844.3	1,836.9	1,676.4	1,441.7	3,118.1	1,439.2	1,122.3	2,561.4
CO	21,050.2	23,610.7	44,660.9	12,843.2	10,885.4	23,728.6	22,632.4	19,611.3	42,243.7	18,690.7	15,295.7	33,986.3
PM ₁₀	1,993.3	2,063.3	4,056.6	1,149.7	961.4	2,111.1	2,047.2	1,792.3	3,839.5	1,665.7	1,411.1	3,076.8

Table 6-5 Comparison of Public Services by Alternative

	Proposed Project	Alternative 1: No Project	Alternative 2: Open Space	Alternative 3: Increased Density	Alternative 4: Reduced Development	Alternative 5: Off-site (Placer Vineyards)
Police Officers (number required)						
WRSP	25	0	13.4	24.6	19.8	25
Remainder	22.5	0	12	22.5	17.7	22.4
Total SOI	47.4	0	25.4	47.1	37.5	47.4
Schools (total students generated)						
WRSP	4,115	0	2,328	4,115	3,551	4,225
Remainder	5,462	0	2,774	5,462	3,605	5,462
Total SOI	9,577	0	5,102	9,577	7,156	9,577
Libraries (number required)						
WRSP	1	0	0	1	1	1
Remainder	1	0	1	1	1	1
Total SOI	2	0	1	2	2	2
Parks (acres required)						
WRSP	187	0	105	40	149	187
Remainder	169	0	84	112	144	169
Total SOI	356	0	189	152	293	356

SOURCE: EIP Associates 2003

Table 6-6 Comparison of Public Utilities by Alternative

	Proposed Project	Alternative 1: No Project	Alternative 2: Open Space	Alternative 3: Increased Density	Alternative 4: Reduced Development	Alternative 5: Off-site
Solid Waste (tons/year)						
WRSP	15,733	0	9,649	15,353	13,452	16,020
Remainder	13,740	0	6,920	12,412	10,430	13,597
Total SOI	29,473	0	16,569	27,765	23,882	29,617
Water (AF/year)						
WRSP	7,042	0	4,002	5,500	6,456	7,042
Remainder	5,431	0	3,086	4,605	5,091	5,431
Total SOI	12,473	0	7,088	10,105	11,547	12,473
Wastewater (mgd)						
WRSP	2.83	0	1.44	2.42	2.31	2.81
Remainder	2.32	0	1.13	2.14	1.82	2.32
Total SOI	5.15	0	2.57	4.56	4.13	5.13
Electricity (MW/year)						
WRSP	60.67	0	26.21	44.32	38.01	60.67
Remainder	59.09	0	23.49	35.84	30.02	59.09
Total SOI	119.76	0	49.7	80.16	68.03	119.76
Natural Gas (Therms/year)						
WRSP	17,751,480	0	9,805,320	18,595,020	15,174,060	17,751,480
Remainder	18,107,880	0	13,005,960	13,944,120	12,610,800	18,107,880
Total SOI	35,859,360	0	22,811,280	32,539,140	27,784,860	35,859,360

SOURCE: EIP Associates 2003

■ Environmental Impacts

SOI Amendment/WRSP/Remainder Area

None of the impacts identified in Chapters 4 or 5 would occur under the No Project alternative, because the SOI Amendment Area would remain in its present state.

Mitigation That Would No Longer Be Required

None of the mitigation measures identified in this EIR would be required under the No Project alternative.

Significant and Unavoidable Impacts That Would No Longer Occur

None of the significant and unavoidable impacts identified in this EIR would occur under the No Project alternative.

The No Project Alternative would be environmentally superior to the proposed WRSP and SOI Amendment, because none of the environmental impacts identified in Chapter 4 would occur. However, the No Project Alternative would not achieve any of the project objectives except for compatibility with

the PGWWTP 1,000-foot buffer (Objective 5). The No Project Alternative is inconsistent with most of the project alternatives in that it does not include a development project. Most notably, the No Project Alternative is inconsistent with Objective 4 that seeks to meet the City’s share of regional housing needs and Objective 2, to increase the City’s inventory of developable land. The No Project Alternative may not be fiscally feasible (Objective 12) for the City and land landowners.

6.2.5 Alternative 2: Open Space Alternative

Under the Open Space Alternative, no development would occur north of Pleasant Grove Creek or west of the PGWWTP (see Figure 6-1 [Daily Traffic Volumes Under 2020 Plus SOI Amendment Alternative 2]). Under this alternative, the residential densities would be similar to the densities proposed within the WRSP and Remainder Area, but the amount of development would be substantially reduced because of the smaller area that would be subject to development. The number of residential units would be reduced to 4,640 in the WRSP Area (55 percent of the proposed 8,430) and 3,860 in the Remainder Area (52 percent of the proposed 7,403). Open space would include all of the 100-year flood plain, plus the entire area north of Pleasant Grove Creek and west of the PGWWTP, so Open Space acreage would increase from approximately 685 acres in the WRSP Area to approximately 1,865 acres (a 270 percent increase), and from approximately 346 to 1,435 acres in the Remainder Area (an increase of over 415 percent). While acreage within the Open Space designation would increase, Fiddymont Park would be replaced with residential uses, which would result in the removal of a large section of oak woodland. Under Alternative 2, only non-residential development would occur within 1,000 feet of the PGWWTP.

Table 6-7 shows the land use assumptions for Alternative 2.

Zoning	Land Use	WRSP		Remainder Area		SOI Amendment Area	
		Acres	DUs	Acres	DUs	Acres	DUs
OS	Open Space	1,863.1		1,434.6		3,297.7	
PR	Park and Recreation	53.4		49.3		102.7	
P/QP	Public/Quasi-Public	28.7		20.0		48.7	
LDR	Low-density Residential	765.5	2,875	655.0	2,620	1,420.5	5,495
LDR	Low-density Residential (Age Restricted)	153.0	745			153.0	745
MDR	Medium-density Residential	25.7	232	55.0	385	80.7	617
HDR	High-density Residential	42.1	788	45.0	855	87.1	1,643
CC	Community Commercial	30.8		30.0		60.8	
BP	Business Professional			21.7		21.7	
LI	Light Industrial	114.2				114.2	
IND	Industrial						
R/W	Road right-of-way	80.9		54.8		135.7	
OS/Paseo	Paseo	4.6				4.6	
TOTAL		3,162.0	4,640	2,365.3	3,860	5,527.3	8,500

SOURCES: EIP Associates, Morton-Pitalo, 2003

Figure 6-1 **Daily Traffic Volumes Under 2020 Plus SOI Amendment Alternative 2**

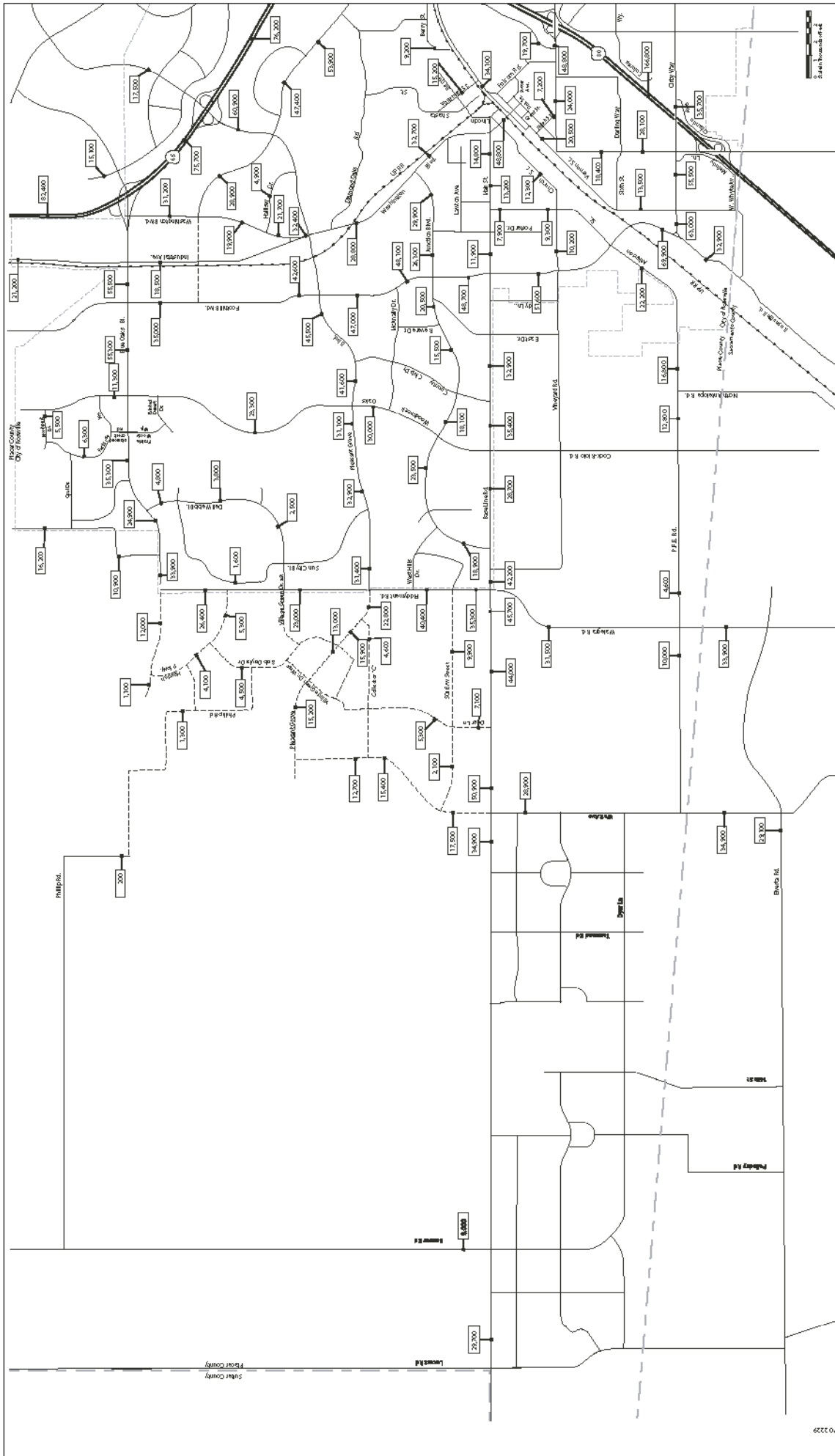


FIGURE 6-1
Daily Traffic Volumes under 2020 Plus SOI Amendment: Alternative 2
 Source: DKS Associates



Under Alternative 2, there would be two elementary schools within the WRSP Area, and two elementary schools within the Remainder Area. Middle and high school students would attend off-site schools. No high school, Village Center, or regional parks would be developed.

On- and off-site infrastructure would be reduced to the appropriate size to serve levels of development that would occur under Alternative 2.

The laws, ordinances and regulations that are identified in the Regulatory Setting sections of Chapter 4 would be equally applicable to Alternative 2. Similarly, it is assumed that WRSP Design Guidelines and other requirements of the WRSP would be applicable to this alternative, where appropriate.

■ Land Use and Agricultural Resources

West Roseville Specific Plan

Under Alternative 2, the mix of land uses would be similar to the WRSP. A majority of the proposed development would be residential uses, with large areas of open space north of Pleasant Grove Creek and west of the PGWWTP. Approximately half of the WRSP Area in the northern and western portion would be left in undeveloped open space, including the 20.4 acres of Prime Farmland that would be developed under the proposed WRSP (see Table 6-2).

Under Alternative 2 no development would occur north of Pleasant Grove Creek in the Fiddymint Ranch Property. Therefore, the existing access along Phillip Road would not change so there would be no impact. Furthermore, without the extension of Blue Oaks Boulevard, there would be no need for the City to acquire a portion of the O'Brien property or other property to the north for right-of-way.

Because of the reduced potential for conflicts, the reduction in the amount of farmland that would be converted to urban uses, and the elimination of the less-than-significant impact on access to existing properties, the land use impacts of Alternative 2 would be less severe than under the proposed WRSP.

Mitigation That Would No Longer Be Required

- MM 4.5-6 (Attenuate park noise)
- MM 4.13-1 (a) (Restrict high-watt light usage and hours for parks)

Significant and Unavoidable Impacts That Would No Longer Occur

- Impact 4.1-4: Conversion of agricultural land to developed uses

Remainder Area

The location and configuration of land uses in the Remainder Area have not been determined under the Open Space Alternative. Similar to the proposed Remainder Area assumptions, it is assumed they would be similar to the types and densities of land uses in the WRSP (e.g., residential, commercial). Therefore, future development could include residential land uses near commercial and industrial operations in the WRSP, as well as schools. However, the potential for conflicts would be substantially reduced, because fewer people would live within the Remainder Area.

Because there would be fewer potential conflicts between uses under Alternative 2, its land use impacts would be less severe than under the proposed Remainder Area.

In summary, Alternative 2 would reduce the potential for conflicts between land uses, so the land use impacts would be less severe than under the proposed WRSP.

Mitigation That Would No Longer Be Required

None.

Significant and Unavoidable Impacts That Would No Longer Occur

No significant and unavoidable land use on agricultural impacts were identified for either portions of the Remainder Area as proposed or under Alternative 2.

■ Population, Employment, and Housing

West Roseville Specific Plan/Remainder Area

Jobs/Housing Balance/Resolution 83-118

The City's job/housing ratio under Alternative 2 would be 0.89, which is less balanced than the existing ratio, but more balanced than the proposed WRSP ratio of 0.83. Like the proposed WRSP and Remainder Area, Alternative 2 would comply with Resolution 83-118. Enough jobs would be provided within proximity of the WRSP and Remainder Area to satisfy the requirements of this Resolution, which calls for 80 percent of the workers in the City to reside within eight miles of their employment and for 60 percent to live within six miles.

Affordable Housing

Ten percent of residential units would be made affordable under either the proposed WRSP, or Alternative 2, consistent with City policy.

Because the City's jobs/housing balance would be improved compared to the proposed WRSP and Remainder Area, Alternative 2 would have a less severe impact than the proposed WRSP and Remainder Area.

Displacement of Existing Housing

Housing displacement would still occur under this alternative, and impacts would be similar to the proposed WRSP, and **less than significant**.

Inducement Substantial Population Growth

Alternative 2 proposes approximately 50 percent of the development under the WRSP. This decrease would correspondingly decrease the amount of population growth from development. However, even a 50 percent reduction in population growth would constitute a substantial increase, and this impact would remain significant and unavoidable.

Consistency with Adopted City Policies

Alternative 2 would be required to comply with all applicable plans and policies, the same as the proposed WRSP, and this impact would remain less than significant.

Mitigation That Would No Longer Be Required

None.

Significant and Unavoidable Impacts That Would No Longer Occur

The same significant and unavoidable population, employment, and housing impacts as identified by the proposed WRSP and Remainder Area would occur under Alternative 2.

■ Transportation and Circulation

Introduction

A quantitative analysis of traffic impacts is provided for Alternative 2, the Open Space Alternative. In order to provide a comparison under worst-case conditions, this analysis is based on 2020 conditions, rather than existing conditions. As discussed in the Chapter 4.3, the 2020 Capital Improvement Program (CIP) Update, with minor modifications, forms the basis for this analysis.

Trip Generation

Trip generation was estimated using the trip generation rates from Roseville’s CIP, which are generally consistent with those in the Institute of Transportation Engineers’ (ITE) publications on trip generation. As shown in Table 6-8, the initial estimate for Alternative 2 is about 60,025 daily vehicle trips within the WRSP Area. However, about 11,108 of those vehicle trips (about 23 percent) would remain within the WRSP Area (such as travel between the residential development and the retail uses or schools within the WRSP Area). These trips are double-counted in the initial estimate. Eliminating the double-counting yields an estimate of 48,917 daily vehicle trips generated by Alternative 2 (as opposed to the 89,922 daily vehicle trips estimated for the proposed WRSP, or a reduction of approximately 46 percent).

Table 6-8 Estimated Trip Generation WRSP 50% Density Alternative 2 (WRSP Area)

Land Use	Units	Daily Trips per Unit	Daily Trips
Single-Family Residential	3,107 DU	9	27,963
Multi-Family Residential	788 DU	6.5	5,122
Age Restricted Residential	745 DU	3.3	2,459
Subtotal Residential	4,640 DU		35,544
Retail	335.4 KSF	35	11,739
Office	0 KSF	17.7	0
Industrial	1,243.6 KSF	7.6	9,452
Church	71.9 KSF	9.3	668
Subtotal – Private Nonresidential	1,713 KSF		21,859
Public/Quasi Public	61.8 KSF	25	1,545
Elementary School ¹	1,200 Students	0.8	960
Middle School ²	0 Students	0.9	0
High School ³	0 Students	1.2	0
Parks	53.4 Acres	2.2	117
Subtotal – Public Uses			2,622
Initial Estimate of Total Daily Vehicle Trips Generated by Alternative 2 in WRSP			60,025

NOTES: DU = dwelling unit and KSF = 1,000 square feet
 ■ Assumes 600 students per elementary school
 ■ Assumes 1,000 per middle school
 ■ Assumes 1,800 students per high school

SOURCE: DKS Associates 2003

The initial estimate of the trip generation of the SOI Amendment Area under Alternative 2 is about 110,455 daily vehicle trips (see Table 6-9). However, about 21,289 of those vehicle trips (about 24 percent) would remain within the SOI Amendment Area (such as travel between the residential development and the retail uses and schools within the SOI Amendment Area). Eliminating the double-counting yields an estimate of 89,166 daily vehicle trips generated in the SOI Amendment Area under Alternative 2 (compared to the 168,898 daily vehicle trips estimated for the proposed SOI Amendment, a reduction of approximately 47 percent).

Analysis Assumptions

Alternative 2 was evaluated under 2020 conditions. The citywide and regionwide development assumptions under 2020 conditions are discussed in Section 4.3, Traffic and Circulation. The analysis of the 2020 Plus Alternative 2 scenario is based on the assumption that the roadways that are part of the WRSP Area are added to the 2020 CIP roadway network. Improvements to existing roadways (beyond those in the recently adopted CIP) assumed to be in place, include widening Fiddymment Road to four lanes directly adjacent to the WRSP Area (from the north end of the project site to Pleasant Grove Boulevard). For the remainder of the region, the roadway improvements assumed under the 2020 No Project scenario were assumed.

**Table 6-9 Estimated Trip Generation Alternative 2
(Remainder Area and Full SOI Amendment Area)**

Land Use		Units		Daily Trip Ends per Unit	Daily Trip Ends
Remainder of SOI Amendment Area	Single-Family Residential	3,005	DU	9	27,045
	Multi-Family Residential	855	DU	6.5	5,558
	Subtotal Residential				32,603
	Retail	335	KSF	35	11,739
	Office	284	KSF	17.7	5,019
	Subtotal – Private Nonresidential	1,236	KSF		16,759
	Elementary School1	1,200	Students	0.8	960
	Middle School2	0	Students	0.9	0
	Parks	49.3	Acres	2.2	108
	Subtotal – Public Uses				1,068
Initial Estimate of Total Daily Vehicle Trips from Alternative 2 in Remainder Area					50,430
Initial Estimate of Total Daily Vehicle Trips Generated in WRSP Area					60,025
Initial Estimate of Total Daily Vehicle Trips of Full SOI Amendment Area					110,455
Daily Vehicle Trips with Both Trip Ends within Full Alternative 2					21,289
Total Daily Vehicle Trips Generated by Full Alternative 2 (adjusted to eliminate double-counting of trips remaining internal to WRSP)					89,166

NOTES: DU = dwelling unit and KSF = 1,000 square feet

- Assumes 600 students per elementary school
- Assumes 1,000 per middle school
- Assumes 1,800 students per high school
- See Table 6-8 for trip generation of WRSP under Alternative 2

SOURCE: DKS Associates 2003

The analysis of Alternative 2 (SOI Amendment Area) is based on the assumption that the roadways that are part of the development of the SOI Amendment are added to the 2020 CIP roadway network. The roadway system for the Remainder Area has not been defined, but an assumed roadway system for that area was provided by the City.

It was assumed that with full development of the SOI Amendment under Alternative 2, Fiddymment Road from Pleasant Grove Boulevard to Baseline Road would be annexed into the City of Roseville, so it

would not be part of Placer County’s roadway system (refer to Figure 6-2 [Daily Traffic Volumes Under 2020 Plus Project Conditions West Roseville Specific Plan Alternative 2]). Fiddymment Road is assumed to be four lanes directly adjacent to the SOI Amendment Area (from the north end of the project site to Baseline Road). Baseline Road is assumed to be six lanes from Watt Avenue to Fiddymment Road. For the remainder of the region, the roadway improvements assumed under the 2020 No Project scenario were assumed.

The traffic impacts of Alternative 2 within the full SOI Amendment Area and Remainder Area are combined, because the Remainder Area is unlikely to be developed without the WRSP.

SOI Amendment/Remainder Area

City of Roseville Roadways

Daily traffic volumes under Alternative 2 are shown in Figure 6-2. An intersection level-of-service (LOS) analysis was conducted for this scenario. This analysis includes all signalized intersections within the City of Roseville assumed under the 2020 No Project scenario plus signals that would likely be warranted on or adjacent to the SOI Amendment due to development of the SOI Amendment under Alternative 2. A planning-level signal warrant analysis indicates that 11 intersections would require signalization under the 2020 Plus SOI Amendment Open Space Alternative 2 (SOI), compared to 17 under the proposed SOI Amendment.

As shown in Table 6-10, about 72.0 percent of the 161 total signalized intersections would operate at LOS C or better under Alternative 2, compared to 70.1 percent under the proposed SOI Amendment (Impact 4.3-1).

Table 6-10 City Of Roseville Number of Intersections Operating at LOS "C" or Better Alternative 2 (2020 SOI)

Level-of-service	No Project		Proposed SOI		Alternative 2 (SOI)	
LOS A-C	107	71.3%	117	70.1%	116	72.0%
LOS D	23	15.3%	25	15.0%	20	12.4%
LOS E	14	9.3%	16	9.6%	8	11.2%
LOS F	6	4.0%	9	5.4%	7	4.3%
Total Intersections	150	100%	167	100%	161	100%

SOURCE: DKS Associates 2003

Table 6-11, shows the seven intersections that would experience a significant level-of-service impact with buildout of the SOI Amendment Area under Alternative 2, compared to 12 under the proposed SOI Amendment.

Figure 6-2 **Daily Traffic Volumes Under 2020 Plus Project Conditions West Roseville
Specific Plan Alternative 2**

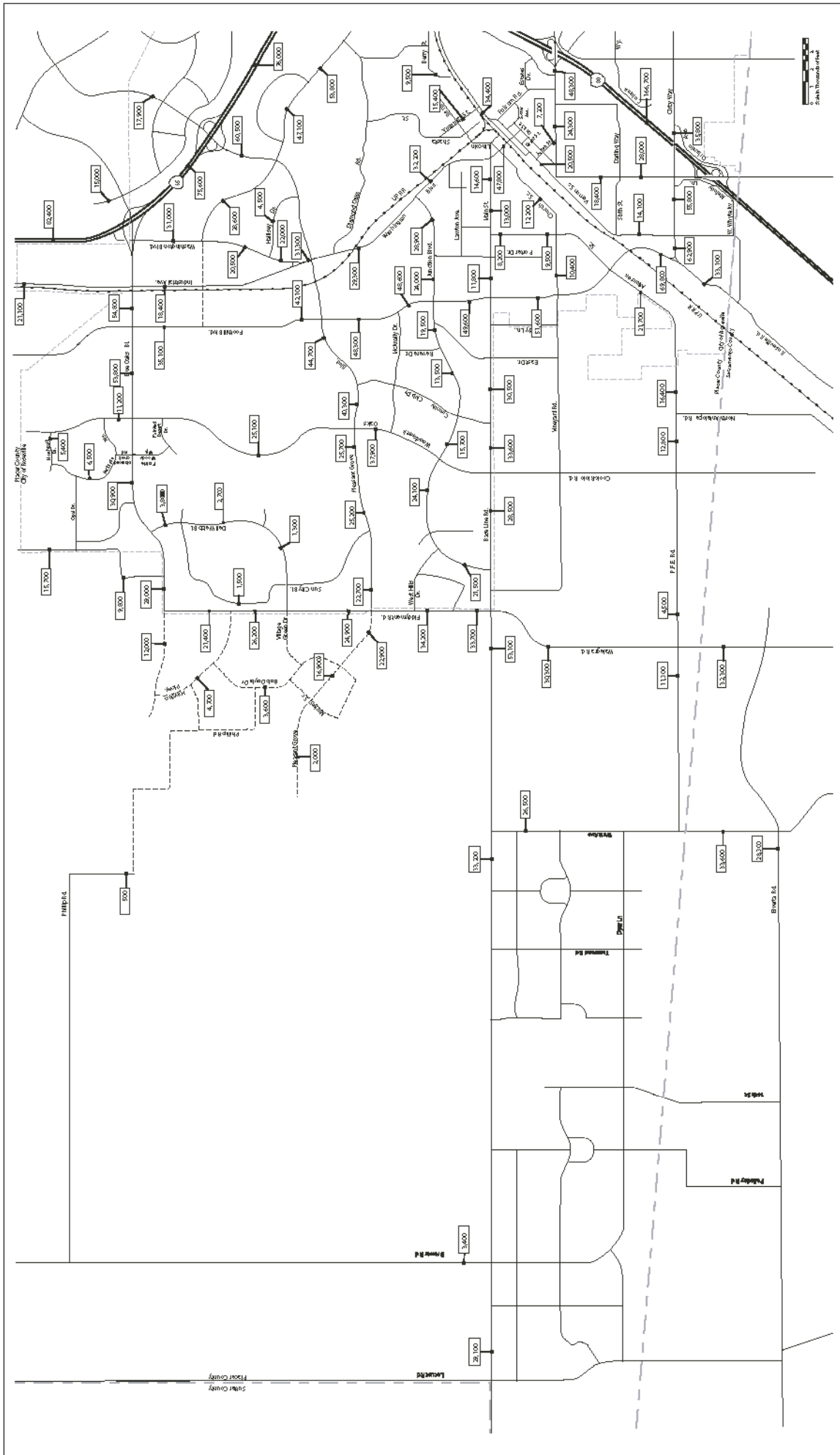


FIGURE 6-2
Daily Traffic Volumes under 2020 Plus Project Conditions: Alternative 2
 Source: DKS Associates

Table 6-11 City of Roseville Intersections With Significant Level-of-Service Impacts Alternative 2 (2020 SOI)

Roadway		No Project		Proposed SOI		Alternative 2 (SOI)	
North/south	East/west	LOS	V/C	LOS	V/C	LOS	V/C
Diamond Creek	Blue Oaks Blvd	A	0.57	F	1.08	C	0.71
Woodcreek Oaks	Blue Oaks Blvd	C	0.71	D	0.84	C	0.73
Vernon St	Cirby Way	E	0.98	F	1.02	E	1.00
Sierra College	Douglas Blvd	D	0.88	E	0.92	D	0.89
Sierra Gardens	Douglas Blvd	C	0.79	D	0.84	D	0.84
Fiddymnt Rd	Baseline Rd	D	0.86	E	0.96	E	0.91
Foothills Blvd	Blue Oaks Blvd	C	0.81	F	1.14	F	1.01
Foothills Blvd	Vineyard Rd	D	0.89	E	0.96	E	0.91
Fiddymnt Rd	Pleasant Grove	A	0.59	D	0.85	C	0.78
Rocky Ridge Dr	Lead Hill Blvd	D	0.89	D	0.83	E	0.91
Gibson	Roseville Pkwy	C	0.78	D	0.85	C	0.81
Washington Blvd	Junction Blvd	C	0.80	D	0.83	D	0.83
Washington Blvd	Main Street	E	0.98	E	0.91	F	1.07
Watt Ave	Baseline Rd	N/A	N/A	D	0.88	C	0.80

NOTE: Intersections that would experience a significant effect are shaded.

SOURCE: DKS Associates 2003

No feasible improvements were identified at four intersections, compared to seven under the proposed SOI Amendment (see Table 6-12).

Table 6-12 City of Roseville Recommended Mitigations for Intersections Alternative 2 (2020 SOI)

Intersection		Recommended Mitigation	Level-of-service	
North/south	East/west		Before Mitigation	After Mitigation
Fiddymnt Rd	Baseline Rd	4.3-1(b) Add 2nd southbound left-turn lane Add 2nd northbound left-turn lane Add 3rd southbound thru lane Add 3rd northbound thru-lane	E	C
Foothills Blvd	Blue Oaks Blvd	4.3-1(c) Add 3rd southbound thru lane Add 3rd northbound left-turn lane Add 4th westbound thru lane	F	C
Sierra Gardens	Douglas Blvd	4.3-1 (e) Add 2nd southbound right-turn lane	D	C
Foothills Blvd	Vineyard Rd	No feasible improvement identified	E	E
Rocky Ridge Dr	Lead Hill Blvd	No feasible improvement identified	E	E
Washington Blvd	Junction Blvd	No feasible improvement identified	D	D
Washington Blvd	Main Street	No feasible improvement identified	F	F
Percentage of Intersections Citywide Operating at LOS C or Better			72.0%	73.3%

NOTE: Intersections would experience a significant effect are shaded.

SOURCE: DKS Associates 2003

State Highways

Table 6-13 shows the projected daily traffic volumes and levels of service on State Highways within the City of Roseville under Alternative 2. Table 6-14 provides estimated changes in daily traffic volumes for interchange ramps compared to the project to the State highways within the City, while Table 6-15 provides the peak hour levels of service at intersections between freeway ramps and local roadways in Roseville.

Table 6-13 State Highways Average Daily Traffic Volumes Alternative 2 (2020 SOI Amendment)

Facility	Segment	Lanes	2020 No Project		2020 Proposed SOI		Cumulative Alternative 2 (SOI)	
			ADT	LOS	ADT	LOS	ADT	LOS
I-80	Sac. County line to Riverside Ave	8+2HOV	200,900	F1	202,700	F1	201,000	F1
	Riverside Avenue to Douglas Blvd	6	167,400	F3	167,100	F3	166,800	F3
	Douglas Blvd to Eureka Rd	6	159,800	F2	160,300	F2	159,700	F2
	Eureka Rd to SR-65	8	180,900	F1	181,800	F21	180,500	F2
	SR-65 to Rocklin Rd	6	116,900	E	117,000	E	117,000	E
SR-65	Galleria to Pleasant Grove Blvd	4	75,700	D	77,000	E	76,200	E
	Pleasant Grove Blvd to Blue Oaks Blvd	4	75,300	D	76,200	DE	75,700	E
	Blue Oaks Blvd to Sunset Blvd	4	82,300	F	82,700	F	82,400	F
SR 70/99	North of Riego Road	4	28,800	A	29,000	A	28,700	A
	South of Riego Road	4	52,500	B	52,800	B	51,500	B

NOTES:

Roadway segment levels of service (LOS) are based on roadway capacities and LOS criteria in Table 4.3-9.

F1 represents LOS "F" conditions for 1 hour during the morning and evening peak commute periods while F2 represents LOS "F" conditions for 2 hours.

Segments that would experience a significant effect operate at LOS "F" or worse are shaded.

SOURCE: DKS Associates 2003

Table 6-14 Interchange Ramps Estimated Change in Average Daily Traffic Volumes SOI Amendment 50% Density Alternative 2 (2020 SOI)

Interchange	Ramps	Estimated Change in Daily Volume	
		Due to Full Proposed SOI Amendment	Due to Full Alternative 2 (SOI)
I-80 / Riverside Ave	Westbound On from Southbound Riverside Ave	-1470 (11.0%)	-790 (5.9%)
	Westbound On from Northbound Riverside Ave	+760 (16.0%)	+450 (9.5%)
	Westbound Off	-810 (10.5%)	-760 (10.0%)
	Eastbound On	-530 (7.2%)	-130 (1.7%)
	Eastbound Off to Northbound Riverside Ave	-20 (0.2%)	0
	Eastbound Off to Auburn Blvd/Orlando Ave	-500 (3.9%)	-170 (1.4%)
SR-65 / Pleasant Grove Blvd	Northbound On from Eastbound Pleasant Grove	+180 (4.3%)	+530 (12.8%)
	Northbound On from Westbound Pleasant Grove	+340 (16.2%)	+150 (7.0%)
	Northbound Off	+600 (6.9%)	+650 (6.9%)
	Southbound On from Eastbound Pleasant Grove	+370 (5.5%)	+720 (10.8%)
	Southbound On from Westbound Pleasant Grove	+510 (17.5%)	+490 (16.9%)
	Southbound Off	+630 (9.7%)	+1,110 (17.1%)
SR-65 / Blue Oaks Blvd	Northbound On	+450 (3.6%)	+100 (0.8%)
	Northbound Off to Eastbound Blue Oaks Blvd	+320 (13.3%)	+140 (0.8%)
	Northbound Off to Westbound Blue Oaks Blvd	+490 (5.1%)	+80 (5.1%)
	Southbound On from Eastbound Blue Oaks Blvd	+700 (7.8%)	+290 (3.2%)
	Southbound On from Washington Blvd	-430 (16.1%)	-570 (21.4%)
	Southbound Off	+110 (0.8%)	-450 (3.3%)

SOURCE: DKS Associates 2003

I-80 between SR-65 and Sacramento/Placer County line and SR-65 through Roseville would operate at LOS F conditions during peak hours (see Impact 4.3-2) with or without the alternative, which would increase traffic on some State highway segments by as much as 500 vehicles per day, compared to 1600 vehicles under the proposed SOI Amendment. As shown in Table 6-15, all intersections with State highway ramps would operate at LOS A or C under either Alternative 2 or the SOI Amendment.

Table 6-15 Intersections With State Highway Ramps Level-of-Service Alternative 2 (2020 SOI)

Location	No Project		Proposed Project		Alternative 2 (SOI)	
	LOS	V/C	LOS	V/C	LOS	V/C
Riverside Ave and I-80 WB Off ramp	A	0.44	A	0.44	A	0.44
SR-65 NB Off ramp and Blue Oaks Blvd	B	0.68	C	0.70	B	0.70
SR-65 NB Off ramp and Pleasant Grove	A	0.54	A	0.54	A	0.55
SR-65 SB Off ramp and Pleasant Grove	A	0.51	A	0.51	A	0.50
Washington Blvd/SR-65 SB Off and Blue Oaks Blvd	B	0.66	B	0.68	B	0.70
I-80 WB Off-ramp and Douglas Blvd	C	0.81	C	0.79	C	0.78
I-80 WB On-ramp and Atlantic St	C	0.75	C	0.73	C	0.73
SR-65 NB On-ramp and Stanford Ranch Blvd	B	0.68	B	0.69	B	0.68
SR-65 SB On-ramp and Stanford Ranch Blvd/Galleria Blvd	C	0.73	C	0.75	C	0.74
I-80 WB Off-ramp/Taylor Rd and Eureka Rd	E	0.94	E	0.91	E	0.91

SOURCE: DKS Associates 2003

Placer County Roadways

Table 6-16 shows the projected daily traffic volumes on Placer County roadways for the 2020 Plus SOI Amendment Open Space Alternative 2. The roadway segment level-of-service analysis (summarized in Table 6-16) indicates that development of the SOI Amendment under the Alternative 2 would cause service levels on two roadway segments to worsen, compared to three segments under the proposed SOI Amendment.

Table 6-16 Placer County Average Daily Traffic Volumes and Levels of Service Alternative 2 (2020 SOI)

Roadway	Location	Assumed Lanes in 2020	2020 No Project		2020 Proposed (Project)		2020 Alternative 2 (SOI)	
			ADT	LOS	ADT	LOS	ADT	LOS
Baseline Road	Sutter Co. to Tanwood	4	29,300	D	30,200	D	29,800	D
	Tanwood to Watt Ave	6	32,700	B	36,500	B	34,900	B
	Watt Ave to Fiddymment	6	53,700	E	46,300	D	45,800	D
Fiddymment Road	Baseline Rd to Pleasant Grove Blvd	4	33,300	E	N/A ¹	N/A ¹	N/A ¹	N/A ¹
	Roseville City Limits to Sunset Blvd	2	12,900	C	16,000	D	13,600	C
Walerga Road	Baseline Road to PFE Road	4	27,700	C	33,4000	E	31,300	D
Watt Avenue	Baseline Road to PFE Road	4	27,800	C	36,100	F	31,300	D
Phillip Road	WRSP to Brewer Road	2	300	A	3,000	A	300	A

NOTES:

Roadway segment levels of service (LOS) are based on roadway capacities and LOS criteria in Table 4.3-3. Segments that would experience a significant effect operate at LOS "D" or worse are shaded.

- 1. Roadway segment would be within City limits under this scenario.

SOURCE: DKS Associates 2003

It was estimated that the Open Space Alternative would not increase traffic on Phillip Road west of the SOI Amendment Area, unlike the proposed SOI Amendment.

An intersection level-of-service analysis, summarized in Table 6-17, shows that Alternative 2 would result in significant impacts at two Placer County intersections (Fiddymment Road/Baseline Road and Sierra College Boulevard/Douglas Boulevard), compared to three intersections under the proposed SOI Amendment.

Table 6-17 Placer County Intersections Levels of Service Alternative 2 (2020 SOI)

Roadway		No Project		Proposed SOI		Alternative 2 (SOI)	
North/south	East/west	LOS	V/C	LOS	V/C	LOS	V/C
Watt Avenue	PFE Road	C	0.73	D	0.88	D	0.82
Watt Avenue	Baseline Road	C1	0.73	E1	0.98	D1	0.87
Pleasant Grove Dr	Baseline Road	D	0.87	E	0.92	D	0.90

NOTES: All intersections assumed to be signalized by 2020. Segments that would experience a significant effect are shaded.¹

Level-of-service analysis for this intersection is based on modified Circular 212 capacities used by Roseville for its CIP

SOURCE: DKS Associates 2003

SOI Amendment/Remainder Area

Sacramento County Roadways

Table 6-18 shows the projected daily traffic volumes on Sacramento County roadways for Alternative 2. The roadway segment level of service analysis indicates that development of the SOI Amendment under Alternative 2 would cause service levels on two roadway segments to worsen, compared to three segments under the proposed SOI Amendment. However, neither is considered a significant impact based on Sacramento County's LOS policy. The one segment that was identified as a significant impact under the proposed SOI Amendment would not be an impact with Alternative 2.

Table 6-18 Sacramento County Average Daily Traffic Volumes and Levels of Service Alternative 2 (2020 SOI Amendment)

Roadway	Location	Assumed Lanes in 2020	No Project		Proposed SOI		Alternative 2 (SOI)	
			ADT	LOS	ADT	LOS	ADT	LOS
Watt Avenue	Placer Co Line to Elverta Rd	4	33,500	E	36,200	F	34,900	E
Walerga Road	Placer Co Line to Elverta Rd	4	31,200	D	34,800	E	33,900	E
Elverta Road	West of Watt Ave	4	28,100	C	29,000	D	29,100	D

NOTES:

Roadway segment levels of service (LOS) are based on roadway capacities and LOS criteria in Table 4.3-9.

SOURCE: DKS Associates, 2003.

West Roseville Specific Plan

Sacramento County Roadways

Table 6-19 shows the projected daily traffic volumes on Sacramento County roadways for Alternative 2. The roadway segment level of service analysis indicates that development of Alternative 2 would eliminate the deterioration of Walerga Road from LOS D to LOS E caused by the Proposed Project.

Table 6-19 Sacramento County Average Daily Traffic Volumes and Levels of Service Alternative 2 (2020 WRSP)

Roadway	Location	Assumed Lanes in 2020	No Project		Proposed WRSP		Alternative 2 (WRSP)	
			ADT	LOS	ADT	LOS	ADT	LOS
Watt Avenue	Placer Co Line to Elverta Rd	4	33,500	E	34,100	E	33,600	E
Walerga Road	Placer Co Line to Elverta Rd	4	31,200	D	33,200	E	32,300	D
Elverta Road	West of Watt Ave	4	28,100	C	28,200	C	28,300	C

NOTES:

Roadway segment levels of service (LOS) are based on roadway capacities and LOS criteria in Table 4.3-9.

SOURCE: DKS Associates, 2003.

City of Rocklin Roadways

Table 6-20 shows that the projected daily traffic volumes on roadways in the City of Rocklin under Alternative 2. Both Alternative 2 and the proposed SOI Amendment would worsen the service level on one segment of Sunset Boulevard from LOS C to LOS D, and would increase traffic volumes at another segment already operating at LOS D.

Table 6-20 Rocklin Roadways Average Daily Traffic Volumes and Levels of Service Alternative 2 (2020 SOI)

Roadway	Location	Assumed Lanes in 2020	No Project		Proposed SOI		Alternative 2 (2020 SOI)	
			ADT	LOS	ADT	LOS	ADT	LOS
Sunset Blvd	SR-65 to W. Stanford Ranch	6	27,100	A	28,900	A	29,500	A
	W. Stanford Ranch W. Oaks	6	40,800	C	40,500	C	41,600	C
	W. Oaks to Park	6	40,900	C	41,900	C	42,500	C
	Park to Stanford Ranch	6	42,200	C	43,300	D	43,600	D
	Stanford Ranch to Whitney Blvd	6	40,700	C	41,700	C	41,700	C
Park Drive	Whitney Blvd to Pacific Ave	6	46,900	D	47,500	D	47,100	D
	Roseville City limits to Sunset Blvd	4	17,500	A	17,600	A	17,400	A
Blue Oaks Blvd	Route 65 to Lone Tree Blvd	6	37,000	B	39,800	C	40,500	C
	Lone Tree Blvd to Sunset Blvd	4	25,600	C	26,200	C	26,300	C
Stanford Ranch Rd	Fairway Dr to Sunset Blvd	6	28,000	A	28,400	A	28,200	A

NOTES: Roadway segment levels of service (LOS) are based on roadway capacities and LOS criteria in Table 4.3-9. Segments that would experience a significant effect are shaded.

SOURCE: DKS Associates 2003

Sutter County Roadways

Table 6-21 shows the projected daily traffic volumes on selected roadways in Sutter County under the Open Space Alternative would be similar to the proposed SOI Amendment, and would not result in unacceptable service levels at any of the study intersections.

Table 6-21 Sutter County Comparison of Average Daily Traffic Volumes Alternative 2 (2020 SOI)

Roadway	Assumed Lanes in 2020	No Project		Proposed SOI		Alternative 2 (SOI)	
		ADT	LOS	ADT	LOS	ADT	LOS
Riego Road	6	25,600	A	26,000	A	26,400	A
Sunset West/Howsley Road	2	5,900	A	6,500	A	5,800	A
Catlett Road	2	200	A	100	A	200	A

NOTES: Roadway segment levels of service (LOS) are based on roadway capacities and LOS criteria in Table 4.3-9.

SOURCE: DKS Associates 2003

Bicycles

Alternative 2 would require safe and convenient pedestrian/bicycle facilities for residents and employees of the SOI Amendment Area, similar to the proposed SOI Amendment. However the demand for and extent of these facilities would be reduced due to the reduction in residences and employment uses.

Transit

As with the proposed SOI Amendment, Alternative 2 would require extension of transit services; however, the demand would be reduced because fewer residences and businesses would be located within the SOI Amendment Area.

Pedestrian District Overlay

Alternative 2 does not include a Village Center, so a General Plan amendment to create a Pedestrian District policy would not be proposed, and a resulting potential impact on traffic congestion would not occur.

Mitigation That Would No Longer Be Required

- MM 4.3-1(a): Improvements to Diamond Creek/Blue Oaks Boulevard intersection
- MM 4.3-1(d): Improvements to Woodcreek Oaks/Blue Oaks Boulevard
- MM 4.3-1(f): Improvements to the Watt Avenue/Baseline Road intersection
- MM 4.3-4(a): Improvements to Fiddymment Road
- MM 4.3-4(g): Improvements at the Pleasant Grove Drive/Baseline Road intersection

Significant and Unavoidable Impacts That Would No Longer Occur

All of the significant and unavoidable impacts that would occur under the proposed SOI Amendment also would occur under Alternative 2 the WRSP, although the severity of those impacts would be reduced, because of the reduction in traffic.

West Roseville Specific Plan

City of Roseville Roadways

The City's travel demand model was used to estimate the change in daily and p.m. peak hour traffic volumes on roadways throughout the City of Roseville and in surrounding communities due to development of Alternative 2 under 2020 conditions. The daily traffic volumes within the City under Alternative 2 scenario are shown in Figure 6-2.

