



***CAMPUS OAKS AND SIERRA VISTA LAND USE AMENDMENTS
PROJECT IN WESTERN ROSEVILLE***

COMBINED CEQA DOCUMENT

**5th ADDENDUM TO THE HEWLETT-PACKARD CAMPUS OAKS
MASTER PLAN ENVIRONMENTAL IMPACT REPORT (SCH# 95112022,
CERTIFIED ON JUNE 5, 1996)**

&

**12th ADDENDUM TO THE SIERRA VISTA SPECIFIC PLAN
ENVIRONMENTAL IMPACT REPORT (SCH# 2008032115, CERTIFIED
ON MAY 5, 2010)**

Project Title/File Number:	Campus Oaks and Sierra Vista Land Use Amendments Project in Western Roseville (File No. PL23-0064)
Project Locations:	Campus Oaks Master Plan Area, 401 Roseville Parkway: <ul style="list-style-type: none">• Parcel CO-52 (APN 481-260-036-000) Sierra Vista Specific Plan Area, 3380 Pleasant Grove Boulevard, 4201 Santucci Boulevard, and 1600 Westbrook Boulevard: <ul style="list-style-type: none">• Parcel WB-30 (APN 496-100-027-000)• Parcel WB-32 (APN 496-100-034-000)• Parcel WB-52 (APN 496-100-028-000)• Parcel FD-34 (APN 498-020-014-000)
Project Applicant:	Greg Bardini, Morton & Pitalo, Inc.
Property Owners:	Pine Island Apartments, LLC and FD34 Development LLC Contact: Scott Canel
Lead Agency Contact:	Kinarik Shallow, Associate Planner, (916) 746-1309
Date:	August 16, 2023

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INTRODUCTION (*Combined CEQA Document*)

The City of Roseville (City) has prepared this environmental analysis document in accordance with the California Environmental Quality Act (CEQA) (Pub. Resources Code, § 21000 et seq.) and the Guidelines for Implementation of CEQA (“CEQA Guidelines”) (Cal. Code Regs., tit. 14, § 15000 et seq.). The proposed Campus Oaks and Sierra Vista Land Use Amendments Project in Western Roseville (“Proposed Project” or “Project”) includes a series of related actions within two distinct planning areas in the western portion of the City: the Hewlett-Packard Campus Oaks Master Plan (COMP) area; and the Sierra Vista Specific Plan (SVSP) area.

Within the COMP area, the project includes a General Plan (GP) amendment, a COMP amendment, and a rezone on Parcel CO-52 to change the land use from Tech Park/Business Professional – Light Industrial to High-Density Residential and to change the zoning from Industrial/Business Park to Multi-Family Housing, (with some new units allocated as Low-Income Units), and both a Major Project Permit (MPP) Stage 1 Modification and an amendment to the applicable Development Agreement (DA) that reflect these proposed changes.

Within the SVSP area, the Project would make various changes affecting Parcels WB-30, WB-32, WB-52, and FD-34. Specifically, the Project includes density bonuses and changes to the affordable housing obligations on Parcels WB-30, WB-32, and FD-34. The Project also includes a GP amendment and rezone on Parcel WB-52 to change the land use from Park and Recreation to High-Density Residential and to change the zoning to Multi-Family Housing. The Project would require amendments to the SVSP and the applicable DAs reflecting these proposed changes. Additionally, City Council would abandon a public access easement across Parcel WB-30. A detailed description follows in the Project Description section.

CEQA generally requires that all state and local government agencies consider the environmental consequences of a proposed project over which they have discretionary authority, in a single environmental document, prior to taking action to approve such a project. CEQA defines a “project” as “the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment” (CEQA Guidelines, § 15378(a)). This broad definition is intended to provide the maximum protection of the environment (see *McQueen v. Board of Directors of the Mid-peninsula Regional Open Space Dist.* (1988) 202 Cal.App.3d 1136, 1143). Thus, even if a project consists of more than one project site, or if a lead agency needs to grant more than one approval for a project, a unified CEQA document should be prepared to avoid performing “piecemeal” review. “The prohibition against piecemeal review is flip side of the requirement that the whole of a project be reviewed under CEQA” (see *Lighthouse Field Beach Rescue v. City of Santa Cruz* (2005) 131 Cal.App.4th 1170, 1208).

Here, the Applicant proposes a project that, amongst other things, would create an obligation for the development of Low-Income Housing¹ on one parcel in the COMP area and then transfer that obligation to parcels in the SVSP area. These actions are inextricably related. In addition, all parcels are owned by the Applicant and shall remain under the Applicant’s ownership for the foreseeable future. Accordingly, to ensure that “the whole of an action” (CEQA Guidelines, § 15378(a)) is adequately reviewed pursuant to CEQA, the City has chosen to

¹ Low-Income Units will be made available to individuals making no more than 80 percent of the average median income (AMI); and Very-Low-Income Units will be made available to individuals making no more than 50 percent AMI, pursuant to income limits established by the California Department of Housing and Community Development (HCD) and the U.S. Department of Housing and Urban Development.

evaluate these closely related proposed actions in a single combined environmental review document² (explained more below).

The Combined CEQA Document—Explanation and Description

The Proposed Project (described in detail below) consists of two primary components: (i) the Proposed GP/COMP Amendments, including rezoning, MPP Stage 1 Modification, and DA amendment for Parcel CO-52; and (ii) the Proposed GP/SVSP Amendments, including rezoning for Parcel WB-52, density bonuses (see Gov. Code, § 65915 et. seq.)³ and changed affordable housing obligations for Parcels WB-30, WB-32, and FD-34, and DA amendments for all parcels. Each component requires different City approvals and entitlements and, therefore, requires individualized CEQA analysis that is based on its site location and the previous planning conducted for that site and area. To comply with CEQA's requirement to prepare a single environmental review document for "the whole of an action" (CEQA Guidelines, § 15378(a)), however, the City has elected to prepare a combined environmental document ("Combined CEQA Document") that treats these two actions in two separate planning areas as a single combined project in order to avoid performing piecemeal review.

