

Final Environmental Impact Report  
for the  
**WEST ROSEVILLE SPECIFIC PLAN**  
and Sphere of Influence Amendment

(State Clearinghouse No. 2002082057)

## Volume I

Chapters 1, 2, 3, and 4 (Sections 4.1 through 4.10)

Prepared for:  CITY OF  
**ROSEVILLE**  
TRADITION · PRIDE · PROGRESS

Prepared by:  **EIP**  
ASSOCIATES

January 9, 2004

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# PREFACE<sup>1</sup>

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This document, in its entirety (Volumes I, II, III, IV(A), IV(B), V, and VI), constitutes the Final Environmental Impact Report (Final EIR) for the West Roseville Specific Plan and Sphere of Influence Amendment Project (proposed project). A Final EIR is defined by Section 15362(b) of the California Environmental Quality Act (CEQA) Guidelines as "...containing the information contained in the Draft EIR; comments, either verbatim or in summary, received in the review process; a list of persons commenting; and the response of the Lead Agency to the comments received."

This Final EIR is composed of six volumes. In accordance with Section 15132 and 15088(c)(1) of the CEQA Guidelines, and to facilitate review by the public, Volumes I through IV-B of the Final EIR contain the full text of the Draft EIR, including its appendices, as revised to respond to comments received during the comment period and/or as initiated by the Lead Agency. Volumes V and VI of the Final EIR contain the comments received on the Draft EIR, responses to those comments, revisions made to the Draft EIR, meeting notes of various public hearings on the project, and a list of persons, organizations, and public agencies commenting on the Draft EIR.

Specific components of the Final EIR include the following:

## **Volumes I and II**

**Draft EIR, As Revised in Response to Comments**—These volumes describe the existing environmental setting of the project site; analyze potential impacts on that setting due to implementation of the proposed project; identify mitigation measures that could avoid or reduce the magnitude of significant impacts; evaluate cumulative impacts that would be caused by the project in combination with other future projects or growth that could occur in the region; analyze growth-inducing impacts; and provide a full evaluation of the alternatives to the proposed project that could eliminate, reduce, or avoid project-related impacts. The text of the Draft EIR has been revised to reflect changes received in response to comments, with vertical margin notes indicating that a text change was made. The revised Draft EIR is not presented in ~~striketrough~~ or double-underline format in order to provide an easy-to-read document.

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<sup>1</sup> This preface includes and adds to the Preface provided in the Draft EIR.

**Volumes III, IV(A), and IV(B) Technical Appendices**—These volumes contain a number of reference items providing support and documentation of the analysis performed for this report. All appendices from the Draft EIR are included, as well four new appendices that have been provided in response to comments received on the Draft EIR.

**Volumes V and VI Text Changes and Responses to Comments**—These volumes contain an explanation of the format and content of the Final EIR; all Draft EIR text changes; a complete list of all persons, organizations, and public agencies that commented on the Draft EIR; copies of the comment letters; meeting notes from the public hearing(s) and the Lead Agency’s responses to all comments. All text revisions to the Draft EIR have been excerpted and restated in Section 13 of Volume V in ~~strikethrough~~ (to indicate deletions) or double underline (to indicate additions).

## **ENVIRONMENTAL REVIEW PROCESS**

The Draft EIR for the proposed project was issued on September 15, 2003, and circulated for public review and comment for a 45-day period that ended on October 29, 2003. During the public review period, copies of the Draft EIR were distributed to public agencies through the State of California, Office of Planning and Research. During the 45-day public review period, the EIR was also available for review at the following locations:

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

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

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

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

Interested parties were also able to provide comments on the EIR in written form submitted to

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

Although not required by CEQA or the CEQA Guidelines, a series of public meetings for the proposed project were held to solicit input from interested agencies, individuals, and organizations regarding the range of actions, alternatives, mitigation measures, and significant effects on the environment that were analyzed in the EIR. Planning Commission meetings were held on October 9, November 6, November 13, and December 4, 2003, at which public testimony was received. In addition, the City held a number of other Commission meetings during which the proposed project was considered and public testimony was received: On September 30, 2003, a Public Utilities Commission meeting was held, during which public comments on the Draft EIR were accepted, and recommendations were made to the Planning Commission. A Parks and Recreation Commission meeting was held on October 2, 2003, during which public comments on the Draft EIR were accepted, and comments were forwarded to the Planning Commission. On October 21, 2003, a Transportation Commission meeting was held, during which public comments on the Draft EIR were accepted, and comments were forwarded to the Planning Commission. A public workshop was also held, which was a joint workshop of the Planning Commission, Public Utilities Commission, Transportation Commission, and Parks and Recreation Commission, on September 23, 2003, during which the public was given the opportunity to comment on and gather more information about the proposed project. Approximately 15 persons presented verbal comments on the proposed project during the Planning Commission meetings or other officially sanctioned City Commission meetings, and 35 written comment letters were received during the public review period for the Draft EIR. All meetings except the public workshop, which was held in at the City's Corporation Yard, were held in the City Council Chambers of the City of Roseville. The project will also be considered (and public testimony received) at City Council meetings tentatively scheduled for January 21, 2004, and February 2004.