An intersection level-of-service analysis was conducted for this scenario. This analysis includes all signalized intersections within the City of Roseville assumed under the 2020 No Project scenario plus additional signals that would likely be warranted in or adjacent to the WRSP Area due to implementation of Alternative 2 (Impact 4.3-1). A planning-level signal warrant analysis indicates that the following seven intersections would require signalization under Alternative 2, compared to eight intersections that would require signalization under the proposed WRSP:

- Within WRSP Area
 - › Fiddymment Road and Blue Oaks Boulevard (relocated intersection)
 - › Fiddymment Road and Hayden Parkway South
 - › Blue Oaks Boulevard and Hayden Parkway
 - › Blue Oaks Boulevard and Fiddymment Rd (North)
 - › Pleasant Grove Boulevard and Bob Doyle Drive
 - › Pleasant Grove Boulevard and Market Street
- Outside WRSP Area
 - › Fiddymment Road and Westhills Drive

Table K-2 in Appendix K provides the estimated levels of service for all signalized intersections in the City of Roseville under 2020 No Project and 2020 Plus Alternative 2 conditions. This table includes new intersections that would warrant signals under 2020 Plus Alternative conditions.

As shown in Table 6-22, under 2020 Plus Alternative 2 conditions, 111 signalized intersections would operate at LOS C or better, which represents about 71.2 percent of the 156 total signalized intersections, compared to 70.9 percent under the proposed WRSP.

Table 6-22 City of Roseville Comparison of Number of Intersections Operating at LOS "C" or Better Alternative 2 (2020 WRSP)

Level-of-service	No Project		Proposed WRSP		Alternative 2 (2020 WRSP)	
LOS A-C	107	71.3%	112	70.9%	111	71.2%
LOS D	23	15.3%	22	13.9%	24	15.4%
LOS E	14	9.3%	17	10.8%	15	9.6%
LOS F	6	4.0%	7	4.4%	6	3.8%
Total Intersections	150	100%	158	100%	156	100%

SOURCE: DKS Associates 2003

Table 6-23 shows the four intersections that would experience a significant level-of-service impact with buildout of Alternative 2 under 2020 conditions; in comparison, eight intersections would have significant deterioration under the proposed WRSP.

Table 6-23 City of Roseville Comparison of Intersections With Significant Level-of-Service Impacts Alternative 2 (2020 WRSP)

Roadway North/south	Roadway East/west	Cumulative No Project		Cumulative Proposed WRSP		Cumulative Alternative 2 (WRSP)	
		LOS	V/C	LOS	V/C	LOS	V/C
Diamond Creek	Blue Oaks Blvd	A	0.57	E	0.923	B	0.68
Fiddymnt Rd	Baseline Rd	D	0.86	E	0.91	D	0.89
Foothills Blvd	Blue Oaks Blvd	C	0.81	F	1.034	E	0.96
Fiddymnt Rd	Pleasant Grove	A	0.59	D	0.85	C	0.80
Gibson	Roseville Parkway	C	0.78	D	0.82	C	0.81
Lincoln Street	Vernon Street	D	0.90	E	0.93	D	0.90
Washington Blvd	Junction Blvd	C	0.80	D	0.84	D	0.82
Washington Blvd	Main street	E	0.98	E	0.97	F	1.02

NOTE: Intersections that operate at LOS "D" or worse would experience a significant effect are shaded.

SOURCE: DKS Associates 2003

No feasible improvements were found at two intersections under Alternative 2, compared to three intersections under the proposed WRSP (see Table 6-24).

Table 6-24 City of Roseville Recommended Mitigations for Intersections Alternative 2 (2020 WRSP)

Intersection North/south	Recommended Mitigation East/west	Level-of-service	Before Mitigation	After Mitigation
Foothills Blvd	Blue Oaks Blvd	5-34.3-2(c) Add 3rd southbound thru lane Add 3rd northbound left-turn lane Add 4th westbound thru lane	F	C
Washington Blvd	Junction Blvd	No feasible improvement identified	D	D
Washington Blvd	Main Street	No feasible improvement identified	F	F
Percentage of Intersections Citywide Operating at LOS C or Better			71.2%	71.8%

NOTES: Intersections that would experience a significant effect operate at LOS "D" or worse are shaded.

SOURCE: DKS Associates 2003

State Highways

Table 6-25 shows the projected daily traffic volumes and levels of service on State Highways in the vicinity of the WRSP Area under Alternative 2. Table 6-26 provides estimated change in daily traffic volumes for interchange ramps to the State highways within the City, while Table 6-27 provides the peak hour levels of service at intersections between freeway ramps and local roadways in Roseville. The analysis assumes that all of the 2020 transportation improvements contained in the Metropolitan Transportation Plan (MTP) would be implemented, including the widening of I-80 to accommodate HOV lanes between Madison Avenue and the Sacramento/Placer County line and construction of the State Route 65 Lincoln Bypass.

**Table 6-25 State Highways Comparison of Average Daily Traffic Volumes
Alternative 2 (2020 WRSP)**

Facility	Segment	Lanes	Cumulative No Project		Cumulative Plus Proposed WRSP		Cumulative Plus Alternative 2 (2020 WRSP)	
			ADT	LOS	ADT	LOS	ADT	LOS
I-80	Sac. County line to Riverside Ave	8+2HOV	200,900	F1	201,400	F1	200,800	F1
	Riverside Avenue to Douglas Blvd	6	167,400	F3	166,400	F3	166,700	F3
	Douglas Blvd to Eureka Rd	6	159,800	F2	159,900	F2	159,600	F2
	Eureka Rd to SR-65	8	180,900	F1	181,900	F1	181,400	F1
	SR-65 to Rocklin Rd	6	116,900	E	117,000	E	116,900	E
SR-65	Galleria to Pleasant Grove Blvd	4	75,700	D	76,300	E	76,000	E
	Pleasant Grove Blvd to Blue Oaks Blvd	4	75,300	D	75,900	D	75,600	D
	Blue Oaks Blvd to Sunset Blvd	4	82,300	F	82,500	F	82,400	F
SR 70/99	North of Riego Road	4	28,800	A	28,700	A	28,800	A
	South of Riego Road	4	52,500	B	51,300	B	50,800	B

NOTES: Roadway segment levels of service (LOS) are based on roadway capacities and LOS criteria in Table 4.3-7. F1 represents LOS "F" conditions for 1 hour during the morning and evening peak commute periods while F2 represents LOS "F" conditions for 2 hours. Segments that would experience a significant effect operate at LOS "F" or worse are shaded.

SOURCE: DKS Associates 2003

**Table 6-26 Interchange Ramps Estimated Change in Average Daily Traffic Volumes
Alternative 2 (2020 WRSP)**

Interchange	Ramps	Estimated Change in Daily Volume Due to Proposed WRSP	Estimated Change in Daily Volume Due to Alternative 2 (2020 WRSP)
I-80 / Riverside Ave	Westbound On from Southbound Riverside Ave	-680 (5.0%)	-630 (4.7%)
	Westbound On from Northbound Riverside Ave	0	+740 (15.7%)
	Westbound Off	-1460 (19.0%)	-600 (7.9%)
	Eastbound On	-220 (0.4%)	-680 (9.2%)
	Eastbound Off to Northbound Riverside Ave	0	-20 (0.2%)
	Eastbound Off to Auburn Blvd/Orlando Ave	+630 (4.9%)	+340 (2.7%)
SR-65 / Pleasant Grove Blvd	Northbound On from Eastbound Pleasant Grove	+230 (5.5%)	+350 (8.4%)
	Northbound On from Westbound Pleasant Grove	+290 (13.9%)	+250 (11.9%)
	Northbound Off	+480 (5.6%)	+540 (6.3%)
	Southbound On from Eastbound Pleasant Grove	+40 (0.6%)	+220 (3.2%)
	Southbound On from Westbound Pleasant Grove	+420 (14.4%)	+540 (18.7%)
	Southbound Off	+510 (7.8%)	+800 (12.4%)
SR-65 / Blue Oaks Blvd	Northbound On	+250 (2.0%)	+420 (3.4%)
	Northbound Off to Eastbound Blue Oaks Blvd	0 (0%)	+360 (14.9%)
	Northbound Off to Westbound Blue Oaks Blvd	+410 (4.3%)	+180 (1.8%)
	Southbound On from Eastbound Blue Oaks Blvd	+590 (6.5%)	+420 (4.6%)
	Southbound On from Washington Blvd	-840 (31.9%)	-840 (31.7%)
	Southbound Off	-530 (3.8%)	-510 (3.7%)

SOURCE: DKS Associates 2003

Table 6-27 Comparison of Interchange Ramp Operations Alternative 2 (2020 WRSP)

Location	No Project		Plus Proposed WRSP		Plus Alternative 2 (2020 WRSP)	
	LOS	V/C	LOS	V/C	LOS	V/C
Riverside Ave and I-80 WB Off ramp	A	0.44	A	0.44	A	0.44
SR-65 NB Off ramp and Blue Oaks Blvd	B	0.68	C	0.71	B	0.69
SR-65 NB Off ramp and Pleasant Grove	A	0.54	A	0.54	A	0.55
SR-65 SB Off ramp and Pleasant Grove	A	0.51	A	0.50	A	0.51
Washington Blvd/SR-65 SB Off and Blue Oaks Blvd	B	0.66	B	0.69	B	0.65
I-80 WB Off-ramp and Douglas Blvd	C	0.81	C	0.78	C	0.79
I-80 WB On-ramp and Atlantic St	C	0.75	C	0.72	C	0.73
SR-65 NB On-ramp and Stanford Ranch Blvd	B	0.68	B	0.69	B	0.68
SR-65 SB On-ramp and Stanford Ranch Blvd/Galleria Blvd	C	0.73	C	0.74	C	0.73
I-80 WB Off-ramp/Taylor Rd and Eureka Rd	E	0.94	E	0.91	E	0.91

SOURCE: DKS Associates 2003

The estimated 2020 development levels under the adopted General Plans of Roseville and surrounding jurisdictions would increase traffic volumes on State highways within the City of Roseville (Impact 4.3-2). The poor level of service anticipated on both I-80 and SR-65 under 2020 conditions would exist with or without Alternative 2 or the proposed WRSP. On some segments, Alternative 2 would reduce traffic levels relative to the proposed WRSP, so this impact would be less severe.

Placer County Roadways

Table 6-28 shows the projected daily traffic volumes on Placer County roadways under Alternative 2. These daily volumes were estimated by the City of Roseville's travel demand model. The analysis assumes that those improvements to Placer County's roadways that were included in the Sacramento Area Council of Government's (SACOG's) Metropolitan Transportation Plan (MTP) for 2020 would be implemented (Impact 4.3-3). This includes the widening of Baseline Road from Fiddymont Road to west of Watt Avenue to six lanes and the remainder of Baseline Road to the Sutter County line to four lanes, plus the widening of both Watt Avenue and Walerga Road from two or four lanes between Baseline Road and the Sacramento/Placer County line.

As shown in Tables 6-28 and 6-29, Alternative 2 would impact Placer County roadways and intersections very similar to, although slightly less severe than, the proposed WRSP, with two roadway segments, Walerga Road and Watt Avenue between Baseline Road and PFE Road, worsening from LOS C to LOS D.

Alternative 2 would increase traffic on Phillip Road from a very low volume (about 300 vehicles per day) to about 600 daily vehicles, compared to 5,400 under the proposed WRSP. Unlike the WRSP, Alternative 2 would not increase traffic enough to cause a significant impact.

Table 6-28 Placer County Comparison of Average Daily Traffic Volumes and Levels of Service Alternative 2 (2020 WRSP)

Roadway	Location	Assumed Lanes in 2020	Cumulative No Project		Cumulative Plus Proposed WRSP		Cumulative Plus Alternative 2 (2020 WRSP)	
			ADT	LOS	ADT	LOS	ADT	LOS
Baseline Road	Sutter Co. to Tanwood	4	29,300	D	29,700	D	29,100	D
	Tanwood to Watt Ave	6	32,700	B	32,500	B	33,200	B
	Watt Ave to Fiddymnt	6	53,700	E	52,400	E	53,100	E
Fiddymnt Road	Baseline Rd to Pleasant Grove Blvd	4	33,300	E	33,500	E	33,700	E
	Roseville City Limits to Sunset Blvd	2	12,900	C	14,200	C	13,100	C
Walerga Road	Baseline Road to PFE Road	4	27,700	C	30,600	D	30,300	D
Watt Avenue	Baseline Road to PFE Road	4	27,800	C	29,000	D	27,900	D
Phillip Road	WRSP to Brewer Road	2	300	A	5,200	A	600	A

NOTES:

Roadway segment levels of service (LOS) are based on roadway capacities and LOS criteria in Table 4.3-9. Segments that would experience a significant effect operate at LOS "D" or worse are shaded.

1 Roadway segment would be within City limits under this scenario.

SOURCE: DKS Associates 2003

Table 6-29 Placer County Comparison of Intersections Levels of Service Alternative 2 (2020 WRSP)

Roadway	North/south	East/west	No Project		Plus WRSP		Plus Alternative 2 (2020 WRSP)	
			LOS	V/C	LOS	V/C	LOS	V/C
Walerga Road		PFE Road	F	1.06	F	1.02	F	1.05
Watt Avenue		PFE Road	C	0.73	C	0.76	C	0.76
Watt Avenue		Baseline Road	C1	0.73	C1	0.75	C1	0.76
Pleasant Grove Dr		Baseline Road	D	0.87	D	0.88	D	0.89

NOTES: All intersections assumed to be signalized by 2020Segments that would experience a significant effect are shaded.1

Level-of-service analysis for this intersection is based on modified Circular 212 capacities used by Roseville for its CIP.

SOURCE: DKS Associates 2003

City of Rocklin Roads

Table 6-30 shows the projected daily traffic volumes on roadways in the City of Rocklin under Alternative 2. These daily volumes were estimated by the City of Roseville’s travel demand model. The analysis assumes that those improvements to Rocklin’s roadways that were included in Rocklin’s 2020 CIP, plus the roadways in the City’s proposed Northwest Annexation Area, would be implemented (see Impact 4.3-4). As shown in Table 6-30, neither Alternative 2 nor the proposed WRSP would cause any of Rocklin’s roadways to degrade to LOS D or worse conditions.

Table 6-30 Rocklin Roadways Comparison of Average Daily Traffic Volumes and Levels of Service Alternative 2 (2020 WRSP)

Roadway	Location	Assumed Lanes in 2020	No Project		Proposed WRSP		Alternative 2 (2020 WRSP)	
			ADT	LOS	ADT	LOS	ADT	LOS
Sunset Blvd	SR-65 to W. Stanford Ranch	6	27,100	A	30,000	A	29,200	A
	W. Stanford Ranch W. Oaks	6	40,800	C	41,400	C	41,200	C
	W. Oaks to Park	6	40,900	C	43,400	C	42,500	C
	Park to Stanford Ranch	6	42,200	C	44,300	C	43,000	C
	Stanford Ranch to Whitney Blvd	6	40,700	C	42,300	C	41,000	C
	Whitney Blvd to Pacific Ave	6	46,900	D	47,800	D	46,900	D
Park Drive	Roseville City limits to Sunset Blvd	4	17,500	A	17,500	A	17,900	A
Blue Oaks Blvd	Route 65 to Lone Tree Blvd	6	37,000	B	41,500	C	39,700	C
	Lone Tree Blvd to Sunset Blvd	4	25,600	C	26,200	C	26,200	C
Stanford Ranch Rd	Fairway Dr to Sunset Blvd	6	28,000	A	29,200	A	28,500	A

NOTES: Roadway segment levels of service (LOS) are based on roadway capacities and LOS criteria in Table 4.3-9. Segments that would experience a significant effect are shaded.

SOURCE: DKS Associates 2003

Sutter County Roadways

Table 6-31 shows the projected daily traffic volumes on selected roadways in Sutter County under the 2020 Plus Open Space Alternative. These daily volumes were estimated by the City's travel demand model under 2020 Conditions, buildout of Phase 1 of the South Sutter County Specific Plan was assumed by 2020. Therefore, this analysis also assumes that the Phase 1 improvements to Sutter County roadways that were included in the Draft South Sutter County Specific Plan would be implemented by 2020, including a widening of Riego Road to six lanes and construction of an interchange at SR 70/99 and Riego Road (see Impact 4.3-5). As shown in Table 6-31, neither Alternative 2 nor the proposed WRSP would cause roadways in Sutter County to operate at unacceptable service levels.

Table 6-31 Sutter County Comparison of Average Daily Traffic Volumes Alternative 2 (2020 WRSP)

Roadway	Assumed Lanes in 2020	Cumulative No Project		Cumulative Proposed WRSP		Cumulative Alternative 2 (2020 WRSP)	
		ADT	LOS	ADT	LOS	ADT	LOS
Riego Road	6	25,600	A	27,400	A	25,700	A
Sunset West/Howsley Road	2	5,900	A	6,900	A	6,000	A
Catlett Road	2	200	A	100	A	300	A

Notes: Roadway segment levels of service (LOS) are based on roadway capacities and LOS criteria in Table 4.3-9.

SOURCE: DKS Associates, 2003.

Bicycles

Alternative 2 would result in a substantial demand for safe and convenient pedestrian/bicycle facilities by residents and employees of the WRSP for primarily transportation-related purposes. As with the WRSP, it is anticipated that Alternative 2 would provide a network of Class I and Class II bikeways to allow travel throughout the WRSP Area and provide linkage to the City's planned bikeway system (Impact 4.3-7).

Transit

There is currently one transit route in the vicinity of the WRSP Area. As discussed in Impact 4.3-8, the City's Long Range Transit Master Plan (LRTMP) did not anticipate development of the WRSP and thus did not include future service to the WRSP Area. The 4,640 residential dwelling units and the nonresidential uses that would be developed in the WRSP under the Open Space Alternative would generate significant transit demand, although less demand than under the proposed WRSP. In addition, transit service would not have to be expanded as far under Alternative 2, because there would be no development north of Pleasant Grove Creek.

Pedestrian District Overlay

Alternative 2 does not include a Village Center, so a General Plan Amendment to create a Pedestrian District policy would not be proposed, and a resulting potential impact on traffic congestion would not occur.

Mitigation That Would No Longer Be Required

- MM 4.3-2 (a): Improvements at intersection of Diamond Creek and Blue Oaks Boulevard
- MM 4.3-3 (c): Improvements to Phillip Road

Significant and Unavoidable Impacts That Would No Longer Occur

- Impact 4.3-1: Unacceptable service levels at:
 - › Washington Boulevard/Junction Boulevard
 - › Gibson/Roseville Parkway

New Mitigation Required for Alternative 2 Only

None.

New Significant and Unavoidable Impact

- Impact 4.3-2: Unacceptable service level at Sierra College/Douglas Boulevard.

■ Air Quality

SOI Amendment Area

Construction Emissions

As shown in Table 6-4, emissions of all pollutants would continue to exceed Placer County Air Pollution Control District (PCAPCD) thresholds under this alternative, although the amount would be substantially reduced compared to the proposed SOI Amendment. PM₁₀ emissions would be reduced by approximately 14 percent, and ROG, NO_x, and CO emissions would be 36, 30, and 52 percent lower, respectively, than the proposed SOI Amendment on a daily basis (Impacts 4.4-1 and 4.4-2).

Operational Emissions

Operational emissions associated with the Open Space Alternative would be lower than under the proposed SOI Amendment Area (see Impact 4.4-3), because less development would occur. Under Alternative 2, total operational emissions are estimated to be 46 percent lower for ROG, 44 percent lower for NO_x, 47 percent for CO, and 48 percent for PM₁₀ (see Table 6-4).

Toxic Air Contaminants (TACs)

Under Alternative 2, potential TAC emissions would be increased, because light industrial uses would replace the high school and most of the regional park to the east of the PGWWTP. At the same time, the number of residents who would be exposed to TACs would be substantially reduced as a result of the reduction in residential uses within the SOI Amendment Area (Impact 4.4-4). The impact, however, would continue to be less than significant after mitigation.

Other Emissions

As with the proposed SOI Amendment, local CO emissions (Impact 4.4-5) and odor impacts (Impact 4.4-6) would be less than significant.

In summary, air quality impacts would be substantially reduced under Alternative 2, because the amount of development would be less than under the proposed SOI Amendment.

Mitigation That Would No Longer Be Required

None.

Significant and Unavoidable Impacts That Would No Longer Occur

The significant and unavoidable impacts identified for the proposed SOI Amendment would also occur under Alternative 2, although the severity of the impacts would be substantially reduced because of the reduction in development levels.

West Roseville Specific Plan

Construction Emissions

Under Alternative 2, PM₁₀ emissions from construction would be reduced by 5 percent, but would still exceed PCAPCD thresholds (Impact 4.4-1). Daily emissions would be reduced by 21 percent for ROG, 22 percent for NO_x, and 44 percent for CO (Impact 4.4-2).

Operational Emissions

Operational emissions associated with Alternative 2 would also be substantially lower than those associated with the proposed WRSP, because the amount of development would be reduced by almost one-half. Total operational emissions for this Alternative are estimated to be reduced by 41 percent for ROG, 32 percent for NO_x, 39 percent for CO and 43 percent for PM₁₀.

Toxic Air Contaminants

The Open Space Alternative 2 would result in a 44 percent reduction in the number of residents in the WRSP Area who could be exposed to TACs from the Pleasant Grove Wastewater Treatment Plant (PGWWTP), and other sources in the vicinity (Impact 4.4-4). At the same time, the amount of industrial uses would increase from approximately 74 acres to 114 acres, because the high school and most of the regional park would be replaced by industrial uses under Alternative 2. The impact, however, would continue to be less than significant after mitigation.

Other Emissions

As with the proposed WRSP, local CO emissions (Impact 4.4-5) and odor impacts (Impact 4.4-6) would be less than significant.

Overall, air quality impacts would be substantially reduced under Alternative 2.

Mitigation That Would No Longer Be Required

None.

Significant and Unavoidable Impacts That Would No Longer Occur

The significant and unavoidable impacts identified for the proposed WRSP would also occur under Alternative 2, although the severity of the impacts would be substantially reduced because of the reduction in development levels.

Remainder Area

Construction Emissions

As indicated in Table 6-4, construction PM₁₀ would be reduced by 21 percent in the Remainder Area under Alternative 2 (Impact 4.4-1). Other construction emissions (Impact 4.4-2) would be reduced by 49, 53, and 44 percent (for ROG, NO_x and CO, respectively).

Operational Emissions

Operational emissions (Impact 4.4-3) would be reduced under Alternative 2 by 51 to 54 percent compared to development within the proposed Remainder Area assumptions (see Table 6-4).

Other Emissions

As with the proposed WRSP, local CO emissions (Impact 4.4-5), odor impacts (Impact 4.4-6) and TACs (Impact 4.4-4) would be less than significant.

In summary, air quality impacts would be substantially reduced under Alternative 2, because the amount of development would be less than under the proposed Remainder Area.

Mitigation That Would No Longer Be Required

None.

Significant and Unavoidable Impacts That Would No Longer Occur

The significant and unavoidable impacts identified for the proposed Remainder Area would also occur under Alternative 2, although the severity of the impacts would be substantially reduced because of the reduction in development levels.

■ Noise

SOI Amendment

Construction Noise

As with the proposed SOI Amendment, construction activities could occur in proximity to sensitive receptors, primarily residences under Alternative 2 (see Impact 4.5-1). However, there would be less construction activity, and fewer residents to be exposed to construction noise under Alternative 2.

Commercial and Industrial Noise

Under Alternative 2, the SOI Amendment Area is assumed to include a variety of land uses, including residential, commercial, and industrial. The location of some of these uses has not been determined, but similar to the proposed SOI Amendment, industrial and commercial uses could be located adjacent to residential areas. Similar to the proposed SOI Amendment, noise levels could exceed City standards at some residences (see Impacts 4.5-2 and 4.5-3) under Alternative 2. However, because fewer people would reside in the SOI Amendment Area under Alternative 2, the impact would be less severe than under the proposed SOI Amendment.

Schools

Under Alternative 2, schools would be constructed within the SOI Amendment Area (Impact 4.5-4). However, no high schools would be constructed, so there would be no stadium or related noise. The magnitude of the less-than-significant impact would be reduced under Alternative 2, because the high school, stadium, and soccer fields would not be constructed. In addition, middle or high school students in the WRSP and Remainder Area would be required to attend existing schools in the City. Increased attendance at existing schools could exacerbate any overcapacity problems in the School District. In addition, the increased student population at existing City schools could result in potentially significant impacts to air quality, noise, and traffic due to increase traffic volumes and redistribution of trips. These impacts, as with the physical impacts resulting from future school facilities, would require separate project-level environmental analysis for CEQA compliance.

Park-related Noise

No regional parks, soccer fields, or amphitheatres would be located in the SOI Amendment Area under Alternative 2, so there would be no noise associated with these uses (Impact 4.5-5).

Traffic Noise

Under Alternative 2, less traffic would be generated than under the proposed SOI Amendment, but noise levels would still be expected to exceed 60 Ldn along some roadways. In addition, fewer people would be exposed to traffic noise (Impact 4.5-5). Development of the SOI Amendment Area under Alternative 2 would increase traffic noise on roadways outside of the SOI Amendment Area (Impact 4.5-9). Because traffic levels would be substantially lower, the increase would likely be under 3 dB, which is considered the threshold for hearing a noticeable difference in noise levels (Impact 4.5-9). At the same time, however, off-site traffic noise could cause the City's noise contours to change, so that residences that are currently within the 60 dB Ldn noise contour could be subjected to noise levels above 60 dB Ldn (Impact 4.5-10). This impact would be similar to, but less severe, under the proposed SOI Amendment, because there would be less traffic.

Other Noise Sources

Under Alternative 2, noise impacts from construction (Impact 4.5-1), the PGWWTP (Impact 4.5-6), and fire stations (Impact 4.5-7) would be similar to the proposed SOI Amendment, but less severe, because fewer people would be exposed.

Mitigation That Would No Longer Be Required

- MM 4.5-6: Attenuate Park Noise (WRSP)
- MM 4.5-7: Park Noise Policies (Remainder)

Significant and Unavoidable Impacts That Would No Longer Occur

All of the significant and unavoidable impacts identified for the proposed SOI Amendment would occur under Alternative 2, but the impacts would be less severe because of the reduction in traffic (and associated traffic noise), and the lower number of residents who would be exposed to unacceptable noise levels.

West Roseville Specific Plan

Construction Noise

As with the proposed WRSP, construction activities could occur in proximity to sensitive receptors, primarily residences, under Alternative 2 (see Impact 4.5-1). However, there would be less construction activity, and fewer residents to be exposed to construction noise under Alternative 2.

Commercial and Industrial Noise

As shown in Figure 6-2, the mix of land uses under Alternative 2 would be similar to the proposed WRSP, but the amount would be reduced substantially and the distribution would change. Commercial uses would still be located adjacent to residential areas at the intersections of Blue Oaks Boulevard and Fiddymment Road and Pleasant Grove Boulevard and Fiddymment Road. Light industrial uses would remain south of the PGWWTP and would replace the high school and regional park to the east of the PGWWTP. These industrial areas would be immediately adjacent to residential uses. With the exception of the industrial area south of the PGWWTP, all of these industrial and commercial areas could generate noise that exceeds City standards at the nearby residential uses (Impacts 4.5-2 and 4.5-3). As with the proposed WRSP, six-foot soundwalls would be provided in most of these areas. These walls may not be adequate to ensure that noise levels at adjacent residences meet City standards. The impact would be similar in magnitude to the proposed WRSP, because the number of areas where residential and commercial or industrial uses are proximate would be similar.

Schools

Under Alternative 2, there would be no high school within the WRSP Area, so there would be no stadium. There would be two elementary schools, so outdoor playground areas would be the only source of substantial noise (Impact 4.5-4). This impact would be substantially less severe under this alternative, because there would be no high school, which would be the primary source of school-related noise under the proposed WRSP. In addition, middle or high school students in the WRSP and Remainder Area would be required to attend existing schools in the City. Increased attendance at existing schools could exacerbate any overcapacity problems in the school district. In addition, the increased student population at existing City schools could result in potentially significant impacts to traffic noise due to increase traffic volumes and redistribution of trips. These impacts, as with the physical impacts resulting from future school facilities, would require separate project-level environmental analysis for CEQA compliance.

Park-Related Activities

Under Alternative 2, there would be no regional parks, so no soccer fields or amphitheatre would be constructed (Impact 4.5-5).

Traffic Noise

Under Alternative 2, project-related traffic would decrease by approximately 41,000 trips, or 46 percent. If this percentage could be applied to volumes on particular roadways, then traffic noise could be

expected to decrease by a similar amount. A fifty percent reduction in traffic would reduce traffic noise by approximately 3 dBA. Noise levels along the roadways listed above, in most cases, would still exceed 60 dBA at 100 feet, so adjacent residences could be exposed to unacceptable noise levels (Impact 4.5-8). In addition, the increase in traffic could extend the noise contours above 60 dB L_{dn} into existing and planned residential areas outside of the WRSP (Impacts 4.5-9 and 4.5-10), although it would be less severe than under the proposed WRSP, because less traffic would be generated under this alternative.

Other Noise Sources

Other sources of noise affecting the proposed WRSP would be the PGWWTP (Impact 4.5-6), fire station (Impact 4.5-7), construction activities (Impact 4.5-1) and traffic (Impact 4.5-9). Noise from these uses would not exceed City standards under either Alternative 2 or the proposed WRSP, although fewer residents would be exposed under the alternative.

Mitigation That Would No Longer Be Required

- MM 4.5-6: Attenuate Park Noise.

Significant and Unavoidable Impacts That Would No Longer Occur

The same significant and unavoidable impacts would occur, but they would be less severe under Alternative 2.

Remainder Area

Construction Noise

As with the proposed WRSP, construction activities could occur in proximity to sensitive receptors, primarily residences, under Alternative 2 (see Impact 4.5-1). However, there would be less construction activity, and fewer residents to be exposed to construction noise under Alternative 2.

Commercial and Industrial Noise

Like the proposed WRSP, the Remainder Area is assumed to include a variety of land uses, including residential, commercial, and industrial. The exact location of these uses has not yet been determined, but similar to the WRSP, industrial and commercial uses could be located adjacent to residential areas. Therefore, like the impacts associated with the proposed Remainder Area, noise levels under this alternative could exceed City standards at some residences (see Impacts 4.5-2 and 4.5-3). As with the proposed Remainder Area assumptions, there would be no industrial uses in the Remainder Area, so there would not be any industrial-related noise (Impact 4.5-3).

Schools

Under Alternative 2, one or more schools are likely to be constructed within the Remainder Area (Impact 4.5-4). As with the proposed Remainder Area, the City cannot compel the school districts to implement mitigation measures. However, the magnitude of the impact would be substantially reduced under Alternative 2, because there would be fewer residents. In addition, middle or high school students in the WRSP and Remainder Area would be required to attend existing schools in the City. Increased attendance at existing schools could exacerbate any overcapacity problems in the school district. In addition, the increased student population at existing City schools could result in potentially significant impacts to traffic noise due to increase traffic volumes and redistribution of trips. These impacts, as with the physical impacts resulting from future school facilities, would require separate project-level environmental analysis for CEQA compliance.

Park-Related Noise

No regional parks, soccer fields, or amphitheatres would be located in the Remainder Area under Alternative 2, so park noise would not be expected to exceed City standards (Impact 4.5-5).

Traffic Noise

Under Alternative 2, noise levels would still be expected to exceed 60 L_{dn} along some roadways, even though traffic levels would be lower than those under the proposed Remainder Area (Impact 4.5-8). The impact would be less severe than under the proposed Remainder Area assumptions, because noise levels would be lower, and fewer people would be exposed to traffic noise.

Under the proposed Remainder Area assumptions, portions of the existing street system noise levels would increase at existing roadways (see Impact 4.5-9). With a 47 percent reduction in traffic, the severity of this impact would be reduced under Alternative 2, and would not be expected to increase noise levels by more than 3 dB L_{dn}. However, the City's noise contours would change as the result of Alternative 2 (Impact 4.5-10). The severity of this impact would be reduced under this alternative, because of the reduction in traffic.

Other Noise Sources

Under Alternative 2, no development would be located west or north of the PGWWTP, and residential uses to the south and east would be adequately buffered from PGWWTP noise (Impact 4.5-6). As discussed above, construction and fire station noise are exempt due to the Noise Ordinance, and would occur sporadically (see Impacts 4.5-1 and 4.5-7). For these reasons, noise from construction, fire stations and the PGWWTP would be less-than-significant impacts.

Mitigation That Would No Longer Be Required

None.

Significant and Unavoidable Impacts That Would No Longer Occur

The significant and unavoidable noise impacts identified for the proposed Remainder Area would also occur under Alternative 2, although the severity of the impacts would be substantially reduced because of the reduction in development levels.

■ Geology, Soils, and Seismicity**WRSP/Remainder Area**

Alternative 2 would be subject to the same soil and geologic conditions, and would have to comply with the same laws, regulations, and City Improvement Standards as the Proposed Project WRSP and SOI Amendment. Impacts from implementation of Alternative 2 would be less severe than under the proposed WRSP or SOI Amendment, because less development would occur and fewer people would be exposed to soils and geologic constraints.

Mitigation That Would No Longer Be Required

None.

Significant and Unavoidable Impacts That Would No Longer Occur

None significant and unavoidable impacts would occur under either Alternative 2 or the proposed WRSP or SOI Amendment.

■ Biological Resources**West Roseville Specific Plan*****Loss of Federally Protected Wetlands and “Other Waters” of the United States***

Under Alternative 2, the amount of open space would increase substantially. No development would occur north of Pleasant Grove Creek or west of the PGWWTP. There would be an increase in the acreage of designated open space areas from 684.6 acres under the WRSP to 1,863.1 acres. This open space area would include all of the 100-year flood plain and the entire area north of Pleasant Grove Creek, and west of the PGWWTP. As a result, there would be a substantial reduction in the acreage of impacts to federally protected wetlands and “other” waters of the U.S. compared to the WRSP (Impact 4.7-1). Furthermore, a crossing over Pleasant Grove Creek to accommodate Blue Oaks Boulevard would no longer be needed.

Although there would be a substantial reduction, impacts on wetlands still occur under Alternative 2. Loss of federally protected wetlands and “other” waters of the U.S. would include 9.25 acres of vernal pools, as well as wet swales and channels, seasonal wetlands, and emergent wetlands, compared to 23.24 acres under the proposed WRSP.

Loss or Degradation of Habitat for Wetlands Species

Under Alternative 2, wetland habitat would likely be destroyed and/or degraded (Impacts 4.7-2, 4.7-3, and 4.7-4). There would be a substantial increase (almost three-fold) in open space under Alternative 2, and no development would occur in the 100-year flood plain, north of Pleasant Grove Creek, or west of the PGWWTP. Nonetheless, the impacts of development described above would still occur under this alternative, but at a smaller scale than under the proposed WRSP. Potential habitat loss would include 9.25 acres of vernal pools, as well as other wetlands (Impacts 4.7-2, 4.7-3, and 4.7-4). Because fewer acres of habitat would be disturbed, this impact would be substantially less severe under Alternative 2.

Disturbance to Nesting Raptors

Under Alternative 2, the impacts on nesting raptors would be similar to the proposed WRSP (Impact 4.7-5). Construction activity would still occur in areas adjacent to Pleasant Grove Creek and the oak woodland southwest of the Blue Oaks/Fiddymont intersection. However, the number of trees to be removed would be greater under this alternative because the oak grove in Fiddymont Park would be developed as low-density residential under this alternative. Although other areas that could result in the removal of oaks would be eliminated, there would be no need to bridge Pleasant Grove Creek to access the area north of the creek or for the extension of Blue Oaks Boulevard to the west, because no development would occur north of the creek. Nonetheless, this impact would be greater than under the proposed WRSP.

Loss of Annual Grassland Habitat

Under Alternative 2, the loss of annual grasslands would be substantially lower than under the proposed WRSP. Designated open space areas would increase from 684.6 acres under the proposed WRSP to 1,863.1 acres under Alternative 2. This open space consists primarily of annual grasslands, the preservation of which would represent a substantial reduction in the loss of annual grassland habitat over the proposed WRSP. Alternative 2 would result in the loss of up to 1,182.6 acres of annual grasslands, compared to an estimated 2,361 acres under the proposed WRSP (Impact 4.7-6).

Wildlife Movement Corridors

Under Alternative 2, no development would occur north of Pleasant Grove Creek or west of the PGWWTP, resulting in a substantial increase in open space. In addition to reducing the overall acreage of habitat loss, the development that would occur as a result of Alternative 2 would be confined within smaller boundaries. Not only would this result in fewer stream crossings and fewer urban barriers, but there would be a reduction in the degree of fragmentation, as the remaining habitat will remain contiguous with off-site open space. Some stream crossings would still be necessary under this alternative (Impact 4.7-7). However, because of the reduction in development, the impact would be less severe than under the proposed WRSP.

Loss of Oak Trees

Under Alternative 2, the removal of native oak trees would occur on a larger scale compared to the WRSP because the grove of oak trees in Fiddymont Park under the WRSP would be impacted due to development under this alternative (Impact 4.7-8). The Tree Preservation chapter in the City's Zoning Ordinance requires the replacement of protected trees that are removed. In the long-term, the replacement trees would mature and replace the value of the trees that were lost.

Loss of Riparian Habitat

Under Alternative 2, there would be an increase in the acreage of designated open space. Although this change would negate the need to have a crossing over Pleasant Grove Creek, there would still be a need to cross Kaseberg Creek and some of the tributaries of both Kaseberg Creek and Pleasant Grove Creek (Impact 4.7-9). Additionally, other alterations could still occur as part of stormwater drainage outlets. However, because fewer stream crossings would be required, the impact would be less severe under Alternative 2.

Off-site Infrastructure

Off-site infrastructure would be required for Alternative 2, but the improvements would be smaller than required for the proposed WRSP (Impact 4.7-10). Roadway and water conveyance lines would need to be extended, but the second Pleasant Grove Creek bridge would not be required.

General Plan Policies

The WRSP proposes an amendment to the City's General Plan Open Space Policy 10, which would allow flood control facilities in open space areas, such as the detention basins proposed for Kaseberg Creek. Such facilities could destroy or degrade habitat during grading and other ground disturbance. Under

Alternative 2, this policy would also be included for City consideration (Impact 4.7-11). The impacts of this policy would be reduced under Alternative 2, because if flood control facilities were needed in the floodplain, they would be smaller, because the amount of runoff would be reduced.

Mitigation That Would No Longer Be Required

None.

Significant and Unavoidable Impacts That Would No Longer Occur

None.

Significant and Unavoidable Impacts that would be more Severe under Alternative 2

The short-term significant and unavoidable loss of oak trees would be a more severe impact under Alternative 2, because the oak woodland would be developed (Impact 4.7-8).

None.

Remainder Area

Loss of Federally Protected Wetlands and “Other Waters” of the United States

Although no wetland delineations or special-status species surveys have been conducted for the Remainder Area, the habitat potential is considered similar to the WRSP Area. The Remainder Area is estimated to contain approximately 50 acres of wetlands. Under Alternative 2, impacts on wetlands and “other” waters of the U.S. would likely occur as a result of such development, because of the dispersion of potential wetlands in the Remainder Area, but the magnitude of the impact would be reduced due to the reduction in area to be disturbed (Impact 4.7-1).

Loss or Degradation of Habitat for Wetlands Species

Under Alternative 2, future development in the Remainder Area would be substantially reduced relative to the proposed SOI Amendment, which would reduce the potential for wetlands to be lost or degraded (Impacts 4.7-2, 4.7-3 and 4.7-4), because fewer acres of habitat would be disturbed.

Disturbance to Nesting Raptors

Under Alternative 2, the impacts on nesting raptors would be similar to the proposed Remainder Area, because construction activity would still occur in areas most likely to contain nests, such as adjacent to Pleasant Grove Creek and the oak woodland southwest of the Blue Oaks/Fiddymint intersection (Impact 4.7-5). Under this alternative, the number of trees to be removed would likely be more than was assumed

under the SOI Amendment because the oak grove present in Fiddymment Park would be impacted. However, under this alternative there would be no need to construct a bridge across Pleasant Grove Creek to access the area north of the creek, because no development would occur north of the creek. Therefore, this impact would be slightly less severe than under the SOI Amendment proposed Remainder Area.

Loss of Annual Grassland Habitat

Under Alternative 2, the loss of annual grasslands would be substantially reduced, because the amount of open space would increase to 1,434.6 acres from 365 acres under the proposed Remainder Area (Impact 4.7-6).

Wildlife Movement Corridors

Under Alternative 2, there would be fewer stream crossings and other urban barriers to wildlife movement, because development would occur only south of Pleasant Grove Creek and east of the PGWWTP (Impact 4.7-7). In addition, there would be a reduction in the degree of fragmentation, as the remaining habitat would remain contiguous with off-site open space. Some stream crossings would still be necessary under this alternative. Because of the reduction in development, this impact would be less severe than if development were to occur over the entire SOI Amendment Remainder Area.

Loss of Oak Trees

Under Alternative 2, the increase in open space would not reduce the number of native oak trees that would need to be removed for project construction (Impact 4.7-8), as most of the native oaks are located south of Pleasant Grove Creek. The Tree Preservation chapter in the City's Zoning Ordinance requires the replacement of protected trees that are removed. In the long term, the replacement trees would mature and replace the value of the trees that were lost.

Loss of Riparian Habitat

While Alternative 2 would reduce development in the Remainder Area by approximately half compared to the proposed SOI Amendment Remainder Area, stream crossings for roadways and infrastructure would still be needed along some creeks (Impact 4.7-9). Because fewer stream crossings would be required, this impact would be less severe under Alternative 2.

Off-site Infrastructure

The amount of off-site infrastructure needed to serve Alternative 2 would be substantially reduced compared to if development were to occur over the entire Remainder Area, because only half as much

development would occur (Impact 4.7-10). Roadway and water conveyance lines would need to be extended, but the second Pleasant Grove bridge would not be required, and there would be enough water to serve the entire SOI Amendment Area without water from the Sacramento River or other source. Consequently, the potential impacts on biological resources due to site-site construction would be substantially reduced.

Mitigation That Would No Longer Be Required

None.

Significant and Unavoidable Impacts That Would No Longer Occur

The significant and unavoidable impacts on biological resources identified for the proposed Remainder Area would also occur under Alternative 2, although the severity of the impacts would be substantially reduced because of the reduction in development levels.

■ Cultural Resources

Significant and Unavoidable Impacts That Would Be More Severe under Alternative 2

- Impact 4.8-2: Removal of historically significant properties and/or loss of historic integrity of such resources.

West Roseville Specific Plan

Archaeological Resources

An unrecorded prehistoric site in the northern end of the WRSP Area had been reported previously, but was not found during the recent field survey, possibly due to the extent of groundcover. This prehistoric site was located near Pleasant Grove Creek (see Impact 4.8-1). The creek and its floodplain are designated open space under either Alternative 2 or the proposed WRSP, so the site is not expected to be disturbed by future development. Alternative 2 is expected to result in fewer impacts to archeological resources in general, because less land would be developed or disturbed.

Historic Properties

Based on the Land Use Plan for Alternative 2, retention of the Fiddyment Ranch complex appears highly unlikely since park uses are no longer proposed under this alternative. This would increase the likelihood that structures would be demolished or moved, resulting in a significant impact, in comparison to the WRSP, which includes developed land uses that closely surround, but do not overlay, the Fiddyment Ranch Site.

Paleontological Resources

Alternative 2 would substantially reduce the amount of land that would be developed in the WRSP Area (from 2,477 acres to 1,299 acres), and could therefore reduce the likelihood of encountering paleontological resources during development, compared to the proposed WRSP.

Off-site Infrastructure

Certain components of Alternative 2 would be constructed off site, similar to infrastructure anticipated for the proposed WRSP, such as roads, electrical infrastructure, water and sewer lines, and water tanks. In most cases, off-site infrastructure would be located within existing or planned roadway rights-of-way, and the potential for cultural resources to occur would have been addressed during the planning of those roads (see Impact 4.8-4). The impacts of Alternative 2 would be similar to the proposed WRSP, because even with less development, water, sewer, and other utility lines would need to be extended to the WRSP site, and off-site roadway improvements would be required, as indicated in the discussion of Transportation and Circulation impacts.

Mitigation That Would No Longer Be Required

None.

Significant and Unavoidable Impacts That Would No Longer Occur

All of the significant and unavoidable cultural resource impacts that would occur under the proposed WRSP would also occur under Alternative 2. For Impacts 4.8-1, 4.8-3 and 4.8-4, the impacts would be less severe under Alternative 2, because substantially fewer acres would be subject to disturbance.

Significant and Unavoidable Impacts that Would be More Severe under Alternative 2

- Impact 4.8-2: Removal of historically significant properties and/or loss of historic integrity of such resources.

