
CHAPTER 3

REVISIONS TO THE DRAFT EIR

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3.1 INTRODUCTION

Three comments received on the Recirculated Draft Subsequent EIR (RDSEIR) necessitated revisions to the text of that document and the Partial 2nd Recirculation (P2R). The responses to comments 3-1, 4-1, and 6-11 describe the nature of the revisions made, while the revised text of the Recirculated Draft Subsequent EIR is presented in this chapter. Text deleted from the EIR is shown in strikethrough font (~~strikethrough~~) and text added to the EIR is shown in underline font (underline). This chapter includes the following RDSEIR and P2R revisions:

- Page 2R-13 - modification to Mitigation Measure 5.12a
- Page 5-55 - modification to Mitigation Measure 5.12a
- Pages 8-17 through 8-21 - updated GHG emissions and construction timeline
- Page 9-1 - updated landfill capacity and lifespan data

CHAPTER 2 EXECUTIVE SUMMARY

Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
		the following improvements in Sutter County: <ul style="list-style-type: none"> ◆ Riego Road and Pleasant Grove North – construct separate eastbound and westbound turn lanes; and ◆ Riego Road and Pleasant Grove South – construct separate eastbound and westbound turn lanes. 	
Impact 5.10: Increased Traffic Volumes on Roadways Within Sutter County Under Existing Plus Project Conditions	LTS	None	LTS
Impact 5.11: Increased Traffic Volumes at State Highway Interchanges Under Existing Plus Project Conditions	LTS	None	LTS
Impact 5.12: Increased Traffic Volumes on State Highways Under Existing Plus Project Conditions	S	Mitigation Measure 5.12a: The City of Roseville shall negotiate in good faith to enter into fair and reasonable arrangements with Caltrans with the intention of achieving within a reasonable time period after approval of the proposed project commitment for the provision of adequate fair share mitigation from applicants for tentative map approval within the area affected by the proposed Fiddyment Ranch SPA 3 project to provide for the construction of interchange improvements along SR 65 consistent with the Mitigation Fee Act (Government Code, § 66000 et seq.).	SU
Impact 5.13: Increased Traffic Volumes through City of Roseville Intersections under 2025 CIP Plus Project Conditions	S	Mitigation Measure 5.13a: The City of Roseville shall modify the City's Capital Improvement Program to include the following improvements, and applicants for tentative map approval within the area affected by the proposed Fiddyment Ranch Specific Plan Amendment 3 project shall pay fair share costs for these improvements: <ul style="list-style-type: none"> ◆ Junction Boulevard & Country Club Drive – Construction of an exclusive northbound right turn lane; ◆ Woodcreek Oaks Boulevard & Baseline Road - Construction of double southbound left turn lanes; ◆ Fiddyment Road & Westhills Drive - Construction of double southbound left turn lanes and construction of double northbound left turn lanes; ◆ Washington Boulevard & Sawtell/Derek Place - Construction of a southbound left turn lane 	SU

Increased Traffic Volumes on Roadways Within Sacramento County Under Existing Plus Project Conditions

Mitigation Measure 5.8a: The City of Roseville shall negotiate in good faith to enter into fair and reasonable arrangements with Sacramento County with the intention of achieving within a reasonable time period after approval of the proposed project commitment for the provision of adequate fair share mitigation from applicants for tentative map approval within the area affected by the proposed Fiddymment Ranch SPA 3 project. The fair share funding shall cover the following improvement to this Sacramento County facility:

- ❖ Watt Avenue south of Elverta Road - construct third northbound and southbound through lanes.

Increased Traffic Volumes through Intersections Within Sutter County Under Existing Plus Project Conditions

Mitigation Measure 5.9a: The City of Roseville shall negotiate in good faith to enter into fair and reasonable arrangements with Sutter County with the intention of achieving within a reasonable time period after approval of the proposed project commitment for the provision of adequate fair share mitigation from applicants for tentative map approval within the area affected by the proposed Fiddymment Ranch SPA 3 project. The fair share funding shall cover the following improvements to this Sutter County facility:

- ❖ Riego Road and Pleasant Grove North - construct separate eastbound and westbound turn lanes; and
- ❖ Riego Road and Pleasant Grove South - construct separate eastbound and westbound turn lanes.