## REVISIONS TO THE DRAFT EIR

In the Draft EIR, where there are changes, they are indicated with a vertical margin note. The same revisions to the text of the Draft EIR have been excerpted in Volume 5 of this Final EIR, and are indicated with ~~strikethrough~~ text for deletions and double underline text for additions.

## MITIGATION MONITORING PROGRAM

An MMP will be adopted by the City of Roseville for the proposed project, as required for compliance with Sections 21081(a) and 21081.6 of the Public Resources Code. All mitigation measures included in the Final EIR for this project would be monitored by the appropriate entity and reported on an annual basis, as indicated in the MMP.

## OVERVIEW AND PURPOSE OF THE FINAL EIR

This document has been prepared by the City of Roseville as the Lead Agency in conformance with CEQA. The City of Roseville has determined that an Environmental Impact Report (EIR) is required for the proposed project, which consists of (1) amending the City's sphere of influence (SOI) to include a 5,527-acre area immediately west of the City of Roseville (City) corporate boundaries; (2) adopting the West Roseville Specific Plan (WRSP), which covers a 3,162-acre portion of the 5,527-acre SOI Amendment Area; and (3) annexing the WRSP Area into the City's jurisdiction. The 2,365-acre portion of the project site outside of the WRSP boundaries is referred to as the "Remainder Area."

This EIR provides environmental review to assist the public agency decision-makers in considering approval or denial of the proposed project. In conformance with the CEQA Guidelines, this EIR provides objective information regarding the environmental consequences of the proposed project and identifies feasible measures to lessen or avoid the project's significant effects on the environment. This EIR also examines a range of reasonable alternatives to the project that would reduce or eliminate significant environmental impacts. The following information is included in the CEQA Guidelines to clarify the role of an EIR:

**Section 15121(a) Information Document.** An EIR is an informational document which will inform public agency decisionmakers and the public generally of the significant environmental effects of a project, identify possible ways to minimize the significant effects, and describe reasonable alternatives to the project. The public agency shall consider the information in the EIR, along with other information which may be presented to the agency.

This EIR has been prepared at two levels of specificity, as described below. The CEQA Guidelines describe a number of variations in EIRs. It also states that, "...These variations are not exclusive. Lead

Agencies may use other variations consistent with the Guidelines to meet the needs of other circumstances” (Section 15160):

**Section 15146 Degree of Specificity.** The degree of specificity required in an EIR will correspond to the degree of specificity involved in the underlying activity, which is described in the EIR.

- (a) An EIR on a construction project will necessarily be more detailed in the specific effects of the project than will be an EIR on the adoption of a local general plan or comprehensive zoning ordinance because the effects of the construction can be predicted with greater accuracy.
- (b) An EIR on a project such as the adoption or amendment of a comprehensive zoning ordinance or a local general plan should focus on the secondary effects that can be expected to follow from the adoption, or amendment, but the EIR need not be as detailed as an EIR on the specific construction projects that might follow.

Consistent with the Guidelines, this EIR examines the project-specific impacts of implementing the proposed WRSP (consisting of the West Roseville Specific Plan and the SOI amendment for and annexation of the WRSP area), and also examines the effects of amending the City’s sphere of influence outside of the WRSP area to include the Remainder Area. Because no specific development plan is proposed for the Remainder Area at this time, the environmental analysis of the Remainder Area is provided at a programmatic level. Prior to City approvals that would allow development in the Remainder Area, annexation, preparation of a specific plan, and additional environmental review would be required:

**Section 15151 Standards for Adequacy of an EIR.** An EIR should be prepared with a sufficient degree of analysis to provide decision makers with information which enables them to make a decision, which intelligently takes account of environmental consequences. An evaluation of the environmental effects of a proposed project need not be exhaustive, but the sufficiency of an EIR is to be reviewed in light of what is reasonably feasible. Disagreement among experts does not make an EIR inadequate, but the EIR should summarize the main points of disagreement among the experts. The courts have looked not for perfection, but for adequacy, completeness, and a good-faith effort at full disclosure.

All documents referenced in this EIR are available for public review during normal business hours in the City’s Permit Center, which is located at 311 Vernon Street, in the City of Roseville, California.