Remainder Area**Archaeological Resources**

Under Alternative 2, development in the Remainder Area would be substantially reduced, and approximately 930 acres of currently undeveloped grassland would be converted to urban uses, preserving approximately 1,435 acres of open space (see Impact 4.8-1). Therefore, the potential to disturb archaeological resources would be reduced.

Historic Properties

Because the Remainder Area has not been surveyed, it is not known whether it contains any historic resources. Development within the Remainder Area could affect historic resources, if present, through removal, relocation, reuse, and/or substantially altering the context in which the historic resources occur (see Impact 4.8-2). Due to the increased amount of open space under this alternative, chances of encountering historic resources may be slightly reduced compared to the proposed Remainder Area.

Paleontological Resources

Under Alternative 2, development in the Remainder Area would be substantially reduced, and approximately 930 acres of currently undeveloped grassland would be converted to urban uses, preserving approximately 1,435 acres of open space. . The increased amount of open space provided by this alternative could reduce the likelihood of encountering paleontological resources during development (see Impact 4.8-3).

Off-site Infrastructure

Under Alternative 2, construction and installation of site-site improvements could result in disturbance of historic or prehistoric resources. Such resources could be damaged, destroyed, or removed, resulting in a loss of integrity if encountered during grading, excavation, and/or construction (see Impact 4.8-4). However, the impact would be less severe than under the proposed Remainder Area, because the amount of development would be reduced, and the Sacramento River Water Reliability Project would not be required.

Mitigation That Would No Longer Be Required

None.

Significant and Unavoidable Impacts That Would No Longer Occur

All of the significant and unavoidable cultural resource impacts that would occur under the proposed Project would also occur within the Remainder Area under Alternative 2.

■ Hazardous Materials and Public Safety

West Roseville Specific Plan

Use, Storage and Transport of Hazardous Materials; Recycled Water; Electromagnetic Fields

Development of Alternative 2 would result in the same less-than-significant impacts identified for the proposed WRSP related to the routine use, storage, and transport of hazardous materials within the WRSP, including emergency response, use of recycled water in areas accessible to the public, and location of residential uses and schools relative to sources of electromagnetic fields (EMF) (Impacts 4.9-1 and 4.9-3 through 4.9-7). Assuming hazardous materials use is directly proportional to the amount of developed square footage in the industrial/light-industrial, commercial, and business land use categories, the magnitude of hazardous materials use impacts would be reduced because the amount of developed square footage for these uses would be approximately 19 percent less than the WRSP. With approximately one-half the number of dwelling units, there would also be less household hazardous waste generated under this alternative. Land uses within the 1,000-foot buffer around the PGWWTP would be restricted to nonresidential uses, identical to the proposed WRSP, so the less-than-significant impacts identified for the proposed WRSP would not differ under this alternative from the proposed WRSP. Chemical deliveries to the PGWWTP are assumed to be temporarily routed through a residential area along Hayden Parkway, as described for the proposed WRSP (Impact 4.9-8).

Soil and Groundwater Contamination

As with the proposed WRSP, past uses at the Fiddymment Ranch property, which would be developed under Alternative 2, were identified as a potential source of soil contamination requiring additional investigation and/or cleanup as necessary (Impact 4.9-5).

Remainder Area

Use, Storage, and Transport of Hazardous Materials; Recycled Water; Electromagnetic Fields

Development of Alternative 2 would result in the same less-than-significant impacts identified for the proposed Remainder Area related to the routine use, storage, and transport of hazardous materials, use of recycled water in areas accessible to the public, and location of residential uses and schools relative to sources of electromagnetic fields (EMF) (Impacts 4.9-1 and 4.9-3 through 4.9-7). There would be less household hazardous waste generated under this alternative because there would be approximately 50 percent fewer dwelling units, and substantially less hazardous waste generated from nonresidential uses. The Remainder Area is not within 1,000-foot buffer around the PGWWTP, so the less-than-significant

impacts identified for the proposed Remainder Area would not differ under this alternative. Chemical deliveries to the PGWWTP would temporarily be routed through a residential area along Hayden Parkway, as described for the proposed SOI Amendment. Because of the reduced geographic area that would need emergency services (Impact 4.9-2), a fire station would not be needed in the Remainder Area.

Soil and Groundwater Contamination

The Remainder Area has not been surveyed for hazardous materials, so past uses could be a potential source of soil contamination requiring additional investigation and/or cleanup as necessary (Impact 4.9-5).

Mitigation That Would No Longer Be Required

- MM 4.10-3: (Construct new stations as needed.)

Significant and Unavoidable Impacts That Would No Longer Occur

No significant and unavoidable hazards impacts were identified for either the proposed WRSP or Alternative 2.

■ Public Services

West Roseville Specific Plan

Law Enforcement

As shown in Table 6-5, 13.4 new officers would be required under Alternative 2, half of the required number of officers for the proposed WRSP (see Impact 4.10-1). Administrative support staff would also be needed to support the additional police force.

Fire Protection

Under Alternative 2, development would be confined to the eastern portion of the WRSP site, closer to existing development in the City of Roseville. Because less development would occur, there would be less demand for fire protection. Because development in the WRSP Area under Alternative 2 would be confined to the eastern portion of the WRSP site, existing fire stations would be able to respond to the WRSP site within the four-minute response time standard. The existing Station #5 on Pleasant Grove Boulevard would serve the WRSP Area until other stations are constructed. Once it is constructed, the Blue Oaks Station, Station #8, would also serve the WRSP Area. Nonetheless, because population within

the City would increase, additional fire personnel would be required to serve the WRSP site as with the proposed WRSP (see Impact 4.10-2).

Schools

Under Alternative 2, fewer elementary schools would be needed to support students generated by development in the WRSP (see Table 6-5). Alternative 2 would provide two elementary schools within the WRSP Area. No middle or high school site is proposed as a part of Alternative 2 so the impact on schools would be substantially increased under Alternative 2, and new MM 6-1 would be required. In addition, middle or high school students in the WRSP and Remainder Area would be required to attend existing schools in the City. Increased attendance at existing schools could exacerbate any overcapacity problems in the school district. In addition, the increased student population at existing City schools could result in potentially significant impacts to air quality, noise, and traffic due to increase traffic volumes and redistribution of trips. These impacts, as with the physical impacts resulting from future school facilities, would require separate project-level environmental analysis for CEQA compliance.

Libraries

Under Alternative 2, 11,739 new residents would be generated in the WRSP Area. Because the City's standard for library provision is one new library branch for every 15,000 to 20,000 population, a new library branch or expansion of existing branches would not be warranted under Alternative 2, unlike the proposed WRSP. Nonetheless, existing library facilities would need to be expanded to meet WRSP demand generated by this alternative. The expansion of existing library facilities could result in environmental impacts, but expansion would likely result in less severe environmental impacts than the construction of a new library facility as called for in the proposed project. If future libraries are determined to be required to accommodate demand generated by development under Alternative 2, physical impacts from such new construction would require separate project-level environmental analysis from CDQA clearance.

Parks and Recreation

As shown in Table 6-5, approximately 105 acres of new parks in total, with 34 acres each of Neighborhood/Community Park; Citywide Park/Community; and Open Space/Passive parks would be required to serve the new population under this alternative. Alternative 2 would provide 1,863 acres of open space and 53.4 acres of active park uses within the WRSP Area. While Alternative 2 would provide enough open space to meet the City's requirement, it would not meet the requirement for provision of Neighborhood/Community Park and Citywide Park/Community uses (Impact 4.10-6). Under Alternative

2, the impact on park and recreation facilities would be more severe than under the proposed WRSP, because less parkland would be provided on a per capita basis.

Mitigation That Would No Longer Be Required

- MM 4.10-9: Provide library branches as needed.

Significant and Unavoidable Impacts That Would No Longer Occur

No significant and unavoidable public services impacts were identified for either Alternative 2 or the proposed SOI Amendment.

New Mitigation Required Only of Alternative 2

- MM 6-1: Provide for one high school site and at least one middle school site in the SOI Amendment Area. (Alternative 2, WRSP)
- MM 6-2: Provide additional parkland and/or in lieu fees to achieve City standards. (Alternative 2, WRSP)

Remainder Area

Law Enforcement

Under Alternative 2, approximately 12 additional police officers would be required to serve the Remainder Area, 10 officers fewer than required under the proposed Remainder Area (see Impact 4.10-1).

Fire Protection

Under Alternative 2, development would be confined to the eastern portion of the Remainder Area, closer to existing development in the City of Roseville, and there would be less demand for fire protection (Impact 4.10-2). The Remainder Area would be served by the existing Station #5 on Pleasant Grove Boulevard and, once it is constructed, the Blue Oaks Station, Station #8. Because of the reduced geographic area, these stations should be able to serve the Remainder Area, so the impact would be less severe than under the proposed Remainder Area, which would require an additional station.

Schools

Alternative 2 would generate a total of 2,774 students in the Remainder Area. These students would attend schools in the Roseville City School District, the Roseville Joint Union High School District and the Center Unified School District (Impact 4.10-3 and 4.10-4). Alternative 2 would provide two elementary schools within the WRSP to serve students in the RCS. Under Alternative 2, the impact would be more severe than under the project because the need for intermediate and high schools would be greater under

Alternative 2 and would add to overcrowding in existing schools. If future intermediate and high school facilities were to be built, construction could have potentially significant environmental impacts that would need to be addressed on a project-specific basis prior to approval. In addition, middle or high school students in the WRSP and Remainder Area would be required to attend existing schools in the City. Increased attendance at existing schools could exacerbate any overcapacity problems in the school district. In addition, the increased student population at existing City schools could result in potentially significant impacts to air quality, noise, and traffic due to increase traffic volumes and redistribution of trips. These impacts, as with the physical impacts resulting from future school facilities, would require separate project-level environmental analysis for CEQA compliance.

Libraries

Under Alternative 2, approximately 9,766 new residents would be generated. Based on the City's standard for providing one new library branch for every 15,000 to 20,000 population (see Impact 4.10-5), no new library facilities would need to be constructed within the Remainder Area. This would be a less-than-significant impact. However, library facilities would still need to be expanded to meet the new demand. The expansion of library facilities would likely result in less severe environmental impacts than the construction of a new library facility as called for in the proposed project. If future libraries are determined to be required to accommodate demand generated by development under Alternative 2, physical impacts from such new construction would require separate project-level environmental analysis for CEQA clearance.

Parks and Recreation

Under Alternative 2, the Remainder Area would require approximately 84 acres of parkland, and would provide 49.3 acres, which would not meet City standards. While Alternative 2 would provide enough open space to meet the City's requirement, it would not meet the requirement for provision of Neighborhood/Community Park and Citywide Park/Community uses. Therefore, this impact would be more severe than under the proposed WRSP, which would provide adequate parkland for its population.

Mitigation That Would No Longer Be Required

- ffs 4.10-3: Construct new fire stations as needed. (Remainder Only)
- MM 4.10-4: Demonstrate adequate response time or provisions. (Remainder Only)
- MM 4.10-5: Identify appropriate fire station locations. (Remainder Only)
- MM 4.10-6: Fire prevention and suppression policies. (Remainder Only)

Significant and Unavoidable Impacts That Would No Longer Occur

No significant and unavoidable public services impacts were identified for either Alternative 2 or the proposed SOI Amendment.

New Mitigation Required Only of Alternative 2 for the Remainder Area

- MM 6-1: Provide for one high school site and at least one middle school site in the SOI Amendment Area. (Alternative 2, Remainder Area)
- MM 6-2: Provide additional parkland and/or in lieu fees to achieve City standards. (Alternative 2, Remainder Area)

■ Public Utilities

West Roseville Specific Plan

Water Supply

As shown in Table 6-6, water supply needs for the WRSP would be reduced from 7,042 AF/year (proposed project) to 4,002 A/F/year (WRSP, Alternative 2). This is a reduction of 3,042 AF/year. Existing City surface water supply and recycled water would be sufficient to meet demands in both wet and dry years for Alternative 2. In addition, the demand for water treatment, storage, and conveyance would be reduced compared to the WRSP (see Impacts 4.11-1 through 4.11-4).

Recycled Water

The PGWWTP would produce enough water to meet the demands of Alternative 2 (Impact 4.11-5). Infrastructure to convey recycled water would be similar to the proposed WRSP.

Wastewater

Alternative 2 would generate an approximately 50 percent decrease in wastewater flows compared to the proposed WRSP. This alternative would generate flows of 1.4 mgd. Considering the 1.1 mgd of capacity allocated to the VBO in the WWMP EIR, the net increase in capacity for this alternative is 0.3 mgd. The capacity to the PGWWTP would still need to be increased beyond the WWMP EIR-considered capacity of 20.7 mgd. While the impacts for this alternative for Impacts 4.11-7 and 4.11-8 would be reduced, the mitigation measures for the proposed project would need to be applied.

Development under Alternative 2 would require the installation of wastewater collection and conveyance facilities (Impact 4.11-6). Because this alternative would have 1,213 more acres of open space,

the area of land to be disturbed during installation of such facilities to serve the developed area would be less than the WRSP.

Solid Waste

Solid waste generation under Alternative 2 would be approximately 6,084 tons less than what would be generated per year under the proposed WRSP. Development under Alternative 2 could substantially shorten the lifespan of the landfill over thirty years, however, it would be less severe than the proposed WRSP (Impact 4.11-9).

In addition, the amount of materials transported to the MRF would be reduced and waste generated during construction under Alternative 2 would be lower than under the proposed WRSP (see Impacts 4.11-9 and 4.11-10), because less development would occur.

Electricity and Natural Gas

Under Alternative 2 electricity required in the WRSP would be approximately 34.5 MW per year less than the proposed WRSP (see Impact 4.11-11). Under Alternative 2, development would require approximately 7,946,160 Therms of natural gas less than the proposed WRSP (see Impact 4.11-12).

In summary, public utilities impacts would be substantially reduced under Alternative 2 because the amount of development would be less than under the proposed WRSP.

Mitigation That Would No Longer Be Required

- MM 4.11-5: Treatment plant capacity.

Significant and Unavoidable Impacts That Would No Longer Occur

None.

Remainder Area

Water

As shown in Table 6-6, water supply would be reduced by 2,345 AF/year in the Remainder Area under Alternative 2. This results in a supply requirement for the Remainder Area under Alternative 2 of 3,086 AF/year. Assuming 1,764 AF/year were available from the City (4,080 AF/year less 2,315 AF/year for the WRSP) and up to 3,200 AF/year of transfer water from the San Juan Water District, no additional supply would be required. Water supply requirements could further be reduced through the use of recycled water for irrigation to offset potable supplies.

Wastewater

Flows anticipated to be generated by development of the Remainder Area under Alternative 2 would be 1.1 mgd. This is 1.2 mgd less than the proposed Remainder Area (Impact 4.11-7). The capacity to the PGWWTP would need to be increased beyond the WWMP EIR-considered capacity of 20.7 mgd. While impacts for this alternative for Impacts 4.11-7 and 4.11-8 would be reduced, the mitigation measures for the proposed project would need to be applied.

Development of the Remainder Area under this alternative would result in the need for installation of wastewater collection and conveyance infrastructure (Impact 4.11-6). Because this alternative would have 2,283 more acres in open space than the proposed SOI Amendment, the area of land to be disturbed during installation of such facilities to serve the developed area would be less.

Solid Waste

Solid waste generation under Alternative 2 would be approximately 6,820 tons less than what would be generated per year in the Remainder Area. In addition, the amount of materials transported to the MRF would be reduced (Impact 4.11-10). Waste generated during construction of the Remainder area under Alternative 2 would be lower than under the proposed SOI Amendment (see Impact 4.11-9), because less development would occur.

Electricity and Natural Gas

Under Alternative 2 electricity required in the Remainder Area would be approximately 35.6 MW per year less than the proposed SOI Amendment (see Impact 4.11-11). Under Alternative 2, development would require approximately 5,101,920 Therms of natural gas less than the proposed SOI Amendment (see Impact 4.11-12).

In summary, public utilities impacts would be substantially reduced under Alternative 2 because the amount of development would be less than under the proposed Remainder Area

Mitigation That Would No Longer Be Required

None.

Significant and Unavoidable Impacts That Would No Longer Occur

- Impact 4.11-1: Availability of water supplied to meet demand in wet years.

■ Hydrology, Water Quality, And Groundwater

West Roseville Specific Plan

Stormwater Runoff (Peak Flows)

Under Alternative 2, approximately 59 percent of the WRSP Area would remain as open space and would not be developed with new impervious surfaces. As a result, the rate and amount of stormwater discharged to the Pleasant Grove Creek and Curry Creek watersheds would be proportionately reduced. The detention and other drainage facilities would also be reduced accordingly (Impact 4.12-1).

Stormwater Runoff (Volumes)

While the volume of stormwater being discharged would also be proportionately reduced under Alternative 2, as compared to the proposed WRSP, this water would still need to be directed to and stored in the planned regional retention basin in the Reason Farms property to the west (Impact 4.12-2).

Floodplain Fill

Under Alternative 2, all areas of the 100-year floodplain would remain as open space, so there would be no impact on the floodplain due to fill. Some fill could be placed in the floodplain for roadway bridge crossings (Impact 4.12-3).

Water Quality

Because Alternative 2 provides for approximately one-half the level of development as the proposed WRSP, the amount of construction would be reduced by approximately half. As a result, the potential for erosion during construction would be substantially lower than under the proposed WRSP (Impact 4.12-4). As with the proposed WRSP, the impact of construction on water quality would be less than significant, because contractors would be required by State law and City Improvement standards to implement Best Management Practices to protect water quality. Potential degradation of water quality due to urban contaminants would also be reduced under Alternative 2 (Impact 4.12-5).

Groundwater Resources

Groundwater would still be needed in drier and driest years under this Alternative because the 3,200 AF/year from the SJWD would not be available as required under the City and SJWD MOU. However, the volume of groundwater required to be extracted would be significantly reduced as compared to the proposed project (Impact 4.11-2).

Groundwater Recharge

Under Alternative 2, the amount of open space would increase substantially relative to the proposed WRSP. Consequently, the amount of impervious coverage that could interfere with groundwater recharge would be reduced by approximately one-half, as compared to the proposed WRSP (Impact 4.12-7). The magnitude of this impact would be reduced because of the increase in open space.

Mitigation That Would No Longer Be Required

None.

Significant and Unavoidable Impacts That Would No Longer Occur

The short-term significant and unavoidable impacts on downstream flooding identified for the proposed WRSP until construction of the Reason Farms detention project occurs would also occur under Alternative 2, although the severity of the impacts would be incrementally reduced because of the reduction in impervious surfaces.

Remainder Area

Stormwater Runoff (Peak Flows)

Under Alternative 2, the rate and amount of stormwater discharged to the Pleasant Grove Creek and Curry Creek watersheds would be proportionately reduced. Because there would be no contribution from the southern Remainder Area to the Curry Creek shed that required mitigation for the WRSP to address the effects of combined flows, the potentially significant impact identified for the SOI Amendment would be avoided (Impact 4.12-1). Therefore, impacts on peak flows under Alternative 2 would be less severe than identified for the Remainder Area.

Stormwater Runoff (Volume)

The increase in stormwater runoff volumes from the Remainder Area would be reduced, under Alternative 2 but not to a less-than-significant level, under Alternative 2 because less area would be developed (Impact 4.12-2).

Floodplain Fill

Under Alternative 2, no development would occur along Pleasant Grove Creek in the Remainder Area. Placement of fill or structures along Curry Creek in the Remainder Area could encroach upon the floodplain, which could reduce the capacity of the channel to convey flows (Impact 4.12-3) similar to the proposed Remainder Area. This impact would be less than significant with mitigation.

Water Quality

The amount of erosion and urban contaminants generated by construction and operation would be substantially reduced compared to the proposed WRSP. Construction-related water quality impacts would be less than significant, because contractors would be required to implement BMPs and implement an erosion control measure (Impact 4.12-4). Operational impacts on water quality would also be reduced because there would be less development (Impact 4.12-5).

Groundwater Resources

Groundwater would still be used to supplement surface water supplies for the Remainder Area (Impact 4.12-6).

Groundwater Recharge

As discussed for the SOI Amendment, groundwater recharge impacts would be reduced in magnitude because more area would remain as open space (Impact 4.12-7).

Mitigation That Would No Longer Be Required

None.

Significant and Unavoidable Impacts That Would No Longer Occur

None.

■ Aesthetics and Visual Resources

West Roseville Specific Plan

Alterations to Visual Character

Alternative 2 would convert a majority of the approximately 3,162 acres of currently undeveloped grassland into urban uses. Of this, approximately 1,863 acres would be retained as open space, approximately 1,178 acres more than the proposed WRSP. In addition, the visual character of the drainages would be better preserved than under the proposed WRSP (see Impact 4.13-1), due to preservation of the land north of Pleasant Grove Creek.

Light and Glare

Although this alternative would reduce the amount of land developed as urban uses, development of Alternative 2 would still result in a substantial change in the amount of light generated on the site, and

alter nighttime views of the site (see Impact 4.13-2). The amount of glare would also be proportionately reduced. However, the amount of development proposed by this alternative could still substantially alter the amount of daytime glare on the site.

Other Visual Impacts

As with the proposed WRSP, impacts on visual compatibility and scenic views would be less than significant under Alternative 2.

Mitigation That Would No Longer Be Required

None.

Significant and Unavoidable Impacts That Would No Longer Occur

The significant and unavoidable visual impacts that would occur under the proposed WRSP would also occur under Alternative 2, although their severity would be reduced.

Remainder Area

Alterations to Visual Character

Under Alternative 2, development in the Remainder Area would be substantially reduced, and approximately 930 acres of currently undeveloped grassland would be converted to urban uses, preserving approximately 1,435 acres of open space. This impact would be reduced in comparison to development of the entire Remainder Area, because of the increase in open space under this alternative.

Light and Glare

Under Alternative 2 light and glare impacts would be reduced in comparison to the proposed Remainder Area, because the amount of area to be developed with light and glare producing uses would be reduced (see Impact 4.13-2).

Other Visual Impacts

As with the proposed Remainder Area, impacts on visual compatibility and scenic views would be less than significant under Alternative 2.

Mitigation That Would No Longer Be Required

None.

Significant and Unavoidable Impacts That Would No Longer Occur

The significant and unavoidable impacts that would occur under the proposed Remainder Area would also occur under Alternative 2, although the severity would be reduced.

Conclusions

Alternative 2 would be environmentally superior to the proposed WRSP and SOI Amendment, because substantially fewer acres would be developed. In most cases, the impacts of Alternative 2 would be the same as or reduced compared to the proposed WRSP and SOI Amendment. Several impacts that would be significant and unavoidable under the proposed WRSP and SOI Amendment would not occur or would be less than significant under Alternative 2, including

- Conversion of agricultural land to developed uses (Impact 4.1-4)
- Increased traffic on City of Rocklin roadways (Impact 4.3-4 for SOI amendment only)
- Increased congestion due to Pedestrian District overlay (Impact 4.3-8 for SOI amendment only)
- Increased demand for water treatment (Impact 4.11-3 for the SOI amendment)

At the same time, one significant and unavoidable impact would be more severe under Alternative 2, including

- Loss of historically significant resources (Impact 4.8-2 for the WRSP only)

Alternative 2 would meet some project objections. 8,340 residential units would not be constructed, inconsistent with Objective 4. Also, this alternative does not include Fiddymment Park or adequate high school facilities (Objective 7). Alternative 2 does not preserve the oak woodlands or the Fiddymment Home Complex as described in Objective 7f. Because no Village Center is included in Alternative 2, Objective 5c, calling for identifiable and walkable neighborhoods with incorporated gathering places, such as parks and schools, for neighborhood activities and interaction, would not be as well served by Alternative 2 as by the proposed WRSP. In addition, the reduction in development could preclude achievement of Objective 10, calling for a mix of uses and facilities that are fiscally feasible to implement and do not negatively impact the City's General Fund.

6.2.6 Alternative 3: Increased Intensity Alternative

Under Alternative 3, approximately the same number of residential units would be developed as under the proposed WRSP and SOI Amendment, but at substantially higher densities so that the amount of open space would increase. Average residential density would increase from 5.8 units per acre in the WRSP Area to 8.8 units per acre under Alternative 3. The Remainder Area would see a similar shift, from

4.9 to 9.9 du/acre. Industrial, commercial, and business/professional uses would also occur at higher densities, so that approximately the same square footage could be developed on fewer acres. The Village Center would be developed under this alternative. As a result, the amount of open space in the WRSP and Remainder Areas would increase from 1,034 to 3,076 acres, an increase of approximately 300 percent.

Two elementary schools would be provided in the WRSP Area in the Roseville City School District, with an additional two elementary schools in the Remainder Area, both in the Center Unified School District. A high school and a middle school would be provided in the WRSP Area, and another middle school would be provided in the Remainder Area.

Parks acreage would be reduced to approximately 40 acres in the WRSP Area, and 112 acres in the Remainder Area, due largely to the elimination of both the Regional Park and sports complex and Fiddymment Park. It is assumed that the high school stadium would be constructed under Alternative 3, the same as with the proposed WRSP.

Off-site infrastructure would be similar to the proposed WRSP and Remainder Area, with the exception of improvements to Blue Oaks Boulevard north of City property, which would not occur under this alternative.

Alternative 3 land uses are shown in Figure 6-3 (Alternative 3 Increased Intesity) and Table 6-32. Table 6-32 shows the land use assumptions for Alternative 3.

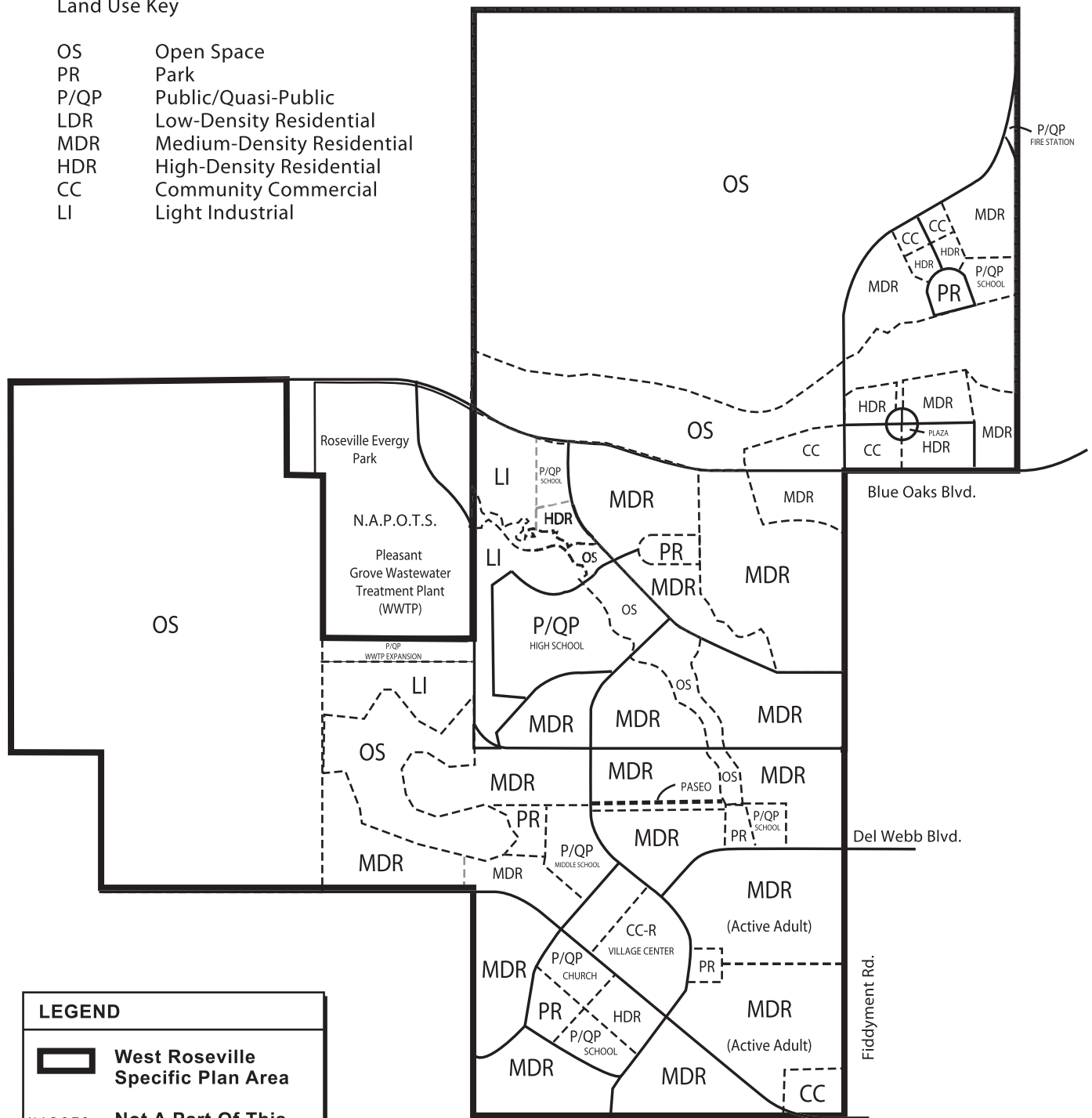
Table 6-32 Alternative 3 Increased Density

Zoning	Land Use	WRSP		Remainder Area		SOI Amendment Area	
		Acres	Dus	Acres	DUs	Acres	DUs
OS	Open Space	1743.6		1,292.52		3,036.12	0
PR	Park and Recreation	39.9		112.33		152.23	0
P/QP	Public/Quasi-Public	142.1		40		182.10	0
LDR	Low-density Residential	0.00	0	0.00	0	0.00	0
LDR	Low-density Residential (Age Restricted)	0	0	0	0	0	0
MDR	Medium-density Residential	895.8	6,455	740	5,550	1,635.8	12,005
HDR	High-density Residential	59.1	1,450	74	1,850	133.1	3,300
CC	Community Commercial	88.5	525	29.97		118.47	525
BP	Business Professional			21.70		21.70	0
LI	Light Industrial	81.1				81.1	0
IND	Industrial					0	0
?	Kennel					0	0
R/W	Road right-of-way	108.8		54.77		163.58	0
OS/Paseo	Paseo	3.1				3.1	0
Total		3,162	8,430	2,365.30	7,400	5,527.30	15,830

SOURCE: West Roseville Specific Plan, September 15, 2003

Land Use Key

- OS Open Space
- PR Park
- P/QP Public/Quasi-Public
- LDR Low-Density Residential
- MDR Medium-Density Residential
- HDR High-Density Residential
- CC Community Commercial
- LI Light Industrial



LEGEND

- West Roseville Specific Plan Area
- N.A.P.O.T.S. Not A Part Of This Submittal
- Zoning Boundaries
- Roads
- - - Paseo



FIGURE 6-3
Alternative 3: Increased Intensity

Not to Scale

■ Land Use and Agricultural Resources

West Roseville Specific Plan

Under Alternative 3, the mix of land uses would be similar to the proposed WRSP. However, the overall residential density would be increased to include all medium and high-density residential uses. No low-density residential would be included. A majority of the proposed development would be residential uses, with large areas of open space north of Pleasant Creek and west of the PGWWTP. Only a small area of residential uses south of the high school would be adjacent to industrial uses. Approximately half of the WRSP Area in the northern and western portion would be left in undeveloped open space, including the 20.4 acres of Prime Farmland that would be developed under the proposed WRSP (see Table 6-2).

Under Alternative 3, no development would occur north of Pleasant Grove Creek in the Fiddymint Ranch Property. Therefore, the existing access along Phillip Road would not change. Furthermore, without the extension of Blue Oaks Boulevard, there would be no need for the City to acquire the O'Brien property or property to north for right-of-way.

Because of the reduced potential for conflicts, the reduction in the amount of farmland that would be converted to urban uses, and the elimination of the less-than-significant impact on access to existing properties, the land use impacts of Alternative 3 would be less severe than under the proposed WRSP.

Mitigation That Would No Longer Be Required

- MM 4.5-6 (Attenuate park noise)
- MM 4.13-1 (a) (Restrict high-watt light usage and hours for parks)

Significant and Unavoidable Impacts That Would No Longer Occur

- Impact 4.1-4: Conversion of agricultural land

Remainder Area

The location and configuration of land uses in the Remainder Area have not been determined under Alternative 3. Similar to the proposed Remainder Area assumptions, it is assumed they would be similar to the types and densities of land uses in the WRSP (e.g., residential, commercial). Therefore, future development could include residential land uses near commercial operations and schools. The potential for land use conflicts would be essentially the same as the proposed Remainder Area because a similar type of use would be developed.

Alternative 3 would result in similar conflicts between land uses as the proposed WRSP, so the land use impacts would be the same as under the proposed WRSP.

Mitigation That Would No Longer Be Required

- MM 4.5-7 (Park noise policies)

Significant and Unavoidable Impacts That Would No Longer Occur

The significant and unavoidable land use impacts identified for the Remainder Area as proposed would occur under Alternative 3, but would be less severe.

■ Population, Employment, and Housing

West Roseville Specific Plan/Remainder Area

Jobs/Housing Balance/Resolution 83-118

As shown in Table 6-3, the City's jobs/housing ratio for the WRSP Area under Alternative 3 would be slightly lower than the proposed WRSP and Remainder Area. Like the proposed WRSP and Remainder Area, Alternative 3 would comply with City Resolution 83-118. Under Alternative 3, the City's job/housing ratio would be slightly improved relative to its current ratio. However, the improvement would not be as great as under the proposed project, because the alternative would provide for the same amount of residential development while creating fewer jobs (see Table 6-3) from commercial, industrial and business/professional development (Impact 4.2-1). As with the proposed Remainder Area, enough jobs would be within proximity of the Remainder Area to satisfy Resolution 83-118.

Affordable Housing

Ten percent of residential units would be made affordable under either the proposed WRSP and Remainder Area or Alternative 3, consistent with City policy.

Displacement of Existing Housing

Similar displacement of housing would occur under Alternative 3 as the proposed WRSP and Remainder Area, and would be less than significant.

Inducement of Substantial Population Growth

As the same development is proposed under Alternative 3, the same population growth would be induced. This impact would be significant and unavoidable, the same as with the WRSP and Remainder Area.

Consistency with Adopted City Policies

Alternative 3 proposes the same development over a smaller area, and would be consistent with the adopted City policies as outlined for the WRSP and Remainder Area.

Mitigation That Would No Longer Be Required

None.

Significant and Unavoidable Impacts That Would No Longer Occur

The same significant and unavoidable population, employment, and housing impacts identified for proposed the WRSP and Remainder Area would occur under Alternative 3.

■ Transportation and Circulation

SOI Amendment/Remainder Area

City of Roseville Roadways

Alternative 3 would generate approximately 203,340 daily trips, compared to 209,221 under the Proposed Project. This would be a reduction of approximately 2.8 percent. The internal circulation pattern would be very different under Alternative 3, because there would not be any development west of the PGWWTP, although a north/south arterial is assumed to be extended north to the future Placer Parkway alignment. The primary east/west roadways would be the same as under the proposed SOI Amendment, but truncated. Other north/south connections would be similar as well, except that West Side Drive would not be constructed. Therefore, the primary points of access to the WRSP Area would be from Blue Oaks Boulevard, Fiddymont Road, Pleasant Grove Boulevard, Market Street, Baseline Road, and perhaps Watt Avenue, depending on its future alignment. The slight reduction in trips would not be expected to substantially reduce impacts at local intersections, so levels of service would likely be the same as under the proposed WRSP (Impact 4.3-1).

State Highways

Like the proposed SOI Amendment, Alternative 3 would increase congestion on State highways (Impact 4.3-2), although the impact would be slightly less severe than under the proposed SOI Amendment, because of the reduction in trips.

Other Local Roadways

Impacts on Placer County, Rocklin and Sutter County roadways would be the same as the proposed SOI Amendment, although slightly reduced due to the reduction in trips (Impacts 4.3-3, 4.3-4, 4.3-5, and 4.3-6).

Bicycle Circulation and Transit

The demand for bicycle circulation and transit would be almost identical to the proposed SOI Amendment, because the number of people generated by Alternative 3 would be reduced only slightly (Impacts 4.3-7). Bicycle and pedestrian facilities would extend throughout the developed portion of the Remainder Area under Alternative 3. As discussed above, Alternative 3 should increase transit use, because of the higher densities. With this mitigation, impacts on bicycle circulation and transit would be slightly less severe than under the proposed WRSP, because facilities would not need to be extended as far.

Pedestrian District Overlay

Alternative 3 does include a Village Center, so the proposed General Plan Amendment to add a Pedestrian District policy would also be included, and impacts on traffic congestion would be identical to the proposed SOI Amendment and Remainder Area.

Mitigation That Would No Longer Be Required

None.

Significant and Unavoidable Impacts That Would No Longer Occur

No significant and unavoidable impacts would be eliminated under this alternative.

West Roseville Specific Plan

City of Roseville Roadways

Under Alternative 3, approximately 107,195 trips would be generated in the WRSP Area, compared to 110,341 under the proposed WRSP, a reduction of approximately 2.9 percent. The internal circulation pattern would also be different, with West side Drive eliminated from Alternative 3. Nonetheless, the primary points of access to the WRSP Area would be from Blue Oaks Boulevard, Fiddymont Road, and Pleasant Grove Boulevard, similar to the proposed WRSP. The slight reduction in trips would not be expected to substantially reduce impacts at local intersections, so levels of service would likely be the same as under the proposed WRSP.

State Highways

Like the proposed WRSP, Alternative 3 would increase congestion on State highways (Impact 4.3-2), but the impact would be slightly less severe than under the WRSP, because of the reduction in trips.

Other Local Roadways

Impacts on Placer County, Rocklin, Sutter County, and Sacramento County roadways would be the same as the proposed WRSP, although slightly reduced due to the reduction in trips (Impacts 4.3-3, 4.3-4, 4.3-5, and 4.3-6).

Bicycle Circulation and Transit

The demand for bicycle circulation and transit would be almost identical to the proposed WRSP, because the number of people generated by Alternative 3 would be only slightly less than under the proposed WRSP (Impacts 4.3-6). With the higher densities, Alternative 3 should be more conducive to transit use than the proposed WRSP.

Pedestrian District Overlay

Alternative 3 does include a Village Center, so the General Plan Amendment to add a Pedestrian District policy would also be included, and impacts on traffic congestion would be identical to the proposed WRSP.

Mitigation That Would No Longer Be Required

None.

Significant and Unavoidable Impacts That Would No Longer Occur

No significant and unavoidable impacts would be eliminated under this alternative.

■ Air Quality

SOI Amendment

Construction Emissions

Under Alternative 3, PM₁₀ emissions from construction in the SOI Amendment Area are estimated to be reduced by approximately 13 percent for PM₁₀, 32 percent for ROG, 30 percent for NO_x, and 44 percent for CO, because of the reduction in developed areas (see Table 6-4). Nonetheless, ROG, NO_x, and PM₁₀ emissions would exceed District standards (Impacts 4.4-1 and 4.4-2).

Operational Emissions

Under Alternative 3, total operational emissions are estimated to be reduced by approximately less than one percent for ROG, four percent for NO_x, 17 percent for CO and 13 percent for PM₁₀ (see Table 6-4). The emissions would still exceed District thresholds under this alternative (Impact 4.4-3).

Toxic Air Contaminants

Alternative 3 would result in almost the same number of residents being exposed to TACs from the PGWWTP as well as pollutants from diesel-powered vehicles (Impact 4.4-4). However, there would be a 27-acre reduction in industrial uses, so fewer TACs would be produced.

Other Emissions

As with the proposed SOI Amendment, Alternative 3 would not result in any CO violations (Impact 4.4-5), or significant odor impacts (Impact 4.4-6).

Mitigation That Would No Longer Be Required

None.

Significant and Unavoidable Impacts That Would No Longer Occur

Significant and unavoidable impacts under Alternative 3 would be similar to the proposed SOI Amendment.

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Construction Emissions

As shown in Table 6-4, construction emissions under Alternative 3 would be lower than under the proposed WRSP by 17 percent for ROG, 11 percent for NO_x, 39 percent for CO, and 5 percent for PM₁₀ (Impacts 4.4-1 and 4.4-2).

Operational Emissions

Operational emissions under Alternative 3 would be similar to the proposed WRSP, but slightly higher due to the change in mix of land uses (e.g., less industrial and more commercial) (Impact 4.3-3). Total operational emissions under Alternative 3 would be six percent higher for ROG, 15 percent for NO_x, eight percent for CO, and three percent for PM₁₀ (see Table 6-4).

Toxic Air Contaminants

Under Alternative 3, approximately 250 fewer people would reside in the WRSP Area (a 1.2 percent reduction due to the increased density of residential units, since higher densities have fewer people). Therefore, there would only be a slight change in the number of people who could be exposed to TACs from the PGWWTP and other industrial uses in the WRSP Area, as well as pollutants from diesel powered vehicles (Impact 4.4-4). At the same time, there would be a 27-acre reduction on the amount of industrial uses that could generate TACs.

Other Emissions

Under Alternative 3, the less-than-significant impacts due to carbon monoxide “hotspots” and odors would be unchanged (Impacts 4.4-5 and 4.4-6)

Mitigation That Would No Longer Be Required

None.

Significant and Unavoidable Impacts That Would No Longer Occur

Significant and unavoidable impacts under Alternative 3 would be similar to the proposed WRSP.

Remainder Area

Construction Emissions

Under Alternative 3, PM₁₀ emissions from project construction would be reduced by 20 to 49 percent in the Remainder Area (see Table 6-4) due to the reduction in developed land (Impacts 4.4-1 and 4.4-2).

Operational Emissions

Under Alternative 3, total operational emissions are reduced by seven to 20 percent, as shown in Table 6-4. The emissions would still exceed District thresholds under this alternative (Impact 4.4-3).

Toxic Air Contaminants

Alternative 3 would result in almost the same number of residents being exposed to TACs from the PGWWTP and industrial uses in the WRSP Area (Impact 4.4-4).

Other Emissions

As with the proposed Remainder Area, Alternative 3 would not result in any CO violations or significant odor impacts.

Mitigation That Would No Longer Be Required

None.

Significant and Unavoidable Impacts That Would No Longer Occur

None.

■ Noise**SOI Amendment*****Commercial and Industrial Noise***

Like the proposed SOI Amendment, Alternative 3 is assumed to include a variety of land uses, including residential, commercial, and industrial in proximity to each other. The total amount of industrial and commercial uses would be similar to the proposed SOI Amendment, so noise impacts would be similar (Impacts 4.5-2 and 4.5-3).

Schools

Under Alternative 3, elementary, middle and high schools would be constructed within the SOI Amendment Area (Impact 4.5-4), similar to the proposed SOI Amendment. The high school is assumed to have a stadium, like the proposed SOI Amendment. Because residential densities would be greater under Alternative 3, potential exposure of residents to noise from schools would be increased relative to the proposed SOI Amendment.

Park-related Noise

No regional parks, soccer fields, or amphitheatres would be located in the SOI Amendment Area, so noise from park activities would be substantially reduced (Impact 4.5-5).

Traffic Noise

Under Alternative 3, noise levels would be expected to exceed 60 Ldn along the same roadways as under the SOI Amendment, because traffic levels would be very similar. Similarly, off-site increases in noise would be the same as the proposed SOI Amendment (Impact 4.5-8, 4.5-9, and 4.5-10).

Other Noise Sources

Under Alternative 3, the less-than-significant impacts due to noise from construction (Impact 4.5-1), the PGWWTP (Impact 4.5-6), and fire stations (Impact 4.5-7) would be the same as under the proposed SOI Amendment.

Mitigation That Would No Longer Be Required

None.

Significant and Unavoidable Impacts That Would No Longer Occur

Under Alternative 3, significant and unavoidable noise impacts would be similar to those of the proposed SOI Amendment, although impacts associated with school noise would be increased slightly (Impact 4.5-4). Noise impacts from high-density residential uses could be reduced when compared to the Proposed Project as outdoor use areas decrease compared to single-family residences and mitigation to interior standards is more easily accomplished.

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Commercial and Industrial Noise

As shown in Figure 6-3, the mix of land uses under Alternative 3 would be similar to the proposed WRSP, but the densities would increase, and the distribution would change. Commercial uses would still be located adjacent to residential areas, while industrial uses would be buffered from residential areas (Impacts 4.5-2 and 4.5-3). The same number of residents would be exposed to these potential noise sources, so the impacts would be similar.

Schools

Under Alternative 3, there would be a high school, a middle school, and two elementary schools within the WRSP Area. The high school could have a stadium, which could generate substantial noise (Impact 4.5-4). Residential densities near schools would be higher under Alternative 3, so the impact would be slightly more severe, although still less than significant.