Increased Traffic Volumes on Roadways Within Sutter County Under Existing Plus Project Conditions

This impact is determined to be less than significant. No mitigation measures are necessary.

Increased Traffic Volumes at State Highway Interchanges Under Existing Plus Project Conditions

This impact is determined to be less than significant. No mitigation measures are necessary.

Increased Traffic Volumes on State Highways Under Existing Plus Project Conditions

Mitigation Measure 5.12a: The City of Roseville shall negotiate in good faith to enter into fair and reasonable arrangements with Caltrans with the intention of achieving within a reasonable time period after approval of the proposed project commitment for the provision of adequate fair share mitigation from applicants for tentative map approval within the area affected by the proposed Fiddymment Ranch SPA 3 project to provide for the construction of ~~interchange~~ improvements along SR 65 consistent with the Mitigation Fee Act (Government Code, § 66000 et seq.).

CHAPTER 8 CLIMATE CHANGE

IMPACT 8.1:	Generate a Substantial Contribution to GHG Emissions that Conflict with an Applicable Plan or Policy
APPLICABLE POLICIES AND REGULATIONS:	AB 32 City of Roseville General Plan 2025
SIGNIFICANCE WITH POLICIES AND REGULATIONS:	Significant
MITIGATION MEASURES:	Mitigation Measures 8.1a and 8.1b
SIGNIFICANCE AFTER MITIGATION:	Less than Significant

Construction of the proposed project would generate GHG emissions through consumption of fuel for construction equipment, vehicles transporting materials to and from the site, and vehicles transporting construction workers to and from the site. Operation of the project would generate GHG emissions from onsite area sources, offsite energy production required for onsite activities and water use, and project-related vehicle trips.

Neither the City of Roseville nor the Placer County APCD has adopted significance thresholds for GHG emissions. Instead, the City of Roseville applies a threshold based on the AB 32 Scoping Plan. As described in the Regulatory Framework section above, the project would have a significant impact related to its contribution to climate change effects if it would generate GHG emissions that would hinder the state’s ability to achieve the reduction targets established in AB 32. Specifically, the project would have a significant effect if it would generate emissions greater than 21% below the emissions that would be generated by the project under a BAU scenario that reflects based on GHG regulatory conditions (such as vehicle emission standards and building codes) in the year 2010.

Construction Emissions

As discussed in CHAPTER 7 AIR QUALITY, the CalEEMod air pollutant emissions modeling program, ~~Version 2013.2.1~~, was used to quantify emissions estimates produced through construction and operation of the proposed Fiddymont Ranch SPA 3 project. The modeling for operational GHG emissions was completed using CalEEMod Version 2013.2.2. Project construction would be phased over a 12-year period, from 2014 to 2025. The actual buildout schedule will be dependent on market forces and could be slightly shorter or somewhat longer than 12 years. However, the ~~1032~~-year construction schedule provides a reasonable estimate of the total GHG emissions from construction. Construction emissions would occur over a discrete time period (approximately 12 years); however they would be ongoing in the year 2020, which is the year in which compliance with AB 32 must be achieved. In order to reflect the impact of construction emissions ~~of-on~~ achievement of the state’s GHG emission reduction goals, the maximum annual construction GHG emissions, as reflected in the CalEEMod modeling presented in Appendix F, have been added to the proposed project’s operational emissions in the analysis below. Details regarding the assumptions for construction schedules, use of equipment, and phasing are provided in CHAPTER 7 AIR QUALITY.

Based on the CalEEMod modeling results construction-related activities would generate between approximately ~~2418~~ metric tons (MT) and ~~679-717~~ MT annually. Construction-related GHG emissions would then cease upon completion of the construction phase of the project and would therefore represent a minor fraction of total project-related emissions, when considering

the longevity of operational emissions associated with the project. Details of the GHG emissions modeling for project construction are provided in the CalEEMod results (Dudek 2013) provided in Appendix D-F to this Recirculated Draft Subsequent EIR.

Operational Emissions

Development of the portions of the Fiddymment Ranch area of the WRSP affected by the proposed SPA 3 project would include a total of 2,949 residential units, 7.3 acres of community commercial land uses, an elementary school and parks and open space. Community commercial land uses may develop at a Floor-Area-Ratio of between 0.2 and 0.4. For this analysis, it is assumed that the commercial areas would develop at a Floor-Area-Ratio of 0.25, consistent with the analysis in the WRSP EIR and the project’s *Fiddymment Ranch SPA 3 Revised Project Memorandum* Transportation Analysis (DKS 2013). At this Floor-Area-Ratio, a total of 79,170 square feet of commercial land uses would be constructed.