Both project areas—the COMP area and the SVSP area—have undergone environmental analysis in prior CEQA documents. For the COMP area, an environmental impact report (EIR) was prepared in 1996 (COMP EIR), followed by several CEQA addenda for subsequent projects that included COMP amendments. For the SVSP area, an EIR was prepared in 2010 (SVSP EIR), which included project-level review of most of the SVSP area and program-level review of the area now known as the Westbrook portion of the SVSP area. A subsequent project-level mitigated negative declaration (MND) was prepared in 2012 for the Westbrook area (WSP MND). Several addenda to those CEQA documents have been prepared for subsequent projects that included SVSP amendments. The City also certified an EIR in 2020 that addressed the GP 2035 Update (GP EIR).

As a result of this myriad of prior CEQA review documents, both Project components can be analyzed pursuant to CEQA Guidelines Sections 15162 and 15164, in separate addenda—one to the COMP EIR, and one to the SVSP EIR (inclusive of the WSP MND). Addenda are appropriate here because, as the environmental checklists prepared for the Combined CEQA Document demonstrate, none of the conditions calling for the preparation of subsequent or supplemental EIRs or other subsequent CEQA documents are present. Both addenda, although parts of the Combined CEQA Document, have been prepared as stand-alone documents based on the City's standard addendum checklist, as the two planning areas have distinct environmental and planning constraints that are better analyzed separately. Combining CEQA analysis of these different (but interrelated) actions located in separate planning areas into one checklist would make the document unnecessarily challenging to understand

² See *Neighbors of Cavitt Ranch v. County of Placer* (2003) 106 Cal.App.4th 1092, 1103 ("At worst, the inclusion of [two distinct project] elements in a single [CEQA document] result[s] in too much information regarding environmental effects, not too little. We therefore conclude [the lead agency] did not violate CEQA...").

³ "The Density Bonus Law incentivizes the construction of affordable housing by allowing a developer to add additional housing units to a project beyond the zoned capacity and secure other 'incentives' in exchange for a commitment from the developer to include deed-restricted affordable units in the project. When a developer meets the requirements of the Density Bonus Law, a local government is obligated to permit increased building density, grant incentives, and waive any conflicting local development standards unless certain limited exceptions apply" (*Bankers Hill 150 v. City of San Diego* (2022) 74 Cal.App.5th 755, 762–763). "Although application of the statute can be complicated, its aim is fairly simple: When a developer agrees to construct a certain percentage of the units in a housing development for low- or very-low-income households, or to construct a senior citizen housing development, the city or county must grant the developer one or more itemized concessions and a 'density bonus,' which allows the developer to increase the density of the development by a certain percentage above the maximum allowable limit under local zoning law. In other words, the Density Bonus Law 'reward[s] a developer who agrees to build a certain percentage of low-income housing with the opportunity to build more residences than would otherwise be permitted by the applicable local regulations.' When a developer agrees to include a specified percentage of affordable housing in a project, the Density Bonus Law grants that developer (1) a 'density bonus'; (2) 'incentives and concessions'; (3) 'waivers or reductions of 'development standards'; and (4) prescribed 'parking ratios'" (*id.* at p. 769 [internal quotation marks and citations omitted]).

and would be overly cumbersome, and likely unclear (see Pub. Resources Code, § 21003(b) [CEQA documents should “be organized and written in a manner that will be meaningful and useful to decision makers and to the public”]; see also CEQA Guidelines, § 15006(o)–(q) [strategies for reducing paperwork]). Also, analytical integration may not allow the City to properly use prior planning efforts and commensurate tools that CEQA encourages agencies to use (see, e.g., CEQA Guidelines, § 15164(a) [addenda to EIRs]). But, as explained above, these two addenda are united in this Combined CEQA Document to ensure full compliance with CEQA.

The City has previously employed this combined environmental document approach for interrelated actions in different planning areas, in a practical and good-faith effort to avoid performing piecemeal review (applicable here), and to balance the requirements of CEQA and the mandates of the Housing Crisis Act of 2019 (“Senate Bill 330”) (Gov. Code, § 66300 et seq., added by Stats. 2019, ch. 654, § 13) (inapplicable here). This approach has successfully allowed the City to thoroughly contextualize and adequately consider multiple interrelated planning actions under its preexisting approval and entitlement processes and procedures, while also producing reader-friendly CEQA documents.

In addition to the 5th Addendum to the COMP EIR and the 12th Addendum to the SVSP EIR (combined with the WSP MND), this Combined CEQA Document includes this Introduction, a Project Description for the combined Proposed Project, an analysis of the cumulative impacts of Project components, and overall conclusions and findings. A complete Table of Contents for this Combined CEQA Document is provided above.

PROJECT DESCRIPTION (Combined CEQA Document)

The Proposed Project consists of two primary components: (i) the Proposed GP/COMP Amendments, including rezoning, MPP Stage 1 Modification, and DA amendment for Parcel CO-52; and (ii) the Proposed GP/SVSP Amendments, including rezoning for Parcel WB-52, density bonuses and changed affordable housing obligations for Parcels WB-30, WB-32, and FD-34, and DA amendments for all parcels (described individually in detail below). As a result of density bonuses, the Proposed Project will result in an increase in housing density and in the amount of Very-Low-Income and Low-Income Units within the City.