Park-Related Activities

Under Alternative 3, there would be no regional parks, so no soccer fields or amphitheatre would be constructed within the WRSP Area (Impact 4.5-5).

Traffic Noise

Under Alternative 3, project-related traffic would decrease by approximately 6,000 trips, or 2.9 percent, which would not substantially alter traffic noise levels identified for the proposed WRSP, either on or off-site (see Impacts 4.5-8, 4.5-9 and 4.5-10).

Other Noise Sources

Under Alternative 3, the less-than-significant impacts due to noise from construction (Impact 4.5-1), the PGWWTP (Impact 4.5-6), and fire stations (Impact 4.5-7) would be the same as under the SOI Amendment.

Mitigation That Would No Longer Be Required

None.

Significant and Unavoidable Impacts That Would No Longer Occur

Under Alternative 3, significant and unavoidable noise impacts would be similar to those of the proposed SOI Amendment, although impacts associated with school noise would be increased slightly (Impact 4.5-4). Noise impacts from high-density residential uses could be reduced when compared to the Proposed Project as outdoor use areas decrease compared to single-family residences and mitigation to interior standards is more easily accomplished.

Significant and Unavoidable Impacts That Would Be More Severe Under Alternative 3

None.

Remainder Area

Commercial Noise

Under Alternative 3 a variety of land uses would be located in the Remainder Area, including commercial and business/professional in proximity to residential uses. The amount of such uses would be reduced by more than 50 percent compared to the proposed Remainder Area, so the amount of noise from these sources would be lower under Alternative 3 (Impact 4.5-2).

Schools

Under Alternative 3, one or more schools is likely to be constructed within the Remainder Area (Impact 4.5-4). Noise levels would be similar to the proposed Remainder Area, although residential densities would be greater near schools, thus exposing more residents to potential sources of noise. Therefore,

impacts from schools would be slightly higher than under the proposed SOI Amendment, although still less than significant.

Park-Related Noise

No regional parks, soccer fields, or amphitheatres would be located in the SOI Amendment Area under Alternative 3, so there would be no significant park noise (Impact 4.5-5).

Traffic Noise

Under Alternative 3, project-related traffic would decrease, traffic noise levels identified for the proposed Remainder Area would not change, either on or off site (see Impacts 4.5-8, 4.5-9 and 4.5-10).

Other Noise Sources

Under Alternative 3, the less-than-significant impacts due to noise from construction (Impact 4.5-1), industrial noise (Impact 4.5-3), the PGWWTP (Impact 4.5-6), and fire stations (Impact 4.5-7) would be the same as under the SOI Amendment.

Mitigation That Would No Longer Be Required

None.

Significant and Unavoidable Impacts That Would No Longer Occur

No significant and unavoidable impacts would be eliminated under this alternative.

Significant and Unavoidable Impacts That Would Be More Severe Under Alternative 3

None.

■ Geology, Soils, and Seismicity

WRSP/Remainder Area

Alternative 3 would be subject to the same soil and geologic conditions, and would have to comply with the same laws, regulations and City Improvements Standards as the proposed WRSP and SOI Amendment. Impacts from implementation of Alternative 3 would be slightly less severe than the proposed WRSP or SOI Amendment, because the same number of residences but less commercial and industrial space would be developed.

Mitigation That Would No Longer Be Required

None.

Significant and Unavoidable Impacts That Would No Longer Occur

No significant and unavoidable impacts would occur under either Alternative 3 or the proposed WRSP or SOI Amendment.

■ Biological Resources**West Roseville Specific Plan*****Loss of Federally Protected Wetlands and “Other Waters” of the United States; Loss or Degradation of Habitat for Wetlands Species***

Under Alternative 3, open space would increase from 684.6 acres under the WRSP to 1,743.6 acres. This open space area would include the entire 100-year flood plain west of the PGWWTP, and most of the area north of Pleasant Grove Creek. Consequently, impacts on federally protected wetlands and “other” waters of the U.S. would be substantially reduced compared to the proposed WRSP (Impact 4.7-1). Furthermore, only one crossing over Pleasant Grove Creek would be constructed. Although the impact would be substantially reduced, impacts on wetlands would still occur under Alternative 3. Loss of federally protected wetlands and “other” waters of the U.S. would include 9.25 acres of vernal pools (compared to 13.8 acres under the proposed WRSP), as well as wet swales and channels, seasonal wetlands, and emergent wetlands, which provide habitat for wetlands species (Impacts 4.7-2 through 4.7-4).

Disturbance to Nesting Raptors

Under Alternative 3, the impacts on nesting raptors would be similar to the proposed WRSP (Impact 4.7-5), because construction activity would still occur in areas adjacent to Pleasant Grove Creek. Because oak woodland southwest of the Blue Oaks Boulevard/Fiddymont Road intersection would be removed entirely, impacts would be more severe under Alternative 3.

Loss of Annual Grassland Habitat

Alternative 3 would result in the substantial loss of annual grasslands, which provides foraging habitat for raptors (Impact 4.7-6). Even though Alternative 3 provides almost three times as much open space as the proposed WRSP, a substantial amount of grasslands would be lost to development (approximately 1,420 acres).

Wildlife Movement Corridors and Loss of Riparian Habitat

Alternative 3 would have less of an effect on migratory corridors than the proposed WRSP (Impacts 4.7-7 and 4.7-9), because there would be only one creek crossing, and little development north of Pleasant Grove Creek. Under Alternative 3, this impact would be less severe than under the proposed WRSP.

Loss of Oak Trees

Alternative 3 would remove oak trees for the Pleasant Grove Creek Crossing and development of the area designated Fiddymment Park under the proposed WRSP (Impact 4.7-8). This area contains extensive trees, including an oak woodland, so the impacts of Alternative 3 on oak tree loss would be more severe than those of the proposed WRSP.

Off-site Infrastructure

Off-site infrastructure would be required for Alternative 3, but fewer improvements would be needed than under the proposed WRSP (Impact 4.7-10). Roadway and water conveyance lines would need to be extended, but only one crossing of Pleasant Grove Creek would be constructed.

Mitigation That Would No Longer Be Required

None.

Significant and Unavoidable Impacts That Would No Longer Occur

None.

Significant and Unavoidable Impacts That Would Be More Severe under Alternative 3

The short-term significant and unavoidable loss of oak trees would be a more severe impact under Alternative 3, because the oak woodland would be developed (Impact 4.7-8).

Remainder Area

Loss of Federally Protected Wetlands and “Other Waters” of the United States; Loss or Degradation of Habitat for Wetlands Species

Under Alternative 3, the amount of open space would increase substantially in the Remainder Area. A total of 1,292.4 acres would be designated open space, compared to 364.3 acres under the proposed Remainder Area. Nonetheless, impacts on wetlands and “other” waters of the U.S. would still likely occur as a result of such development, because of the dispersion of potential wetlands in the SOI Amendment Area (Impact 4.7-1). As with the proposed Remainder Area, wetland habitat would likely be

destroyed and/or degraded (Impacts 4.7-1, 4.7-2, 4.7-3, and 4.7-4). However, because fewer acres of habitat would be disturbed, the impact would be substantially less severe under Alternative 3 than with the proposed Remainder Area.

Disturbance to Nesting Raptors

Under Alternative 3, impacts on nesting raptors in and around the Remainder Area would be similar to the proposed Remainder Area, because construction activity would still occur in areas most likely to contain nests, such as adjacent to Pleasant Grove Creek. Therefore, the potential for disturbing nesting raptors would be similar to the level of impact of the proposed Remainder Area (Impact 4.7-5).

Loss of Annual Grassland Habitat

Alternative 3 would reduce the loss of annual grasslands by increasing open space to 1,292.4 acres, from 364.3 acres under the proposed Remainder Area. Therefore, the loss of foraging habitat would be reduced (Impact 4.7-6).

Wildlife Movement Corridors and Loss of Riparian Habitat

Under Alternative 3, there would be fewer stream crossings and other urban barriers to wildlife movement, as discussed above. In addition, there would be a reduction in the degree of fragmentation, as the remaining habitat would remain contiguous with off-site open space. Some stream crossings would still be necessary under this alternative (Impacts 4.7-7 and 4.7-9). However, because of the reduction in development, the impact would be less severe under Alternative 3 than under the proposed Remainder Area.

Loss of Oak Trees

As discussed above, Alternative 3 could result in a similar loss of native oaks as the proposed Remainder Area because the native oaks within the Remainder Area are generally limited to the Pleasant Grove and Curry Creek corridors (Impact 4.7-8).

Off-site Infrastructure

The amount of off-site infrastructure needed to serve the Alternative 3 Remainder Area would be similar to the proposed Remainder Area (Impact 4.7-10).

Mitigation That Would No Longer Be Required

None.

Significant and Unavoidable Impacts That Would No Longer Occur

None.

■ Cultural Resources

West Roseville Specific Plan

Archaeological Resources

Under Alternative 3, the amount of open space surrounding Pleasant Grove Creek would be increased, which could reduce the likelihood of encountering a known archaeological site during development. However, if the archaeological site extends beyond the floodplain, or is located in the path of facilities that would be placed in proximity to the creek (e.g., crossings, pipelines, trails), it could be damaged during grading and/or construction. In addition, there could be subsurface historic or prehistoric resources elsewhere in the WRSP Area.

Historic Properties

Alternative 3 would remove the Fiddymment Ranch complex to accommodate residential development. This would be a more severe impact on these historic resources, in comparison to the proposed WRSP, which includes developed land uses that closely surround, but do not overlay, the Fiddymment Ranch Site.

Paleontological Resources

As discussed above, Alternative 3 would not disturb as much land as the proposed WRSP. Therefore paleontological resources are less likely to be disturbed during development.

Off-site Infrastructure

Under Alternative 3, off-site infrastructure would include roads, electrical infrastructure, water and sewer lines, and water tanks. Impacts would be similar to the proposed WRSP.

Mitigation That Would No Longer Be Required

None.

Significant and Unavoidable Impacts That Would No Longer Occur

All of the significant and unavoidable cultural resource impacts that would occur under the proposed SOI Amendment would also occur under Alternative 3. For Impacts 4.8-1, 4.8-3 and 4.8-4, the impacts

would be less severe under Alternative 3, because substantially fewer acres would be subject to disturbance.

Significant and Unavoidable Impacts That Would Be More Severe under Alternative 3

Impact 4.8-2: Removal of historically significant properties and/or loss of historic integrity of such resources

Remainder Area

Archaeological Resources

Under Alternative 3, development in the Remainder Area would be substantially reduced, so that less area would be subject to disturbance. Consequently, the potential for damaging or destroying archaeological resources would be reduced (Impact 4.8-1).

Historic Properties

Under Alternative 3, the Remainder Area has not been surveyed, so it is not known whether it contains any historic resources. Therefore, development of Alternative 3 could affect historic resources, if present, through removal, relocation, reuse and/or substantially altering the context in which the historic resources occur (Impact 4.8-2).

Paleontological Resources

As discussed above, the increase in open space under Alternative 3 would reduce the potential to encounter paleontological resources during construction within the Remainder Area (Impact 4.8-3).

Off-site Infrastructure

Under Alternative 3, the need for off-site infrastructure would be similar to the proposed Remainder Area (Impact 4.8-4).

Mitigation That Would No Longer Be Required

None.

Significant and Unavoidable Impacts That Would No Longer Occur

None.

■ Hazardous Materials and Public Safety

West Roseville Specific Plan

Hazards

Development of Alternative 3 would result in the same less-than-significant impacts identified for the proposed WRSP related to the routine use, storage, and transport of hazardous materials within the WRSP Area, including emergency response, use of recycled water in areas accessible to the public, and location of residential uses and schools relative to sources of electromagnetic fields (EMF). Assuming hazardous materials use is directly proportional to the amount of developed square footage in the industrial/light-industrial, commercial, and business land use categories, the magnitude of hazardous materials use impacts would be reduced because the amount of developed square footage for these uses would be less than the WRSP. However, household hazardous waste generated under this alternative would be the same as the proposed WRSP because the number of dwelling units would remain the same. Land uses within the 1,000-foot buffer around the PGWWTP would be restricted to nonresidential uses, identical to the proposed WRSP, so the less-than-significant impacts identified for the proposed WRSP would not differ under this alternative from the proposed WRSP. Chemical deliveries to the PGWWTP are assumed to be temporarily routed through a residential area along Hayden Parkway, as described for the proposed WRSP.

Soil and Groundwater Contamination

Alternative 3 would be identical to the proposed WRSP, where past uses at the Fiddymment Ranch property were identified as a potential source of soil contamination requiring additional investigation and/or cleanup as necessary. However, because there would be less commercial, business professional, and industrial/light-industrial development under this alternative, the magnitude of the less-than-significant impacts would be reduced.

Mitigation That Would No Longer Be Required

None.

Significant and Unavoidable Impacts That Would No Longer Occur

None.

Remainder Area

Hazards

Development of Alternative 3 would result in the same impacts as those identified for the proposed Remainder Area related to the routine use, storage, and transport of hazardous materials within the WRSP, use of recycled water in areas accessible to the public, and location of residential uses and schools relative to sources of electromagnetic fields (EMF). Assuming hazardous materials use is directly proportional to the amount of developed square footage in the industrial/light-industrial, commercial, and business land use categories, the magnitude of hazardous materials use impacts would be reduced substantially because the amount of developed square footage for these uses would be approximately one-half that assumed for the total Remainder Area. The amount of household hazardous waste generated would be the same. Land uses within the 1,000-foot buffer around the PGWWTP would be restricted to nonresidential uses, identical to the proposed Remainder Area. However, because no development would occur west or north of the PGWWTP, potentially significant impacts related to the need for designating a buffer area for the proposed energy facility and additional fire station in the Remainder Area would not occur. Chemical deliveries to the PGWWTP would temporarily be routed through a residential area along Hayden Parkway, as described for the proposed Remainder Area.

Soil and Groundwater Contamination

Under the proposed Remainder Area, past uses at the Fiddymont Ranch property were identified as a potential source of soil contamination requiring additional investigation and/or cleanup as necessary. Such investigation and/or cleanup would be required for Alternative 3 as well.

Mitigation That Would No Longer Be Required

None.

Significant and Unavoidable Impacts That Would No Longer Occur

None.

Public Services

Because the number of residents under Alternative 3 is almost identical to the proposed WRSP and SOI Amendment (a reduction of 278 residents, or 1.3 and 0.70 percent, respectively), the demand for public services, particularly staffing, are almost identical. Therefore, this section focuses on differences between Alternative 3 and the proposed WRSP and SOI Amendment that are not related to the size of the resident population.

West Roseville Specific Plan

Fire Protection

Under Alternative 3, existing Fire Station #5 on Pleasant Grove Boulevard would serve the WRSP Area until other stations are constructed (Impact 4.10-2). Once it is constructed, the Blue Oaks Station, Station #8, would also serve the WRSP Area. A new station would not be required within the WRSP Area because the four-minute response time standard could be met with the existing stations.

Schools

As fewer students would be generated under Alternative 3, demand for schools would decrease compared to the proposed WRSP. Therefore, the impact on schools would be less severe than under the proposed WRSP.

Parks and Recreation

Under Alternative 3, approximately 185 acres of new parks in total, with 62 acres each of Neighborhood/Community Park; Citywide Park/Community; and Open Space/Passive parks would be required to serve the new population. Alternative 3 would provide approximately 1,744 acres of open space and 39.9 acres of active park uses within the WRSP Area. While Alternative 3 would provide enough open space to meet the City's requirement, it would not meet the requirement for provision of Neighborhood/Community Park and Citywide Park/Community uses. Therefore, the impact on park and recreation facilities would be more severe than under the proposed WRSP, and would require mitigation through additional park dedication and/or in lieu fees.

Mitigation That Would No Longer Be Required

None.

Significant and Unavoidable Impacts That Would No Longer Occur

None.

New Mitigation Required Only of Alternative 3

- MM 6-1: Provide additional parkland and/or in-lieu fees to achieve City standards. (Alternative 3, WRSP)
- MM 6-2: Provide additional schools and/or in-lieu fees to accommodate the number of students generated (Alternative 3, WRSP).

For high-density residential has a higher student-generation rate (x per household vs. x per household for low- and medium-density residential.

Remainder Area

Fire Protection

Under Alternative 3, development would not be allowed north of Pleasant Grove Creek (east of Fiddymment Road) or west of the PGWWTP in the Remainder Area. As a result, development would be confined to the eastern portion of the Remainder Area, closer to existing development in the City of Roseville. Because less development would occur, there would be less demand for fire protection. The Remainder Area would be served by the existing Fire Station #5 on Pleasant Grove Boulevard and, once it is constructed, the Blue Oaks Station, Station #8.

Schools

Under Alternative 3, 7,400 dwelling units would be developed in the Remainder Area. Assuming that approximately 20 percent of the dwelling units in the Remainder Area would be within the RCSD and the RJUHSD, and 80 percent would be within the CUSD, development of Alternative 3 would result in the generation of 2,992 students in the RCSD, 1,758 students in the RJUHSD and 1,188 students in the CUSD in the Remainder Area. Given that elementary, middle, and high schools would be developed in and near the Remainder Area, the impact would be similar to the proposed Remainder Area.

Parks and Recreation

Alternative 3 would require approximately 165 acres of parkland, with 55 acres each of Neighborhood/Community Park; Citywide Park/Community; and Open Space/Passive Parks in the Remainder Area. Alternative 3 is assumed to include 112 acres of parks in the Remainder Area, plus extensive open space. While the amount of parkland would meet City standards, it would not be as extensive as the amount of parkland provided by the proposed Remainder Area (196 acres) for a similar population.

Mitigation That Would No Longer Be Required

None.

Significant and Unavoidable Impacts That Would No Longer Occur

None.

■ Public Utilities

West Roseville Specific Plan

Water Supply

Water demand under Alternative 3 would be reduced to 5,500 AF/year. As discussed in Section 4.11, Public Utilities, the City would have available approximately 4,080 AF/year, and the WRSP would have 3,200 AF/year available from San Juan Water District in wet years. Recycled water could provide the additional supply. In wet years, there would be enough supply to meet demand (Impact 4.11-1), but not in dry years, when the SJWD supply would not be available (Impact 4.11-2). Therefore, the impact would remain potentially significant and unavoidable, but less severe than under the proposed WRSP.

As shown in Table 6-6, water supply for the WRSP would be reduced to 5,500 AF/yr under Alternative 3, which could be supplied by a combination of water available from the City and SJWD in wet years and City water and recycled water in dry years. In addition, the demand for water treatment, storage, and conveyance would be reduced compared to the proposed WRSP (Impacts 4.11-1 through 4.11-4).

Recycled Water

Alternative 3 would generate less demand for recycled water, because the amount of undeveloped open space would increase substantially (Impact 4.11-5).

Wastewater

Development under Alternative 3 would require the installation of wastewater collection and conveyance facilities (Impact 4.11-7). Because this alternative would develop 1,093.9 fewer acres, the area of land to be disturbed during installation of such facilities to serve the developed area would be less than the proposed WRSP (Impact 4.11-6).

Alternative 3 would generate an approximately eight percent decrease in wastewater flows compared to the proposed WRSP. This alternative would generate flows of 2.4 mgd. Considering the 1.1 mgd of capacity allocated to the VBO in the WWMP EIR, the net increase in capacity for this alternative is 1.3 mgd. The capacity to the PGWWTP would still need to be increased beyond the WWMP EIR-considered capacity of 20.7 mgd. While the impacts for this alternative for Impacts 4.11-7 and 4.11-8 would be slightly reduced, the mitigation measures for the proposed project would need to be applied.

Solid Waste

Solid waste generation under Alternative 3 would be approximately 380 tons per year less than the proposed WRSP. The slight decrease in waste generated is due to the change in mix of nonresidential uses under Alternative 3. Development under Alternative 3 would therefore have a slightly less severe impact than the proposed WRSP (Impact 4.11-8).

In addition, the amount of materials transported to the MRF would be slightly less under Alternative 3. Waste generated during construction under Alternative 3 would be similar to construction waste generated under the proposed WRSP (Impacts 4.11-9 and 4.11-10).

Electricity and Natural Gas

Under Alternative 3 electricity required in the WRSP would be approximately 16.4, or 27 percent fewer MW per year less than the proposed WRSP (Impact 4.11-11), and fewer electrical lines would be needed due to the land use configuration. However, development under Alternative 3 would require approximately 843,540 therms of natural gas more (or approximately 4.8 percent) than the proposed WRSP (Impact 4.11-12). The increase in demand for natural gas is the result of the change in the mix of nonresidential uses.

Mitigation That Would No Longer Be Required

None.

Significant and Unavoidable Impacts That Would No Longer Occur

None.

Remainder Area

Water Supply

Water demand under Alternative 3 would be approximately 826 AF/year less than the proposed Remainder Area (see Table 6-6). This alternative would result in a less severe impact than the proposed Remainder Area, but would still be significant and unavoidable.

Recycled Water

Alternative 3 would generate less demand for recycled water, because higher-density residential uses require less landscaping, and because the amount of undeveloped, nonirrigated open space would increase substantially (Impact 4.11-5).

Wastewater

Development of the Remainder Area under this alternative would result in the need for installation of wastewater collection and conveyance infrastructure, including off-site infrastructure. Because this alternative would have 2,062 more acres in open space than the proposed Remainder Area, the impacts of installation of wastewater infrastructure under this alternative would be less severe than the proposed Remainder Area.

Flows anticipated to be generated by development of the Remainder Area under Alternative 3 would be 2.1 mgd. This is 0.2 mgd less than the proposed project Remainder Area (Impact 4.11-7). The capacity to the PGWWTP would need to be increased beyond the WWMP EIR-considered capacity of 20.7 mgd. While the impacts for this alternative for Impacts 4.11-7 and 4.11-8 would be slightly reduced, the mitigation measures for the proposed project would need to be applied.

Solid Waste

Under Alternative 3, development of the Remainder Area would be approximately 1,328 tons per year less than under the proposed Remainder Area (Impact 4.11-9). Impacts on the landfill under Alternative 3 would be less severe than those under the proposed project Remainder Area.

In addition, the amount of materials transported to the MRF would be increased and waste generated during construction of the Remainder Area under Alternative 3 would be greater than under the proposed Remainder Area (see Impacts 4.11-9 and 4.11-10).

Electricity and Natural Gas

Under Alternative 3, development would require approximately 23.3 MW per year less than the proposed Remainder Area. Development of the Remainder Area under Alternative 3 would require approximately 4,163,760 therms of natural gas less than the proposed Remainder Area.

In summary, public utilities impacts would be substantially reduced under Alternative 3 because the amount of development would be less than under the proposed Remainder Area.

Mitigation That Would No Longer Be Required

None.

Significant and Unavoidable Impacts That Would No Longer Occur

None.

■ Hydrology, Water Quality, and Groundwater

West Roseville Specific Plan

Stormwater Runoff (Peak Flows)

Under Alternative 3, approximately 55 percent of the proposed WRSP Area would remain as open space and would not be developed with new impervious surfaces. As a result, the rate and amount of stormwater discharged to the Pleasant Grove Creek and Curry Creek watersheds would be proportionately reduced compared to the proposed WRSP (Impact 4.12-1). This would reduce the magnitude of the peak flow impacts identified for the WRSP for both Pleasant Grove Creek and Curry Creek.

Stormwater Runoff (Volume)

The volume of stormwater being discharged under Alternative 3 would be proportionately reduced due to the reduction in developed acreage. However, runoff would still need to be directed to and stored in the planned regional retention basin in the Reason Farms property to the west (Impact 4.12-2).

Floodplain Fill

Alternative 3 would result in a floodplain fill impact similar to the WRSP because there is a small area north of Pleasant Grove Creek proposed for development under this alternative that would need fill placement (Impact 4.12-3).

Water Quality

Because only about 45 percent of the WRSP Area would be developed with new impervious surfaces, the magnitude of the construction site and post-development urban runoff water quality impacts would be reduced compared to the proposed WRSP (see Impacts 4.12-4 and 4.12-5).

Groundwater

Under Alternative 3, less groundwater would be used in dry years, so impacts on the aquifer would be reduced (Impact 4.12-6). Groundwater recharge impacts would also be reduced compared to the proposed WRSP, because more land would be left in open space (Impact 4.12-7).

Mitigation That Would No Longer Be Required

None.

Significant and Unavoidable Impacts That Would No Longer Occur

None.

Remainder Area

Stormwater Runoff (Peak Flows)

Under Alternative 3, approximately 56 percent of the total Remainder Area would remain as open space and would not be developed with new impervious surfaces. As a result, the rate and amount of stormwater discharged to the Pleasant Grove Creek and Curry Creek watersheds would be proportionately reduced (Impact 4.12-1). This would reduce the magnitude of the peak flow impacts identified for the Remainder Area for Pleasant Grove Creek. Further, there would be no contribution from the southern Remainder Area to the Curry Creek shed, which required mitigation under the Remainder Area to address the effects of combined flows.

Stormwater Runoff (Volume)

The volume of stormwater being discharged under Alternative 3 would also be proportionately reduced, as compared to the proposed Remainder Area, but this water would still need to be directed to and stored in the planned regional retention basin in the Reason Farms property to the west (Impact 4.12-2).

Floodplain Fill

Alternative 3 would not result in a floodplain fill impact in the Remainder Area (Impact 4.12-3).

Water Quality

Because the amount of development would be reduced substantially under Alternative 3, the magnitude of the construction site and post-development urban runoff water quality impacts would be reduced compared to the proposed Remainder Area (Impacts 4.12-4 and 4.11-5).

Groundwater

Under Alternative 3, less groundwater would be used in dry years, so impacts on the aquifer would be reduced (Impact 4.12-6). Groundwater recharge impacts would also be reduced compared to the proposed WRSP, because more land would be left in open space (Impact 4.12-7).

Mitigation That Would No Longer Be Required

None.

Significant and Unavoidable Impacts That Would No Longer Occur

None.

■ Aesthetics and Visual Resources**West Roseville Specific Plan*****Visual Character***

Under Alternative 3, areas north of Pleasant Grove Creek and west of the Wastewater Treatment Plant would be retained as open space. Like the proposed WRSP, development of this alternative would be an extension of the urban edge that exists east of the WRSP (the existing City of Roseville). Development of Alternative 3 would be visually compatible with surrounding developed uses, but would substantially and permanently alter the existing visual character of the site by introducing an extensive roadway network, houses, offices, commercial and industrial uses, and other urban facilities into an undeveloped area (Impact 4.13-1).

Light and Glare

Although Alternative 3 would reduce the amount of land developed as urban uses, it would still result in a substantial change in the amount of light generated on the site, and alter nighttime views of the site (Impact 4.13-2). Light would be generated by residences, businesses, industrial areas, streetlights, and vehicles, all of which would increase the ambient nighttime illumination level. In addition, schools with sports facilities could use high-intensity lights for playing fields, which would create a large amount of nighttime light. With development of this alternative, views to the WRSP Area that are currently uninterrupted by light from the site would change to views of a developed, lit environment.

Impacts on light and glare for Alternative 3 would be somewhat reduced in comparison to the Proposed Project, because the amount of area to be developed with light and glare-producing uses would be reduced, and there would not be a sports complex.

Other Visual Impacts

As with the proposed WRSP, impacts on visual compatibility and scenic views would be less than significant under Alternative 3.

Mitigation That Would No Longer Be Required

None.

Significant and Unavoidable Impacts That Would No Longer Occur

None.

Remainder Area

Alterations to Visual Character

Under Alternative 3, development in the Remainder Area would be substantially reduced, and approximately 1,073 acres of currently undeveloped grassland would be converted to urban uses, preserving approximately 1,292 acres of open space. Approximately 49.3 acres would be designated for parks. While the City of Roseville Community Design Guidelines would beneficially guide the scale and consistency of architecture, as well as the configuration of site improvements and landscaping, they would not preserve the existing character of the project site (Impact 4.13-1).

Light and Glare

Impacts on light and glare under Alternative 3 would be somewhat reduced in comparison to the proposed Remainder Area, because the amount of land to be developed with light and glare-producing uses would be reduced (Impact 4.13-2). Nonetheless, the Remainder Area, which currently lacks light and glare sources, would still be visibly changed in the context of nighttime lighting and daytime glare.

Other Visual Impacts

As with the proposed Remainder Area, impacts on visual compatibility (Impact 4.13-3) and scenic views (Impact 4.13-4) would be less than significant under Alternative 3.

Mitigation That Would No Longer Be Required

None.

Significant and Unavoidable Impacts That Would No Longer Occur

None.

Conclusions

Alternative 3 would be environmentally superior to the proposed WRSP and SOI Amendment, because substantially fewer acres would be developed. In most cases, the impacts of Alternative 3 would be the same as or reduced compared to the proposed WRSP and SOI Amendment. Several impacts that would be significant and unavoidable under the proposed WRSP and SOI Amendment would not occur or would be less than significant under Alternative 3, including:

- Conversion of agricultural land to developed uses (Impact 4.1-4), and
- Increased traffic on City of Rocklin roadways (Impact 4.3-4 for the SOI Amendment only).

In addition, several significant and unavoidable impacts would be more severe under Alternative 3, including:

- Loss of oak trees (Impact 4.7-8 for the WRSP only), loss of historically significant resources (Impact 4.8-2 for the WRSP only)
- Loss of historically significant resources (Impact 4.8-2 for the WRSP only)
- Impacts of increased solid waste generation on landfills (Impacts 4.11-9 and 4.11-10)

For the most part, Alternative 3 would meet the project objectives. This Alternative does not include low-density residential land uses pursuant to Objectives 2 and 6, or regional parks to create an Activity Core. Alternative 3 also does not include adequate school facilities (Objective 7 or 3) or preserve the oak woodlands and the Fiddymment Ranch complex (Objective 7f). The reduction in nonresidential development could preclude achievement of Objective 10, calling for a mix of uses and facilities that are fiscally feasible to implement and do not negatively impact the City's General Fund.

6.2.7 Alternative 4: Reduced Development Alternative

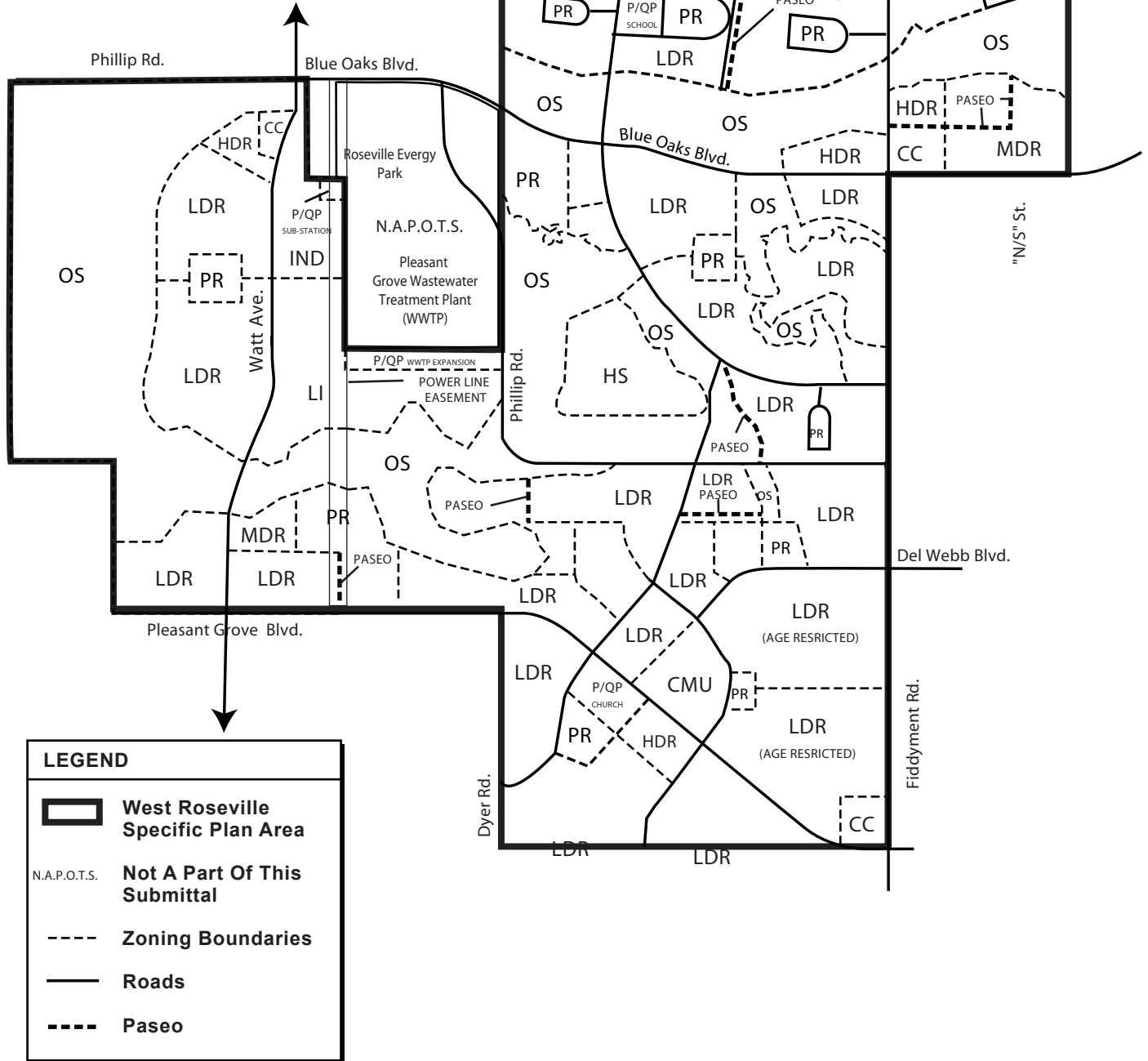
Under this alternative, development levels would be approximately 80 percent of the levels proposed in the WRSP and Remainder Area. No development would occur north of the Placer Parkway alignment shown in Figure 6-4 (Alternative 4: Reduced Development). In addition, the western edge of the SOI Amendment Area would remain in open space. Approximately 116 acres immediately east of the PGWWTP would also remain in open space in order to preserve wetlands. Therefore, open space under Alternative 4 would increase from 1,014 to 1,526 acres. No Village Center or large regional parks would be created. The land use assumptions for this alternative are shown in Table 6-33.

Alternative 4 would not include the sports complex or Fiddymment Park (including the amphitheatre). A smaller regional park would be provided immediately east of the future Roseville Energy Park site.

Under this alternative, it is assumed that Placer Parkway would be constructed through the northern portion of the WRSP and SOI Remainder Areas. An alignment for Placer Parkway has not been selected, but two of the potential study alignments being examined by the Placer County Transportation Planning Agency (PCTPA) would transect the SOI Amendment Area. One alignment would bisect the WRSP Area from north to south. The other alignment would occupy the upper third of the Fiddymment Ranch portion of the WRSP Area, and the SOI Remainder Area. PCTPA requested that an alternative with one of the study alignments be studied in this EIR. Therefore, Alternative 4 provides for the 1,000-foot Placer

Land Use Key

- OS Open Space
- PR Park
- P/QP Public/Quasi-Public
- LDR Low-Density Residential
- MDR Medium-Density Residential
- HDR High-Density Residential
- CC Community Commercial
- BP Business Professional
- LI Light Industrial
- IND Industrial
- HS High School
- CMU Commercial Mixed Use



LEGEND

- West Roseville Specific Plan Area
- N.A.P.O.T.S. Not A Part Of This Submittal
- - - - Zoning Boundaries
- Roads
- - - - Paseo



FIGURE 6-4
Alternative 4: Reduced Development

Not to Scale

10659-00

Source: Morton & pitalo, Inc., 2003; EIP Associates, 2003

City of Roseville



Table 6-33 Alternative 4: Reduced Development

Zoning	Land Use	WRSP		Remainder Area		SOI Amendment Area	
		Acres	DUs	Acres	DUs	Acres	DUs
OS	Open Space	705.7		820.4		1,526.1	
PR	Park and Recreation	218.9		156.7		375.6	
P/QP	Public/Quasi-Public	134.1		42.7		176.8	
LDR	Low-density Residential	1,363.4	4,370.0	1,059.7	4,236	2,423.1	8,606
LDR	Low-density Residential (Age Restricted)	153.0	750.0			153.0	750
MDR	Medium-density Residential	102.2	770.0	66.1	496	168.3	1,266
HDR	High-density Residential	42.2	755.0	66.5	1190	108.7	1,945
CC	Community Commercial	66.8	100.0	54.1		120.9	100.0
BP	Business Professional			10.1		10.1	
LI	Light Industrial	85.3		7.0		92.3	
IND	Industrial	33.6				33.6	
R/W	Road right-of-way	133.3		81.9		215.2	
OS/Paseo	Paseo	14.2				14.2	
	Planning Corridor	114.1				114.1	
	Total	3,166.8	6,745.0	2,365.2	5,922	5,540	12,667

SOURCE: EIP Associates 2003

Parkway corridor shown in Figure 6-4. This does not analyze the impacts of constructing Placer Parkway, although it is treated as a particular land use within the WRSP and SOI Remainder Areas.

Off site infrastructure would be similar to the proposed WRSP and SOI Amendment, but slightly smaller in scale.

Alternative 4 land uses are shown in Figure 6-4. Table 6-33 shows the land use assumptions for Alternative 4.

■ Land Use and Agricultural Resources

West Roseville Specific Plan

Land Use Compatibility

The mix of land uses under Alternative 4 would be the same as under the proposed WRSP, with residential uses occurring adjacent to schools, commercial and industrial uses, and agricultural areas (Impacts 4.1-1 and 4.1-2). Therefore, the land use compatibility impacts would be the same as under the proposed WRSP. Because fewer residents would occupy the area and there would be no regional sports complex or amphitheatre, the impact would be less severe under Alternative 4.

As with the proposed WRSP, under Alternative 4, the PGWWTP would have a 1,000-foot nonresidential buffer, so there would be no land use conflicts with this use (Impact 4.1-3).

Loss of Farmland

Under Alternative 4, the amount of open space would increase slightly, by about 34.3 acres or 5.1 percent. The area designated Prime Farmland would still be developed under this alternative (Impact 4.1-4). However, there would be a corresponding reduction in the amount of grazing land converted to urban uses so the impact would be slightly less severe than under the proposed WRSP.

Access

As with the proposed WRSP, Alternative 4 would allow interim access to the residential parcels north of the WRSP (Impact 4.1-5).

Consistency with City's General Plan and Zoning Code

For Alternative 4, the WRSP would include a Village Center land use designation. Currently, the City's General Plan does not include a land use designation for Village Center. However, as part of the WRSP, the City will amend its General Plan to include the new land use designation (Impact 4.1-6).

Mitigation That Would No Longer Be Required

None.

Significant and Unavoidable Impacts That Would No Longer Occur

None.

Remainder Area

Land Use Compatibility

Under Alternative 4, the location and configuration of land uses in the Remainder Area have not been determined, but it is assumed they would be a continuation of the types of land uses in the WRSP Area (e.g., residential, commercial, industrial). Therefore, there is the possibility that future development could include residential land uses near commercial and industrial operations, agricultural uses, and schools (Impacts 4.1-1 and 4.1-3). However, the impacts would be slightly less severe than under the proposed Remainder Area, because there would not be a regional sports complex or amphitheatre under Alternative 4, and because there would be a 20 percent reduction in the number of residents who could be exposed to nuisances.

Loss of Farmland

Under Alternative 4, open space would increase by 490 acres, so there would be less conversion of grazing land than under the proposed Remainder Area (Impact 4.1-4).

Access

As with the proposed Remainder Area, Alternative 4 would provide interim access to the residential parcels north of the Remainder Area (Impact 4.1-5).

Mitigation That Would No Longer Be Required

None.

Significant and Unavoidable Impacts That Would No Longer Occur

None.

■ Population, Employment, and Housing**West Roseville Specific Plan/Remainder Area****Jobs/Housing Balance**

Under Alternative 4, the number of residential units would be 20 percent lower than under the proposed WRSP. Approximately 3,389 jobs would be created under Alternative 4, along with 8,499 employees. As a result, the City's jobs/housing ratio would be 1.42 percent, compared to 1.63 percent for the proposed WRSP (Impact 4.1-1). In either case, more than 80 percent of WRSP Area residents would live within eight miles of their home, and more than 60 percent would live within six miles. Because the jobs/housing ratio would decrease, Alternative 4 would have a slightly improved impact compared to the proposed WRSP.

Under Alternative 4, the amount of residential and employment-generating uses within the Remainder Area would be lower than under the proposed SOI Remainder Area, because the amount of development would be reduced (Impact 4.2-1). With development of Alternative 4 in the SOI Amendment, there would be a total of 42,472 jobs⁵⁰⁰ for 54,868 employees citywide, resulting in at least 77.4 percent of the City population able to live within eight miles of employment opportunities. Given that Alternative 4 would generate approximately 5,216 jobs, and that several major employment centers are located within three to four miles of the project site (e.g., Washington Boulevard and SR-65 Corridors), with additional

employment areas in north Sacramento and east of I-80, the additional jobs needed to meet the City's ordinance should be available. However, the impact would be more severe than under the proposed Remainder Area, because the jobs/housing ratio would be lower.

Affordable Housing

Ten percent of residential units would be made affordable under Alternative 4, which is consistent with City policy (Impact 4.2-2). The impact on affordable housing would be the same as the proposed WRSP, because the same proportion of housing would be considered affordable.

Displacement of Existing Housing

Similar displacement of existing housing would occur under Alternative 4 as the proposed WRSP and Remainder Area, and would be less than significant.

Inducement of Substantial Population Growth

Under this alternative, development levels would be approximately 80 percent of the levels proposed in the WRSP and Remainder Area. While this alternative would decrease the amount of population growth compared to the proposed project, the increase would still be substantial and this impact would remain significant and unavoidable.

Consistency with Adopted City Policies

Alternative 4 proposes a similar mix of uses with the exception of the regional sports complex and Fiddymont Park. All development would remain consistent with applicable adopted City policies, the same as with the proposed project. This impact would remain less than significant under Alternative 4.

Mitigation That Would No Longer Be Required

None.

Significant and Unavoidable Impacts That Would No Longer Occur

None.

⁵⁰⁰ Based on 2000 U.S. Census data indicating there were 37,256 jobs in the City, plus 5,216 jobs created by the SOI Amendment.

■ Transportation and Circulation

In order to assess the relative impacts of Alternative 4 on traffic conditions, comparison is made with the proposed WRSP and SOI Amendment, which has the highest number of vehicle trips, and Alternative 2, which has the lowest.

SOI Amendment/Remainder Area

City of Roseville Roadways

Trip generation for the SOI Amendment Area under of Alternative 4 would be about 126,700 daily vehicle trips. This compares to 168,900 for the proposed SOI Amendment and 89,200 for Alternative 2. Buildout of the proposed SOI Amendment would cause a significant level-of-service impact at 12 intersections in the City of Roseville under 2020 conditions. Alternative 2 would result in significant level-of-service impact at seven intersections in the City of Roseville under cumulative conditions. Therefore, it is anticipated that the number of intersections in the City of Roseville with significant impacts under Alternative 4 would be between seven and 12 (Impact 4.3-1).

Placer County Roadways

Both the proposed SOI Amendment and Alternative 2 would result in significant level-of-service impacts on both Walerga Road and Watt Avenue between Baseline Road and PFE Road (Impact 4.3-3). It is anticipated that significant impacts would also occur on these roadway segments under Alternative 4.

City of Rocklin Roadways

Both the proposed SOI Amendment and Alternative 2 would result in a significant level-of-service impact on one segment of roadway in the City of Rocklin: Sunset Boulevard between Park Boulevard and Stanford Ranch Road (Impact 4.3-4). It is anticipated that the level of impact would also occur on this roadway segment under Alternative 4, although the severity would be reduced relative to the proposed SOI Amendment.

State Highways and Sutter County

Neither the proposed SOI Amendment nor Alternative 2 would result in significant level-of-service impacts on Sutter County roadways in the study area (Impact 4.3-5). The same impacts would occur on those roadway conditions for Alternative 4, although the severity would be reduced compared to the proposed SOI Amendment.

As with the proposed WRSP, impacts on State highways would be the same as the proposed SOI Amendment, but less severe under Alternative 4 because of the reduced number of trips (Impact 4.3-2).

Bicycle Circulation and Transit

The demand for bicycle circulation and transit would be slightly reduced compared to the proposed SOI Amendment, because the number of people generated by Alternative 4 would be lower than under the proposed SOI Amendment (Impacts 4.3-7 and 4.3-8).