The number of vehicle trips associated with project operation used for this analysis is consistent with the project’s transportation impact analysis *Revised Project Memorandum* (DKS 2013) provided in Appendix B to this Recirculated Draft Subsequent EIR. Details of the GHG emissions modeling for this project operation are provided in the CalEEMod results (Dudek 2013) provided in Appendix D-F to this Recirculated Draft Subsequent EIR.

As discussed above, operational emissions were quantified using the CalEEMod model based on the proposed land uses. Modeling was prepared assuming full buildout of the project ~~in the year 2010~~ without implementation of mitigation measures to identify the GHG emissions under the ~~year 2010~~ BAU scenario. An operational year of 2010 was assumed for the BAU scenario to reflect the vehicle emission standards in effect in that year, consistent with the methodology used to establish the significance threshold for this impact. The CalEEMod modeling found that without implementation of mitigation measures, operation of the project in the year 2010 BAU scenario would emit an annual total of 46,790 MTCO_{2e}, as shown in *Table 8.2*.

Table 8.2
Year 2010 BAU GHG Emissions

Source	CO _{2e} Emissions (MT/Year)
Maximum Annual Construction Emissions	<u>679,787,17.26</u>
Area Sources	<u>2,768,623,467.68</u>
Energy Consumption	<u>8,840,339,711.72</u>
Mobile Sources	<u>32,368,243,214.50</u>
Solid Waste	<u>4,534,431,691.09</u>
Water Consumption	<u>629,045,90.67</u>
Total	<u>46,790,084,392.91</u>

The project applicant contracted with BuildItGreen to complete a Green Point Ratings analysis for the Fiddymment Ranch development. The BuildItGreen program identifies a menu of options that builders can select in order to increase energy and water efficiency for their products. Each menu item is associated with a particular point value or point value range. As described in

Mitigation Measure 8.1a, the project applicant has committed to achieving a specific point rating for each housing type in order to reduce GHG emissions. For LDR areas within the Fiddymment Ranch SPA 3 project site, each residence will achieve a BuildItGreen score of 101; each residence within MDR areas of the proposed project will achieve a BuildItGreen score of 97; and each residence within HDR areas of the proposed project will achieve a BuildItGreen score of 105. In addition, *Mitigation Measure 8.1b* requires the project to implement a water conservation plan to reduce water usage at the project site, consistent with menu options selected in the Green Point Ratings analysis and the evaluation of the project's water demands presented in CHAPTER 9 PUBLIC SERVICES of this Recirculated Draft Subsequent EIR. It is noted that the water conservation plan would have been required of a project approved in 2010, regardless of whether measures to reduce GHG emissions were required. Therefore the water conservation plan is considered part of the BAU scenario as well. Indoor water conservation measures are reflected in the CalEEMod modeling for both the BAU and the proposed project scenarios. As outdoor water conservation measures vary across land use types within the proposed project, and would apply equally in both scenarios, these measures are not reflected in the modeling.

In preparing the Green Point Ratings analysis, specific BuildItGreen menu options were selected for each residential density category. These design features are typical of the options that may actually be selected at the time that tentative maps are processed. The options included in the Green Point Ratings analysis are:

- ❖ **Indoor Water Usage:** High efficiency toilets, lavatory faucets, kitchen/utility faucets, and shower fixtures
- ❖ **Outdoor Water Usage:**
 - All residential areas - for developer-installed landscaping, group landscaping plants by water needs; mulch all planting beds; avoid planting invasive plants; 75 percent of plants are drought tolerant, California natives or Mediterranean species or other appropriate species
 - MDR - Turf is less than 25 percent of landscaped area, install high-efficiency irrigation systems
 - HDR - turf shall not be installed on slopes exceeding 10 percent and no overhead sprinklers shall be installed in areas less than 8 feet wide; turf is less than 10 percent of landscaped area; plant shade trees; install high-efficiency irrigation systems; incorporate two inches of compost in the top 6 to 12 inches of soil
- ❖ **Energy Usage:**
 - All homes - no fireplaces, provide high-efficiency HVAC system and filters, install Energy Star bathroom fans on timer or humidistat, install whole house fans, install Energy Star dishwashers
 - HDR - exceed Title 24 energy efficiency by 17 percent
 - MDR - minimum 16-inch overhangs and gutters, verify quality of insulation installation & thermal bypass checklist before drywall, house passes blower door test, exceed Title 24 energy efficiency by 17 percent, provide built-in recycling center