The table below shows the density and unit changes that would occur under the Proposed Project, including the transferred obligation to provide affordable units, in both planning areas:

Parcel	Density (units/acre)		Currently Allocated Units			Proposed Units				
	Existing	Proposed	Total	Very-Low	Low	Base Units	Density Bonus	Total	Very-Low	Low
CO-52	0	16.1	0	0	0	285	N/A	285	0	(143)*
WB-30	29.4	44.0	237	68	169	237	118	355	0	355
WB-32	25	37.6	128	92	36	128	64	192	0	192
WB-52	N/A	N/A	N/A	N/A	N/A	0	N/A	0	0	0
FD-34	24.4	36.4	172	86	86	172	84	256	256	0
UNIT TOTALS			537	246	291	822	266	1,088	256	547
NET CHANGE								+551	+10	+256

*The obligation to provide these Low-Income Units will be transferred from Parcel CO-52 to Parcels WB-30 and WB-32.

The main purpose and goal of the Proposed Project is to respond to City and regional need for additional housing, particularly for low-income and very-low-income households, and to provide that housing within a reasonable time frame and without relying on City tax-payer funded subsidies. Importantly, the Proposed Project would result in an increase in the total number of residential units, including affordable units, thereby helping the City to fulfill its share of the Regional Housing Needs Allocation (RHNA), as determined by Sacramento Area Council of Governments (SACOG) and approved by the California Department of Housing and Community Development (HCD). In total, the Project will result in an increase of 551 high-density residential units, including 266 affordable high-density units (10 additional Very-Low-Income Units and 256 additional Low-Income Units) within the City.

Proposed General Plan/Campus Oaks Master Plan Amendments

Parcel CO-52 (17.65 acres): In the COMP area, Parcel CO-52 is currently designated as T/BP LI (Tech Park/Business Professional – Light Industrial) and zoned as MP/SA (Industrial/Business Park/Special Area). The Applicant proposes to redesignate the parcel to HDR (High-Density Residential) in the GP and in the COMP and to rezone it to R3 (Multi-Family Housing), allocating 285 new housing units to the parcel in the COMP, of which 143 would be deed-restricted Low-Income Units. The obligation to develop the 143 Low-Income Units would then be transferred to Parcels WB-30 and WB-32 in the SVSP Area (discussed below). In addition to the GP amendment, COMP amendment, and rezone, the Project would require both a MPP Stage 1 Modification and a 10th amendment to the Hewlett-Packard Campus Oaks DA to reflect these changes.

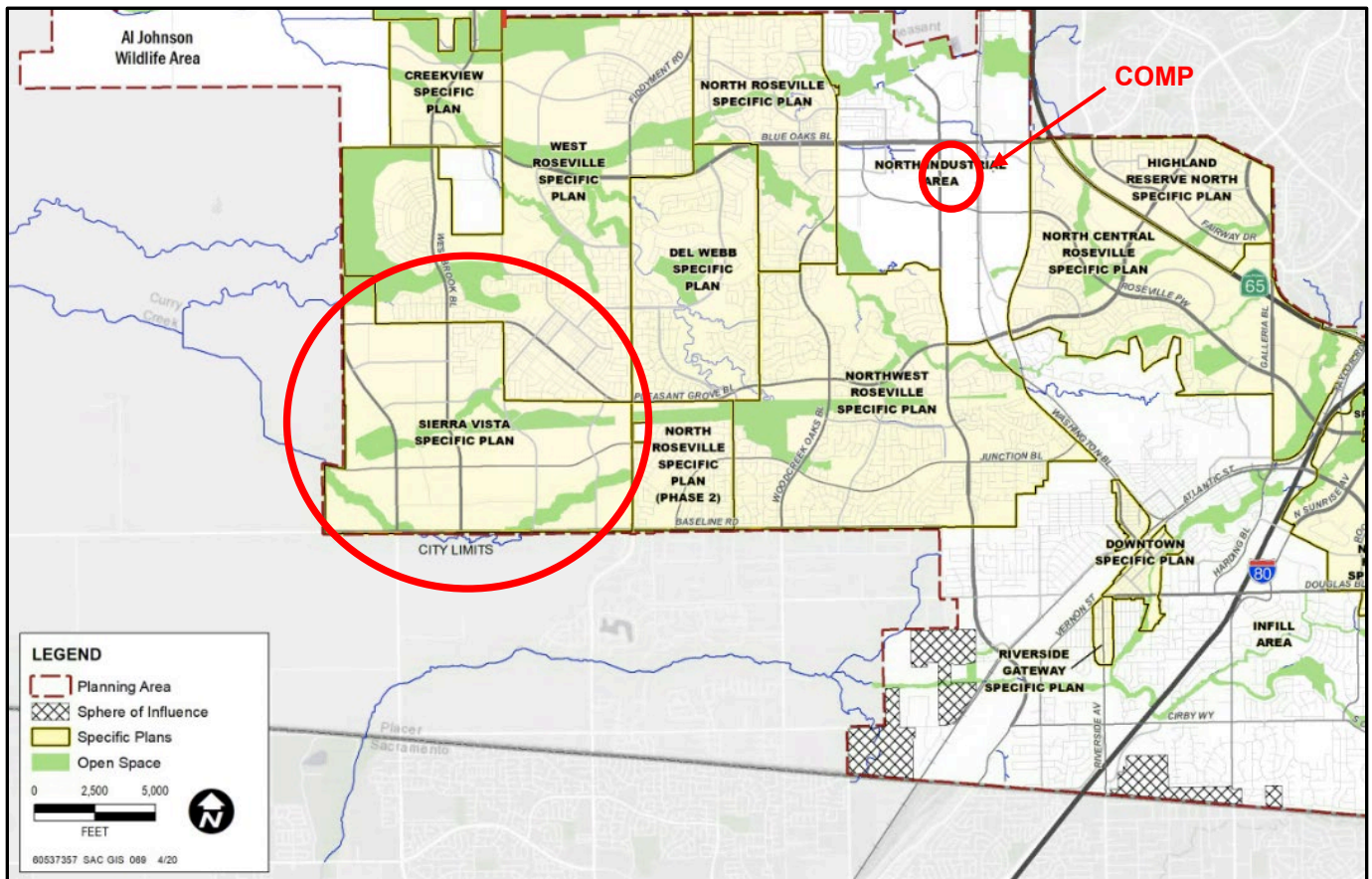
Proposed General Plan/Sierra Vista Specific Plan Amendments