Pedestrian District Overlay

Alternative 4 does include a Village Center, so the proposed General Plan Amendment to add a Pedestrian District policy would also be included, and impacts on traffic congestion would be identical to the proposed SOI Amendment and Remainder Area.

Mitigation That Would No Longer Be Required

None.

Significant and Unavoidable Impacts That Would No Longer Occur

None.

West Roseville Specific Plan

City of Roseville Roadways

It is anticipated that the impacts of Alternative 4 would lie between the impacts of the proposed WRSP and the Open Space Alternative (Alternative 2). The trip generation of Alternative 4 would be about 67,400 daily vehicle trips. This compares to 89,900 for the proposed WRSP and 48,900 for Alternative 2. Buildout of the proposed WRSP would cause a significant level-of-service impact at eight intersections in the City of Roseville (Impact 4.3-1). Alternative 2 would result in significant level-of-service impact at four intersections in the City of Roseville under cumulative conditions. It is anticipated that under Alternative 4, the number of intersections impacted in the City of Roseville would be between four and eight.

Placer County Roadways

Both the proposed WRSP and Alternative 2 would result in significant level-of-service impacts on two segments of Placer County's roadway system (Impact 4.3-3). Both Walerga Road and Watt Avenue between Baseline Road and PFE Road would worsen from LOS C to LOS D. It is anticipated that the

same impacts would occur on these roadway segments under Alternative 4, but that the severity would be reduced compared to the proposed WRSP.

State Highways, City of Rocklin, Sutter County

Neither the proposed WRSP nor Alternative 2 would result in significant level-of-service impacts on City of Rocklin roadways or Sutter County roadways in the study area under cumulative conditions. Therefore, it is anticipated that no significant impacts would occur on those roadways under cumulative conditions for Alternative 4.

As with the proposed WRSP, there would be significant impacts on State highways, but they would be less severe under Alternative 4 than under the proposed WRSP, because of the reduced number of trips.

Bicycle Circulation and Transit

The demand for bicycle circulation and transit would be slightly reduced compared to the proposed WRSP, because the number of people generated by Alternative 4 would be lower than under the proposed WRSP (Impacts 4.3-7 and 4.3-8).

Mitigation That Would No Longer Be Required

None.

Significant and Unavoidable Impacts That Would No Longer Occur

None.

■ Air Quality

SOI Amendment Area

Construction Emissions

Under Alternative 4, PM10 emissions from construction are estimated to be 319.84 lbs/day, which is only 10 lbs/day less than the proposed SOI Amendment on a daily basis (Impact 4.4-1). As shown in Table 6-4, other construction emissions under Alternative 4 are estimated to be 175.19 lbs/day of ROG, 1,170.77 lbs/day of NO_x, and 177.12 lbs/day of CO for the entire SOI Amendment Area (Impact 4.4-2). These emissions would be slightly lower than under the proposed SOI Amendment, but not below PCAPCD thresholds.

Operational Emissions

Operational emissions from Alternative 4 would be lower than under the proposed WRSP (Impact 4.4-3), because less development would occur. As shown in Table 6-4, ROG emissions would be reduced by approximately 42 percent compared to the proposed SOI Amendment, while NO_x emissions would be reduced by 34 percent. Nonetheless, the emissions would still exceed District thresholds.

Toxic Air Contaminants

Alternative 4 would result 19 percent fewer residents with potential exposure to TACs from the PGWWTP as well as pollutants from industrial operations (Impact 4.4-4). Therefore, under Alternative 4, the impact would be similar to but less severe than under the proposed SOI Amendment.

Carbon Monoxide Emissions and Odor

As with the proposed SOI Amendment, Alternative 4 would not result in any CO violations (see Impact 4.4-5), and the impact would be less severe than under the proposed SOI Amendment. Under Alternative 4, fewer people would live in proximity to the PGWWTP than under the proposed SOI Amendment, so odor impacts would be reduced (Impact 4.4-6).

Mitigation That Would No Longer Be Required

None.

Significant and Unavoidable Impacts That Would No Longer Occur

None.

West Roseville Specific Plan

Construction Emissions

Under Alternative 4, PM₁₀ emissions from construction would be less severe than the proposed WRSP, because less land would be developed. PM₁₀ emissions are estimated to be 173.83 lbs/day under Alternative 4, which would still exceed PCAPCD thresholds (Impact 4.4-1).

As shown in Table 6-4, Alternative 4 is estimated to generate 104.04 lbs/day of ROG, 735.5 lbs/day of NO_x, and 92.13 lbs/day of CO, which is less than under the proposed WRSP (Impact 4.4-2). In addition, construction emissions would be substantially reduced over the life of the project, because of the reduction in development.

Operational Emissions

Operational emissions under Alternative 4 would be similar in kind to the proposed WRSP (Impact 4.4-2). Compared to the proposed WRSP, emissions would be reduced by approximately 54 percent (ROG), 49 percent (NO_x), 47 percent (CO), and 52 percent (PM₁₀). Although emissions would be lower than under the proposed WRSP, the impact would remain significant under Alternative 4, because Air District thresholds would be exceeded.

Toxic Air Contaminants

Under Alternative 4, approximately 3,737 fewer people would reside in the WRSP Area (an 18 percent reduction). Therefore, there would be fewer people who could be exposed to TACs from the PGWWTP, and other industrial uses in the WRSP Area (Impact 4.3-4).

Carbon Monoxide and Odors

As with the proposed WRSP, Alternative 4 would not result in violations of the CO thresholds at any intersections. Under Alternative 4, fewer people would be living in close proximity to the PGWWTP, which is not expected to generate substantial objectionable odors. Therefore, this impact would remain similar in magnitude to the proposed WRSP.

Remainder Area

Construction Emissions

Under Alternative 4, PM₁₀ emissions from construction are estimated to be 319.84 lbs/day, which is only 10 lbs/day less than the proposed SOI Amendment on a daily basis (Impact 4.4-1). Other construction emissions under Alternative 4 are estimated to be 175.19 lbs/day of ROG, 1,170.77 lbs/day of NO_x, and 177.12 lbs/day of CO for the entire Remainder Area (Impact 4.4-2). These emissions would be slightly lower, but not below PCAPCD thresholds, than under the proposed Remainder Area.

Operational Emissions

Operational emissions from Alternative 4 would be lower than under the proposed WRSP (Impact 4.4-3), because less development would occur. As shown in Table 6-4, ROG emissions would be reduced by approximately 42 percent compared to the proposed Remainder Area, while NO_x emissions would be reduced by 34 percent. Nonetheless, the emissions would still exceed District thresholds.

Toxic Air Contaminants

Alternative 4 would result 19 percent fewer residents being exposed to TACs from the PGWWTP and industrial operations in the WRSP (Impact 4.4-4). Therefore, under Alternative 4, the impact would remain the same as under the proposed Remainder Area.

Carbon Monoxide and Odors

As with the proposed Remainder Area, Alternative 4 would not result in any CO violations (Impact 4.4-5), and the impact would be less severe than under the proposed Remainder Area. Under Alternative 4, fewer people would live in proximity to the PGWWTP than under the proposed Remainder Area so potential odor impacts would be reduced (Impact 4.4-6).

Mitigation That Would No Longer Be Required

None.

Significant and Unavoidable Impacts That Would No Longer Occur

None.

■ Noise

SOI Amendment

Commercial and Industrial Noise

Like the proposed SOI Amendment, Alternative 4 is assumed to include a variety of land uses, including residential, commercial, and industrial in proximity to each other. The total amount of industrial and commercial uses would be similar to the proposed SOI Amendment, so noise impacts would be similar (Impacts 4.5-2 and 4.5-3), although fewer residents would be exposed to such noise.

Schools

Under Alternative 4, elementary, middle and high schools would be constructed within the SOI Amendment Area (Impact 4.5-4), similar to the proposed SOI Amendment. The high school is assumed to have a stadium, like the proposed SOI Amendment. Because residential uses would be reduced under Alternative 4, potential exposure of residents to noise from schools would be reduced relative to the proposed SOI Amendment.

Park-Related Noise

No regional parks, soccer fields, or amphitheatres would be located in the SOI Amendment Area, so noise from park activities would be substantially reduced (Impact 4.5-5).

Traffic Noise

Under Alternative 4, noise levels would be expected to exceed 60 Ldn along the same roadways as under the SOI Amendment, because traffic levels would be very similar. However, the contours would be reduced slightly, because of the reduction in traffic. Similarly, off-site increases in noise would be similar to but less severe than the proposed SOI Amendment (Impact 4.5-8, 4.5-9, and 4.5-10).

Under Alternative 4, Placer Parkway is planned to be constructed through the northern portion of the SOI Amendment Area (see Figure 6-4). Placer Parkway is anticipated to be a 4-lane roadway with 200 feet of right-of-way within a 1,000-foot planning corridor. Given the width of the roadway and the planning corridor, Placer Parkway could be built with ample setbacks from adjacent low-density residential uses. In addition, under Alternative 4, the WRSP Design Guidelines would require soundwalls along the planning corridors. The setbacks and soundwalls should be adequate to reduce noise from a 4-lane facility to acceptable levels. Therefore, the impacts of constructing residential uses in proximity to Placer Parkway would be less than significant.

Other Noise Sources

Under Alternative 4, the less-than-significant impacts due to noise from construction (Impact 4.5-1), the PGWWTP (Impact 4.5-6), and fire stations (Impact 4.5-7) would be the same as under the proposed SOI Amendment.

Mitigation That Would No Longer Be Required

None.

Significant and Unavoidable Impacts That Would No Longer Occur

Under Alternative 4, significant and unavoidable noise impacts would be similar to those of the proposed SOI Amendment, although reduced because there would be fewer residents and less traffic.

West Roseville Specific Plan

Commercial and Industrial Noise

As shown in Figure 6-4, the mix of land uses under Alternative 4 would be similar to the proposed WRSP, but the densities would increase, and the distribution would change. Commercial uses would still be located adjacent to residential areas, while industrial uses would be buffered from residential areas (Impacts 4.5-2 and 4.5-3). A smaller number of residents would be exposed to these potential noise sources, so the impacts would be reduced.

Schools

Under Alternative 4, there would be a high school, a middle school, and two elementary schools within the WRSP Area. The high school could have a stadium, which could generate substantial noise (Impact 4.5-4). Because there would be fewer residents, the impact would be reduced.

Park-Related Activities

Under Alternative 4, there would be no regional parks, so no soccer fields or amphitheatre would be constructed within the WRSP Area (Impact 4.5-5).

Traffic Noise

Under Alternative 4, noise levels would be expected to exceed 60 Ldn along the same roadways as under the SOI Amendment, because, traffic levels would not be reduced enough to make a noticeable difference in noise levels (3 dB, which would require a 50 percent reduction in trips) either on- or off site (see Impacts 4.5-8, 4.5-9 and 4.5-10).

Other Noise Sources

Under Alternative 4, the less-than-significant impacts due to noise from construction (Impact 4.5-1), the PGWWTP (Impact 4.5-6), and fire stations (Impact 4.5-7) would be the same as under the SOI Amendment.

Mitigation That Would No Longer Be Required

None.

Significant and Unavoidable Impacts That Would No Longer Occur

None.

Remainder Area

Commercial Noise

Under Alternative 4 a variety of land uses would be located in the Remainder Area, including commercial and business/professional in proximity to residential uses. The amount of such uses would be reduced slightly, so the amount of noise from these sources would be lower under Alternative 4 (Impact 4.5-2).

Schools

Under Alternative 4, one or more schools are likely to be constructed within the Remainder Area (Impact 4.5-4). Noise levels would be similar to the proposed Remainder Area.

Park-Related Noise

No regional parks, soccer fields, or amphitheatres would be located in the SOI Amendment Area under Alternative 4, so there would be no significant park noise (Impact 4.5-5).

Traffic Noise

Under Alternative 4, project-related traffic would decrease by approximately 14,203 trips or 12.8 percent, which would not substantially alter traffic noise levels identified for the proposed Remainder Area (see Impacts 4.5-8, 4.5-9 and 4.5-10).

Under Alternative 4, Placer Parkway is planned to be constructed through the northern portion of the SOI Amendment Area (see Figure 6-4). Placer Parkway is anticipated to be a four-lane roadway with 200 feet of right-of-way within a 1,000 foot planning corridor. Given the width of the roadway and the planning corridor, Placer Parkway could be built with ample setbacks from adjacent low-density residential uses. In addition, under Alternative 4, the WRSP Design Guidelines would require soundwalls and along the planning corridors. The setbacks and soundwalls should be adequate to reduce noise from a 4-lane facility to acceptable levels. Therefore, the impacts of constructing residential uses in proximity to Placer Parkway would be less than significant.

Other Noise Sources

Under Alternative 4, the less-than-significant impacts due to noise from construction (Impact 4.5-1), industrial noise (Impact 4.5-3), the PGWWTP (Impact 4.5-6), and fire stations (Impact 4.5-7) would be the same as under the proposed Remainder Area.

Mitigation That Would No Longer Be Required

None.

Significant and Unavoidable Impacts That Would No Longer Occur

No significant and unavoidable impacts would be eliminated under this alternative.

■ ***Geology, Soils, and Seismicity***

West Roseville Specific Plan

Seismic Hazards, Soils Constraints

Alternative 4 would increase the number of structures and people exposed to seismic hazard and soil constraints over that which currently exists (Impacts 4.6-1 and 4.6-2). The number of residential units would be 19 percent lower than the proposed WRSP, and the amount of commercial, business, industrial and other building square feet would be reduced as well. As with the proposed WRSP, under Alternative 4 any new structures would be constructed in accordance with the UBC and local building standards.

Soil Erosion, Topographic Changes, Slope Instability

Similar to the proposed WRSP, Alternative 4 would result in grading to accommodate new structures and infrastructure. The amount of grading under Alternative 4 would be approximately 1.2 percent less than under the proposed WRSP. As with the proposed WRSP, under Alternative 4 any grading activities would be performed consistent with a Major Grading Plan. Road crossings adjacent to stream channels would be constructed consistent with City Improvement Standards, grading permit requirements and CDFG Streambed Alteration Agreement requirements.

Loss of Top Soil

Similar to the WRSP, Alternative 4 would result in development that would not result in the loss of higher quality topsoil. However, the amount of development would be slightly reduced (Impact 4.6-6).

Mitigation That Would No Longer Be Required

None.

Significant and Unavoidable Impacts That Would No Longer Occur

None.

Remainder Area

Seismic Hazards, Soils Constraints

As discussed above, similar to the proposed Remainder Area, under Alternative 4 any new structures would be constructed in accordance with the UBC and local building standards. Under Alternative 4, this impact would be slightly less severe than the proposed Remainder Area, because there would be fewer residents.

Soil Erosion, Topographic Changes, Slope Instability

Similar to the proposed Remainder Area, Alternative 4 would require grading to accommodate new structures and infrastructure. However, the acreage to be graded would be reduced by 11 percent. As discussed above, any grading activities would be subject to a Major Grading Plan. Road crossings adjacent to stream channels would be constructed consistent with City Improvement Standards, grading permit requirements and CDFG Streambed Alteration Agreement requirements.

Loss of Top Soil

Similar to the proposed Remainder Area, Alternative 4 would result in development that would not result in the loss of higher quality topsoil. However, the amount of development would be substantially reduced (Impact 4.6-6).

Mitigation That Would No Longer Be Required

None.

Significant and Unavoidable Impacts That Would No Longer Occur

None.

■ Biological Resources

West Roseville Specific Plan

Loss of Federally Protected Wetlands and “Other Waters” of the United States

Under the Alternative 4, open space would increase by approximately 5 percent, compared to the proposed WRSP. Consequently, impacts on federally protected wetlands and “other” waters of the U.S. would be similar to the proposed WRSP (Impact 4.7-1). Furthermore, only one crossing over Pleasant Grove Creek would be constructed. Loss of federally protected wetlands and “other” waters of the U.S.

would include 12.17 acres of vernal pools (compared to 13.8 acres under the proposed WRSP), as well as wet swales and channels, seasonal wetlands, and emergent wetlands.

Loss or Degradation of Habitat for Wetlands Species

As discussed above, Alternative 4 would result in loss of wetlands, including vernal pools (Impacts 4.7-2, 4.7-3, and 4.7-4). However, because fewer acres of habitat would be disturbed, this impact would be slightly less severe under Alternative 4.

Disturbance to Nesting Raptors

Under Alternative 4, the impacts on nesting raptors would be similar to the proposed WRSP (Impact 4.7-5), because construction activity would still occur in areas adjacent to Pleasant Grove Creek and a substantial portion of the oak woodland southwest of the Blue Oaks/Fiddymint intersection would be removed.

Loss of Annual Grassland Habitat

Alternative 4 would reduce the loss of annual grasslands (Impact 4.7-6), which provides foraging habitat for raptors, compared to the proposed WRSP.

Wildlife Movement Corridors

Alternative 4 would have a similar effect on migratory corridors to the proposed WRSP (Impact 4.7-7), because there would be the same number of creek crossings.

Loss of Oak Trees

Alternative 4 would remove oak trees for the Pleasant Grove Creek Crossing and require development of the area designated Fiddymint Park under the proposed WRSP (Impact 4.7-8). This area contains extensive trees, including an oak woodland, so the impacts of Alternative 4 on oak tree loss would be more severe than those of the proposed WRSP.

Loss of Riparian Habitat

Alternative 4 would require the same number of creek crossings as the proposed WRSP (Impact 4.7-9).

Off-site Infrastructure

Off-site infrastructure would be required for Alternative 4, but improvements would be scaled down to reflect the decrease in development. Nonetheless, roadway and water and sewer conveyance lines would need to be extended (Impact 4.7-10).

Mitigation That Would No Longer Be Required

None.

Significant and Unavoidable Impacts That Would No Longer Occur

None.

Remainder Area***Loss of Federally Protected Wetlands and “Other Waters” of the United States***

Under Alternative 4, the amount of open space would increase by approximately 453 acres. Nonetheless, impacts on wetlands and “other” waters of the U.S. would still likely occur as a result of such development, because of the dispersion of potential wetlands in the Remainder Area (Impact 4.7-1).

Loss or Degradation of Habitat for Wetlands Species

Future development in the Remainder Area would also be substantially reduced under Alternative 4 relative to the proposed Remainder Area. Nonetheless, wetland habitat would likely be destroyed and/or degraded (Impacts 4.7-1, 4.7-3, and 4.7-4). However, because fewer acres of habitat would be disturbed, this impact would be substantially less severe under Alternative 4.

Disturbance to Nesting Raptors

Under Alternative 4, impacts on nesting raptors in the Remainder Area would be similar to the proposed Remainder Area, because construction activity would still occur in areas most likely to contain nests, such as adjacent to Pleasant Grove Creek. Therefore, the potential for disturbing nesting raptors would be similar to the proposed Remainder Area (Impact 4.7-5).

Loss of Annual Grassland Habitat

Alternative 4 would reduce the loss of annual grasslands by increasing open space to 820 acres, from 365 acres under the proposed Remainder Area. Therefore, the loss of foraging habitat would be reduced (Impact 4.7-6).

Wildlife Movement Corridors

Under Alternative 4, there would be the same number of stream crossings and other urban barriers to wildlife movement, as for the Remainder Area (Impacts 4.7-7 and 4.7-9). Because of the reduction in development, this impact would be less severe under Alternative 4 than under the proposed Remainder Area.

Loss Of Oak Trees

Alternative 4, like the proposed Remainder Area, would result in the loss of oak trees (Impact 4.7-8).

Loss of Riparian Habitat

Alternative 4 would require the same number of stream crossings as the proposed Remainder Area (Impacts 4.7-7 and 4.7-9).

Off-site Infrastructure

The amount of off-site infrastructure needed to serve the Alternative 4 would be similar to the proposed Remainder Area (Impacts 4.7-9 and 4.7-10).

Mitigation That Would No Longer Be Required

None.

Significant and Unavoidable Impacts That Would No Longer Occur

None.

■ Cultural Resources

West Roseville Specific Plan

Archaeological Resources

Under Alternative 4, the amount of land to be disturbed would be similar to the proposed WRSP, but reduced slightly. As discussed in Impact 4.8-1, there could be subsurface historic or prehistoric resources in the WRSP Area.

Historic Properties

Like the proposed WRSP, Alternative 4 could affect the Fiddymment Ranch site, and would likely necessitate relocation or demolition of the Fiddymment Ranch structures because the area is designated for residential use. This would alter the context of the Fiddymment Ranch Main Complex, which appears to meet the criteria for significance as a historical resource established in section 15064.5 of the CEQA Guidelines and California and National Register criteria 1, 3, and 4. Because Fiddymment Ranch would likely be removed, the impact would be more severe under Alternative 4 (Impact 4.8-2).

Paleontological Resources

As discussed above, Alternative 4 would disturb less land than the proposed WRSP so the potential for disturbance of paleontological resources would be reduced.

Off-site Infrastructure

Under Alternative 4, off-site infrastructure would include roads, electrical infrastructure, water and sewer lines, and water tanks, similar to the proposed WRSP.

Mitigation That Would No Longer Be Required

None.

Significant and Unavoidable Impacts That Would No Longer Occur

None.

Significant and Unavoidable Impacts That Would Be More Severe under Alternative 4

Impact 4.8-2: Loss of historic resources (WRSP only)

Remainder Area

Archaeological Resources

Under Alternative 4, development in the Remainder Area would be substantially reduced (455 acres), so that less area would be subject to disturbance. Consequently, the potential for damaging or destroying archaeological resources would be reduced (Impact 4.8-1). Nonetheless, the potential exists for disturbance of unknown archaeological resources.

Historic Properties

The Remainder Area has not been surveyed, so it is not known whether it contains any historic resources. Therefore, development of Alternative 4 could affect historic resources, if present, through removal, relocation, reuse and/or substantially altering the context in which the historic resources occur (Impact 4.8-2); this impact would be similar to the proposed Remainder Area, but somewhat lessened due to the decreased amount of development under Alternative 4.

Paleontological Resources

As discussed above, the increase in open space under Alternative 4 would reduce the potential to encounter paleontological resources during construction (Impact 4.8-3).

Off-site Infrastructure

Under Alternative 4, the need for off-site infrastructure would be similar to the proposed SOI Amendment (Impact 4.8-4).

Mitigation That Would No Longer Be Required

None.

Significant and Unavoidable Impacts That Would No Longer Occur

None.

■ Hazardous Materials and Public Safety

West Roseville Specific Plan

Hazards

Development of Alternative 4 would result in the same impacts identified for the proposed WRSP related to the routine use, storage, and transport of hazardous materials within the WRSP Area, including emergency response, use of recycled water in areas accessible to the public, and location of residential uses and schools relative to sources of electromagnetic fields (EMF). Assuming hazardous materials use is directly proportional to the amount of developed square footage in the industrial/light-industrial, commercial, and business land use categories, the magnitude of hazardous materials use impacts would be reduced because the amount of developed square footage for these uses would be approximately 12 percent less than the proposed WRSP. With approximately 20 percent fewer dwelling units, there would also be less household hazardous waste generated under this alternative. Land uses within the 1,000-foot buffer around the PGWWTP would be restricted to nonresidential uses, identical to the proposed WRSP, so the impacts identified for the proposed WRSP would not differ under this alternative. Chemical deliveries to the PGWWTP are assumed to be temporarily routed through a residential area along Hayden Parkway, as described for the proposed WRSP.

Soil and Groundwater Contamination

Alternative 4 would be identical to the proposed WRSP, where past uses at the Fiddymont Ranch property were identified as a potential source of soil contamination requiring additional investigation and/or cleanup as necessary. However, because there would be less development under this alternative, the magnitude of the less-than-significant impacts would be reduced.

Mitigation That Would No Longer Be Required

None.

Significant and Unavoidable Impacts That Would No Longer Occur

None.

Remainder Area***Hazards***

Development of Alternative 4 would result in the same impacts identified for the proposed Remainder Area related to the routine use, storage, and transport of hazardous materials within the WRSP, use of recycled water in areas accessible to the public, and location of residential uses and schools relative to sources of electromagnetic fields (EMF). Assuming hazardous materials use is directly proportional to the amount of developed square footage in the industrial/light-industrial, commercial, and business land use categories, the magnitude of hazardous materials use impacts would be reduced because the amount of developed square footage for these uses would be approximately 45 percent less than the total Remainder Area. There would be less household hazardous waste generated under this alternative because there would approximately 20 percent fewer dwelling units.

Soil and Groundwater Contamination

Alternative 4 would be similar to the proposed Remainder Area, but reduced because of the reduction in developed area.

Mitigation That Would No Longer Be Required

None.

Significant and Unavoidable Impacts That Would No Longer Occur

None.

■ Public Services**West Roseville Specific Plan*****Law Enforcement***

Alternative 4 would result in the need for fewer additional sworn staff, compared to under the proposed WRSP, as well as other staff and facilities (Impact 4.10-1). Under Alternative 4, the impact would be less

severe compared to the proposed WRSP, because fewer officers would be needed. No police stations other than as outlined in Impact 4.10-1. Therefore, potential impacts from construction of new or expansion of existing facilities would be substantially similar to the proposed WRSP.

Fire Protection

Under Alternative 4, existing Fire Station #5 on Pleasant Grove Boulevard would serve the WRSP Area until other stations are constructed (Impact 4.10-2). Once it is constructed, the Blue Oaks Station, Station #8, would also serve the WRSP Area. A new station would be provided within the WRSP Area, so the four-minute response time standard could be met with the existing stations. Therefore, the impact would be similar to the proposed WRSP, but less severe because less development would occur. The physical impacts from construction of the new fire station would be identical to the proposed WRSP.

Schools

Alternative 4 would generate additional students who would attend RCSD and RJUHSD schools. The three elementary schools, middle school, and high school would be adequate to serve these students. Because fewer students would be generated, the impact would be less severe than the proposed WRSP. The potential impacts of construction of new school facilities or expansion of existing facilities would be substantially similar to the proposed project, as the same number of new schools is required.

Libraries

Under Alternative 4 there would be 16,517 new residents in the WRSP Area. Because the City's standard for libraries is one new branch for every 15,000 to 20,000 residents, a new library branch or expansion of existing branches could be warranted (Impact 4.10-5). The impact on libraries under Alternative 4 would be less severe than the proposed WRSP, because there would be 3,737 fewer residents. The potential impacts of construction of new library facilities or expansion of existing facilities would be substantially similar to the proposed project, as the same number of new schools is required.

Parks and Recreation

Alternative 4 would require approximately 149 acres of new parks in total, with 50 acres each of Neighborhood/Community Park; Citywide Park/Community; and Open Space/Passive parks would be required to serve the new population (Impact 4.10-6). Alternative 4 would provide 218.9 acres of active park uses within the WRSP Area, which would be ample to meet City park standards.

Mitigation That Would No Longer Be Required

None.

Significant and Unavoidable Impacts That Would No Longer Occur

None.

Remainder Area

Law Enforcement

Alternative 4 would result in the need for additional law enforcement officers, as well as other staff and facilities (Impact 4.10-1). This impact would be similar to but less severe than if the full Remainder Area were developed. The potential impacts of construction of new police facilities or expansion of existing facilities would be substantially similar to the proposed project, as the same number of new schools is required.

Fire Protection

Under Alternative 4, the Remainder Area would be served by the existing Fire Station #5 on Pleasant Grove Boulevard and, once it is constructed, the Blue Oaks Station, Station #8. However, these stations may not be able to maintain adequate response times for the full Remainder Area. An additional station could be needed to serve the southern portion of the Remainder Area. This impact would be the same as if the entire Remainder Area were developed, but less severe because of the reduction in development. The potential impacts of construction of new fire station facilities or expansion of existing facilities would be substantially similar to the proposed project, as the same number of new schools is required.

Schools

Assuming that approximately 20 percent of the dwelling units in the Remainder Area would be within the RCSD and the RJUHSD, and 80 percent would be within the CUSD, development of the Alternative 4 Remainder Area would result in the generation of 393 students in the RCSD, 182 students in the RJUHSD and 3,030 students in the CUSD.

Under Alternative 4, fewer schools would be needed to support students generated by development in the Remainder Area. Therefore, the impact on schools for Alternative 4 would be less severe than impacts as a result of the proposed Remainder Area. Alternative 4 would provide three elementary schools, a middle school, and a high school within the WRSP Area to serve students in the RCSD and RJUHSD (Impacts 4.10-3 and 4.10-4). The potential impacts of construction of new school facilities or expansion of existing facilities would be substantially similar to the Proposed Project, as the same number of new schools is required.

Libraries

The demand for libraries would be reduced under Alternative 4, as the population would be reduced. Nonetheless, with approximately 15,000 residents, the Alternative 4 Remainder Area could warrant up to one new library branch (Impact 4.10-5). The potential impacts of construction of new library facilities or expansion of existing facilities would be substantially similar to the Proposed Project, as the same number of new schools is required.

Parks and Recreation

Alternative 4 would require approximately 144 acres of parkland, with 45 acres each of Neighborhood/Community Park; Citywide Park/Community; and Open Space/Passive Parks in the Remainder Area (Impact 4.10-6). Alternative 4 is assumed to include a total of 156.7 active parks, which would be adequate to meet this demand, similar to the Remainder Area as assumed if fully developed.

Mitigation That Would No Longer Be Required

None.

Significant and Unavoidable Impacts That Would No Longer Occur

None.

■ Public Utilities

West Roseville Specific Plan

Water Supply

As shown in Table 6-6, water supply for the WRSP would be reduced by 586 AF/yr under Alternative 4. As with the proposed WRSP, there would be adequate supply in wet years, and, with mitigation, in dry years (Impacts 4.10-1 and 4.10-2). In addition, the demand for water treatment, storage, and conveyance would be reduced compared to the proposed WRSP (Impacts 4.11-2 through 4.11-4).

Recycled Water

The PGWWTP would produce enough water to meet the demands of Alternative 4, and infrastructure to convey recycled water would be similar to the WRSP. The impact would be less severe than the proposed WRSP, due to reduced development.

Wastewater

As shown in Table 6-6, Alternative 4 would generate approximately 18 percent less wastewater than compared to the proposed project WRSP. The demand on the PGWWTP under this alternative would, therefore, be less severe than the WRSP, although the plant as approved would still not have adequate capacity and would require expansion. This alternative would generate flows of 2.3 mgd. Considering the 1.1 mgd of capacity allocated to the VBO in the WWMP EIR, the net increase in capacity for this alternative is 1.2 mgd. The capacity to the PGWWTP would still need to be increased beyond the WWMP EIR-considered capacity of 20.7 mgd. While the impacts for this alternative for Impacts 4.11-7 and 4.11-8 would be slightly reduced, the mitigation measures for the proposed project would need to be applied.

Development under Alternative 4 would require the installation of wastewater collection and conveyance facilities (Impact 4.11-6). Because this alternative would have 56 more acres of open space, the area of land to be disturbed during installation of such facilities to serve the developed area would be less than the WRSP.

Solid Waste

Solid waste generation under Alternative 4 would be approximately 2,081 tons less than what would be generated per year under the proposed WRSP (Impact 4.11-8). The decrease in tonnage is due to the lower amount of commercial and industrial property as compared to the proposed project. Development under Alternative 4 could substantially shorten the lifespan of the landfill over thirty years; however, the impact would be less severe than the proposed WRSP.

In addition, the amount of materials transported to the MRF would be reduced and waste generated during construction under Alternative 4 would be lower than under the proposed WRSP (Impacts 4.11-9 and 4.11-10), because less development would occur.

Electricity and Natural Gas

As shown in Table 6-6, under Alternative 4 electricity and natural gas required in the WRSP would be reduced by 36 and 15 percent, respectively (Impacts 4.11-11 and 4.11-12).

Mitigation That Would No Longer Be Required

None.

Significant and Unavoidable Impacts That Would No Longer Occur

None.

Remainder Area

Water

As shown in Table 6-6, water supply would be reduced by only 340 AF/year in the Remainder Area under Alternative 4. As with the Remainder Area if entirely developed, the demand under Alternative 4 could not be met by existing entitlements and recycled water alone, in either wet or dry years (Impacts 4.11-1 and 4.11-2). However, the impact would be less severe, because demand would be lower under Alternative 4.

The demand for water treatment (Impact 4.11-3) and water conveyance (Impact 4.11-4) would also be reduced under Alternative 4.

Recycled Water

As with the Remainder Area if fully developed, there would be adequate recycled water to serve Alternative 4 (Impact 4.11-5).

Wastewater

Flows anticipated to be generated by development of the Remainder Area under Alternative 4 would be 1.82 mgd, which is 0.5 mgd lower than the proposed project Remainder Area assumptions, as shown in Table 6-6. The capacity to the PGWWTP would need to be increased beyond the WWMP EIR-considered capacity of 20.7 mgd. While the impacts for this alternative for Impacts 4.11-7 and 4.11-8 would be slightly reduced, the mitigation measures for the proposed project would need to be applied.

Development of the Remainder Area under this alternative would result in the need for installation of wastewater collection and conveyance infrastructure (Impact 4.11-6). Because this alternative would have more acres in open space than the proposed SOI Amendment, the area of land to be disturbed during installation of such facilities to serve the developed area would be smaller.

Solid Waste

Solid waste generation under Alternative 4 would be approximately 3,310 tons less than what would be generated per year in the Remainder Area (Impact 4.11-8). In addition, the amount of materials transported to the MRF would be reduced (Impact 4.11-9). Waste generated during construction of the Remainder Area under Alternative 4 would also be lower than under the proposed Remainder Area (see Impact 4.11-10), because less development would occur.

Electricity and Natural Gas

As shown in Table 6-6, under Alternative 4 electricity and natural gas required in the Remainder Area would be reduced (Impacts 4.11-11 and 4.11-12).

Mitigation That Would No Longer Be Required

None.

Significant and Unavoidable Impacts That Would No Longer Occur

None.

■ Hydrology, Water Quality, and Groundwater**West Roseville Specific Plan****Stormwater (Peak Flows)**

Under Alternative 4, approximately 22 percent of the WRSP Area would remain as open space and would not be developed with new impervious surfaces (Impact 4.12-1). As a result, the rate and amount of stormwater discharged to the Pleasant Grove Creek and Curry Creek watersheds would be proportionately reduced.

Stormwater (Volume)

While the volume of stormwater being discharged would also be proportionately reduced, as compared to the WRSP, this water would still need to be directed to and stored in the planned regional retention basin in the Reason Farms property to the west (Impact 4.12-2).

Floodplain Fill

Alternative 4 would result in similar less-than-significant floodplain fill impacts as that identified for the proposed WRSP (Impact 4.12-3).

Water Quality

Alternative 4 would develop only about 78 percent of the total proposed WRSP Area with new impervious surfaces, which would also reduce the magnitude of the construction site and post-development urban runoff water quality impacts by approximately one-quarter (Impact 4.12-4 and 4.12-5).

Groundwater Use During Dry Years

Because less water supply would be required, the impact on the aquifer would be reduced under Alternative 4 (Impact 4.12-6).

Groundwater Recharge

Groundwater recharge impacts that were identified for the proposed WRSP would be reduced in magnitude because more area would remain as open space (Impact 4.12-7).

Mitigation That Would No Longer Be Required

None.

Significant and Unavoidable Impacts That Would No Longer Occur

None.

Remainder Area

Stormwater (Peak Flows)

Under Alternative 4, approximately 28 percent of the total Remainder Area would remain as open space and would not be developed with new impervious surfaces. As a result, the rate and amount of stormwater discharged to the Pleasant Grove Creek and Curry Creek watersheds would be proportionately reduced (Impact 4.12-1). This would reduce the magnitude of peak flow impacts identified for the Remainder Area for Pleasant Grove Creek. Further, there would be no contribution from the southern Remainder Area to the Curry Creek shed.

Stormwater (Volume)

The volume of stormwater being discharged would also be proportionately reduced, as compared to the Remainder Area, but this water would still need to be directed to and stored in the planned regional retention basin in the Reason Farms property to the west (Impact 4.12-2).

Floodplain Fill

Alternative 4 would result in a similar floodplain fill impact as that identified for the Remainder Area because some development would occur in the northern Remainder Area along Pleasant Grove Creek (Impact 4.12-3).

Water Quality

Alternative 4 would develop only 72 percent of the total proposed Remainder Area with new impervious surfaces, which would reduce the magnitude of the construction site and post-development urban runoff water quality impacts (Impacts 4.12-4 and 4.12-5).

Groundwater Use During Dry Years

Because less water supply would be required, the impact on the aquifer would be reduced under Alternative 4 (Impact 4.12-6).

Groundwater Recharge

Groundwater recharge impacts that were identified the proposed Remainder Area would be reduced in magnitude because more area would remain as open space (Impact 4.12-7).

Mitigation That Would No Longer Be Required

None.

Significant and Unavoidable Impacts That Would No Longer Occur

None.

■ Aesthetics and Visual Resources**West Roseville Specific Plan****Alterations to Visual Character**

Like the proposed WRSP, development of this alternative would be an extension of the urban edge that exists east of the WRSP (Impact 4.13-1). Under Alternative 4, the type of development would be similar to the proposed WRSP, but its extent would be reduced slightly, so the impact would be reduced compared to the proposed WRSP.

Light and Glare

Although this alternative would reduce the amount of development, Alternative 4 would still result in a substantial change in the amount of light generated on the site, and alter nighttime views of the site (Impact 4.13-2). Impacts on light and glare for Alternative 4 would be somewhat reduced in comparison to the Proposed Project, because less nonresidential development would occur.

Other Impacts

As with the proposed WRSP, land uses within the WRSP would be visually compatible with one another under Alternative 4, in compliance with the City of Roseville and WRSP Design Guidelines (Impact 4.13-3).

No scenic roads, resources, or views are identified within or adjacent to the WRSP, and the area is not designated a scenic area in the City of Roseville General Plan or the Placer County General Plan (Impact 4.13-4).

Remainder Area

Alterations to Visual Character

Under Alternative 4 there would be substantially more open space than if the entire Remainder Area were developed, but the dominant character of the Remainder Area would become urban (Impact 4.13-1).

Light and Glare

Impacts on light and glare under Alternative 4 would be somewhat reduced in comparison to the proposed Remainder Area, because of the reduction in nonresidential development (Impact 4.13-2).

Other Impacts

Development in the Remainder Area would comply with the City of Roseville's Community Design Guidelines under either Alternative 4 or development of the Remainder Area.

Because views within and adjacent to the Remainder Area are not designated scenic vistas, development of the Remainder Area would not create a substantial adverse effect on a scenic resource (Impact 4.13-4). In addition, because the northern Remainder Area would be surrounded by open space under this alternative, more opportunities for views of the Sierras and surrounding natural landscapes would be available.

Mitigation That Would No Longer Be Required

None.

Significant and Unavoidable Impacts That Would No Longer Occur

None.

Conclusions

Alternative 4 would be environmentally superior to the proposed WRSP and SOI Amendment, because substantially fewer acres would be developed. Every impact would but one be the same as or reduced compared to the proposed WRSP and SOI Amendment. An increased level of impact would occur to the landfill under the WRSP, Alternative 4 scenario. However, because the Remainder Area under the Alternative 4 scenario has a comparatively lessened impact to the landfill, the overall impact of the SOI Amendment is reduced as compared to the proposed project.

For the most part, Alternative 4 would meet the project objectives. It does not include 8,430 units pursuant to Objective 4. Further, Alternative 4 does not include a Village Center, regional parks to create an Activity Core, or preserve the oak woodlands and Fiddymont Ranch Complex pursuant to Objective 7. The reduction in development could preclude achievement of Objective 10, calling for a mix of uses and facilities that are fiscally feasible to implement and do not negatively impact the City's General Fund.

6.2.8 Alternative 5: Off-Site Alternative

Alternative 5 assumes that the project would be developed in Placer County on the site currently proposed for the Placer Vineyards project (see Figure 6-5 [Alternative 5: Off-Site Alternative]).

The Alternative 5 site totals 5,012 acres compared to the proposed 5,527-acre SOI Amendment Area. However, the developable areas (all land uses except Open Space) are very similar—4,606 acres for Alternative 5 and 4,492 for the proposed SOI Amendment. In order to maintain the same program assumptions for Alternative 5, the difference of approximately 500 acres is taken from the Open Space designations for both the WRSP and the Remainder Area. Consequently, all other land uses are assumed to occupy the same acreage at the same densities. Under Alternative 5, the WRSP portion would contain 425 acres of open space, compared to 670 under the proposed WRSP. Approximately 95 acres of open space would be provided in the Remainder Area, compared to 365 acres under the proposed SOI Amendment.

The large amount of open space under the proposed WRSP and SOI Amendment reflects, in part, the number of drainages running through the SOI Amendment Area and the extent of the 100-year floodplain, which must be maintained in Open Space. In addition, the Alternative 5 site has more land that has already been disturbed by agricultural use. Therefore, the 515-acre reduction in open space can be achieved without placing development in the floodplain or substantially degrading biological habitat.

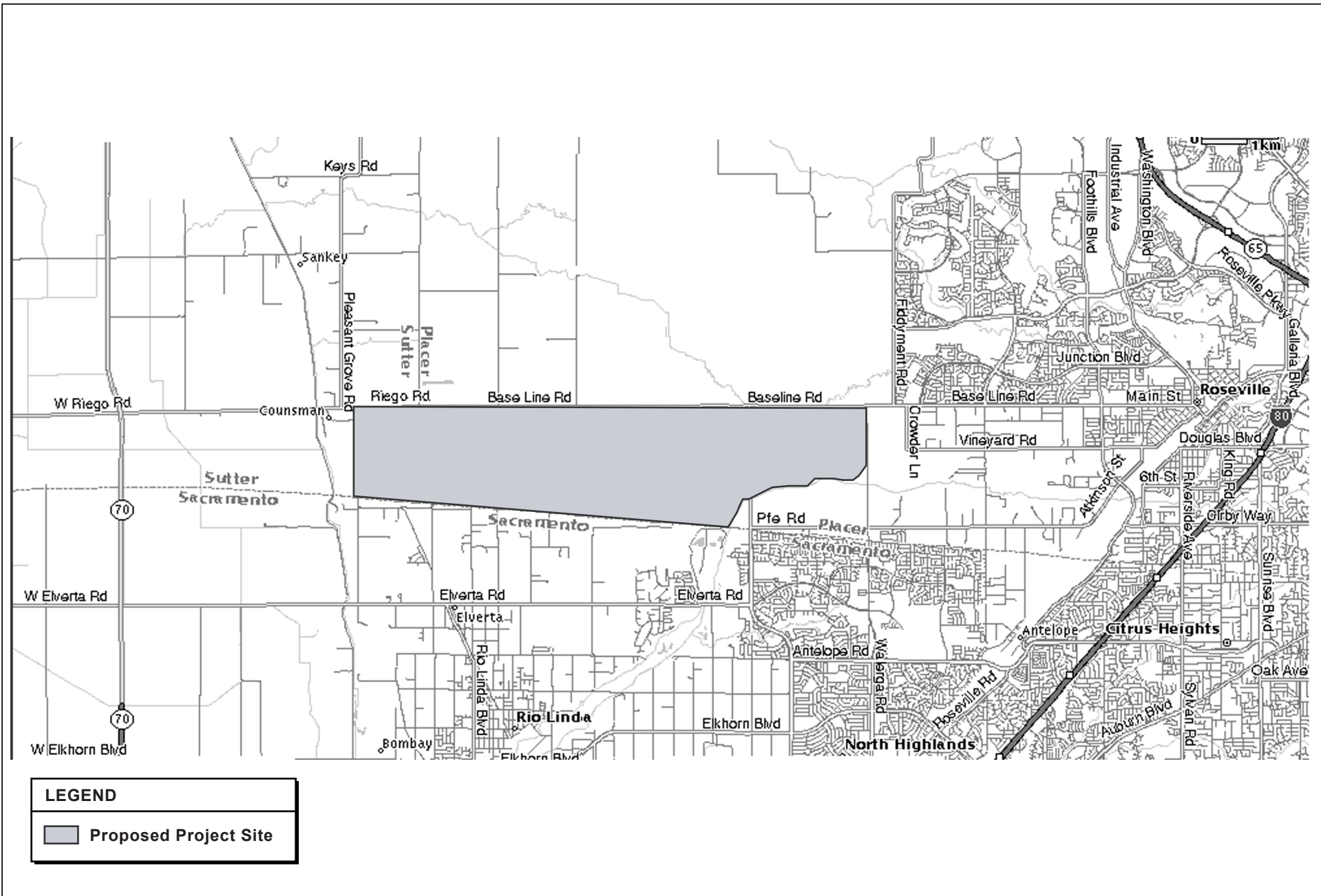


FIGURE 6-5
Alternative 5: Off-Site Alternative

Not to Scale

EIP
 ASSOCIATES

The WRSP portion of Alternative 5 is assumed to occupy the eastern two-thirds of the Alternative 5 site, while the land uses assumed for the Remainder Area would occupy the western one-third.