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- LDR - minimum 16-inch overhangs and gutters, verify quality of insulation installation & thermal bypass checklist before drywall, house passes blower door test, exceed Title 24 energy efficiency by 15 percent, provide built-in recycling center

Some of these options are reflected in the CalEEMod modeling – specifically the indoor water usage and the energy usage measures applicable to all homes. In addition, the CalEEMod modeling reflects exceeding Title 24 energy requirements by ~~40~~15% for each housing product. Although this is less than the ~~actual~~ targets of 15% and 17% for HDR and MDR dwelling units, this approach provides a conservative estimate and of the likely reduction in GHG emissions associated with allows for future flexibility in achieving the BuildItGreen point ratings for each housing product ~~(i.e., because the BuildItGreen program provides a menu of options to select, a developer may select another, equally effective option).~~

The mitigated project operations were also modeled assuming full buildout in year 2020, reflecting the year in which the AB 32 targets must be achieved. This also provides a conservative analysis since full buildout is expected to occur later than 2020; therefore ~~actual the full buildout~~ emissions ~~may not occur~~ in 2020 may be less than the estimated emissions. The CalEEMod assumptions for year 2020 project operations include the effects of regulations already adopted that will provide some reductions in GHG emissions. Specifically, this includes reductions in GHG emissions from motor vehicles associated with increased fuel efficiency required under the Pavley I regulation and associated with the reduced carbon intensity of fuels required under the LCFS. This also includes reductions in GHG emissions generated by production of energy used in project operations required by the RPS regulation. As of 2010, Roseville Electric was obtaining 17% of its energy from sources that qualify under the RPS regulation. The CalEEMod modeling for year 2020 assumes that Roseville Electric will comply with the 33% RPS requirement for year 2020.

Table 8.3 presents the CalEEMod estimated GHG emissions for project operation in year 2020, including partial implementation of *Mitigation Measure 8.1a*. As shown, it is estimated that operation of land uses within the Fiddymment Ranch SPA 3 project site combined with the ~~average—maximum~~ annual construction GHG emissions is expected to generate ~~41,126.47~~36,109.08 MTCO_{2e} per year, which is ~~30~~25% less than the ~~Year 2010~~–BAU GHG emissions.

Table 8.3
Year 2020 Mitigated GHG Emissions

Source	CO _{2e} Emissions (MT/Year)
Maximum Annual Construction Emissions	679.62 <u>17.26</u>
Area Sources	4,323.00 <u>1,459.35</u>
Energy Consumption	6,860.70 <u>7,482.74</u>
Mobile Sources	22,040.64 <u>24,262.57</u>
Solid Waste	1,534.13 <u>1,691.09</u>
Water Consumption	450.05 <u>496.09</u>
Total Project 2020 GHG Emissions	41,126.47<u>36,109.08</u>

Total Year 2010-BAU GHG Emissions	48,392.9146,790.08
Percent Reduction from Year 2010-BAU	29.7525.38%

The GHG emissions during project construction and operation in year 2020 would achieve more than the minimum 21% reduction from the ~~year 2010-BAU~~ emissions. Therefore the project would meet the reduction targets identified by CARB and would result in a less than significant impact related to GHG emissions and the associated contribution to climate change effects. The project ~~and~~ would not interfere with achievement of the statewide GHG emissions targets. Furthermore, additional GHG emission reductions will occur pursuant to payment into a settlement reached in litigation filed in 2004 challenging the City's approval of the WRSP. The settlement agreement requires that development within the WRSP area pay an additional \$125 fee per dwelling unit to the Placer County APCD's Offsite Mitigation Program, as required by Mitigation Measure 7.2a. This program ~~—~~ which is used to fund projects that will result in a regional reduction in air pollutant and GHG emissions.