In the SVSP area, on Parcels WB-30, WB-32, WB-52, and FD-34, the Applicant proposes the following:

- **Parcel WB-30** (8.06 acres): This parcel is currently designated/zoned as HDR/R3 with a total unit allocation of 237 residential units, and is currently allocated 68 Very-Low-Income Units and 169 Low-Income Units under the SVSP. There is a 20-foot public access easement across this parcel extending from Pleasant Grove Boulevard to Parcel WB-52. The Applicant proposes to add 118 new units (all Low-Income Units), using an allowable-by-right State density bonus (see footnote 1), and to convert all currently allocated Very-Low-Income Units to Low-Income Units (transferring the obligation to provide 68 Very-Low-Income Units to Parcel FD-34), for a total of 355 Low-Income Units on the parcel, which would be restricted for use by senior citizens. This action will require a 3rd Amendment to the Westbrook DA to change the mix of affordable units obligated on the site and to document the number of high-density residential units allocated to the parcel via density bonus. Additionally, the City Council would abandon the public access easement over this parcel in connection with the proposed changes to allow future development of the area encompassed by Parcel WB-52 for private recreational facilities, rather than as a public neighborhood park (discussed below). No redesignation or rezone is required for this parcel.
- **Parcel WB-32** (5.11 acres): This parcel is currently designated/zoned as HDR/R3 with a total unit allocation of 128 residential units, and is currently allocated 92 Very-Low-Income Units and 36 Low-Income Units under the SVSP. The Applicant proposes to add 64 new units (all Low-Income Units), using an allowable-by-right State density bonus (see footnote 1), and to convert all currently allocated Very-Low-Income Units to Low-Income Units (transferring the obligation to provide 92 Very-Low-Income Units to Parcel FD-34), for a total of 192 Low-Income Units on the parcel. This action will require a 3rd Amendment to the Westbrook DA to change the mix of affordable units obligated on the parcel and to document the number of high-density residential units allocated to the parcel via density bonus. No redesignation or rezone will be required for this parcel.
- **Parcel WB-52** (1.5 acres): This parcel is currently designated and zoned as PR (Park) and is allocated as a public neighborhood park under the SVSP. The Applicant proposes to redesignate this parcel to HDR (High-Density Residential), in both the General Plan and SVSP, and to rezone to R3. No housing units will be allocated to the parcel, however, as the applicant intends to develop the area encompassed by WB-52 for private recreational facilities to serve current and future residents of Parcels WB-30, WB-31, and W-16. In-lieu fees will be required for future development of Parcel WB-31 to offset the loss of public parkland. In addition to the GP and SVSP amendments and the rezone, this action would require a 3rd Amendment to the Westbrook DA.
- **FD-34** (7.04 acres): This parcel is currently designated/zoned as HDR/R3 with a total unit allocation of 172 residential units, and is currently allocated 86 Very-Low-Income Units and 86 Low-Income Units under the SVSP. The Applicant proposes to add 84 new units (all Very-Low-Income), using an allowable-by-right State density bonus (see footnote 1), and to convert all currently allocated Low-Income Units to Very-Low-Income Units, in part by receiving the transfer of Very-Low-Income Units from Parcels WB-30 and WB-32, for a total of 256 Very-Low-Income Units on the parcel. This action will require a 6th Amendment to the Federico DA to document the change in the mix of affordable units obligated on the parcel and the increase in high-density residential units allocated to the parcel via density bonus. No redesignation or rezone is required.

The figure below depicts the location of the actions described in this Project Description. Additional information specific to each component of the Proposed Project is included in the subsequent CEQA addenda.

Location of Campus Oaks Master Plan and Sierra Vista Master Plan Areas



5th ADDENDUM TO THE HEWLETT-PACKARD CAMPUS OAKS MASTER PLAN ENVIRONMENTAL IMPACT REPORT (SCH# 95112022, CERTIFIED ON JUNE 5, 1996)

Project Title/File Number:	Campus Oaks and Sierra Vista Land Use Amendments Project in Western Roseville (File No. PL23-0064) — Proposed General Plan/Campus Oaks Master Plan Amendments
Project Location:	Campus Oaks Master Plan Area, 401 Roseville Parkway: <ul style="list-style-type: none">• Parcel CO-52 (APN 481-260-036-000)
Project Description:	Applicant requests approval of a General Plan and Master Plan Amendment and Rezone to modify the land use of Parcel CO-52 from T/BP LI (Tech Park/Business Professional – Light Industrial) and MP/SA (Industrial/Business Park/Special Area) to HDR (High-Density Residential) and R3 (Multi-Family Housing) to allow the future development of 285 multi-family units (with 143 allocated as Low-Income Units). The obligation to develop the 143 Low-Income Units would be transferred to parcels within the Sierra Vista Specific Plan area. A Major Project Permit Stage 1 Modification is requested to reflect the land use changes within the COMP, and a 10th Amendment to the Hewlett-Packard Campus Oaks Development Agreement is requested to reflect the land use changes and document the transfer of affordable housing obligations from Parcel CO-52 to the Sierra Vista Specific Plan area.
Project Applicant:	Greg Bardini, Morton & Pitalo, Inc.
Property Owner:	Pine Island Apartments, LLC Contact: Scott Canel
Lead Agency Contact:	Kinarik Shallow, Associate Planner, (916) 746-1309
Date:	August 16, 2023

The California Environmental Quality Act (CEQA) Guidelines (Cal. Code Regs., tit. 14, § 15000 et seq.) sections 15162 through 15164 deal with what is often called “subsequent review” under the statute. These sections are based on statutory language found in Public Resources Code section 21166. CEQA Guidelines section 15162 sets forth the conditions and facts that require a public agency, in considering a proposed project connected to a previously certified final environmental impact report (EIR), to prepare a so-called “subsequent EIR.” Section 15163, in turn, identifies conditions and facts in which a “supplement to an EIR” may suffice in lieu of a full subsequent EIR. Section 15164, in turn, sets forth the conditions and facts in which neither one of these two documents is necessary, so that an addendum to the previously certified final EIR may suffice. In general, an addendum to a previously certified final EIR may be prepared for a project where only minor technical changes or additions are necessary or where none of the conditions calling for the preparation of a subsequent EIR have occurred. Section 15164 also states that an addendum need not be circulated for public review, but can be included in or attached to the certified final EIR for consideration by the hearing body.