Alternative 5 is assumed to remain in the unincorporated County, because it is not contiguous to a City.

■ Land Use and Agricultural Resources

West Roseville Specific Plan

Land Use Compatibility

Under Alternative 5, it is assumed the same land use mix would be developed as described for the proposed WRSP. Therefore, the impact related to internal incompatibilities would be the same (Impact 4.1-1).

The potential for incompatibilities with external uses would be also be higher under Alternative 5, because there are more residences and active agricultural operations in the vicinity of the Alternative 5 site (Impact 4.1-2). The County General Plan does require setbacks from agricultural uses, which would reduce the severity of incompatibilities between residential uses and active agricultural areas.

There would be no impact due to incompatibilities with the PGWWTP, because none of the Alternative 5 site is in proximity to the plant (in comparison, this would be a less-than-significant impact under the proposed SOI Amendment Area, as discussed in Impact 4.1-3).

Loss of Farmland

The Alternative 5 site is composed of extensive Important Farmlands and active agriculture. The eastern portion of the Alternative 5 site, where the WRSP land uses would be located, contains 33 acres of Prime Farmland, and most of the 252 acres of Farmland of Statewide Importance, and 578 acres of Unique Farmland. The amount of Prime Farmland is small enough that it could be designated Open Space, which would preserve the soils (see Impact 4.1-4). However, it may not be feasible to keep 33 acres of land in agricultural production if it is surrounded by urban uses, as would be expected to occur under this alternative. A portion of the remaining Important Farmland could be designated Open Space, but, because it is dispersed throughout the area, to do so would likely create agricultural islands within urban uses. For this reason, the loss of Important Farmland would substantially exceed the impact of the proposed WRSP.

Other Impacts

Like the proposed SOI Amendment, Alternative 5 would not preclude access to existing residences or other uses (Impact 4.1-5). Alternative 5 would require amendments to the County General Plan, rather than the City General Plan, but these would be similar to the amendments required of the proposed WRSP.

Mitigation That Would No Longer Be Required

None.

Significant and Unavoidable Impacts That Would No Longer Occur

All of the significant and unavoidable impacts that would occur under the proposed SOI Amendment would be expected to occur under Alternative 5. With the exception of Impact 4.1-3, discussed below, the significant and unavoidable impacts would be the same as the proposed SOI Amendment.

Significant and Unavoidable Impacts that Would Be More Severe Under Alternative 5

- Impact 4.1-3 (Conversion of agricultural land to developed uses)

Remainder Area

Land Use Compatibility

Under Alternative 5, the Remainder Area portion of the site would be developed with the same mix of uses as the proposed Remainder Area. Therefore, as with the proposed Remainder Area, residential uses could be located in proximity to schools, large regional parks, a stadium, commercial and light industrial uses, and agricultural activities (see Impacts 4.1-1 and 4.1-2), and the same land use incompatibilities could occur. These impacts would be the same as under the proposed Remainder Area.

Under Alternative 5, no land uses would be located in proximity to the PGWWTP (see Impact 4.1-3).

Loss of Farmland

Most of the land in the Remainder Area portion of the Alternative 5 site is designated other land or Farmland of Local importance. There is a small amount of Farmland of Statewide Importance, surrounded on three sides by Other Land. Therefore the farmland in Alternative 5 is of higher quality than the proposed Remainder Area. The loss of these farmlands would be less than significant in either case, but more severe under Alternative 5 (Impact 4.1-4).

Other Impacts

Like the proposed Remainder Area, Alternative 5 would not preclude access to existing residences or other uses (Impact 4.1-5). Alternative 5 would require amendments to the County General Plan, rather than the City General Plan, but these would be similar to the amendments required of the proposed Remainder Area (Impact 4.1-6).

Mitigation That Would No Longer Be Required

None.

Significant and Unavoidable Impacts That Would No Longer Occur

All of the significant and unavoidable impacts that would occur under the proposed Remainder Area would be expected to occur under Alternative 5, and would be of the same severity.

■ Population, Employment, and Housing

West Roseville Specific Plan

Jobs/Housing Balance

Under Alternative 5, the same uses would be developed as under the proposed WRSP, but they would be located within the Alternative 5 site in Placer County. Because the uses would not change, the amount of employment and residential uses would be the same as under the proposed WRSP (Impact 4.2-1).

Placer County General Plan goal 1.M states that the County should work toward achieving a jobs-housing balance.⁵⁰¹ However, a specific ratio is not provided. The County does not have an ordinance requiring that a certain percentage of residents live within a specified distance from employment uses.

The total number of employees in Placer County in 2000 was 123,875.⁵⁰² The total number of jobs in Placer County in 2000 was 118,647.⁵⁰³ In 2000, there was a ratio of 95.8 jobs per 100 Placer County resident employees. With the addition of Alternative 5, there would be 122,158 jobs and 134,497 employees in Placer County. This equates to 90.8 jobs per 100 employees. While Alternative 5 would lower the jobs/housing ratio in Placer County from 95.8 to 90.8 jobs per employee, the ratio would still remain strong. Although Alternative 5 would not be subject to the City's ordinance, it should be noted that most

⁵⁰¹ Placer County General Plan Update, Housing Element, August 16, 1994, page 43.

⁵⁰² U.S. Census Bureau website, American FactFinder, http://factfinder.census.gov/bf/_lang=en_vt_name_DEC_2000_SF3_U_DP3_geo_id=05000US06061.html, accessed January 29, 2003.

⁵⁰³ U.S. Census Bureau website, American FactFinder, http://factfinder.census.gov/bf/_lang=en_vt_name_DEC_2000_SF3_U_DP3_geo_id=05000US06061.html, accessed January 29, 2003.

residents would be within eight miles of employment centers, because of the large number of employment uses in the City of Roseville and northern Sacramento County. For these reasons, the impact would be similar to the proposed WRSP.

Affordable Housing

As with the proposed WRSP, it is assumed that ten percent of residential units would be affordable. This would be consistent with Placer County General Plan Housing policy 2.A.11, and would result in the same number of affordable units as the proposed WRSP. Placer County is considering an inclusionary housing ordinance, which, if adopted, would further improve the impact on affordable housing. Therefore, the impact of Alternative 5 on affordable housing would be substantially similar to the impacts of the proposed WRSP.

Displacement of Existing

Similar displacement of existing housing would occur under Alternative 5 as the proposed project, and would remain less than significant.

Inducement to Substantial Population Growth

Under this alternative, development levels would be the same as under the proposed project, and impacts related to inducement of population growth would be the same as under the proposed project, and would remain significant and unavoidable.

Consistency with Adopted City Policies

As this alternative would occur in Placer County as opposed to with Roseville City limits, County plans and guidelines would therefore apply instead of City policies. The potential for inconsistencies would increase under this alternative and could be potentially significant. Placer County is currently considering adoption of an affordable housing ordinance, but as it is unknown at this time whether the County ordinance would be as stringent as the City ordinance. It is also unknown whether 80 percent of workers would live within eight miles and 60 percent within six miles in conformance with City Resolution 83-118. This impact must be considered significant and unavoidable.

Mitigation That Would No Longer Be Required

None.

Significant and Unavoidable Impacts That Would No Longer Occur

No significant and unavoidable impacts on housing or employment would occur under either Alternative 5 or the proposed WRSP.

Remainder Area

Jobs/Housing Balance

As with the proposed Remainder Area, the western portion of Alternative 5 is assumed to develop after development of the eastern (WRSP) portion. Therefore, please see SOI Amendment for a discussion of jobs/housing balance.

Affordable Housing

The impact on affordable housing would be the same for Alternative 5 as for the proposed Remainder Area, unless the County adopted

Displacement of Existing

Similar displacement of existing housing would occur under Alternative 5 as the proposed project, and would remain less than significant.

Inducement to Substantial Population Growth

Under this alternative, development levels would be the same as under the proposed project, and impacts related to inducement of population growth would be the same as under the proposed project, and would remain significant and unavoidable.

Consistency with Adopted City Policies

As this alternative would occur in Placer County as opposed to with Roseville City limits, County plans and guidelines would therefore apply instead of City policies. The potential for inconsistencies would increase under this alternative and could be potentially significant. Placer County is currently considering adoption of an affordable housing ordinance, but as it is unknown at this time whether the County ordinance would be as stringent as the City ordinance. It is also unknown whether 80 percent of workers would live within eight miles and 60 percent within six miles in conformance with City Resolution 83-118. This impact must be considered significant and unavoidable.

Mitigation That Would No Longer Be Required

None.

Significant and Unavoidable Impacts That Would No Longer Occur

The same significant and unavoidable impacts on housing or employment would occur under either Alternative 5 as under the proposed Remainder Area.

■ Transportation and Circulation

The transportation impacts of Alternative 5 were assessed qualitatively under cumulative (2020) conditions.

Trip Generation

In order to determine the extent of traffic impacts under Alternative 5, DKS & Associates compared trip generation under Alternative 5 to the proposed Placer Vineyard project, then adjusted the anticipated impacts of Placer Vineyards accordingly (to correspond to the trips expected under Alternative 5).

Table 6-33 compares the estimated trip generation. Separate estimates were made for both Phase 1 and full buildout of the proposed Placer Vineyard project. Initial estimates of each project's trip generation were made. However, some of the vehicle trips generated by a major mixed-use project would remain within that project site (such as travel between the residential development and the retail uses or schools within the project). These trips are double-counted in the initial estimate, and eliminating the double-counting yields the actual estimate of the daily vehicle trips generated by the project.

The estimated trip generation for Phase 1 of the proposed Placer Vineyard project is about 21 percent greater than the estimated trip generation of the WRSP portion of Alternative 5, as shown in Table 6-34.

Phase 1 of the proposed Placer Vineyard project contains fewer dwelling units but has substantially more nonresidential uses than the WRSP portion of Alternative 5. The estimated trip generation for buildout of the proposed Placer Vineyard project is about 25 percent greater than the estimated trip generation of the full Alternative 5. The full Placer Vineyard project contains fewer dwellings but substantially more nonresidential uses than the proposed SOI Amendment.

Table 6-34 Trip Generation Comparison for Off-Site Alternative Proposed WRSP and SOI Amendment Versus Proposed Placer Vineyard Project

	Proposed Project		Proposed Placer Vineyards Project	
	WRSP	Full SOI Amendment with WRSP	Area 1	Full Project
Proposed Land Uses				
- Dwelling Units	8,430 DU	15,833 DU	7,657 DU	14,132 DU
- Nonresidential	2,219 KSF	3,455 KSF	3,652 KSF	6,514 KSF
- School Enrollment	5,200 Students	8,600 Students	5,500 Students	10,400 Students
- Parks	248 Acres	744 Acres	67 Acres	147 Acres
Estimated Daily Vehicle Trips				
- Residential	67,156	130,066	67,286	121,766
- Nonresidential	37,659	69,719	63,042	132,300
- Schools	4,980	7,800	5,100	9,640
- Parks	546	1,636	147	323
Initial Estimate of Total Daily Vehicle Trips Generated by Project	110,341	209,221	135,575	264,029
Daily Vehicle Trips with Both Trip Ends within Project Site¹	20,419	40,325	27,115	52,806
Total Daily Vehicle Trips Generated by Project (adjusted to eliminate double-counting trips remaining internal to project site)	89,922	168,896	108,460	211,223

NOTES:

DU = dwelling unit and KSF = 1,000 square feet

1. About 23 percent of Proposed Project and 25 percent of Placer Vineyards trips were estimated to have both ends within those project sites

SOURCE: EIP Associates; DKS 2003.

SOI Amendment/Remainder Area

Local Roadway Operations

The assessment of Alternative 5 considers the impact of adding the equivalent development of the proposed SOI Amendment to a cumulative scenario that has no development on the Alternative 5 project site. While detailed traffic forecasting and level-of-service analyses were not conducted for Alternative 5, a general assessment was made based on previous traffic studies conducted by DKS in the Alternative 5 area. That general assessment indicates Alternative 5 would likely result in the following impacts:

- The level-of-service on portions of Baseline Road would degrade and likely require the widening of Baseline Road west of Watt Avenue to six lanes and additional improvements to most intersections along Baseline Road west of Foothill Boulevard.
- The level-of-service on portions of Watt Avenue would degrade and likely require the widening of Watt Avenue south of Baseline Road to six lanes and improvements to its major intersections with PFE Road.
- The level-of-service on portions of Fiddymont Road would degrade and likely require the widening of Fiddymont Road from Baseline Road to Pleasant Grove road to six lanes.

- There would be some level-of-service impacts to intersections in Roseville. There may not be feasible mitigation measures for some of these impacts.
- Additional impacts could occur on roadways in Northern Sacramento County near Alternative 5.

While the specific roadways that would be affected by Alternative 5 would differ from the proposed SOI Amendment, the magnitude of impacts would likely be similar, requiring some roadway improvements to maintain operations, where feasible, in Placer County, City of Roseville, and possibly City of Rocklin and Sacramento County. Impacts on Sutter County roadways would be expected to remain less than significant.

State Highways

The magnitude of impacts on highways would be similar to the proposed SOI Amendment, because the same number of trips would be generated.

Bicycles and Transit

The demand for bicycle and transit facilities would be similar to the proposed SOI Amendment, because land uses would be the same, and there are no bicycle or transit facilities within the Alternative 5 site at present. Trail connectivity to the City's existing trail system would not be possible because development under Alternative 5 would not be adjacent to the City.

Mitigation That Would No Longer Be Required

Traffic modeling would need to be conducted to determine which mitigation measures would no longer be required, and what new measures would be needed to address Alternative 5 traffic impacts. The overall magnitude of mitigation is expected to be similar to the proposed SOI Amendment.

Significant and Unavoidable Impacts That Would No Longer Occur

No significant and unavoidable impacts are expected to be eliminated under this alternative.

West Roseville Specific Plan

Local Roadway Operations

While detailed traffic forecasting and level-of-service analyses were not conducted for the WRSP portion of Alternative 5, a general assessment was made based on previous traffic studies conducted by DKS in the Placer Vineyards/West Placer County area. Phase 1 of Placer Vineyards covers an area completely west of Watt Avenue. In contrast, the Alternative 5 analysis assumes that WRSP land uses would be located entirely in the eastern two-thirds of the Alternative 5 site. Assuming that the proposed WRSP

land uses are developed on the Alternative 5 site commencing on the east side of that site, closest to the City of Roseville, and continuing westward, buildout of the WRSP land uses would occupy the entire portion of the Alternative 5 site east of Watt Avenue and most of the site between Watt Avenue and 16th Street to the west. The general assessment indicates the WRSP portion of Alternative 5 would likely result in the following impacts:

- The level-of-service on portions of Baseline Road would degrade and likely require the widening of Baseline Road between Watt Avenue and 16th Street to 6 lanes and improvements to its intersections with Watt Avenue and Fiddymment Road.
- The level-of-service on portions of Watt Avenue would degrade and likely require improvements to its intersection with PFE Road.
- The level-of-service on portions of Walerga Road would degrade and likely require improvements to its intersections with PFE Road and Baseline Road.
- There would be some level-of-service impacts to intersections in Roseville. There may not be feasible mitigation measures for some of these impacts.
- Additional impacts may occur on roadways in Northern Sacramento County near the Off-site Alternative

State Highways

The magnitude of impacts on highways would be similar to the proposed WRSP, because the same number of trips would be generated.

Bicycles and Transit

The demand for bicycle and transit facilities would be similar to the proposed WRSP, because land uses would be the same, and there are no bicycle or transit facilities within the Alternative 5 site at present.

Mitigation That Would No Longer Be Required

Traffic modeling would need to be conducted to determine which mitigation measures would no longer be required, and what new measures would be needed to address Alternative 5 traffic impacts. The overall magnitude of mitigation is expected to be similar to the proposed WRSP.

Significant and Unavoidable Impacts That Would No Longer Occur

No significant and unavoidable impacts are expected to be eliminated under this alternative.

■ Air Quality

SOI Amendment Area/WRSP/Remainder Area

Construction and Operational Emissions

Under Alternative 5, construction and operational emissions would be identical to the proposed SOI Amendment because the same amount of land would be graded (Impacts 4.4-1 and 4.4-2), and the developed land uses would be identical (Impact 4.4-3). Table 6-4 shows estimated construction and operational emissions for both Alternative 5 and the proposed SOI Amendment.

Toxic Air Contaminants

Under Alternative 5, residents and employees would be located at a greater distance from one stationary source that could emit TACS (i.e. the Pleasant Grove Wastewater Treatment Plan). However, receptors would still be exposed to TACs from industrial uses that are developed on-site (Impact 4.4-4). Therefore, this impact would be similar to but less severe in magnitude than the proposed SOI Amendment.

Other Emissions

As with the proposed SOI Amendment, local CO emissions (Impact 4.4-5) and odor impacts (Impact 4.4-6) would be less than significant.

Mitigation That Would No Longer Be Required

None.

Significant and Unavoidable Impacts That Would No Longer Occur

None.

■ Noise

SOI Amendment

Stationary Source Noise (Commercial, Industrial, Schools, Parks)

Alternative 5 would have the same land uses as the proposed SOI Amendment, so the noise sources and potential exposure of sensitive receptors would be the same (Impacts 4.5-1 through 4.5-5 and 4.5-7).

There would be no exposure to noise from the PGWWTP (Impact 4.5-6).

Traffic Noise

Under Alternative 5, traffic levels would be similar to the proposed SOI Amendment, so traffic noise could be expected to be similar (see Impact 4.5-8). Depending on the noise contours for interior roads and the distance to actual residences exterior and interior noise levels could exceed noise standards. This impact would be similar to the proposed SOI Amendment.

Under Alternative 5, similar increases in noise levels could be expected along existing roadways in the vicinity of the Alternative 5 site (see Impact 4.5-9).

Other Noise Sources

Because the County does not have a Noise Ordinance governing construction noise, MM 6-3 would be required to ensure that construction noise levels were less than significant.

Unlike the proposed SOI Amendment area, a portion of Alternative 5 is located between the 65 and 60 dB CNEL of the McClellan Airport (based on the Comprehensive Land Use Plan). Within this contour, aircraft noise could exceed the County standard for residential noise levels. MM 6-4 would ensure that only nonresidential uses would be located within the 60 dB CNEL contour. Given the relatively small portion of Alternative 5 that is located within this contour, there should be ample acreage outside of the contour to accommodate all residential (and some nonresidential) development.

Mitigation That Would No Longer Be Required

None.

Significant and Unavoidable Impacts That Would No Longer Occur

None.

New Mitigation That Would Be Required for Alternative 5

MM 6-3: *Construction activities shall be limited to the hours of 7am to 7pm, Monday through Friday, and 9am to 9pm, Saturday and Sunday. Gas and diesel equipment shall be fitted with mufflers to minimize noise. (WRSP and Remainder Area)*

MM 6-4: *Prohibit any residential development between the 65 and 60 dB CNEL contour of McClellan Airport. (WRSP Only)*

West Roseville Specific Plan

Stationary Source Noise

Alternative 5 would have the same land uses as the proposed WRSP, so the noise sources and potential exposure of sensitive receptors would be the same (Impacts 4.5-1 through 4.5-5 and 4.5-7).

There would be no exposure to noise from the PGWWTP (Impact 4.5-6).

Traffic Noise

Under Alternative 5, traffic levels would be similar to the proposed WRSP, so traffic noise could be expected to be similar (Impact 4.5-8). Depending on the noise contours for interior roads and the distance to actual residences exterior and interior noise levels could exceed noise standards.

Under Alternative 5, similar increases in noise levels could be expected along existing roadways in the vicinity of the Alternative 5 site (Impact 4.5-9).

Other Noise Sources

Because the County does not have a Noise Ordinance governing construction noise, MM 6-3 would be required to ensure that construction noise levels were less than significant.

As discussed above, a portion of the Alternative 5 site is located between the 65 and 60 dB CNEL of the McClellan Airport (based on the Comprehensive Land Use Plan). MM 6-4 would ensure that only nonresidential uses would be located within the 60 dB CNEL contour. Given the relatively small portion of Alternative 5 that is located within this contour, there should be ample acreage outside of the contour to accommodate all residential (and some nonresidential) development.

Mitigation That Would No Longer Be Required

None.

Significant and Unavoidable Impacts That Would No Longer Occur

None.

New Mitigation That Would Be Required for Alternative 5

The following measures would apply to the WRSP.

MM 6-3: *Construction activities shall be limited to the hours of 7 A.M. to 7 P.M., Monday through Friday, and 9 A.M. to 9 P.M., Saturday and Sunday. Gas and diesel equipment shall be fitted with mufflers to minimize noise.*

MM 6-4: *Prohibit any residential development between the 65 and 60 dB CNEL contour of McClellan Airport.*

Remainder Area

Stationary Source Noise (Commercial, Industrial, Schools, Parks)

Alternative 5 would have the same land uses as the proposed WRSP, so the noise sources and potential exposure of sensitive receptors would be the same (Impacts 4.5-1 through 4.5-5 and 4.5-7).

There would be no exposure to noise from the PGWWTP (Impact 4.5-6).

Traffic Noise

Under Alternative 5, traffic levels would be similar to the proposed WRSP, so traffic noise could be expected to be similar (Impact 4.5-8). Depending on the noise contours for interior roads and the distance to actual residences exterior and interior noise levels could exceed noise standards.

Under Alternative 5, similar increases in noise levels could be expected along existing roadways in the vicinity of the Alternative 5 site (Impact 4.5-9).

Other Noise Sources

Because the County does not have a Noise Ordinance governing construction noise, the MM 6-3 would be required to ensure that construction noise levels were less than significant:

The Remainder Area portion of Alternative 5 is not located within the 65 dB CNEL of the McClellan Airport (based on the Comprehensive Land Use Plan), so there would be no impact due to aircraft noise, and the impact would be identical to the proposed Remainder Area.

Mitigation That Would No Longer Be Required

None.

Significant and Unavoidable Impacts That Would No Longer Occur

None.

New Mitigation That Would Be Required for Alternative 5

The following measure would apply to both the WRSP and the Remainder Area.

MM 6-3: *Construction activities shall be limited to the hours of 7am to 7pm, Monday through Friday, and 9am to 9pm, Saturday and Sunday. Gas and diesel equipment shall be fitted with mufflers to minimize noise.*

■ Geology, Soils, and Seismicity

West Roseville Specific Plan

Seismic Hazards, Soil Erosion, and Topographic Changes

As discussed in Impacts 4.6-1 and 4.6-3, compliance with laws and regulations, including the Uniform Building Code, would ensure that structures are engineered to respond to seismic activity, and that soil erosion would be controlled, so erosion and seismic impacts would be less than significant. Topographic changes would not be substantial, because the topography of the Alternative 5 site is fairly uniform. Under Alternative 5, these impacts would be similar to the proposed WRSP, because the topography, erosion potential, and seismic conditions are similar.

Soil Constraints and Slope Instability

Similar to the proposed WRSP, Alternative 5 would increase the number of structures exposed to soil constraints over what currently exists. Like the proposed WRSP Area, Alternative 5 contains soils that exhibit high shrink-swell potential in the shallow subsurface, and a moderate risk of corrosion to steel (see Impact 4.6-2). Alternative 5 also has creeks and drainages, including Dry Creek, which forms the southeast boundary. Construction in the vicinity of drainages, particularly roadway and other crossings, could be affected by steep slopes (see Impact 4.6-5). The County General Plan includes policies directing the development of specific geotechnical evaluations to identify locations where special construction and design methods would be needed. However, unlike the City of Roseville, the County does not have a regulatory requirement that site-specific geotechnical evaluations be conducted and the recommendations implemented. Therefore, soil and slope-related impacts are considered significant for Alternative 5. Implementation of MM 6-5, below, would reduce these impacts to a less-than-significant level, similar to the proposed WRSP.

Loss of Topsoil

Unlike the WRSP Area, approximately 17 percent of the Alternative 5 site is composed of Important Farmland, much of which is under cultivation. This land would have better topsoil than the proposed

WRSP Area. As discussed under Land Use and Agricultural Resources, above, a substantial portion of this farmland would be converted to urban uses under Alternative 5. Once converted, the topsoil would be permanently lost (Impact 4.6-6). This would be a significant and unavoidable impact under Alternative 5. In contrast, the loss of topsoil under the proposed WRSP would be a less-than-significant impact.

Mitigation That Would No Longer Be Required

None.

Significant and Unavoidable Impacts That Would No Longer Occur

No significant and unavoidable geologic impacts would occur under this alternative or the proposed WRSP, with the exception of Impact 4.6-6 (see below).

New Mitigation That Would Be Required for Alternative 5

MM 6-5: Prior to final site design approval, the applicant shall prepare a geotechnical evaluation consistent with Placer County General Plan policies. The evaluation shall include, but may not be limited to, a soils index, pH and resistivity testing, and site-specific soil engineering recommendations.

New Significant and Unavoidable Impact That Would Occur under Alternative 5

- Impact 4.6-6: Loss of topsoil due to conversion of agricultural land to urban uses (WRSP Only)

Remainder Area

Seismic Hazards, Soil Erosion, and Topographic Changes

As discussed above, compliance with laws and regulations, including the Uniform Building Code, would ensure that structures are engineered to respond to seismic activity, and that soil erosion would be controlled, so erosion and seismic impacts would be less than significant (see Impacts 4.6-1 and 4.6-4). Topographic changes would not be substantial, because the topography of Alternative 5 is fairly uniform (see Impact 4.6-3). Under Alternative 5, these impacts would be similar to the proposed Remainder Area, because the topography, erosion potential, and seismic conditions are similar.

Soil Constraints and Slope Instability

Similar to the proposed Remainder Area, Alternative 5 would increase the number of structures exposed to soil constraints. The Alternative 5 site contains soils that exhibit high shrink-swell potential in the shallow subsurface, and a moderate risk of corrosion to steel, similar to the Remainder Area (Impact 4.6-

2). Alternative 5 also has creeks and drainages, including Dry Creek, which forms the southeast boundary. Construction in the vicinity of drainages, particularly roadway and other crossings, could be affected by steep slopes (Impact 4.6-5). The County does not have a regulatory requirement that site-specific geotechnical evaluations be conducted and the recommendations implemented. Therefore, soil and slope-related impacts are considered significant for Alternative 5. Implementation of MM 6-6 would reduce these impacts to a less-than-significant level, similar to the proposed Remainder Area.

Loss of Topsoil

As discussed above, approximately 17 percent of Alternative 5 is composed of Important Farmland, much of which is under cultivation. This land would have better topsoil than the proposed Remainder Area. Once converted, the topsoil would be permanently lost, which is considered a significant and unavoidable impact under Alternative 5. In contrast, the loss of topsoil under the proposed Remainder Area would be a less-than-significant impact.

Mitigation That Would No Longer Be Required

None.

Significant and Unavoidable Impacts That Would No Longer Occur

No significant and unavoidable geologic impacts would occur under this alternative or the proposed SOI Amendment.

New Mitigation That Would Be Required for Alternative 5

MM 6-6: *Prior to final site design approval, the applicant shall prepare a geotechnical evaluation consistent with Placer County General Plan policies. The evaluation shall include, but may not be limited to, a soils index, pH and resistivity testing, and site-specific soil engineering recommendations.*

■ Biological Resources

West Roseville Specific Plan

Loss of Federally Protected Wetland and “Other Waters” of the United States

Area I of Alternative 5, which would be developed under Alternative 5, has been subject to a wetland delineation. Area I is reported to contain approximately 87 acres of jurisdictional wetlands, including 26.7 acres of vernal pools. Some additional wetlands are likely contained in Area II as well. The WRSP contains 63.89 acres of wetlands, including 33.91 acres of vernal pools, so potential impacts on wetlands

would be similar (Impact 4.7-1). Because there is a higher percentage of Alternative 5 that is currently under active agriculture, the quality of the habitat is lower than on the WRSP Area, which has primarily been used for grazing.

Loss or Degradation of Habitat for Wetland Species

As discussed above, a higher percentage of Alternative 5 is currently under active agriculture, so the quality of the habitat is lower than on the WRSP Area. Nonetheless, Alternative 5 could require fill of wetlands or otherwise degrade habitat for protected wetlands species, including vernal pool crustaceans, rare plants, and western spadefoot (Impacts 4.7-2 through 4.7-4).

Disturbance to Nesting Raptors

Like the WRSP Area, Alternative 5 contains oak and other trees along drainages. There is also a blue oak woodland area of approximately 19 acres. Swainson's hawk and other legally protected raptors could use these trees for nesting, and could be disturbed by construction activity (Impact 4.7-5). This would be a significant impact of similar magnitude to the WRSP impact.

Loss of Annual Grassland

Under Alternative 5, it is expected that impacts to potential foraging habitat for Swainson's hawk and other legally protected raptors would be of a similar magnitude to those under the proposed WRSP (Impact 4.7-6), because the majority of the Alternative 5 site is composed of agricultural land and grassland. Although Alternative 5 has a higher percentage of actively farmed land, this agricultural land provides good foraging habitat for many legally protected raptor species.

Wildlife Movement Corridors

Alternative 5 has a far lower likelihood of supporting any significant wildlife corridors than the proposed WRSP Area, because Areas I and II of Alternative 5 do not have the same kind of drainages. However, intermittent drainages that occur within Alternative 5 could provide some means for wildlife to pass through the area. Stream crossings would still be necessary under Alternative 5 (Impact 4.7-7).

Loss of Oak Trees

As stated above, Alternative 5 site contains oak trees along drainages, as well as a 19-acre blue oak woodland. Therefore, under Alternative 5, native oak trees would likely need to be removed to accommodate project development, although the number of native oak trees that would be lost has not been quantified. Similar to the City of Roseville, Placer County has a Tree Ordinance, which requires

replacement of protected trees that are removed (Impact 4.7-8). In the long-term, the replacement trees would mature and replace the value of the trees that were lost.

Loss of Riparian Habitat

The drainages that occur within Alternative 5 are less extensive than those within the WRSP Area. Therefore, Alternative 5 would require less extensive alteration to riparian habitat than the proposed WRSP (Impact 4.7-9).

Off-site Infrastructure

As with the proposed WRSP, development of Alternative 5 would require off-site infrastructure improvements (Impact 4.7-9).

Other Impacts

Habitat has been identified within Alternative 5 for several special-status species that would not occur within the proposed WRSP, including Valley Elderberry Longhorn Beetle (VELB), western pond turtles, and tricolored blackbirds. Alternative 5 contains stockponds, which could provide habitat for western pond turtles, and seasonal marshes, which can support tricolored blackbirds. Valley elderberry shrubs could also be present. Individuals of these species and/or their habitat could be disturbed during construction and occupation of Alternative 5. This would be a significant impact. Implementation of MM 6-7 would reduce the impact on these species to a less-than-significant level by determining whether the species and/or their habitat are present, and, if it is, requiring avoidance and/or replacement.

The creeks in the proposed WRSP Area could provide habitat for western pond turtle, but since the creeks would be in open space, there would be no impact on them under the proposed WRSP. There are no marshes within the WRSP Area, and valley elderberry shrubs have not been observed during surveys. For these reasons, the WRSP is not expected to support these three species, and the impact of Alternative 5 would be more severe than under the proposed WRSP.

Mitigation That Would No Longer Be Required

None.

New Mitigation Required under Alternative 5

MM 6-7: *Prior to disturbance of any area that provides potential habitat for western pond turtle, VELB or tricolor blackbird, protocol-level surveys shall be conducted. If the species and/or suitable habitat are present, the habitat shall be avoided, if feasible. If the habitat cannot be avoided, then no net loss of habitat shall be achieved through on- or off-site*

preservation, enhancement and recreation, participation in Placer Legacy (if adopted) or other conservation plan, and/or purchase of mitigation credits at an approved mitigation bank. (WRSP and Remainder Area).

Significant and Unavoidable Impacts That Would No Longer Occur

None.

Remainder Area

Loss of Federally Protected Wetland and “Other Waters” of the United States

Neither the proposed Remainder Area nor the majority of the western portion of the Alternative 5 site have been subject to a wetland delineation. Nonetheless, these areas are likely to contain wetlands, including vernal pools. Because there is a portion of the Alternative 5 site that is currently under active agriculture, the quality of the habitat is likely lower than for the Remainder Area, which has primarily been used for grazing. Nonetheless, wetlands impacts would likely occur, because typically wetlands are distributed throughout grazing land in South Placer County (Impact 4.7-1).

Loss or Degradation of Habitat for Wetland Species

As discussed above, Alternative 5 could require fill of wetlands or otherwise degrade habitat for protected wetlands species, including vernal pool crustaceans, rare plants, and western spadefoot (Impacts 4.7-2 through 4.7-4). However, because the quality of habitat is lower, the impact would be less severe under Alternative 5.

Disturbance to Nesting Raptors

As discussed above, Alternative 5 contains oak and other trees along drainages and a 19-acre blue oak woodland. Legally protected raptors, including Swainson’s hawk, could use these trees for nesting, and could be disturbed by construction activity (Impact 4.7-5).

Loss of Annual Grassland

Under Alternative 5, it is expected that impacts to potential foraging habitat for Swainson’s hawk and other legally protected raptors would be of a similar magnitude to those under the proposed Remainder Area (Impact 4.7-6), because the majority of the 5,000-acre Placer Vineyard site is composed of agricultural land and grassland. Although Alternative 5 has a higher percentage of actively farmed land, this agricultural land provides good foraging habitat for many legally protected raptor species.

Wildlife Movement Corridors

As discussed above, Alternative 5 has a far lower likelihood of supporting any significant wildlife corridors than the proposed Remainder Area, because Alternative 5 does not have the same kind of drainages, except along its eastern boarder (Dry Creek). These intermittent drainages could provide some means for wildlife to pass through the area. Stream crossings would still be necessary under Alternative 5 Remainder Area (Impact 4.7-9).

Loss of Oak Trees

As stated above, the Alternative 5 site contains oak trees along drainages, as well as oak woodlands. Therefore, under Alternative 5, native oak trees would likely need to be removed to accommodate project development (Impact 4.7-8).

Loss of Riparian Habitat

As discussed above, Alternative 5 would require less extensive alteration to riparian habitat than the proposed Remainder Area (Impact 4.7-9).

Off-site Infrastructure

Development of Alternative 5 would require off-site infrastructure improvements similar to that under the proposed Remainder Area (Impact 4.7-10).

Other Impacts

As discussed above, potential habitat has been identified within Alternative 5 for several special-status species that would not occur within the proposed Remainder Area, including Valley Elderberry Longhorn Beetle (VELB), western pond turtles, and tricolored blackbirds. MM 6-7, described above, would reduce the impact on these species to a less-than-significant level by determining whether the species and/or their habitat are present, and, if it is, requiring avoidance and/or replacement.

The proposed Remainder Area is not expected to support these three species, so the impact of Alternative 5 Remainder Area on these species would be more severe than under the proposed Remainder Area.

New Mitigation Required under Alternative 5

MM 6-7: *Prior to disturbance of any area that provides potential habitat for western pond turtle, VELB or tricolor blackbird, protocol-level surveys shall be conducted. If the species and/or suitable habitat are present, the habitat shall be avoided, if feasible. If the habitat cannot be avoided, then no net loss of habitat shall be achieved through on- or off-site*

preservation, enhancement and recreation, participation in Placer Legacy (if adopted) or other conservation plan, and/or purchase of mitigation credits at an approved mitigation bank. (WRSP and Remainder Area).

Mitigation That Would No Longer Be Required

None.

Significant and Unavoidable Impacts That Would No Longer Occur

None.

■ Cultural Resources

West Roseville Specific Plan

Archaeological Resources

A number of archaeological resources exist on the Alternative 5 site. Such resources could be damaged during grading and/or construction (Impact 4.8-1). In addition, there could be subsurface historic or prehistoric resources elsewhere in the area. Alternative 5 is similar in size to the proposed WRSP, but would have a greater likelihood of encountering archaeological resources during development, because known resources are present on the site.

Historic Properties

A number of historic buildings exist on the Alternative 5 site. The loss or alteration of historic structures or buildings would change the character of the individual building or structure, and could compromise historic context. These potential changes (removal, relocation, reuse, demolition) could reduce the integrity of the resource so that it would no longer be considered potentially historically significant (Impact 4.8-2). This would be a significant impact, similar to that of the proposed WRSP impact on the Fiddymment Ranch complex.

Paleontological Resources

Alternative 5 site contains a number of paleontological resources. Such resources might not be visible where the ground has not been disturbed and the formations exposed. However, they could be damaged or destroyed during site preparation, similar to archaeological resources, which would be considered a significant impact (Impact 4.8-3). The Alternative 5 site is similar in size to the proposed WRSP, and would have a greater likelihood of encountering paleontological resources during development, because known resources are present on the site.

Off-site Infrastructure

Off-site infrastructure associated with Alternative 5 would include roads, electrical infrastructure, water and sewer lines, and water tanks. Such infrastructure would be similar to infrastructure anticipated for the proposed WRSP, although sewer conveyance lines would need to extend farther, because the wastewater treatment plants for Alternative 5 are not adjacent to the site, as is the case with the proposed WRSP. Off-site infrastructure would probably be located within existing or planned roadway rights-of-way, and the potential for cultural resources to occur would have been addressed during the planning of those roads. However, in some cases, new infrastructure may be required in areas that are not planned for development, or have not been subject to environmental review. Because the alignments for such off-site infrastructure have yet to be determined, surveys have not been conducted. Therefore, this analysis assumes that historic, prehistoric, and/or paleontological resources could be located within areas that would be disturbed during construction of off-site infrastructure. If encountered during grading, excavation and/or construction, such resources could be damaged, destroyed, or removed, resulting in a direct loss and/or loss of integrity (Impact 4.8-4).

Mitigation That Would No Longer Be Required

None.

Significant and Unavoidable Impacts That Would No Longer Occur

The same significant and unavoidable impacts would occur under either Alternative 5 or the proposed SOI Amendment, but such impacts are expected to be more severe under Alternative 5 because more resources are present on the site.

Remainder Area

Archaeological Resources

As discussed above, Alternative 5 is known to contain a number of archaeological resources. Similar to the proposed Remainder Area, damage to or destruction of such resources during grading and/or construction would be significant (Impact 4.8-1). The Remainder Area in Alternative 5 is similar in size to the proposed Remainder Area but would have a greater likelihood of encountering archaeological resources during development, because known resources are present on the site.

Historic Properties

As discussed above, a number of historic buildings are present on the Alternative 5 site. Under Alternative 5, and similar to the proposed Remainder Area, the loss or alteration of historic structures or

buildings would change the character of the individual building or structure, and could compromise historic context (Impact 4.8-2).

Paleontological Resources

The Remainder Area in Alternative 5 is similar in size to the proposed Remainder Area, but would have a greater likelihood of encountering paleontological resources during development, because known resources are present on the site.

Off-Site Infrastructure

As discussed above, off-site infrastructure associated with Alternative 5 would include roads, electrical infrastructure, water and sewer lines, and water tanks. Because the alignments for off-site infrastructure have yet to be determined, surveys have not been conducted. If encountered during grading, excavation and/or construction, cultural resources could be damaged, destroyed, or removed, resulting in a direct loss and/or loss of integrity (Impact 4.8-4).

Mitigation That Would No Longer Be Required

None.

Significant and Unavoidable Impacts That Would No Longer Occur

The same significant and unavoidable impacts would occur under either Alternative 5 or the proposed SOI Amendment, but such impacts are expected to be more severe under Alternative 5 because more resources are present on the site.

■ Hazardous Materials and Public Safety

West Roseville Specific Plan

Use, Storage, and Transport of Hazardous Materials; Recycled Water, Electromagnetic Fields

Development of Alternative 5 would result in the same less-than-significant impacts identified for the proposed WRSP related to the routine use, storage, and transport of hazardous materials within the WRSP (see Impact 4.9-1 and 4.9-5), as well as emergency response (Impact 4.9-2), use of recycled water in areas accessible to the public (Impact 4.9-5), and location of residential uses and schools relative to sources of electromagnetic fields (EMF) (Impact 4.9-8). The amount of household hazardous waste generated would be identical to the proposed WRSP because the number of dwelling units would be the same. There would be no impact related to transport of chemicals through residential areas to the

PGWWTP, or the use of temporary truck routes to the PGWWTP (Impact 4.9-8), as compared to the less-than-significant impact identified for the proposed WRSP.

Soil and Groundwater Contamination

Similar to the proposed WRSP, there is a potential for encountering soil contamination due to past uses at the site, as evidence of soil and groundwater contamination, underground tanks, and buildings containing asbestos as a result of historic uses has been noted at the alternative site (Impact 4.9-5).⁵⁰⁴ As described for the proposed WRSP, site development could encounter these materials, which if left unmanaged, could present adverse human health and environmental risks.

Mitigation That Would No Longer Be Required

None.

Significant and Unavoidable Impacts That Would No Longer Occur

None.

Remainder Area

Use, Storage, and Transport of Hazardous Materials; Recycled Water, Electromagnetic Fields

Development of Alternative 5 would result in the same less-than-significant impacts identified for the proposed Remainder Area related to the routine use, storage, and transport of hazardous materials within the WRSP, including emergency response, use of recycled water in areas accessible to the public, and location of residential uses and schools relative to sources of electromagnetic fields (EMF). There would be no impact related to proximity to the PGWWTP. Like the Remainder Area, Alternative 5 would require additional fire protection services (Impact 4.9-2).

Soil and Groundwater Contamination

Similar to the proposed Remainder Area, under Alternative 5 there is a potential for encountering soil contamination due to past uses at the site, as evidence of soil and groundwater contamination, underground tanks, and buildings containing asbestos as a result of historic uses has been noted at the alternative site.⁵⁰⁵ As described for the proposed Remainder Area, site development could encounter

⁵⁰⁴ Quad Knoff, 2nd Administrative Drafts EIR, Volume III, July 2003.

⁵⁰⁵ Quad Knoff, 2nd Administrative Drafts EIR, Volume III, July 2003.

these materials, which if left unmanaged, could present adverse human health and environmental risks (see Impact 4.9-6).

Mitigation That Would No Longer Be Required

None.

Significant and Unavoidable Impacts That Would No Longer Occur

None.

■ **Public Services**

West Roseville Specific Plan

Law Enforcement

Under Alternative 5, the Placer County Sheriff's Department would provide law enforcement services to the WRSP Area. According to the Placer County General Plan policy 4.H.1, the Department strives to maintain a staffing ratio of one officer for every 1,000 population in unincorporated areas.⁵⁰⁶ Policy 4.H.2 suggests an average response time of six minutes in urban areas, eight minutes in suburban areas, 15 minutes in rural areas, and 20 minutes in remote rural areas.⁵⁰⁷

Under Alternative 5, 8,430 residences would be constructed in the WRSP Area, generating 20,810 residents. These residents and other uses would increase demand for police protection services, to serve Alternative 5 development (Impact 4.10-1). This is fewer officers than required under the proposed WRSP, although officers for Alternative 5 would be from the Sheriff's Department, and officers for the proposed WRSP would be from the Roseville Police Department. More administrative support staff would also likely be needed to support the additional police force.

Local funding for the Sheriff's Department comes from the County General Fund, originating from a variety of sources, most notably County property taxes, Proposition 172 monies, taxes and fines.⁵⁰⁸ This money would fund personnel expansions as well as any capital improvements that could be required by the development of Alternative 5. Such expansions could result in an effort to maintain the appropriate response times to the Alternative 5 area. Under Alternative 5, fewer police officers are needed than under the proposed WRSP. Therefore, this impact would be less severe under Alternative 5 than under the

⁵⁰⁶ Placer County General Plan Update, Public Services Element, August 16, 1994, page 92.

⁵⁰⁷ Placer County General Plan Update, Public Services Element, August 16, 1994, page 92.

⁵⁰⁸ Quad Knopf, Alternative 5 Administrative Draft EIR, Volume III, March 2002, page 4-11-21.

proposed WRSP. Physical impacts from development or expansion of any police facilities would be addressed in future project-specific environmental documentation.