In addition to the AB 32 emission reduction targets, the City of Roseville has adopted many policies to guide land use development towards minimizing GHG emissions, ensuring individual projects contribute to the State's GHG targets under AB 32, and minimizing the exposure of City residents to the effects of climate change. The following list demonstrates how the proposed project would comply with those policies. The proposed project:

- ❖ Provides urban levels of development consistent with the SACOG Blueprint and increases residential density relative to the previously approved WRSP;
- ❖ Preserves open space and existing trees along Pleasant Grove Creek;
- ❖ Mixes commercial and public land uses with residential areas which may reduce vehicle miles traveled;
- ❖ Provides transit and bicycle facilities that are linked to public and commercial land uses and other existing facilities in the City;
- ❖ Avoids development in the 100-year floodplain and adjacent to waterways;
- ❖ Provides parkland in excess of City requirements;
- ❖ Implements a water conservation plan; and
- ❖ Uses recycled water.

In addition, development within the project site would include energy and water efficiency features in buildings and landscaping in order to attain the BuildItGreen scores required under *Mitigation Measure 8.1a* while *Mitigation Measure 8.1b* requires development to comply with the project's Water Conservation Plan. Increasing energy and water efficiency would contribute to reducing the project's GHG emissions. Given the proposed project design considerations reflected above and the requirements of *Mitigation Measures 8.1a* and *8.1b*, the project would not conflict with applicable plans, policies or regulations adopted for the purpose of reducing GHG emissions. This impact would remain less than significant with implementation of mitigation.

CHAPTER 9 PUBLIC UTILITIES

This chapter evaluates potential impacts associated with the project's demand for potable water supply (Chapter 9A), wastewater treatment (Chapter 9B), and recycled water (Chapter 9C). Descriptions of existing conditions and regulatory setting for these topics is summarized from the Sierra Vista Specific Plan EIR (City of Roseville 2010) and the Creekview Specific Plan EIR (City of Roseville 2011), which are incorporated herein by reference, as provided under CEQA Guidelines Section 15150. The Sierra Vista Specific Plan EIR and the Creekview Specific Plan EIR are available for review at the City of Roseville website, www.roseville.ca.us, and at

City of Roseville Permit Center

311 Vernon Center
Roseville, California

As discussed in the Initial Study and summarized in CHAPTER 1 INTRODUCTION and below, the proposed project is not expected to increase the severity of impacts on other public utilities, such as stormwater/drainage and solid waste disposal. The Initial Study analysis demonstrates that while development of the project would increase the demand for solid waste disposal and for stormwater and drainage infrastructure, the project's impacts would be similar to those evaluated in the WRSP EIR and the project would not result in new impacts related to those services. Therefore, those utility services are not evaluated further in this Recirculated Draft Subsequent EIR.

SOLID WASTE

The Initial Study found that the proposed Fiddymment Ranch Specific Plan Amendment (SPA) 3 project would generate solid waste that would be disposed of at the Western Placer Sanitary Landfill and recyclable materials that would be processed at the Materials Recovery Facility (MRF). As identified in the Creekview Specific Plan EIR, The WRSL has a total capacity of 36,350,000 cubic yards. As of July 1, 2009, a total of 10,911,366 cubic yards had been disposed at the landfill, leaving a remaining capacity of 25,677,557 ~~438,634~~ cubic yards. Under current projected development conditions, the landfill has a projected lifespan extending through ~~2041~~2058.

The Fiddymment Ranch SPA 3 project would implement mitigation measures identified in the WRSP EIR to reduce impacts to the landfill and MRF to the extent feasible. However, because there is uncertainty related to future expansion of the landfill and MRF, these impacts remain significant and unavoidable, as evaluated in the WRSP EIR, and the proposed project would not substantially increase the severity of these potential impacts. Impacts related to solid waste disposal are not evaluated further in this Recirculated Draft Subsequent EIR.

STORMWATER DRAINAGE

The Fiddymment Ranch SPA 3 project would increase the amount of impervious surfaces within the project area, which would increase the amount of stormwater runoff from the site. Under the approved WRSP, the Fiddymment Ranch project area would contribute 172.4 acre-feet per year to runoff volumes. Based on the proposed changes in the amount of land allocated to low, medium, and high density residential land uses and the findings of the drainage study for the

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