In *Friends of College of San Mateo Gardens v. San Mateo County Community College Dist.* (2016) 1 Cal.5th 937, 949 (“*Friends*”), the California Supreme Court explained that “[o]nce a project has been subject to environmental review and received approval, [Public Resources Code] section 21166 and CEQA Guidelines section 15162 limit the circumstances under which a subsequent or supplemental EIR must be prepared. These limitations are designed to balance CEQA’s central purpose of promoting consideration of the environmental consequences of public decisions with interests in finality and efficiency.” The subsequent review provisions, accordingly, are “designed to ensure that an agency that proposes changes to a previously approved project “explore[s] environmental impacts *not* considered in the original environmental document” (*id.* at p. 951 [italics added]). “This assumes that at least some of the environmental impacts of the modified project were considered in the original environmental document, such that the original document retains some relevance to the ongoing decisionmaking process. A decision to proceed under CEQA’s subsequent review provisions must thus necessarily rest on a determination—whether implicit or explicit—that the original environmental document retains some informational value” (*ibid.*). Consistent with these legal principles and CEQA Guidelines provisions governing subsequent review, the City of Roseville (“City”) prepared the analysis below in order to determine whether any of the conditions described in section 15162 of the CEQA Guidelines calling for preparation of a subsequent EIR have occurred.

Here, the relevant final EIR was prepared and certified for the Hewlett-Packard Campus Oaks Master Plan (COMP) in 1996 (COMP EIR). That plan covered the Campus Oaks planning area, which includes Parcel CO-52. The original COMP EIR did not anticipate residential uses in the Campus Oaks area. In August 2015, the City amended the COMP, providing for a mixed-use community with tech/business park, office, commercial, residential, park and recreation, open space, and public uses. At that time, the City adopted an addendum to the COMP EIR analyzing the land use changes under the amendment.

In the following years, the City adopted additional addenda to the COMP EIR. Taken together, the COMP EIR and the various addenda that modify it constitute the environmental analysis for the COMP area, including Parcel CO-52. Thus, under the subsequent review provisions of the CEQA Guidelines, the City must consider environmental impacts from further changes to the COMP that were not considered in these earlier environmental documents (*Friends, supra*, 1 Cal.5th at p. 951).

After conducting its analysis in light of the COMP EIR and all relevant addenda, the City determined that a new addendum to the COMP EIR is the appropriate environmental document for the proposed land use changes, as demonstrated below. As required by CEQA and the CEQA Guidelines, this Addendum focuses on aspects of the proposed land use changes or their impacts that require additional discussion beyond the environmental analysis already found in the earlier applicable environmental documents.

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DESCRIPTION OF PROPOSED GENERAL PLAN/CAMPUS OAKS MASTER PLAN AMENDMENTS

As described in the introduction to the Combined CEQA Document, the proposed General Plan/Campus Oaks Master Plan Amendments (“Proposed GP/COMP Amendments”) make up one component of the proposed Campus Oaks and Sierra Vista Land Use Amendments Project in Western Roseville (“Proposed Project”). While the Proposed Project involves a series of actions within two distinct planning areas in the City, the actions are interrelated and therefore have been reviewed together in a single CEQA document (as explained in the introduction to the Combined CEQA Document). However, because the two components of the Proposed Project are subject to different land use plans and previously certified CEQA documents, these components are considered in two separate but coordinated addenda, to avoid confusion and ensure the most appropriate CEQA analysis is conducted.

In total, the Proposed Project will add 551 new housing units (including 266 new income-restricted units) to the City, distributed between the COMP and Sierra Vista Specific Plan (SVSP) areas. The Proposed Project would also transfer affordable housing obligations from Parcel CO-52 in the COMP area to parcels in the SVSP area. The Proposed Project would require various amendments to the COMP and SVSP, the City’s GP, and applicable development agreements (DAs), a Major Project Permit (MPP) Stage 1 Modification to change the COMP, and zoning changes.

This Addendum addresses the Proposed GP/COMP Amendments component of the Proposed Project, which would involve various land use changes on Parcel CO-52.

Background and Environmental Setting

The Hewlett-Packard Campus Oaks Master Plan¹ (aka, COMP) was adopted on June 5, 1996. At that time, the City of Roseville (“City”) certified an Environmental Impact Report (EIR) for the plan (COMP EIR) and adopted a Mitigation Monitoring Program (MMP). The COMP EIR analyzed the entirety of the Campus Oaks area (inclusive of Parcel CO-52), but did not originally anticipate residential uses within the plan area.

On August 5, 2015, the City amended the COMP to include a mixed-use community in the Campus Oaks area with tech/business park, office, commercial, residential, park and recreation, open space, and public uses. In connection with this action, the City also approved amendments to the City’s GP and the Hewlett-Packard Campus Oaks Development Agreement (DA) for the COMP area. In order to comply with CEQA in taking these actions, the City adopted an addendum to the COMP EIR (“COMP EIR 1st Addendum”), which assessed any resulting deviations from the environmental impacts originally anticipated in the COMP EIR.

Three additional addenda have since been prepared for the COMP EIR and are listed below, but none involve Parcel CO-52:

- July 18, 2016, Addendum to the COMP EIR;
- October 16, 2018, Addendum to the COMP EIR; and
- March 13, 2020, Addendum to the COMP EIR.