Fire Protection

Under Alternative 5, the Placer County Fire District, in conjunction with the California Division of Forestry and Fire Protection (CDF), would serve Alternative 5. Because Alternative 5 would be within a State Responsibility Area, CDF would also be responsible for providing wildland fire protection services.⁵⁰⁹ The Dry Creek Fire Station, located at 8350 Cook-Riolo Road, would serve the Alternative 5 area.⁵¹⁰ This station is approximately two miles east of the Alternative 5 area. Response times from this station range from two to 10 minutes.⁵¹¹ The Placer County General Plan's policy 4.1.2 sets a standard for fire response times of four minutes in urban areas, six minutes in suburban areas, and 10 minutes in rural areas.⁵¹²

Alternative 5 populations as well as commercial, industrial, and public development, would need fire protection services (Impact 4.10-2). The development of Alternative 5 would likely require an additional CDF station. The development of a new station would provide an approximate five-mile separation between stations. With this separation, one fire station would be able to respond to Alternative 5 within the four-minute urban response time standard.⁵¹³

Because of the sizable residential population projected to occur, and the need to construct a fire station, the impact on fire protection would be considered significant. Under Alternative 5, the same number of fire stations are needed as under the proposed WRSP. Therefore, the impact of Alternative 5 on fire services would be the same as under the proposed WRSP. No additional fire stations would be required compared to the proposed WRSP, the construction of which case significant environmental impacts.

Schools

Development under Alternative 5 would generate approximately 5,963 students in the Center Unified School District (CUSD), resulting in the need for approximately 5.5 elementary schools, one intermediate school and one high school (Impact 4.10-3). Alternative 5 proposes four elementary, one intermediate, and one high school within the Alternative 5 area. The designation of these sites, plus the designation of one additional elementary school site, would ensure that enough schools are provided for students in the

⁵⁰⁹ Quad Knopf, Alternative 5 Administrative Draft EIR, Volume III, March 2002, page 4-11-7.

⁵¹⁰ Quad Knopf, Alternative 5 Administrative Draft EIR, Volume III, March 2002, page 4-11-7.

⁵¹¹ Quad Knopf, Alternative 5 Administrative Draft EIR, Volume III, March 2002, page 4-11-7.

⁵¹² Placer County General Plan Update, Public Services Element, August 16, 1994, page 92.

⁵¹³ Placer County, Alternative 5 Administrative Draft EIR, Volume III, March 2002, page 4-II-13.

Alternative 5 area. The impact would be more severe than the proposed WRSP because more school sites would be required. If future intermediate and high school facilities were to be constructed, construction could have potentially significant environmental impacts that would need to be addressed on a project-specific basis prior to approval of construction.

Libraries

Placer County General Plan policy 4.A.5 states, "The County shall ensure that library facilities are provided to current and future residents in the unincorporated area. The County shall also require new development to fund its fair share of library facilities."⁵¹⁴ The Auburn-Placer County Library Long Range Plan calls for 0.30 square feet of library space per resident.⁵¹⁵ Based on this ratio, Alternative 5 would generate a demand for 6,241 square feet of library space. The City of Roseville operates the nearest facility to the Alternative 5 area. This library would be subject to additional users from Alternative 5. A portion of County Capital Facility Fees is used to fund capital improvements for new libraries.⁵¹⁶ The potential impacts of construction of new library facilities or expansion of existing facilities would be substantially similar to the Proposed Project, as the same number of new libraries is required. Under Alternative 5, the impact on library facilities would be less severe than under the proposed WRSP because fewer library facilities would be required (Impact 4.10-5).

Parks and Recreation

Placer County General Plan policy 5.A.1 requires five acres of improved parkland and 5 acres of passive recreation area or open space per 1,000 population.⁵¹⁷ Alternative 5 residents would generate the need for 104 acres of active parks and 104 acres of open space. Alternative 5 would provide approximately 82 acres of Neighborhood/Community parks, 166 acres of Citywide/Community parks, and 425 acres of passive open space, for a total of 673 acres. Parkland provided by Alternative 5 would meet the requirements of the Placer County General Plan (Impact 4.10-6). Parks and recreation facilities are funded through a variety of mechanisms. The County park fee would be collected from all residential units. The applicant and residents of Alternative 5 would require the dedication of land and to pay park development fees. Under Alternative 5, the impact on parks would be the same as the proposed WRSP.

Mitigation That Would No Longer Be Required

None.

⁵¹⁴ Placer County General Plan Update, Public Services Element, August 16, 1994, page 80.

⁵¹⁵ Placer County, Alternative 5 Administrative Draft EIR, Volume III, March 2002, page 4-II-122, Table 4.II-13.

⁵¹⁶ Placer County, Alternative 5 Administrative Draft EIR, Volume III, March 2002, page 4-II-123.

⁵¹⁷ Placer County General Plan Update, Public Services Element, August 16, 1994, page 96.

New Significant and Unavoidable Impacts under Alternative 5

None.

Significant and Unavoidable Impacts That Would No Longer Occur

None.

Remainder Area

Law Enforcement

Under Alternative 5, the development of 15,833 residences would result in the generation of 39,532 residents in the County; 39.5 Sheriff's Department officers would be required to serve the Remainder Area (Impact 4.10-1). This is 7.9 officers fewer than required under the proposed Remainder Area. Under Alternative 5, fewer police officers would be needed than under the proposed WRSP. Therefore, Alternative 5 would be less severe than the proposed Remainder Area. Physical impacts from development or expansion of any police facilities would be addressed in future project-specific environmental documentation.

Fire Protection

Both the CDF and Sacramento Metropolitan Fire District would respond to calls from Alternative 5. At full development of Alternative 5, it is likely that two additional fire stations would be needed to serve the population (Impact 4.9-2). The two stations would likely be Placer County Fire District stations, and would be sited to maintain a five-mile separation between stations. The addition of a Sacramento Metropolitan Fire District station would not be warranted because there are two stations located south of Alternative 5 that are within five miles of the project site. Therefore, the impact on fire protection would be considered significant. Under Alternative 5, the same number of fire stations are needed as under the proposed Remainder Area; therefore, the impact on fire services would be the same. No additional fire stations would be required compared to the proposed WRSP, the construction of which would cause significant environmental impacts.

Schools

Development under Alternative 5 would generate students in the CUSD, Elverta Joint Elementary School District (EJESD), and Grant Joint Union High School District (GJUHS). Based on student generation rates for CUSD, approximately 11,488 students would be generated in under Alternative 5, resulting in the need for approximately 11 elementary schools, two intermediate schools and two high schools (Impact 4.10-3). The impact would be more severe than the proposed Remainder Area because more

school sites would be required. The potential impacts of construction of new school facilities or expansion of existing facilities would be substantially similar to the Proposed Project, as the same number of new schools is required.

Libraries

Alternative 5 would generate a demand for 11,862 square feet of library space, warranting an additional library branch (Impact 4.10-4). Under Alternative 5, the impact on library facilities would be less severe than under the proposed Remainder Area because fewer library facilities would be required. The potential impacts of construction of new library facilities or expansion of existing facilities would be substantially similar to the Proposed Project, as the same number of new libraries is required.

Parks and Recreation

Alternative 5 would generate the need for 198 acres of active parks and 198 acres of open space (Impact 4.10-6). The County park fee would be collected from all residential units. The applicant and residents of Alternative 5 would require the dedication of land and to pay park development fees. With the allocation of five acres of active and five acres of passive parkland per 1,000 people and the payment of appropriate development fees to pay for construction of park facilities.

Mitigation That Would No Longer Be Required

None.

Significant and Unavoidable Impacts That Would No Longer Occur

None.

■ Public Utilities

West Roseville Specific Plan

Water Supply

Water demand would be the same for Alternative 5 and the WRSP, but no water would be available from the City of Roseville. Therefore, there would not be enough water to meet Alternative 5 demand in either wet or dry years. MM 6-8 would be required to ensure that water was available to Alternative 5.

Wastewater

Development of Alternative 5 would require the installation of wastewater collection and conveyance infrastructure (Impact 4.11-5). Sewer service in Placer County is provided by the Placer County Facilities

Services Department. However, the site of this alternative is not currently served with public sewer. The site could be served by two wastewater treatment plants: either the Sacramento Regional Wastewater Treatment Plant (SRWWTP) (flows generated in the western 80 percent of the site) or the Dry Creek Wastewater Treatment Plant. (DCWWTP) (flows generated in the eastern 20 percent of the site).⁵¹⁸ Conveyance of wastewater to either of these plants could require installation of pipes and lift stations in previously undeveloped areas and, therefore, could result in impacts during construction similar to the WRSP. However, due the distance of Alternative 5 site from the two potential wastewater treatment plants, the impacts related to installation of the infrastructure would be greater due to the greater area of disturbance. In addition, conveyance of the wastewater flows generated by Alternative 5 to the SRWWTP would require the construction of the planned Rio Linda Interceptor, which is not scheduled to be completed until 2025. Even if the project proponents would construct the interceptor and its extension into Alternative 5 site, the construction would entail a substantial period of time and would require the approval of agencies that are outside of the control of Placer County as lead agency or the project proponents.⁵¹⁹ This would be a significant impact that would not result from development of the WRSP. For these reasons, the impacts due to installation of wastewater collections and conveyance infrastructure under Alternative 5 would be more severe than the WRSP.

It is anticipated that two wastewater treatment plants would treat the flows generated from the Alternative 5 site. Flows generated from the western portion of the site could be conveyed to the SRWWTP. However, the site is not currently within the sphere of influence of the Sacramento Regional Community Service District, and therefore, would need approval by LAFCO before the site could be served by the plant.⁵²⁰ Flows from Alternative 5 have not been formally included in projections for the future of the SRWWTP plant⁵²¹ and no commitments have been made that existing or future treatment capacity exists for the purpose of serving the site.⁵²² Therefore, the impacts resulting from treatment of the wastewater flows generated on the western portion of the site would be of greater severity than the WRSP.

Wastewater flows generated from the eastern 890 acres of Alternative 5 would be treated at the DCWWTP. The area is currently within the service area of the plant and has adequate planned capacity to treat flows generated by the site if the site is developed in accordance with the WWMP EIR. A generation of approximately 1.8 mgd was assumed for development of this portion of the WWMP

⁵¹⁸ Quad Knopf, Alternative 5 EIR, Administrative Draft, Volume III, Page 4-11-52.

⁵¹⁹ Quad Knopf, Alternative 5 EIR, Administrative Draft, Volume III, Page 4-11-63.

⁵²⁰ Quad Knopf, Alternative 5 EIR, Administrative Draft, Volume III, Page 4-11-63.

⁵²¹ Quad Knopf, Alternative 5 EIR, Administrative Draft, Volume III, Page 4-11-66.

⁵²² Quad Knopf, Alternative 5 EIR, Administrative Draft, Volume III, Page 4-11-65.

service area.⁵²³ The West Dry Creek CFD has already consumed some of this allocated capacity. The entire WRSP would generate approximately 2.8 mgd (see Table 6-6). Therefore, it can be assumed that the DCWWTP would not have the necessary capacity to serve the portion of development that would be on the eastern portion of Alternative 5 site.

Because service by the DCWWTP to all of the eastern portion of the Alternative 5 site is not included in the design of the wastewater treatment facilities, and because the capacity of the SRWWTP does not include service to the western portion of the Alternative 5 site, MM 6-9 below would be needed to ensure that adequate treatment capacity is available and to reduce this impact to a **less-than-significant** level.

Solid Waste

Alternative 5 would generate approximately the same amount of solid waste as the proposed WRSP. As indicated in Impacts 4.11-9 through 4.11-11, this waste could shorten the lifespan of the landfill and the MRF. MM 4.11-10 and MM 4.11-12 call for expanding the landfill and MRF, but such action is out of the City's or County's jurisdiction. Therefore, the impact would be identical to the impact of the proposed WRSP.

Electricity and Natural Gas

Under Alternative 5, the WRSP Area would be served by Pacific Gas & Electric (PG&E). During initial construction in the WRSP Area, the 12 kV circuit along Baseline Road could serve the area. However, PG&E would need to monitor the electricity demand of Alternative 5 to determine when, and if, a new substation would be required. Demand for energy would be the same as the proposed WRSP, and could be served by PG&E. MM 4.11-4 would ensure that electrical facilities are constructed as needed, so the impact would be less than significant. Because Alternative 5 would demand the same amount of electricity as the proposed WRSP, the impact on electrical facilities would be the same.

Under Alternative 5, the demand for natural gas would be approximately 17,751,480 Therms per year, the same as under the proposed WRSP. There is currently no natural gas service to Alternative 5.⁵²⁴ PG&E extends natural gas service lines as demand increases.⁵²⁵ In order to serve Alternative 5, new gas distribution mains, transmission lines, and, in the future, a new natural gas regulator station, would be required to service the site. According to PG&E, there is adequate natural gas supply. Because

⁵²³ Quad Knopf, Alternative 5 EIR, Administrative Draft, Volume III, Pages 4-11-65 and 4-11-70.

⁵²⁴ Placer County, Alternative 5 Administrative Draft EIR, Volume III, March 2002, page 4-II-106.

⁵²⁵ Placer County, Alternative 5 Administrative Draft EIR, Volume III, March 2002, page 4-II-106.

Alternative 5 would demand the same amount of natural gas as the proposed WRSP, the impact on natural gas facilities would be the same, after mitigation.

New Mitigation Measures Required of Alternative 5

MM 6-8: *Demonstrate that adequate surface water supplies are available to meet demand.*

MM 6-9: *Expand the DCWWTP to be able to accept the increase in flow not considered in the WWMP EIR from Alternative 5.*

Section 15126.4 (a)(1)(D) of the CEQA Guidelines requires that if a mitigation measure would cause one or more significant effects in addition to those that would be caused by the project as proposed, the effects of the mitigation measure shall be discussed, but in less detail than the significant effects of the project as proposed. The following discussion describes the potential impacts of construction of improvements to the DCWWTP to provide adequate wastewater treatment to the Alternative 5 site.

With implementation of MM 6-8 and MM 6-9, impacts on water supply and wastewater infrastructure capacity under Alternative 5 would be reduced to a less-than-significant level. However, construction of new or expansion of existing wastewater infrastructure pursuant to MM 6-9 could be potentially significant. The DCWWTP is located in the southwestern portion of the City of Roseville north and west of Atkinson Parkway. Surrounding land uses include County-owned open space to the west designated for residential land use. Existing residential development exists just east of the DCWWTP. South of the DCWWTP is a City yard. In addition, Dry Creek runs in an east/west direction through the DCWWTP property. Numerous trees and extensive riparian habitat occur along Dry Creek. The DCWWTP site and surrounding topography is flat.

Impacts from construction of new or expanded wastewater infrastructure pursuant to MM 6-9 could be potentially significant in the areas of aesthetics, air quality, biological resources, land use, geology, hydrology, and noise. The level of significance of these potential impacts is not known, but mitigation measures would likely be available to reduce at least some of these impacts to a less-than significant level. However, some impacts may be significant and unavoidable even with mitigation. Therefore, for purposes of this analysis, impacts of construction of wastewater infrastructure improvements pursuant to MM 6-9 would be significant and unavoidable, similar to the proposed WRSP and Remainder Area.

Remainder Area

Water Supply

Water demand for Alternative 5 would be the same as the proposed Remainder Area, and could not be met by existing supplies. No water would be available from the City of Roseville for Alternative 5, so the impact would be more severe than under the proposed Remainder Area.

Recycled Water

Recycled water could be used to offset potable demands for Alternative 5, as described for the SOI Amendment. The DCWWTP would need to be analyzed to determine if it can produce enough recycled water to meet demand. However, infrastructure would need to be constructed outside Alternative 5 to convey water from the DCWWTP to the site. Installation of off-site infrastructure could result in environmental effects that would be more severe than the SOI Amendment (Impact 4.11-5).

Wastewater

Because Alternative 5 site is not currently served with public sewer, this alternative, similar to the SOI Amendment area, would require the installation of wastewater collection and conveyance infrastructure (Impact 4.11-6). For these reasons, the impacts due to installation of wastewater collections and conveyance infrastructure under Alternative 5 would be more severe than the WRSP.

As discussed above, the DCWWTP would need to be expanded to serve the eastern portion of the Alternative 5 site. Therefore, MM 6-9, below, would be required.

Solid Waste

Alternative 5 would generate approximately the same amount of solid waste as the proposed SOI Amendment. As indicated in Impacts 4.11-9 through 4.11-11, this waste could shorten the lifespan of the landfill and the MRF. Therefore, the impact would be identical to the impact of the proposed Remainder Area.

Electricity and Natural Gas

The amount of energy needed under Alternative 5 would be identical to the proposed Remainder Area, so the impacts would be similar.

Mitigation That Would No Longer Be Required

None.

Significant and Unavoidable Impacts That Would No Longer Occur

None.

New Mitigation Measures Required of Alternative 5

MM 6-9: *Expand the DCWWTP to be able to accept the increase in flow not considered in the WWMP EIR from Alternative 5. Hydrology, Water Quality, and Groundwater.*

WRSP/Remainder Area

Stormwater Runoff (Peak Flows and Volume)

The Alternative 5 site is undeveloped with scattered rural residences and consists of open spaces, pasture, and agricultural land. Existing drainage courses consist of defined channels interrupted by agricultural grading and poorly defined swales that drain from east to west. Culverts under roadways convey runoff. Alternative 5 would not have any impact on the Pleasant Grove Creek watershed. However, increases in peak flows and volume of stormwater water in the Dry Creek, Curry Creek, and NEMDC watersheds could be greater than the levels estimated for the proposed SOI Amendment (Impacts 4.12-1 and 4.12-2). Because the same intensity of development as the proposed SOI Amendment would occur, and the number of developed acres would be similar, the amount of new impervious surfaces that would generate runoff would be similar. To address stormwater runoff concerns within the Dry Creek watershed, the Placer County Flood Control and Water Conservation District (PCFCWCD) and the Sacramento County Water Agency (SCWA) sponsored the Dry Creek Watershed Flood Control Plan (Dry Creek Plan) in April 1992. The report included information and recommendations for policies necessary to manage the storm waters within the Dry Creek watershed. According to the Dry Creek Plan, it is anticipated that future land use changes will increase the impervious surface area in the watershed by approximately 50 percent, resulting in increased flood flows.⁵²⁶ The Dry Creek Plan identifies potential locations where detention facilities could be provided within the watershed. Local (i.e., on-site) detention was not recommended for the portion of the watershed in which Alternative 5 is located.⁵²⁷

The increased potential for downstream flooding that could be exacerbated by Alternative 5 peak flows and volumes would be a potentially significant impact that could be more severe than the SOI Amendment, particularly since detention is not recommended in that portion of the watershed. Because the focus on regional stormwater volume mitigation is related to effects at the Cross Canal, the approved

⁵²⁶ Placer County Flood Control and Water Conservation District and Sacramento County Water Agency, *Final Report Dry Creek Watershed Flood Control Plan*, April 1992, prepared by James M. Montgomery Consulting Engineers.

⁵²⁷ Placer County Flood Control and Water Conservation District and Sacramento County Water Agency, *Final Report Dry Creek Watershed Flood Control Plan*, April 1992, prepared by James M. Montgomery Consulting Engineers, Figure 5-2.

Roseville retention basin on Pleasant Grove Creek could provide storage for the Off-site Alternative. However, an agreement would have to be established between Placer County and the City of Roseville. Further, the basin has not been constructed. Therefore, like the SOI Amendment, this would remain a significant and unavoidable impact. Mitigation in addition to MM 12-2 and MM 4.12-3 would also be required that addresses a mechanism for negotiating an agreement with the City of Roseville to provide capacity in the City-owned basin. Alternatively, another retention basin could be constructed elsewhere. For these reasons, the increases in stormwater peak flows and volumes would be considered significant and unavoidable.

Floodplain Fill

The boundaries of the 100-year floodplain along Dry Creek have been delineated. The 100-year Dry Creek floodplain extends from Walerga Road west across Watt Avenue and southwest to PFE Road. The floodplain has also been mapped in the NEMDC subshed at the west end of site at Pleasant Grove Road at the Sutter County line.

Under Alternative 5, some fill may need to be placed in the 100-year floodplain, but no structures would be constructed in 100-year floodplain, similar to the proposed SOI Amendment (see Impact 4.12-3). The County regulates fill of the floodplain to ensure that the 100-year floodplain is not adversely affected. Therefore, the impact of Alternative 5 on the floodplain would be less than significant, similar to the SOI Amendment.

Water Quality

Assuming a similar amount of site development during construction and a similar increase in new impervious surfaces as the proposed SOI Amendment, construction and urban water quality impacts would be the same under Alternative 5 (see Impacts 4.12-4 and 4.12-5). Placer County has developed a SWMP that would require BMPs in the development. Construction and operational water quality impacts would be reduced to less-than-significant levels through implementation of MM 12-5 and MM .12-6 and State and local requirements for Alternative 5.

Groundwater Resources

The Alternative 5 site currently has a number of private groundwater wells serving agricultural uses. Groundwater use for agricultural purposes is expected to decrease as the land is converted and domestic water demand is met through surface water, so in-lieu groundwater recharge is expected to increase.⁵²⁸

⁵²⁸ Quad Knoff, 2nd Administrative Draft EIR, Volume II, July 2003

Groundwater could be used in dry years to supplement surface water supplies, which would be consistent with regional planning and assumed in the WFA. However, reduced groundwater pumping at Reason Farms (MM 4.11-2) would not be within the ability of Placer County to implement. Because the MOU Guiding Principles direct that groundwater use be mitigated to less-than-significant levels, it is uncertain what options would be available to the County to offset the use. The use of groundwater during dry years is, therefore, considered a significant and unavoidable impact.

Groundwater Recharge

Groundwater recharge impacts of Alternative 5 would be similar to the less-than-significant impact identified for the proposed SOI Amendment (see Impact 4.12-4), because the potential for recharge would be along creeks, primarily, which would remain in open space. However, the impact would be somewhat more severe under Alternative 5, because, unlike the proposed SOI Amendment, a substantial portion of Alternative 5 is irrigated farmland, and this land would be converted to urban uses.

New Mitigation Required Under Alternative 5

MM 6-10: *Ensure no net increase in stormwater volume by contributing toward the construction and/or expansion of regional retention facilities. (WRSP and Remainder Area).*

Mitigation That Would No Longer Be Required

None.

New Significant and Unavoidable Impacts under Alternative 5

- Increases in stormwater peak flows and volumes and groundwater use from construction of Alternative 5.
- Increased pumping of groundwater.

Significant and Unavoidable Impacts That Would No Longer Occur

None.

■ Aesthetics and Visual Resources

West Roseville Specific Plan

Visual Character

Development of Alternative 5 would substantially and permanently alter the existing visual character of the site by introducing an extensive roadway network, houses, offices, commercial and industrial uses,

and other urban facilities into a fairly undeveloped area, similar to the proposed WRSP. Certain components of Alternative 5 would be constructed off site. Off-site infrastructure would include roads, electrical infrastructure, water and sewer lines, and water tanks. Such infrastructure would likely be similar to infrastructure anticipated for the proposed WRSP, except that sewer lines would be longer.

Development under Alternative 5 would not be subject to the Roseville Community Design Guidelines, but would be subject to the WRSP Design Guidelines, which address factors such as the size, type, and treatment of buildings, setbacks, landscaping. The Placer County General Plan contains design guidelines that would apply to this alternative. MM 6-11, below, would further reduce visual impacts by requiring development of design guidelines, but would not reduce this impact to a less-than-significant level. Therefore, although this impact would be less severe than the Proposed WRSP, the impact would remain significant and unavoidable.

Light and Glare

Similar to the proposed WRSP, Alternative 5 would develop over 5,000 acres of open space grassland in urban uses, resulting in a substantial change in the amount of light generated on the site, and alter nighttime views of the site. Light would be generated by residences, businesses, industrial areas, streetlights, and vehicles, all of which would increase the ambient nighttime illumination level. In addition, parks and schools with sports facilities could use high-intensity lights for playing fields, which would create a large amount of nighttime light. With development of this alternative, views to the Placer Vineyard site that are currently uninterrupted by light pollution from the site would change to views of a developed, lit environment.

As discussed above, City of Roseville Design Guidelines would not apply to Alternative 5. However, the WRSP and Placer County Design Guidelines would apply. The Placer County Design Guidelines contain guidelines for reducing light spillover through visual screening and downward-directed light. In addition, MM 6-11 would require development of design guidelines for Alternative 5 to address lighting issues.

Alternative 5 would include schools and parks, which would be adjacent to residential areas and could potentially produce bright light from associated sports facilities that could illuminate adjacent residential areas. Lighting of parks (athletic fields) could cause light spillover into adjacent residential neighborhoods during these hours. Additionally, because construction of sports facilities associated with schools would be under the jurisdiction of the school districts, implementation of design guidelines and these mitigation measures is at the discretion of the Districts. Like the City, the County could not compel the school districts to implement these measures. Should the districts choose not to implement the above-

mentioned mitigation measures for facilities within their jurisdiction, nighttime lighting impacts may not be reduced.

The Placer Vineyards site, due to its current open grassland character, is not currently a source of daytime glare. Development of Alternative 5 could result in glare from commercial and office buildings. The amount of development proposed by this alternative would be similar to that of the proposed WRSP, and could substantially alter the amount of daytime glare on the site.

Impacts on light and glare for Alternative 5 would be similar to the proposed WRSP, because the amount of area to be developed with light and glare-producing uses would be similar. Nonetheless, the change in the level of light and glare on the project site under Alternative 5 would remain significant and unavoidable, because the area, which currently lacks light and glare sources, would still be visibly changed in the context of nighttime lighting and daytime glare.

Visual Compatibility

Similar to the proposed WRSP, the Placer Vineyards site is currently open grassland. Unlike the proposed WRSP, development of this alternative would not be an extension of an existing urban edge. Rather, it would represent much denser urbanization than adjacent land uses, which consists primarily of open space, some large roadways, and rural residential development. Development under Alternative 5 would not be subject to the Roseville Community Design Guidelines, but would be subject to the WRSP Design Guidelines, which address factors such as the size, type, and treatment of buildings, setbacks, landscaping. The Placer County General Plan contains design guidelines that would apply to this alternative. MM 6-11 would reduce visual incompatibility impacts by requiring development of design guidelines, thereby reducing this impact to a less-than-significant level, similar to the proposed WRSP.

Scenic Resources

Alternative 5 would result in large-scale development that could impair long-range views by placing buildings within these view corridors. However, because these views are not designated scenic vistas, development of Alternative 5 would not create a substantial adverse effect on a scenic resource.

New Mitigation Required under Alternative 5

MM 6-11: *Design Guidelines shall be developed to ensure that development under Alternative 5 is visually compatible with existing and future land uses.*

Mitigation That Would No Longer Be Required

None.

Significant and Unavoidable Impacts That Would No Longer Occur

None.

Remainder Area***Visual Character***

As discussed above, development of Alternative 5 would substantially and permanently alter the existing visual character of the site by introducing an extensive roadway network, houses, offices, commercial and industrial uses, and other urban facilities into an fairly undeveloped area, similar to the proposed Remainder Area. The Placer County General Plan design guidelines, along with MM 6-11, would further reduce visual impacts by minimizing visual conflicts. Even so, the visual character of the site would be permanently and substantially altered.

Light and Glare

Similar to the proposed Remainder Area, Alternative 5 would develop over 5,000 acres of open space grassland in urban uses, resulting in a substantial change in the amount of light generated on the site, and alter nighttime views of the site. With development of this alternative, views to the Placer Vineyard site that are currently uninterrupted by light pollution from the site would change to views of a developed, lit environment. Alternative 5 would also include schools and parks, which would be adjacent to residential areas and could potentially produce bright light from associated sports facilities that could illuminate adjacent residential areas. Lighting of parks (athletic fields) could cause light spillover into adjacent residential neighborhoods during these hours. Additionally, because construction of sports facilities associated with schools would be under the jurisdiction of the school districts, implementation of design guidelines and these mitigation measures is at the discretion of the Districts. Like the City, the County could not compel the school districts to implement these measures. Should the districts choose not to implement the above-mentioned mitigation measures for facilities within their jurisdiction, nighttime lighting impacts may not be reduced.

The Placer Vineyards site, due to its current open grassland character, is not currently a source of daytime glare. Development of Alternative 5 could result in glare from commercial and office buildings. The amount of development proposed by this alternative would be similar to that of the proposed SOI Amendment, and could substantially alter the amount of daytime glare on the site.

Impacts on light and glare for Alternative 5 would be similar to the proposed Remainder Area, because the amount of area to be developed with light and glare-producing uses would be similar.

Visual Compatibility

Similar to the proposed Remainder Area, the Placer Vineyards site is currently open grassland. Unlike the proposed Remainder Area, development of this alternative would not be an extension of an existing urban edge. Rather, it would represent much denser urbanization than adjacent land uses, which consists primarily of open space, some large roadways, and rural residential development. Development under Alternative 5 would not be subject to the Roseville Community Design Guidelines, nor would such development be subject to the WRSP Design Guidelines, which address factors such as the size, type, and treatment of buildings, setbacks, landscaping. The Placer County General Plan contains design guidelines that would apply to this alternative. MM 6-11 would require development of design guidelines in future specific plans or developments within Alternative 5, thereby reducing visual incompatibility impacts to a less-than-significant level, similar to the proposed Remainder Area.

Scenic Resources

Alternative 5 would result in large-scale development that could impair long-range views by placing buildings within view corridors. However, because these views are not designated scenic vistas, development of Alternative 5 would not create a substantial adverse effect on a scenic resource.

New Mitigation Required under Alternative 5

MM 6-11: *Design Guidelines shall be developed to ensure that development under Alternative 5 is visually compatible with existing and future land uses.*

Mitigation That Would No Longer Be Required

None.

Conclusions

Alternative 5 would not be environmentally superior to the proposed WRSP and SOI Amendment, because it would result in additional impacts on biological and agricultural resources, and would not substantially reduce impacts identified for the proposed WRSP and SOI Amendment. Two significant and unavoidable impacts would be more severe under Alternative 5, including

- Conversion of agricultural land to developed uses (Impact 4.1-4)
- Increased stormwater peak flows and volumes (Impacts 4.12-1 and 4.12-2)

In addition a new significant and unavoidable impact would occur

- Impact 4.6-6: Loss of topsoil (WRSP Only)

For the most part, Alternative 5 would meet the project objectives. However, it would not provide for the orderly and logical extension of the City of Roseville (Objective 2), would not ensure land use compatibility with the 1,000-foot buffer surrounding the PGWWTP (Objective 5), does not allow for extension of the existing age-restricted community (Objective 6), does not include permanent open space on the western edge of the City (Objective 7a), does not provide housing diversity in the City (Objective 7b), and does not implement the project according to City standards. In addition, Objective 12 would not be met, as Alternative 5 may not be fiscally feasible. A number of the objectives would not apply to Alternative 5, because they are specific to development in the City of Roseville (Objectives 3, 4, 8, 9 and 10).

6.2.9 Environmentally Superior Alternative

According to Section 15126.6(d)(2) of the CEQA Guidelines, an EIR is required to identify an environmentally superior alternative from among the range of reasonable alternatives that are evaluated. The environmentally superior alternative would be the alternative that results in the fewest significant environmental impacts as compared to the proposed project. If the environmentally superior alternative is the no project alternative, the EIR shall also identify an environmentally superior alternative from among the other alternatives.

The No Project Alternative would reduce the greatest number of project impacts and would, therefore, be considered the environmentally superior alternative. Among the other alternatives, Alternative 2 (Open Space Alternative) would be considered the environmentally superior alternative as it reduces more significant project impacts as compared to the other project alternatives, although it fails to meet most of the project objectives. As indicated by Tables 6-1 through 6-6, which provides a comparison of the various impacts of the alternatives and the proposed project, the Open Space Alternative would preserve the most open space and would provide the least number of dwelling units. The population attributable to this alternative would also be the least, as would the number of employees and/or jobs that would be generated. Accordingly, this alternative would result in the fewest impacts with respect to: (1) wetlands and grasslands; (2) construction and operational air quality emissions; (3) public services (police, schools, and libraries); (4) public utilities (solid waste, water, wastewater, electricity, and natural gas); (5) transportation; (6) construction and operational noise; and (7) conversion of agricultural land to developed uses.

The provision of Section 15126.6(d)(2) of the CEQA Guidelines must be read together with Section 15126.6(d), which requires that an EIR compare the significant effects of the alternatives with those that would result from the project. Often, alternatives will reduce some impacts and increase

others. Therefore, it is also appropriate for an EIR to explain the environmental advantages and disadvantages of each alternative in comparison with the project. This comparison is made in the concluding paragraph of each alternative.

Chapter 7 PLANNING CONSIDERATIONS

7.1 INTRODUCTION

This chapter addresses consistency with applicable documents that are part of the planning context in which the proposed project would be developed, including

- LAFCO policies
- City of Roseville Specific Plans
- City of Roseville General Plan (1992, updated through 2003)
- City of Roseville Guiding Principles (2001)
- City/County Memorandum of Understanding (MOU) regarding the MOU Transition Area
- Placer County Applicable goals and policies
- City of Roseville/U.S. Fish and Wildlife Service Memorandum of Understanding

The West Roseville Specific Plan (WRSP) would result in an SOI amendment and annexation to the City of Roseville, an amendment to the City's General Plan, adoption of a Specific Plan, and a change in the existing zoning of the WRSP. Development of the WRSP Area could not proceed as proposed without annexation. Further, the WRSP Area and, eventually, the Remainder Area are annexed, the City's General Plan would apply to the SOI Amendment Area rather than the County's General Plan. The proposed project would alter existing land use plans by changing lands currently planned by the County for agricultural use to residential, open space, community commercial, light industrial, industrial, business professional, and public/quasi-public uses. Implementation of the WRSP would be consistent with the City's General Plan with approval of the proposed General Plan Amendment. Therefore, consistency with existing General Plan and zoning designations is not considered an impact; however, a discussion of consistency with General Plan policies is provided to demonstrate that no inconsistencies exist between the existing General Plan and the proposed project.

Because this document provides a project-level analysis of impacts resulting from construction and operation of the WRSP, the policy analysis focuses on the WRSP. Any future development in the Remainder Area would rely upon the programmatic analysis provided in this document, supplemented by additional analysis, which would include a detailed review of consistency with applicable plans, policies, and regulations

For the reader's information, County General Plan policies are provided in Appendix D and the City's General Plan polices are provided in Appendix C. The technical sections within Chapter 4 identify components of the project that could be considered inconsistent with the County General Plan or where impacts would be less severe if development occurred under the County rather than the City.

Section 15125(d) of the CEQA Guidelines states that the EIR shall discuss "any inconsistencies between the proposed project and applicable general plans and regional plans..." An EIR may provide information regarding land use, planning and socio-economic effects; however, CEQA does not recognize these issues as typical environmental impacts on the physical environment. Physical impacts on the environment that could result from implementation of the WRSP and SOI amendment are not addressed in this chapter, but in the appropriate technical environmental sections of Chapter 4 of this EIR (see Sections 4.2 through 4.13). All of the documents are available for review at the City of Roseville Permit Center, 311 Vernon Street, Roseville, California.

7.1.1 Policy Setting

■ LAFCO

The objectives of a Local Agency Formation Commission (LAFCO) are to encourage the orderly formation of local government agencies, preserve agricultural land, and discourage urban sprawl. LAFCOs review proposals for the formation of new local government agencies and regulate changes, such as boundary lines, of existing agencies. A LAFCO is the entity that evaluates proposals for the creation of cities or special districts, as well as proposals to annex additional land to local jurisdictions. If the WRSP is approved, the City of Roseville would provide most municipal services. In addition, any future development in the Remainder Area would require annexation to the City of Roseville where the City would provide most municipal services. These boundary changes must be reviewed and approved by LAFCO.

Placer County LAFCO would be responsible for approval of (1) the proposed annexation for the WRSP and (2) the amendment to the City's SOI to include the project site, except for a small portion of the site east of existing Fiddyment Road that is currently in the City's SOI.

This EIR will be used by the Placer County LAFCO during their review of the proposed SOI amendment and annexation of the WRSP Area to the City of Roseville. Placer County LAFCO has adopted a comprehensive list of guidelines and policies to implement its stated objectives; however, some policies are intended to provide guidance to the Commission and are not directly applicable to actions by local jurisdictions. Therefore, only the LAFCO policies that apply to annexation of the WRSP or the SOI

amendment are addressed. Appendix E provides a complete list of applicable LAFCO policies. As part of recent changes to State law, a Municipal Services Review will be prepared separate from the EIR to analyze the provision of services for the WRSP.

■ City of Roseville

Framework of Land Use Plans in Roseville Planning Area

The City of Roseville establishes land use designations and policies in its General Plan and various specific plans. Planning policies are implemented through infrastructure plans and programs, the zoning and subdivision ordinances, and the development review process. While the formal responsibility for land use decisions in territory located outside the City limits and within its SOI resides with Placer County, the City receives notices from the County and provides comments (as appropriate) on development proposals within the sphere. A small portion of the WRSP Area west of proposed Fiddymment Road and east of existing Fiddymment Road is currently located within the City's SOI, as shown on Figure 1-1 in Chapter 1 (Introduction).

General Plan

The City of Roseville last completed a comprehensive update of its General Plan in 1992. This General Plan update addressed goals, policies, and implementation measures, but did not modify land uses or land use allocations beyond those identified in the previous General Plan. A minor technical update incorporating many of the changes that occurred since 1992 was completed in January 2003. The 2003 update identified the following: (1) modifications to the land use allocation of the General Plan that occurred since 1992; (2) the current household totals for the City is 34,532 as of September 30, 2001;⁵²⁹ and (3) vacant residential land in the City is fully entitled and is expected to be built out by 2005.⁵³⁰

As discussed in Chapter 2 (Project Description), revisions to the City's General Plan are being evaluated in this EIR. A summary of the revised General Plan goals and policies is included in the Project Description. The revisions to the City's General Plan were made, in part, to include the WRSP because the City is planning to annex this portion of the SOI Amendment Area. The City is also proposing to amend the General Plan to include a new land use designation, Village Center (VC). As discussed in Section 4.1 (Land Use and Agricultural Resources), the addition of this new land use designation provides for residential, commercial, park, and public/quasi-public uses to support the creation of a walkable mixed-use community. While the VC designation is proposed as part of the WRSP, the

⁵²⁹ City of Roseville Quarterly Development Activity Report, Second Quarter 2002, p. 1

⁵³⁰ Kathy Pease, City of Roseville, written communication, September 18, 2002

designation may also be applied to land uses that currently exist in the City (e.g., residential and commercial) in different configurations or to future areas.

Applicable General Plan policies are identified in Appendix C of this Draft EIR.

Guiding Principles

In June 2001 the Roseville City Council adopted a set of “Guiding Principles” that, together with the City’s existing General Plan policies, are intended to be used to guide any new development proposed to the west of the City in order to ensure that the City’s typical standards for new development were met or exceeded. The thirteen Guiding Principles are listed below. Appendix L includes a copy of the complete text of the Guiding Principles.

Fiscal Health

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.

A Well-Planned Community, a Strong Community Identity, and Sense of Place

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 (PGWWTP) 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.

Community Infrastructure That Is Complete and Up-to-Date, a Healthy, Safe and Secure Community, and the Highest Quality Community Services and Organizations

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 MOU 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.

Outstanding Recreational Opportunities

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/USFWS Memorandum of Understanding.

An Active, Educated, and Involved Citizenry

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.

A High Quality of Life

13. Any development proposal west of Roseville shall provide a “public benefit” to the City and residents.

Specific Plans

A specific plan is a policy and regulatory tool for the systematic implementation of the General Plan. It contains a set of land use designations and implementation programs reflecting the unique characteristics of the particular area. A specific plan is required to be internally consistent and consistent with the General Plan. In Roseville, specific plans are incorporated into the General Plan by reference.

At the present time, eight areas of the City are governed by Specific Plans, including two areas that immediately border the WRSP. These plans and accompanying development agreements have been developed to address growth issues and the unique constraints and opportunities found within each area, and provide a context within which implementation of the land use plan and associated public facilities can be successfully accomplished.

Zoning Ordinance

The City’s Zoning Ordinance is a tool to implement the broad policies and uses contained in the General Plan. Zoning focuses on the specific uses of land rather than the longer term, planned uses contained in the General Plan. Typically, a General Plan land use designation is intended to guide development over a 20 year horizon, while a zoning classification specifies particular uses, development intensities, and other standards for particular parcels.

State law has imposed consistency requirements to ensure that local zoning ordinances conform to the General Plan (although charter cities with a population of fewer than two million, such as the City of Roseville, are exempt). To ensure that the zoning ordinance is consistent with the General Plan, the Plan itself must be complete, adequate, and internally consistent. Typically, a General Plan and zoning ordinance are consistent when they allow the same general range of types, density, and intensity of development at the same location.

The City's Zoning Ordinance was last updated comprehensively through Ordinance No. 3014 on May 22, 1996. Periodic revisions have been completed and are planned to keep the zoning ordinance up to date.

■ **City of Roseville/Placer County Memorandum of Understanding**

In 1997, the City of Roseville and Placer County entered into a Memorandum of Understanding (MOU) to promote interagency communication and foster cooperative land use planning between the City and the County. Recognizing that future development was likely to occur in this area, the MOU establishes a transitional area (MOU Transition Area) that includes 5,527 acres adjacent to the City's western boundary in which any proposed development must be reviewed by both the City and the County and meet certain standards required to mitigate any development-related impacts. The 5,527 acres includes all but the 167.7 acres located within the WRSP Area and 180 acres of City-owned land, as illustrated by Figure 1-1. The MOU states that, regardless of which entity processes an application for development within this area, environmental review must be conducted, and "all identified Fiscal, Transportation and Circulation, Utilities and Services, Affordable Housing, and Groundwater impacts of proposed development will be mitigated to a level that is less than significant, unless both the County and the City agree that specific overriding considerations render such mitigation measures infeasible."⁵³¹ In addition, the MOU states that "to the greatest extent practically and legally feasible, the City and the County will process development applications in the Transition Area such that development proceeds in a orderly east-to-west progression."⁵³²

■ **Placer County**

Placer County updated the County General Plan in 1994 and completed a technical update in June 2003. The Placer County General Plan presently designates all of the area west of Fiddymont Road as Agricultural/80-acre minimum, and the associated zoning includes an 80-acre minimum Farm Zone.⁵³³

⁵³¹ Memorandum of Understanding Placer County/City of Roseville, p. 4

⁵³² Memorandum of Understanding Placer County/City of Roseville, p. 5

⁵³³ Placer County, Placer County General Plan, 1994, Land Use Diagram

Placer County has also adopted a 1-mile buffer for the Western Regional Sanitary Landfill along Fiddymont Road and Athens Roads. This boundary is only applicable to residential uses; industrial, commercial, and recreation uses would be allowed within this buffer zone. The northernmost boundary of the SOI Amendment Area is located over 1 mile from the southern boundary of the landfill facility.

The proposed project site is currently within Placer County and subject to the Placer County General Plan. As stated in Chapter 2, the proposed project includes annexation of the WRSP Area to the City of Roseville and amendment of the City's SOI boundaries to include the entire project site. It is anticipated that in the future when, and if, the City receives an application to develop areas within the Remainder Area, this area would also be annexed to the City. If annexed, these areas would be subject to the City General Plan, not the County General Plan. However, for the reader's information, this EIR electively considers consistency of the proposed project with the County General Plan where County policies are more protective of a resource than City policies). A complete list of all the County's General Plan policies is included in Appendix D. If a potential conflict or more restrictive County policy is identified, it is discussed in the technical sections provided in Chapter 4 of this document.

■ **City of Roseville/U.S. Fish and Wildlife Service Memorandum of Understanding**

In 2000, the City of Roseville and the U.S. Fish and Wildlife Service (USFWS) entered into a Memorandum of Understanding (USFWS/MOU) to address specific issues that were raised during the permitting process for the City's PGWWTP. The USFWS/MOU sets forth some specific objectives that were established to address indirect growth issues and the potential loss of habitat associated with operation of the City's PGWWTP. In addition, the USFWS/MOU establishes guidelines to be followed for the City's preparation of a Habitat Conservation Plan (HCP), or equivalent document. A copy of the USFWS/MOU is included as Appendix G.

7.1.2 Policy Analysis

■ **LAFCO Policies**

As discussed in the Policy Setting, LAFCO must approve both the annexation of the WRSP and the SOI boundary change for the SOI amendment area. Therefore, LAFCO must find that the amendment is consistent with LAFCO policies provided in Appendix E. While neither this document nor the City of Roseville can make a determination of consistency for LAFCO, the following information is provided for the reader's information and LAFCO's consideration. Further, inconsistency with LAFCO policies would not be considered an environmental impact because such inconsistencies are not related to a physical

change to the environment. Therefore, this analysis does not make findings of significance, or provide mitigation measures.

West Roseville Specific Plan

The WRSP includes both an amendment to the City's SOI and annexation to the City. A small portion of the WRSP east of Fiddymont Road is already within the City's SOI and would not be affected by the Sphere of Influence request (refer to Figure 1-1 in Chapter 1). However, the rest of the WRSP, as well as a portion of Fiddymont Road would require annexation to the City before any development within the WRSP Area could occur.