This Addendum is intended to analyze the environmental impacts resulting from the Proposed GP/COMP Amendments, as compared to the impacts identified in the COMP EIR and the COMP EIR 1st Addendum.²

¹ When adopted in 1996, the plan was known as the “Hewlett-Packard Master Plan.” It was later renamed the “Hewlett-Packard Campus Oaks Master Plan.” The COMP is available at: https://www.roseville.ca.us/government/departments/development_services/planning/projects_of_interest/hp_campus_oaks_master_plan.

² The COMP EIR is the primary source of information from which this Addendum derives its analysis and conclusions, with reliance on the COMP EIR 1st Addendum as necessary. The impacts assessed in this document were considered in the

Location

The approximately 234.5-acre Campus Oaks portion of the COMP is located within western Roseville in its North Industrial area (see **Figure 1** below). The COMP area is not fully developed, but the undeveloped portions have been disced regularly since the 1996 COMP EIR was approved and accompanying wetland mitigation was implemented. The southern portion of the plan area (not implicated in the Proposed GP/COMP Amendments) comprises the Woodcreek Oaks Preserve, a 45-acre open space/wetland preserve. After the approval of the COMP, various projects consistent with the Master Plan were approved and constructed within portions of the COMP area that were approved for development.

The Proposed GP/COMP Amendments will affect only one parcel in the COMP area: Parcel CO-52. Parcel CO-52 (Assessor's Parcel Number [APN] 481-260-036-000) is a 17.65-acre parcel south of Painted Desert Drive and east/north of Roseville Parkway (see **Figure 2** below).

As summarized in **Table 1** below, Parcel CO-52 is currently designated T/BP – LI (Tech Park/Business Professional – Light Industrial) in the GP and in the COMP. It is zoned MP/SA (Industrial/Business Park/Special Area). Parcel CO-52 is largely undeveloped but has been repeatedly disturbed during the course of regular land management and maintenance, including discing and grading, as well as disturbance associated with construction and installation of various infrastructure on and through the parcel. A grading permit was issued in 2014 (EN14-0102), allowing grading on the parcel to facilitate the construction of a Pacific Gas and Electric gas main along the east property line. Additionally, an improvement permit was issued in 2016 (EN15-0173) for the construction of Roseville Parkway, and Parcel CO-52 was used for excess soil disposal from the construction. Presently, Painted Desert Drive is being constructed along the northern parcel boundary (EN22-0518). The parcel is mostly flat with no known biological communities onsite and no native oak trees or other trees. The area, including Parcel CO-52, has historically been grazed, although the site itself has not been grazed for many years. There are no structures on Parcel CO-52. The adjacent parcels are mostly undeveloped with some housing located across Roseville Parkway to the west.

prior environmental documents and addressed in mitigation measures that continue to apply. The COMP EIR thus retains substantial relevancy and informational value (see *Friends of College of San Mateo Gardens v. San Mateo County Community College Dist.* (2016) 1 Cal.5th 937, 951).

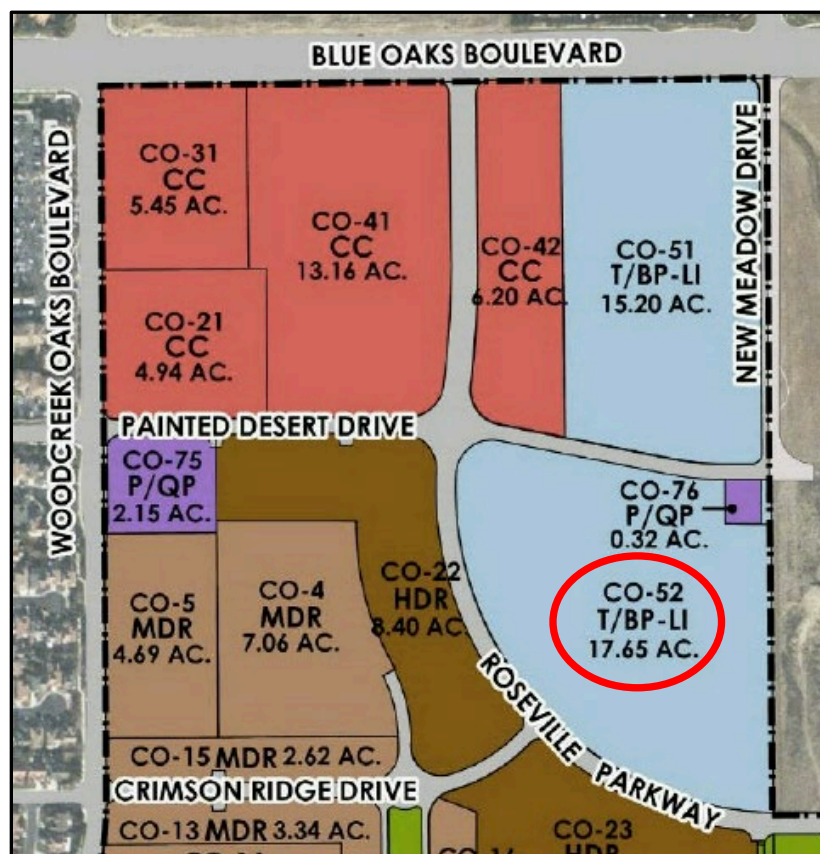
Table 1: Surrounding Land Uses

Location	Zoning	General Plan Land Use	Actual Use of Property
Parcel CO-52	Industrial/Business Park/ Special Area (MP/SA)	Tech Park/Business Professional – Light Industrial (T/BP - LI)	Largely undeveloped with some infrastructure installed
North	Community Commercial (CC) (CO-42) MP/SA (CO-51) Public/Quasi-Public (P/QP) (CO-76)	Community Commercial (CC) T/BP Public/Quasi-Public (P/QP)	Undeveloped Undeveloped Undeveloped
South	Multi-Family Housing/ Development Standards (R3/DS) (CO-23)	High-Density Residential (HDR)	Developed with multi-family housing
East	Light Industrial/Special Area (M1/SA)	Light Industrial (LI)	Partially developed with recreation fields (immediately east)
West	R3/DS (CO-22)	HDR	Developed with multi-family housing

Figure 1: Location of Campus Oaks Area



Figure 2: Location of Parcel CO-52



Description of Proposed GP/COMP Amendments

As stated, Parcel CO-52 is currently designated as T/BP LI (Tech Park/Business Professional – Light Industrial) and zoned as MP/SA (Industrial/Business Park/Special Area). The Applicant proposes to redesignate the parcel to HDR (High-Density Residential) in the GP and in the COMP and to rezone it to R3 (Multi-Family Housing), allocating 285 new housing units to the parcel in the COMP, of which 143 would be deed-restricted Low-Income Units.³ The obligation to develop the 143 Low-Income Units would then be transferred to Parcels WB-30 and WB-32 in the SVSP Area. In addition to the GP amendment, COMP amendment, and rezone, these actions would require both a MPP Sage 1 Modification and a 10th Amendment to the Hewlett-Packard Campus Oaks DA to reflect these changes.

This Addendum and all relevant applicable environmental documents will inform the City's decision regarding the following approvals and entitlements for Parcel CO-52:

- GP amendment for redesignation from Tech Park/Business Professional – Light Industrial (T/BP LI) to High-Density Residential (HDR);
- COMP amendment to:
 - Redesignate from Tech Park/Business Professional – Light Industrial (T/BP LI) to High-Density Residential (HDR);

³ Low-Income Units will be made available to individuals making 80 percent of the average median income, pursuant to income limits established by HCD and the U.S. Department of Housing and Urban Development.

- Allocate 285 units, including 143 Low-Income Units; and
- Transfer obligation to provide 143 Low-Income Units to parcels in the SVSP;
- MPP Stage 1 Modification to change the COMP to reflect the proposed changes;
- Rezone from Industrial/Business Park/Special Area (MP/SA) to Multi-Family Residential (R3); and
- 10th Amendment to the Hewlett-Packard Campus Oaks Development Agreement reflecting these actions.

PURPOSE AND SCOPE OF ADDENDUM

Basis for Addendum

This Addendum has been prepared pursuant to CEQA Guidelines section 15164. As explained earlier, an addendum is an appropriate subsequent CEQA review document when some changes to a project are necessary, but those changes do not create new or increased significant environmental impacts that warrant major revisions to the previously certified final EIR (CEQA Guidelines, §§ 15162(a)(1), 15164(a); see *Friends of College of San Mateo Gardens v. San Mateo County Community College Dist.* (2016) 1 Cal.5th 937, 946; *Save Our Heritage Organization v. City of San Diego* (2018) 28 Cal.App.5th 656, 668). Also, an addendum is appropriate: (i) when circumstances surrounding a project have changed but do not warrant major revisions of the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified significant effects (CEQA Guidelines, §§ 15162(a)(2), 15164(a)); and (ii) where there is no new information of substantial importance indicating that the project would create new significant impacts or increase the severity of the previously identified significant impacts (CEQA Guidelines, §§ 15162(a)(3), 15164(a)).

Notably, in assessing whether a proposed project change is eligible for an addendum, public agencies may account for mitigation measures to which an applicant has agreed (see, e.g., *River Valley Preservation Project v. Metropolitan Transit Development Bd.* (1995) 37 Cal.App.4th 154, 168 [“even a substantial increase in the severity of an environmental impact does not require ... the preparation of an SEIR if mitigation measures are adopted which reduce the impact to a level of insignificance”]; *Citizens Against Airport Pollution v. City of San Jose* (2014) 227 Cal.App.4th 788, 809–811 [“[t]o offset the loss of four acres of burrowing owl habitat, the eight[h] addendum includes a number of mitigation measures”]; *Snarled Traffic Obstructs Progress v. City and County of San Francisco* (1999) 74 Cal.App.4th 793, 802 [discusses mitigation required in connection with addendum]). The addition of new mitigation measures triggers the need for a subsequent EIR or a supplement to an EIR only in two circumstances. Under the first, measures “previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure” (CEQA Guidelines, § 15162(a)(1)(3)(C)). Under the second circumstance, measures “considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure” (*id.*, subd. (a)(1)(3)(D)). Under both circumstances, an applicant’s agreement to the mitigation measures in question preserves the project’s eligibility for an addendum.

Substantial evidence presented in this Addendum demonstrates that the Proposed GP/COMP Amendments, described above and analyzed below, do not create any new significant impacts or significant impacts more severe than those described in the COMP EIR and the COMP EIR 1st Addendum. Nor are there any new circumstances or new information that would create such impacts or require more robust analysis (CEQA Guidelines, § 15162(a)). All of the impacts of the Proposed GP/COMP Amendments were examined in the applicable prior CEQA documents. Therefore, an addendum is the appropriate CEQA document, and a subsequent or supplemental EIR is not warranted (CEQA Guidelines, § 15164(e)).

Significant and Unavoidable Impact Conclusions in the Previous EIR

The COMP EIR identified significant and unavoidable impacts relating to:

- Loss of vernal pools, seasonal wetlands, and other jurisdictional wetlands;
- Potential loss of vernal pool fairy shrimp;
- Conversion of undeveloped landscape character to developed character;
- Short-term construction-related emissions of air pollutants and air quality degradation;
- Long-term operation-related emissions of air pollutants;
- Inconsistency with the Placer County Air Quality Attainment Plan; and
- Loss of biological resources.

City Council adopted a Statement of Overriding Considerations for these impacts when it certified the COMP EIR.

When the City amended the COMP and adopted the accompanying COMP EIR 1st Addendum in 2015, the City determined that the impacts of the proposed mixed-use development in the Campus Oaks area did not involve any project changes or changed circumstances that would result in significant impacts or substantially more severe significant impacts. Nor was there new information of substantial importance requiring new analysis or verification.