LAFCOs objectives under the Cortese/Knox Hertzberg Act include preserving agricultural land, encouraging logical patterns of growth, and discouraging urban sprawl. This analysis addresses project consistency with LAFCO policies, including concerns expressed by LAFCO. The analysis addresses the policies in the order that they appear in Appendix E.

LAFCO's Goal 1 is to encourage the orderly formation of local government agencies. Policy 1a(3) addresses changes in territory as they affect service districts. Specific requirements of Policy 1a(3) include disclosure of the physical boundaries to be served, extent of improvements required, comparison of the existing and proposed service levels, any existing resource shortages or facility inadequacies, and means of financing. Section 4.10 (Public Services) and Section 4.11 (Public Utilities) describe the extent to which service boundaries and infrastructure required to serve the WRSP and Remainder Areas would change; compares existing and proposed service levels; and identifies any potential resource shortages or facility inadequacies. As stated in Sections 4.10 Public Services, and 4.11 Public Utilities, service providers would be able to accommodate the WRSP and any future development proposals in the Remainder Area (assuming implementation of identified mitigation). Sections 4.10 and 4.11 also describe financing methods, such as connection fees and developer contributions towards fair-share costs of system improvements.

Policy 1(a)(4) requires that proposals for jurisdictional change include a plan for services. Technical studies prepared for the WRSP include service plans, and a Municipal Services Review (MSR) is being prepared for the proposed annexation of the project site.

Policy 1(b)(2) encourages that annexation to a city and special district be simultaneous. The WRSP would require the expansion of the City's service area boundaries to serve the WRSP Area. In addition, the service area for the PGWWTP would need to be expanded to include all of the WRSP Area, including a portion that is currently not within the service area. Applications for annexation to the City of Roseville

and the applicable service districts would be submitted simultaneously. This policy does not apply to the Remainder Area at this time because annexation is not proposed.

Policy 1(d)(2) addresses inclusion or exclusion of roads adjacent to one or more boundaries of a proposed annexation. The only existing roadway that borders the WRSP Area is Fiddymment Road, which is located along the eastern boundary of the WRSP. Fiddymment Road is currently under Placer County's jurisdiction, but is proposed to be annexed to the City as part of the WRSP. Other roads that would be constructed as part of the WRSP, including the extension of Blue Oaks Boulevard, would also be entirely within the City's boundaries if the WRSP Area is annexed.

Policy 1(d)(3) states that the environmental document for a project that has one or more roads forming boundaries between the City and County shall include an analysis of placing the road within the jurisdiction of each. As stated above, Fiddymment Road is currently within the County's boundaries. As part of the WRSP, Fiddymment Road would be annexed to the City. An analysis of Fiddymment Road is included in this EIR. Blue Oaks Boulevard would also delineate the border between the County and City until, and unless, the Remainder Area is annexed. The environmental effects of constructing these roadways would be unaltered by the jurisdiction in which they are located because the roadway widths and construction techniques would be similar. The severity of the impacts might be slightly greater under the City's jurisdiction because more land would be graded for sidewalks, bike lanes, and landscaping that the City would require as opposed to the County. These roadways would include four travel lanes, 8-foot-wide sidewalks, curbs, and gutters. Once constructed, however, there would be no difference in environmental effects.

This policy also requires that the applicant address long-term maintenance costs associated with locating the roadway in each jurisdiction. A separate cost analysis in the finance plan is being prepared by the applicant to determine the long-term maintenance costs associated with roadways.

Policy 1(d)(4) requires that special districts be detached from an area when that area is annexed to a city that will assume the role of the district. The WRSP is part of Placer County Water Agency's Zone No. 5. Because the City of Roseville would become the water provider if the WRSP Area is annexed, detachment from Zone No. 5 will be requested of LAFCO as part of the project's entitlements. The detachment of special districts for the Remainder Area would be analyzed if and when the City receives a request for annexation for the Remainder Area.

LAFCO Agricultural and Open Space Policies 2(1), 2(2), and 2(3) are intended to protect open space and agricultural land from premature conversion. Policy 2(1) encourages promotion of orderly development and protection of agricultural lands and open space areas, including riparian areas. The WRSP would

result in the loss of grazing land, but this loss is not considered significant because the productivity of the site for other agricultural uses is limited, as discussed under Impact 4.1-4 in Section 4.1 (Land Use and Agricultural Resources). In addition, a small amount of land designated as Prime Farmland (± 20 acres) would be impacted under the WRSP (see Impact 4.1-4). The EIR concluded that this loss, although small, would be significant and unavoidable. The WRSP includes 670.1 acres of permanent open space, generally located along natural drainages present on the site. All of the natural drainages, which include most of the riparian habitat in the WRSP Area, would be preserved within open space areas. No land use plan is proposed for the Remainder Area at this time, nor is this area being considered for annexation. This issue will be addressed if and when the City receives a request for annexation.

Policy 2(2) states that annexation will be linked to a proposal to develop and not be speculative in nature. Further, development plans are to include a timetable. The WRSP includes a Specific Plan, a financing plan, and a schedule for phasing of development. The Specific Plan provides land use designations for the entire WRSP and information regarding the intensity and type of development that is proposed.

Policy 2(3) states that annexation of farmlands shall not be permitted where significant areas of nonproductive farmland are already available. As stated above, most of the WRSP Area is grazing land of low productivity. However, there are approximately 40 acres of Prime Farmland present on the WRSP. This includes an existing pistachio orchard that would be partially developed and partially set aside for a community garden and open space. Approximately ± 20 acres of Prime Farmland would be developed under the WRSP. The pistachio orchard, which is located on prime farmland, is on the eastern edge of the WRSP, adjacent to Fiddymment Road (refer to Figure 4.1-4 in Section 4.1, Land Use and Agricultural Resources). It is proposed for annexation with the WRSP or it would be a County "island" surrounded by the City.

Policy 3a(1) states that vacant or underdeveloped land within the City should be considered prior to annexing additional land. All residential land within the City is fully entitled and, as of 2005, the City anticipates that all of the residential land will be built out.⁵³⁴ The WRSP proposes to develop 8,430 residential units on approximately 1,753 acres; therefore, there would not be sufficient land within the City to accommodate the residential component of the project. In addition, there are approximately 453 acres of unentitled, undeveloped non-residential land remaining in the City that could accommodate the non-residential portions of the WRSP.⁵³⁵ However, the City determined that, due to the size of the project, it should include employment-generating uses and residences for a jobs/housing balance internal to the

⁵³⁴ Kathy Pease, written communication, September 18, 2002

⁵³⁵ Supplement to the City of Roseville Capital Improvement Program EIR, June 2002, p. 5-6

WRSP. Developing proposed non-residential land elsewhere in the City would not provide the desired mix of jobs and housing in the WRSP Area. Further, because only non-residential uses are allowed within 1,000 feet of the PGWWTP, areas within this buffer must be developed with non-residential uses.

LAFCO Policy 3a(2) includes factors that LAFCO will consider in determining logical growth patterns when considering annexation to a city, such as adjacency to existing and planned growth in the City; projected growth in relation to remaining undeveloped areas in the City; ability to provide services to the annexed area; and pending or anticipated development applications to the County for areas within the City's SOI. Policy 3a(3) specifically discourages urban development in unincorporated areas adjacent to City boundaries. As stated previously in this chapter, the WRSP is adjacent to developed areas within the City of Roseville. Based upon projections for residential development, the supply of residential land in the City is limited. Further, incorporating the non-residential area within the City's existing SOI would reduce the amount of development in unincorporated areas of the County, consistent with Policy 3a(3). The ability of the City to provide services to the WRSP Area is analyzed in Section 4.10 (Public Services) and Section 4.11 (Public Utilities) in this EIR. As discussed in those sections, the City is able to provide services and utilities to the WRSP, assuming implementation of identified mitigation measures.

The market absorption study required by LAFCO Policies 3b(1)(a) and 3(c)(1)(a) will be prepared prior to formal submittal to LAFCO and will analyze the proposed uses of the project in relation to similar uses within the City. This study would address projected growth demand and its relationship to the remaining lands to be developed within the City. In addition, the project provides light industrial, industrial, business professional, and community commercial land uses to provide a mix of employment opportunities in close proximity to residential development.

Policies 3(b)(1)(b) and 3(c)(1)(b) require that alternative project sites in the City and/or its existing sphere be analyzed. As discussed in Chapter 6 (Alternatives), most of the City's Sphere extends north of the City boundary to Athens Road. While this area contains several thousand acres, it is not necessarily appropriate for the mix of uses proposed in the WRSP. Most of the Sphere area is within the Sunset Industrial Area, which has been planned for industrial and agricultural uses by the County. In addition, over 1,000 acres of the land in the Sphere is within the one-mile, non-residential buffer for the Western Regional Sanitary Landfill. Existing and planned industrial uses are located along the SR-65 corridor, which makes up the eastern portion of the City's Sphere, and to the south, within the City's limits. A more detailed discussion of alternatives is provided in Chapter 6 of this EIR. LAFCO staff will have an opportunity to review the alternatives analysis during circulation of this Draft EIR.

Policies 3(b)(2) and 3(c)(2) discourage expansion of a City's sphere or the City's incorporated area if there is feasible land appropriate for the proposed uses already within the City and/or its sphere. As discussed above, most of the land within the City's sphere is located in the County's Sunset Industrial Area, Plan Area, which would not be suitable for residential development, because most of the area is within the one-mile non-residential buffer area for the land fill.

Policy 3(c)(4) requires that all annexation proposals be rezoned. Rezoning is proposed as part of the WRSP and consists of the land use designations on the land use plan.

LAFCO Policy 4(b)(1) states that the environmental impacts of annexation or jurisdictional reorganization must be considered and that LAFCO must be treated as a responsible agency. This EIR evaluates the impacts of the proposed WRSP, including annexation to the City of Roseville and reorganization of service districts. LAFCO has been identified as a responsible agency in Chapter 2.

SOI Amendment

Under the SOI amendment, the City would request that LAFCO amend the City's Sphere boundaries to include the SOI Amendment Area. (As stated above, a portion of the WRSP is already in the City's Sphere). For analysis purposes in this EIR, some land use assumptions were made regarding the Remainder Area; however, at this time, the only LAFCO action that is requested is to amend the City's SOI boundaries to include the SOI Amendment Area. Only policies addressing a change to the City's Sphere are addressed below.

To avoid redundancy, the policy discussions under the WRSP also pertain to the Remainder Area for Policies 1(a)3, 1(a)4, 1(b)2, 1(d)4, 2(1), 2(2), and 2(3).

The only roadway that would border the County within the Remainder Area is Baseline Road. Baseline Road is currently under the County's jurisdiction but if and when the Remainder Area is annexed to the City, it is anticipated Baseline Road would also be annexed (Policy 1(d)2).

If the road were left under the jurisdiction of the County it would be maintained consistent with County standards. If and when the Remainder Area is annexed to the City, this issue will be further analyzed at that time, consistent with Policy 1(d)(3).

Policy 3a(1) states that vacant or underdeveloped land within the City should be considered prior to annexing additional land. As discussed above, all residential land within the City is fully entitled and, as

of 2005, the City anticipates that all of this land will be built out.⁵³⁶ The WRSP proposes 8,430 residential units, and the Remainder Area assumes approximately 7,403 units for a total of approximately 15,833 dwelling units. The City's supply of undeveloped, unentitled acreage is not sufficient to accommodate the residential component of the project.

There are approximately 453 acres of unentitled, undeveloped, non-residential land remaining in the City that could accommodate the approximately 320 acres of industrial, commercial, and business professional uses assumed to develop in the proposed project area.⁵³⁷ However, as discussed above, a mix of employment-generating uses and residences is desirable, and this mix could be provided within the proposed project site.

LAFCO Policy 3a(2) includes factors that LAFCO will consider in determining logical growth patterns when considering annexation to a city, such as adjacency to existing and planned growth in the City; projected growth in relation to remaining undeveloped areas in the City; ability to provide services to the annexed area; and pending or anticipated development applications to the County for areas within the City's SOI. Policy 3a(3) specifically discourages urban level development in unincorporated areas adjacent to City boundaries. The project site is adjacent to the City of Roseville. The City will consider the extent to which land is available within its existing SOI and corporate limits, as well as the demand for additional residential and non-residential growth, when determining whether to approve the proposed project. Based upon projections for residential development, the supply of residential land in the City is limited. Incorporating the non-residential area within the City's existing SOI would reduce the amount of development in unincorporated areas of the County, consistent with Policy 3a(3). The ability of the City to provide services to the WRSP Area is analyzed in Sections 4.10 (Public Services) and 4.11 (Public Utilities) in this EIR. As discussed in those sections, the City is able to provide services and utilities to the WRSP, assuming implementation of identified mitigation measures.

As discussed above, a market absorption study required by LAFCO policy 3b(1)(a) will be prepared prior to formal submittal to LAFCO for the SOI amendment and will analyze the proposed uses of the project in relation to similar uses within the City. This study will examine the factors identified by the policy.

Policies 3(b)(1)(b) and 3(c)(1)(b) require that alternative project sites elsewhere in the City and/or its existing Sphere be analyzed. As discussed above and in Chapter 6, most of the City's Sphere extends north of the City boundary, to Athens Road. While this area contains several thousand acres, it is not

⁵³⁶ Kathy Pease, written communication, September 18, 2002

⁵³⁷ Supplement to the City of Roseville Capital Improvement Program EIR, June 2002, p. 5-6

necessarily appropriate for the mix of uses assumed for the proposed project. The area north of the City is within the Sunset Industrial Area and is designated for industrial uses.

Consistent with the above policies, LAFCO staff will have an opportunity to review the alternatives analysis during circulation of this Draft EIR.

Policies 3(b)(2) discourages expansion of a City's sphere if there is feasible land appropriate for the proposed uses already within its sphere. As discussed above, most of the land within the City's Sphere is located in the Sunset Industrial Area, which is not suitable for residential development as it is planned for industrial and agricultural uses by the County.

Consistent with Policy 4(b)(1), this EIR provides an environmental analysis of the proposed SOI expansion and identifies LAFCO as a responsible agency.

■ **City of Roseville Plans and Policies**

City of Roseville General Plan

Implementation of the City's General Plan policies, as well as City Improvement Standards, and compliance with the City's Zoning Ordinance and City of Roseville Community Design Guidelines has been assumed in the analysis of the project's impacts. In some cases (e.g., noise), the General Plan policies were used as the standard against which the significance of impacts were measured. The relevant land use goals and policies from the existing City of Roseville General Plan are identified in Appendix C. A list of all the revisions made to the General Plan policies pertaining to land use are included in Chapter 2 in this EIR. Overall the changes are minor and would not result in any additional environmental effects beyond those caused by construction and operations of the WRSP. It is within the City's purview to interpret its General Plan and to ultimately decide if the WRSP is consistent or inconsistent with any City goals or policies.

Under the proposed SOI amendment, the Remainder Area would be included in the City's sphere, but would not be annexed to the City. Therefore, it would remain under the County's jurisdiction. However, development of the SOI Amendment Area could not occur until the portion to be developed was annexed to the City and a Specific Plan was adopted. Further, if the City approved residential development within the Remainder Area, the General Plan's residential unit allocation would need to be amended.

As with the WRSP, it is assumed that any future development in the Remainder Area (if it is annexed) would be required to comply with the City's General Plan policies, ordinances, Community Design Guidelines, and Improvement Standards.

General Plan policies were reviewed to determine whether the proposed project could be inconsistent with the direction and general intent of the General Plan and individual policies. In accordance with CEQA Section 15125(d), which states, "The EIR shall discuss any inconsistencies between the proposed project and applicable general plans and regional plans. Such regional plans include, but are not limited to, the applicable air quality attainment or maintenance plan (or State Implementation Plan), areawide waster treatment and water quality control plans, regional transportation plans, regional housing allocation plans, habitat conservation plans, natural community conservation plans and regional land use plans for the protection of the coastal zone, Lake Tahoe Basin, San Francisco Bay, and Santa Monica Mountains."

There are a number of underlying principles that form the foundation for the goals and polices of the General Plan elements. Each of these principles is discussed below grouped by General Plan Element. The WRSP has been found to be consistent with the each of the underlying principles; therefore, it is assumed that it is consistent with each of the individual, applicable policies. For a comprehensive list of applicable General Plan policies, refer to Appendix C: Roseville General Plan Policies.

Land Use Element

- Promote and enhance Roseville's unique character and identity.

The WRSP is planned primarily as a residential community with an overall mix of intensity of uses similar to that found in adjacent portions of the City. Emphasis has been placed on creating a community that complements the existing community and is compatible with adjacent uses.

- Distinguish Roseville from adjacent communities through the quality of development and design, and the level of public services and facilities provided.

Emphasis has been placed on creating a vibrant, comprehensively planned community. The WRSP is planned primarily as a residential community, which incorporates a unique mixed-use village center, as well as recreation, open space, and employment and educational opportunities. Development within the WRSP Area is required to comply with the WRSP Design Guidelines, and all applicable City requirements. It is assumed that development within the Remainder Area will require the preparation of a Specific Plan and associated Design Guidelines and all future development within that area would be consistent with those plans and guidelines to ensure a high-quality development and design and the provision of adequate public services and facilities.

- Protect and enhance Old Town/Downtown and the City’s established neighborhoods.

Emphasis has been placed on creating a vibrant, comprehensively planned community that complements the existing community. The Old Town/Downtown area is located east of the WRSP Area and will not be directly affected by the project. The land uses in the project are of a different scale than the uses in the Old Town/Downtown.

- Promote new development, which is an integrated and connected part of the City’s land use pattern.

The WRSP will create a master planned community grounded in solid planning principles: one that will be desirable and functional for future residents and businesses and will provide new opportunities and benefits accessible to all of Roseville. Further, emphasis has been placed on creating a comprehensively planned community that complements the existing community. Permitted uses, development standards, processing requirements, and other regulations are specified by the City of Roseville Zoning Ordinance with additional guidance provided by the WRSP Specific Plan and Design Guidelines.

- Provide a variety of housing types and opportunities, including those for all income groups.

The WRSP proposes a mix of housing types including low-density residential (LDR), medium density residential (MDR), and high-density residential (HDR). The LDR neighborhoods will provide market-rate housing for moderate- and above moderate-income residents. The WRSP affordable housing program focuses on the MDR and HDR parcels, located throughout the project area and has been structured to be consistent with and implement the General Plan affordable housing goals. It is assumed that development in the Remainder Area would similarly include an affordable housing program to achieve the General Plan’s affordable housing goal.

- Create a balanced land use pattern with an appropriate mix of uses to accommodate resident employment, service, and social needs within the community.

The WRSP is designed as a residential community supplemented by a mix of commercial and employment uses that could support specific uses such as retail, commercial, restaurants, service, offices, theaters, churches, schools, and park uses. Some of these uses will be located in the Village Center, which is envisioned as the heart of the WRSP, a destination where residents will meet, shop, eat, recreate, obtain services, and socialize. Parks, schools and smaller commercial uses are located within the neighborhood nodes.

- Promote a land use pattern that provides a high level of open space and recreational amenities and is sensitive to the natural environment.

The WRSP establishes contiguous permanent open space areas designed to protect significant natural resources and allow for potential connectivity with larger-scale regional conservation efforts. Resource management efforts focus on wetlands, riparian and oak woodlands, habitat, and historic resources within the project site. Over 20 percent of the WRSP Area is designated as permanent open space. In addition to resource protection, the open space will provide for passive recreational opportunities.

- Create a land use mix and pattern which accommodates and promotes alternative transportation modes for ease of access and improved air quality.

The WRSP circulation system includes a hierarchy of roadways, a pedestrian and bikeway network, and public transit. The circulation system has been designed to link with existing City and regional systems. The pedestrian and bikeway network is an important component in ensuring connectivity and promoting nonvehicular travel in the project area. The highest intensity land uses have been located within close proximity to major transportation corridors and potential public transit stops. Park-and-ride lots are planned throughout the project area in commercial, office, industrial, and park locations.

- Proactively manage and plan for growth.

Emphasis has been placed on creating a comprehensively planned community that generates a sense of place for residents and users, complements the exiting community, ensures realization of City policies, and defines Roseville’s western edge.

Circulation Element

- Promote the safe, efficient, and reliable movement of people and goods.

The circulation system includes a hierarchy of roadways, a pedestrian and bikeway network, and public transit. Emphasis is placed on ensuring connectivity between uses and on creating a safe and efficient circulation system that complies with City policies and allows for transportation options.

- Shift from the automobile to other modes of transportation.

The WRSP encourages the use of detached sidewalks and includes modified residential development standards to promote their use. Bike lanes and sidewalks are provided on all roadways in the project area. The Village Center is designated as a Pedestrian District in accordance with the City’s General Plan. A Pedestrian District is intended to encourage increased pedestrian activity and improve walkability through enhanced safety, security, and convenience. The resulting interconnected open space and park network provides for pedestrian and bicycle access throughout the project site with connections outside the project area.

- Provide an adequate level of transportation service for all persons traveling in and through Roseville.

The roadway system includes arterial, collector, and local roadways. Emphasis is placed on ensuring connectivity between uses and on creating a safe and efficient circulation system that complies with City policies and allows for transportation options.

Air Quality Element

- Protect the health and welfare of the community by promoting development that is compatible with air quality standards.

The proposed project includes a variety of mitigation measures designed to reduce air quality impacts associated with construction and operation of the proposed project in order to protect the health and welfare of the community.

Open Space and Conservation Element

- Preserve a comprehensive interconnecting system of open space, encompassing preservation and enhancement of natural habitat and significant resource areas, for the use, appreciation, and enjoyment of the community.

The WRSP establishes contiguous open space areas that are driven by the protection of significant natural resources and allow for potential connectivity with larger-scale conservation efforts. The resources management plan focuses on wetlands, riparian and oak woodlands, and historic resources within the project area. Over 20 percent of the WRSP Area is designated as permanent open space. In addition to resource protection, the open space will provide for passive recreational opportunities.

Parks and Recreation Element

- Provide a variety of both passive and active recreational opportunities for all City residents.

The WSRP provides recreational facilities, parkland, and open space to comply with the policies and requirements of the City's General Plan Parks and Recreation Element. Approximately thirty percent (30%) of the WRSP Area is planned for park and open space use. The parks and open space program provides for a range of active and passive recreational opportunities that exceed the City's General Plan requirement of 9 acres of parkland per 1,000 residents. The placement and sizing of parks is reflective of community need, General Plan policy, proximity to users, ability to promote joint use activities, and existence of natural resources.

Public Facilities Element

- Provide adequate services for residents and enterprises and ensure that new development contribute its fair share toward the provision of these services and facilities.

The proposed project will provide the public services necessary to meet the needs of area residents, in accordance with the policies of the City's General Plan. Public services include fire protection, police protection, schools, parks and recreation, and library facilities. Each component of the utilities infrastructure system is also designed to accommodate buildout of the project site. Utilities infrastructure includes water, wastewater, recycled water, drainage and flood control, electric service, natural gas, communications, and solid waste disposal. Utilities infrastructure will be constructed, dedicated, and easements provided consistent with the WRSP, the project development agreements, and all applicable standards and requirements.

Safety Element

- Protect the life, property, and environment of community residents, enterprises, employees, and visitors.

The proposed project will provide services necessary to meet the needs of the area residents, in accordance with the policies of the City's General Plan. The Roseville Fire Department will provide fire protection, emergency medical service, and hazardous materials management to the project site. The Roseville Police Department will provide police protection to the project site, and all development will comply with City of Roseville Police Department recommendations regarding safety and security. The project site is within the Pleasant Grove and Curry Creek watersheds. Drainage facilities will be designed and constructed in conformance with City of Roseville Improvement Standards, the Placer County Flood Control Agency's Stormwater Management Manual, and the open space preserve Operations and Maintenance Plan. The project applicants will participate with the City of Roseville in constructing a regional retention basin to mitigate stormwater volume runoff.

Noise Element

- Protect the health and welfare of the community by promoting community development, which is compatible with noise level criteria.

With the implementation of all recommended mitigation measures, interior noise levels at sensitive uses would not exceed City noise levels.

Housing Element

- Work to accommodate the housing needs of the City's current and future residents by providing a range of purchase and rental housing affordable to all income groups.

The WSRP creates a master planned community that will be desirable and functional for future residents and businesses. The Plan proposes a mix of housing types including low-density residential (LDR), medium-density residential (MDR), and high-density residential (HDR).

- Strive to guarantee housing affordability over time through the adoption of policies and implementation measures as detailed in this Housing Element.

The LDR neighborhoods will provide market-rate housing for moderate- and above moderate-income residents. The WRSP affordable housing program focuses on the MDR and HDR parcels, located throughout the project site and has been structured to be consistent with and implement the General Plan affordable housing goal.

No inconsistencies with the General Plan have been identified for the WRSP Area.

As stated previously, development of the Remainder Area could not occur until it is annexed to the City and a Specific Plan is adopted. For the purposes of this EIR, certain land use assumptions were made to assist in evaluating potential impacts associated with expansion of the sphere of influence boundary. As

shown in Table 2-3 in Chapter 2, the land use assumptions for this area include residential of a density and type similar to the WRSP along with commercial and business professional uses. While any future development within the Remainder Area would be expected to be consistent with the City's General Plan, as amended, if necessary, until specific development proposals are submitted, consistency with the General Plan for the Remainder Area cannot be determined. It is expected that a detailed consistency analysis would be included in any future environmental review for projects proposed in the Remainder Area.

■ **City of Roseville Guiding Principles**

West Roseville Specific Plan

As discussed earlier, in June 2001 the Roseville City Council adopted a set of "Guiding Principles" that, together with the City's existing General Plan policies, are intended to be used to guide any new development proposed to the west of the City in order to ensure that the City's typical standards for new development were met or exceeded (see Appendix L). It is within the City's purview to interpret its General Plan and to ultimately decide if the proposed project is consistent or inconsistent with any City goals or policies. The following is a review of the project's consistency with the thirteen Guiding Principles.

Fiscal Health—Principle 1 states that development west of the City of Roseville is to have a neutral or positive effect on the City's General Fund services. A fiscal analysis will be provided to the City Council prior to consideration of the proposed project. That analysis will indicate whether the project, including the WRSP, would have a negative, positive, or neutral fiscal effect.

The addition of new residential areas will provide property tax revenues to the City along with increased sales tax revenues. In addition, all new development is required to pay its fair-share of any required roadway improvements or other infrastructure or public improvements that may be required due to the project. Section 4.3 (Transportation and Circulation), Section 4.10 (Public Services), and Section 4.11 (Public Utilities), discuss the requirement that the WRSP pay its fair share of any required infrastructure or service fee. The extent to which these provisions would affect the fiscal aspects of the WRSP will be evaluated in the fiscal analysis.

Well-Planned Community, a Strong Community Identity, and Sense of Place—Principle 2 states that development proposals west of Roseville must include logical growth boundaries and an east to west growth pattern. The pattern of development proposed under the WRSP includes an east to west growth pattern and proposes to extend Blue Oaks Boulevard and Pleasant Grove Boulevard through the WRSP

Area and extend and realign Fiddymment Road and Phillip Road through the WRSP Area as well. In addition, the WRSP proposes to maintain the City's goal of leaving riparian corridors as undeveloped open space and providing bike paths to connect the project site to existing developed areas in the City to the east.

Pursuant to Principle 3, the WRSP has been designed to accommodate the PGWWTP and the proposed Roseville Electric Park that may be constructed on the 70 acres of City-owned land to the north of the PGWWTP. The WRSP also includes a 1,000-foot buffer around the PGWWTP to ensure there is an adequate separation between residential uses and the PGWWTP. Sections 4.3 through 4.13 in this EIR also evaluate the consistency between these uses and the WRSP.

Principle 4 states that development shall maintain the integrity of existing neighborhoods and create a sense of place in new neighborhoods. The WRSP includes a land use plan that is similar in use, type, and density as the adjacent Del Webb Specific Plan and North Roseville Specific Plan. However, these Specific Plan areas would remain separated from the WRSP Area by Fiddymment Road, landscaping setbacks, and soundwalls.

In order to create a community identity and sense of place, the residential portion of the WRSP is organized as a series of small neighborhoods with a park or a school as a central feature. A Village Center is proposed in the southern portion of the WRSP, north and south of Pleasant Grove Boulevard between Market Street and Bob Doyle Drive, which is envisioned as the heart of the WRSP and will provide a pedestrian-oriented destination where residents will meet, shop, eat, recreate, obtain services, and socialize.

Community Infrastructure; Healthy, Safe and Secure Community; and Highest Quality Community Services and Organizations—The proposed project includes the expansion and/or realignment of existing roadways including Blue Oaks Boulevard, Pleasant Grove Boulevard, Phillip Road, and Fiddymment Road. The WRSP also includes new roadways throughout the WRSP Area, as well as water, wastewater, storm drainage, natural gas, and electrical infrastructure. Section 4.11 (Public Utilities) describes the proposed infrastructure plan for the WRSP and any proposed funding requirements. In addition, Section 4.11 discusses the proposed water supply and use of recycled water to decrease demand on domestic water supplies, as well as proposed stormwater detention plans. Lastly, Section 4.10 (Public Services) addresses the demand on public services, including the demand on school facilities. Section 4.3 (Transportation and Circulation) describes the proposed roadway plan and addresses any regional traffic concerns.

The fiscal impact analysis will indicate whether the WRSP will be able to construct and maintain roads and infrastructure and provide for public services at an acceptable level at no cost to existing residents, consistent with Principle 5.

Principle 6 requires the WRSP to aid in regional traffic solutions and right-of-way reservation. Section 4.5 (Transportation and Circulation) identifies impacts on roadways in and outside of the City associated with development of the WRSP. Rights-of-way necessary to provide adequate roadways have been identified in the WRSP. The WRSP also includes an open space area that could accommodate Placer Parkway, a proposed regional facility that would relieve traffic congestion on State Route 65 and Interstate 80.

The WRSP provides for new sources of surface water supply (e.g., San Juan Water District) and for the use of recycled water on landscaped areas, consistent with Principle 7, as discussed in Section 4.11 (Public Utilities).

As required by Principle 8, the WRSP infrastructure is sized to accommodate future development in the Remainder Area (refer to Section 4.11, Public Utilities).

The WRSP would contribute toward the regional retention facility being planned by the City, as required by Principle 9 (refer to Section 4.12, Hydrology, Water Quality, and Groundwater).

The WRSP identifies school sites to accommodate the elementary and high school students living within the project site, in accordance with Principle 10. As discussed in Section 4.10 (Public Services), the Roseville Joint Union High School District and the Roseville City School District have capacity to accept project-generated students given the school sites proposed within the WRSP. The project applicants have negotiated with the school districts regarding the location of school sites and the provision of adequate funding to support development of additional schools.

Outstanding Recreational Opportunities—Principle 11 states that development proposals west of Roseville shall include a significant interconnected public open space component and conservation plan, in coordination with the City of Roseville/USFWS Memorandum of Understanding. The WRSP Area includes a total of approximately 670.1 acres of open space and 270.4 acres of parks, including two Citywide parks. The park and open space dedication exceeds City standards (see Section 4.10, Public Services). The WRSP includes open space areas that would contain a continuous trail network that would connect to the City's existing open space/trail network to the east of the project site. A Section 404 permit application has been submitted to the U.S. Army Corps of Engineers and includes provisions for

protection of open space. For a discussion of the City/USFWS MOU, refer to the policy consistency discussion for the City/USFWS MOU, which is provided below.

Active, Educated, and Involved Citizenry—As discussed in Chapter 1 and Chapter 3 (Summary of Environmental Effects), the City has held a number of public workshops and meetings during the evaluation of the proposed project to educate the public and to solicit feedback. The public participation process will continue throughout preparation of the EIR. A public scoping meeting was held during the 30-day review of the NOP and additional public meetings are planned during the 45-day review period for the EIR, as recommended by Principle 12.

High Quality of Life—Quality of life in Roseville is defined through a combination of a strong business community, a fiscally sound general fund, good schools, quality housing inventory, and excellent public services (i.e., infrastructure, parks, polices, fire, etc.). Preserving the high quality of life means continuing to maintain and exceed the expectations of the residents and business community that live and work in Roseville and not burden or threaten the quality of life.

The proposed project includes large areas of undeveloped open space, two regional parks, as well as numerous smaller parks and a trail system to connect the project site to the rest of the City. The regional parks include a regional sports park and a more traditional park that includes lawns areas and trees for picnicking, a small outdoor festival area, and other passive activities, to meet the intent of Principle 13.

The City Council must make a finding that the project is consistent with the Guiding Principles prior to project approval.

Any future development within the Remainder Area would be expected to meet the City's Guiding Principles. However, more detailed consistency analysis will be included in any future environmental review for projects proposed within the Remainder Area. Until specific development proposals are submitted, consistency with the Guiding Principles cannot be determined for the Remainder Area.

■ City/County MOU Regarding the MOU Transition Area

West Roseville Specific Plan and Remainder Area

The City/County MOU was adopted by both the City and the County in 1997 to establish a set of procedures for both the City and the County to evaluate development proposed within the area west of the City of Roseville north of Baseline Road (the MOU Transition Area). The MOU provides a process by which both the City and the County must follow if a development application is submitted to either jurisdiction for development within this area of the County. The MOU also promotes interagency

communication and fosters cooperative land use planning between both the City and County. The landowners opted to submit their development application to the City of Roseville for this project; therefore, the City is required under the MOU to submit the project to the Roseville City Council for direction on whether to annex the site, decline the request, or request additional information. The City Council directed staff to move forward with the project in March 2002. The MOU also requires that if the City elects to move forward with annexation, the City refer the application to the County Board of Supervisors for their consideration of the annexation, which was done in May 2002. The Placer County Board of Supervisors voted unanimously to conditionally support consideration of the annexation.

The City also must file an application with LAFCO within 60 days of the County's action. The City contacted LAFCO and it was mutually agreed that the application for annexation should follow the City action of the project.

Section 3 of the MOU requires that an Initial Study be prepared to ensure that any impacts associated with the project would be mitigated to a less-than-significant level unless both jurisdictions agree that specific overriding considerations render such mitigation measures infeasible. Due to the size and complexity of the WRSP, the City of Roseville determined that an Environmental Impact Report (EIR) was the appropriate analysis to comply with CEQA requirements. Because the EIR would address every issue in the CEQA Guidelines Checklist, an Initial Study was not prepared. However, the NOP (provided in Appendix A of this document) did indicate which environmental impacts were expected to occur as a result of the WRSP.

Under the MOU, all fiscal, transportation and circulation, utilities and services, affordable housing and groundwater impacts must be mitigated to a less-than-significant level, or both the County and the City must agree that overriding considerations render mitigation infeasible.

If the City determines that any of the mitigation measures identified are infeasible, the rationale for rejecting the measure will be provided in the project's Findings of Facts. The benefits of the project, and the extent to which they outweigh significant impacts, will be addressed in the Statement of Overriding Considerations. The County must also concur with that Statement.

The MOU also requires adherence to specific development standards to ensure that all physical development, infrastructure development, and public services "be constructed, installed, financed or provided at an urban standard of development service."⁵³⁸ The project, as described in this EIR, has been

⁵³⁸ Memorandum of Understanding Placer County/City of Roseville, p. 5

designed to meet the City of Roseville's development standards, which meet the standard set forth in this MOU.

A requirement is also set forth in the MOU requiring that all development, to the greatest extent practically and legally feasible, proceeds in an orderly east-to-west progression. The project proposes that development is extended from the City/County boundary to the west, following an east-to-west direction.

The City Council must make a finding of consistency with the MOU before acting on the WRSP Area and SOI amendment. In addition, the County must also make a finding of consistency. While the City cannot compel the County to make such a finding, this EIR and any necessary supporting information will be provided to the County to aid in its deliberation.

■ City/U.S. Fish and Wildlife Service MOU

West Roseville Specific Plan and SOI Amendment Area

In May 2000, the City and the U.S. Fish and Wildlife Service (USFWS) entered into a MOU to prepare a Habitat Conservation Plan (HCP) or an equivalent document. For a full discussion of this MOU, as well as the project's consistency with its provisions, refer to Impact 4.7-12 of Section 4.7 (Biological Resources) of this EIR.

Chapter 8 REPORT PREPARATION

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Chapter 9 ACRONYMS

The following is a list of acronyms that are found in the document's text.

AB	Assembly Bill
ABAG	Association of Bay Area Governments
ac	acre
ac-ft	acre-feet
ADWF	Average Daily Water Flow
ADT	Average Daily Traffic
AF/yr	Acre-Feet per year
APN	Assessor's Parcel Number
ARWRI	American River Water Resources Investigation
ASR	Aquifer Storage and Recovery
ASTM	American Society for Testing Materials
BACT	Best Available Control Technology
BAT	Best Available Technology
BMP	Best Management Practices
BOD	Biochemical Oxygen Demand
CalARP	California Accidental Release Program
CalEPA	California Environmental Protection Agency
Caltrans	California Department of Transportation
CARB	California Air Resources Board
CBC	California Building Code
CCAA	California Clean Air Act
CCR	California Code of Regulations
CDC	California Department of Conservation
CDF	California Department of Forestry and Fire Protection
CDFG	California Department of Fish and Game
CEQA	California Environmental Quality Act
CFD	Community Facilities District
CFR	Code of Federal Regulations
cfs	Cubit Feet per Second
CGS	California Geological Society
CHSC	California Health and Safety Code
CIP	Capital Improvement Program
CJUSD	Center Joint Unified School District
CLUE	Comprehensive Land Use Element
CNDDB	California Natural Diversity Database
CNEL	Community Noise Equivalent Level
CNPS	California Native Plant Society
CO	Carbon Monoxide
CSC	Species of Special Concern

CTC	California Transportation Commission
CUPA	Certification Unified Program Agency
CUSD	Center Unified School District
CVP	Central Valley Project
CVRWQCB	Central Valley Regional Water Quality Control Board
CWA	Clean Water Act
DARE	Drug Abuse Resistance Education
dB/dBA	Decibel
dbh	Diameter at breast height
DCJESD	Dry Creek Joint Elementary School District
DCWWTP	Dry Creek Wastewater Treatment Plant
DEIR	Draft Environmental Impact Report
DHS	Department of Health Services
DMMs	Demand Management Measures
DO	Dissolved Oxygen
DOT	Department of Transportation
DS	Development Standards
DTSC	Department of Toxic Substance Control
du	Dwelling Units
DWR	Department of Water Resources
DWSP	Del Webb Specific Plan
EIR	Environmental Impact Report
EIS	Environmental Impact Statement
EJESD	Elverta Joint Elementary School District
ELF	Extremely Low Frequency
EMF	Electric and Magnetic Fields
EPA	Environmental Protection Agency
ESA	Environmental Site Assessment
FCAA	Federal Clean Air Act
FEIR	Final Environmental Impact Report
FEMA	Federal Emergency Mapping Agency
FESA	Federal Endangered Species Act
FHWA	Federal Highway Administration
FIRM	Flood Insurance Rate Map
fps	Feet per second
GJUHSD	Grant Joint Union High School District
GMP	Groundwater Management Plan
gpd	Gallons per day
gpm	Gallons per minute
HABS	Historical American Building Surveys
HAP	Hazardous Air Pollutants
HCP	Habitat Conservation Plan
HVAC	Heating, Ventilating, and Air Conditioning
HWMP	Hazardous Waste Management Plan
IGSM	Integrated Groundwater and Surface Water Model
IIC	Impact Insulation Classification
IJS	Influent Junction Structure
I/O	Input/Output

IS	Initial Study
ISO	Insurance Services Office, Inc.
ITE	Institute of Transportation Engineers
JPA	Joint Powers Agreement
kV	Kilovolt
LAFCO	Local Agency Formation Commission
LDL	Larson Davis Laboratories
Ldn	Day-Night Average Sound Level
Leq	Equivalent Sound Level
Lmax	Maximum Noise Level
LOMR	Letter of Map Revision
LOS	Level of Service
LRTMP	Long Range Transit Master Plan
LUA	Land Use Allocation
MCLs	Maximum Contaminant Levels
MCMs	Minimum Control Measures
MFP	Middle Fork Project
mg	Million gallons
mG	Milligauss
mgd	Million gallons per day
MLD	Most Likely Descendant
MM	Mitigation Measure
MMP	Mitigation Monitoring Program
MOU	Memorandum of Understanding
MRF	Material Recovery Facility
MRP	Monitoring and Reporting
MSA	Metropolitan Statistical Area
MSR	Municipal Services Review
MTP	Metropolitan Transportation Plan
MW	Mega-Watt
MWH	Montgomery Watson Harza
NCCP	Natural Communities Conservation Plan
NCPA	Northern California Power Agency
NEPA	National Environmental Policy Act
NHPA	National Historic Preservation Act
NIEHS	National Institute of Environmental Health Services
NOx	Nitrogen Oxides
NOI	Notice of Intent
NOP	Notice of Preparation
NPDES	National Pollutant Discharge Elimination System
NPU	Neighborhood Policing Unit
NRHP	National Register of Historic Places
NRSP	North Roseville Specific Plan
NRCS	Natural Resources Conservation Service
NTU	Turbidity
NWRSP	Northwest Roseville Specific Plan
OES	Office of Emergency Services
OSHA	Occupational Safety and Health Administration

PCAPCD	Placer County Air Pollution Control District
PCBs	Polychlorinated Biphenyls
PCDEH	Placer County Department of Health and Medical Services
PCFCWCD	Placer County Flood Control and Water Conservation District
PCTPA	Placer County Transportation Planning Agency
PCWA	Placer County Water Agency
PEA	Preliminary Endangerment Assessment
PEIR	Program Environmental Impact Report
PG&E	Pacific Gas and Electric
PGWWTP	Pleasant Grove Wastewater Treatment Plant
PM2.5	Particulate Matter less than 2.5 microns in diameter
PM10	Particulate Matter less than 10 microns in diameter
ppm	Parts Per Million
PRC	Public Resources Code
PSA	Purveyor Specific Agreements
psi	Pounds per square inch
PSR	Project Study Report
PWWF	Peak Daily Wet Weather Flow
RAPID	Research and Public Information Dissemination
RCONA	Roseville Coalition of Neighborhood Associations
RCRA	Resource Conservation and Recovery Act
RCSD	Roseville City School District
RFD	Roseville Fire Department
RHNAP	Regional Housing Needs Allocation Plan
RJUHS	Roseville Joint Union High School District
ROG	Reactive Organic Gas
ROW	Right of Way
RPD	Roseville Police Department
RWD	Report of Water Discharge
RWQCB	Regional Water Quality Control Board
SA	Special Area
SACOG	Sacramento Area Council of Governments
SB	Senate Bill
SCE	Candidate Endangered Species
SCH	State Clearinghouse
SCT	Candidate Threatened Species
SCWA	Sacramento County Water Agency
SHPO	State Office of Historic Preservation
SIP	State Implementation Plan
SJWD	San Juan Water District
SMARA	Surface Mining and Reclamation Act
SMUD	Sacramento Municipal Utility District
SOx	Sulfur Oxides
SOI	Sphere of Influence
SPMUD	South Placer Municipal Utility District
SOPs	Standard Operating Procedures
SR-65	State Route 65
SRRE	Source Reduction and Recycling Elements

SRTP	Short Range Transit Plan
SRWWTP	Sacramento Regional Wastewater Treatment Plant
SSWD	Sacramento Suburban Water District
STC	Sound Transmission Classification
SVAB	Sacramento Valley Air Basin
SWMM	Stormwater Management Manual
SWMP	Stormwater Management Plan
SWPPP	Stormwater Pollution Prevention Plan
SWRCB	State Water Resources Control Board
TACs	Toxic Air Contaminants
TDS	Total Dissolved Solids
TSD	Treatment, Storage and Disposal
TSM	Transportation Systems Management
UBC	Uniform Building Code
UP	Unified Program
USBR	United States Bureau of Reclamation
USCOE	United States Army Corps of Engineers
USDA	United States Department of Agriculture
USEPA	United States Environmental Protection Agency
USFWS	United States Fish and Wildlife Service
USGS	United States Geological Survey
UST	Underground Storage Tank
UWMP	Urban Water Management Plan
VBO	Villages at Blue Oaks
VC	Village Center
VdB	Decibel Velocity
VEE	Visible Emissions Evaluations
VELB	Valley Elderberry Longhorn Beetle
VOC	Volatile Organic Compound
WAPA	Western Area Power Administration
WDR	Waste Discharge Requirements
WFA	Water Forum Agreement
WPWMA	Western Placer Waste Management Authority
WRSL	Western Regional Sanitary Landfill
WRSP	West Roseville Specific Plan
WWMP	Wastewater Master Plan
WWTP	Wastewater Treatment Plant

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