ENVIRONMENTAL DOCUMENTS RELIED UPON

EIR for the Hewlett-Packard Campus Oaks Master Plan, certified June 5, 1996

The COMP EIR was certified by City Council on June 5, 1996. The analysis within this Addendum relies primarily on the analysis included in the COMP EIR and relevant subsequent addendum that supplemented the COMP EIR (listed below). Additionally, this Addendum relies on minor supplements or technical updates, where appropriate. As demonstrated and explained in the environmental checklist below, the impacts of the Proposed GP/COMP Amendments remain the same as, or less than, the impacts described in the COMP EIR and the relevant subsequent environmental documents. The 1996 COMP EIR is available for review during business hours at the Civic Center, 311 Vernon Street, Roseville, CA.

First Addendum to Hewlett-Packard Campus Oaks Master Plan EIR, adopted July 6, 2015

The COMP EIR 1st Addendum was amended in 2015 to redesignate and rezone the Campus Oaks area for mixed use development. In connection with this amendment, the City prepared and adopted the COMP EIR 1st Addendum, which analyzed the proposed development of the Campus Oaks area (inclusive of Parcel CO-52). The COMP EIR 1st Addendum relies on the analysis in the COMP EIR, along with supplements and technical updates, where appropriate. The COMP EIR 1st Addendum is available for review during business hours at the Civic Center, 311 Vernon Street, Roseville, CA.

2035 General Plan Update EIR, certified August 5, 2020

The *2035 General Plan Update EIR* (GP EIR) updated all Citywide analyses, including for vehicle miles traveled, greenhouse gas emissions, water supply, water treatment, wastewater treatment, and waste disposal. When applicable, the topical sections within the checklist summarize the findings within the GP EIR. The GP EIR is available for review during business hours at the Civic Center, 311 Vernon Street, Roseville, CA or online at https://www.roseville.ca.us/government/departments/development_services/planning/general_plan_development_guidelines.

EXPLANATION OF ENVIRONMENTAL CHECKLIST

The purpose of this environmental checklist is to conduct subsequent environmental review for the proposed changes to the COMP pursuant to CEQA Guidelines sections 15162, 15163, and 15164. This checklist evaluates the environmental resources in terms of any “changed condition” (i.e., changed circumstances, applicable plan changes, or new information of substantial importance) that may result in a changed environmental result. A “no” answer in one of the checklist boxes does not necessarily mean there are no potential impacts relative to the environmental category, but that there is no change in the condition or status of the impact since it was analyzed and addressed in prior environmental documents.

Checklist Evaluation Categories

Where Was Impact Analyzed in Prior Environmental Documents?

This column provides a cross-reference to the portions of the prior environmental documents containing relevant information and analysis for each resource area.

Any New Significant Impacts or Substantially More Severe Impacts?

Pursuant to section 15162(a)(1) of the CEQA Guidelines, this column indicates whether the Proposed GP/COMP Amendments will result in new significant impacts that have not already been considered and mitigated by the prior environmental review documents and related approvals or will result in a substantial increase in the severity of a previously identified significant impact.

Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?

Pursuant to section 15162(a)(2) of the CEQA Guidelines, this column indicates whether there have been changes with respect to the circumstances under which the action is undertaken, such as changes to Parcel CO-52 or the surrounding area, that have occurred subsequent to the certification and adoption of prior environmental documents, which would result in new significant environmental impacts from the Proposed GP/COMP Amendments that were not considered in the prior environmental documents or that substantially increase the severity of a previously identified significant impact.

Notably, since certification of the COMP EIR, there have been four amendments to the COMP with four accompanying addenda. Each addendum determined that the proposed changes were within the scope of the environmental impact conclusions presented in the COMP EIR. Thus, although some circumstances have changed within the vicinity of the COMP area over time, those changes did not result in new significant environmental impacts that were not considered in the COMP EIR, nor did they substantially increase the severity of a previously identified significant impact. Further, no new projects or other development beyond those contemplated in the COMP EIR or GP EIR have been approved or proposed within the vicinity of Parcel CO-52 that could impact or increase the environmental effects of the Proposed GP/COMP Amendments. As a result, all boxes in this column in the checklist below are marked “No.”

Any New Information Requiring New Analysis or Verification?

Pursuant to section 15162(a)(3)(A–D) of the CEQA Guidelines, this column indicates whether new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the previous environmental documents were certified is available, requiring an update to the analysis of the previous environmental documents to verify that the environmental conclusions and mitigation measures remain valid. Either “yes” or “no” will be answered to indicate whether there is new information showing that: (A) the Proposed GP/COMP Amendments will have one or more significant effects not discussed in the prior environmental documents; (B) significant effects previously examined will be substantially more severe than shown in the prior environmental documents; (C) mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Proposed GP/COMP Amendments, but the project proponent declines to adopt the mitigation measure or alternative; or (D) mitigation measures or alternatives that are considerably different from those analyzed in the prior

environmental documents would substantially reduce one or more significant effects on the environment, but the project proponent declines to adopt the mitigation measure or alternative. If the answer is “no,” then no additional environmental documentation (supplemental or subsequent EIR) is required.

Notably, since certification of the COMP EIR, the Appendix G Checklist in the CEQA Guidelines has been updated, effective early 2019.⁴ This updated checklist material is not considered “new information” as defined in CEQA Guidelines section 15162(a)(3), as it does not constitute any change in governing law or any new facts showing the existence of new significant effects or substantially more severe significant effects. Furthermore, as demonstrated below, none of the updates to the Appendix G Checklist require new analysis related to impacts that were not known or that could not have been known at the time the COMP EIR was prepared, nor is the City aware of any new information of substantial importance that shows that mitigation measures or alternatives previously found to be infeasible would actually now be feasible and would substantially reduce one or more significant effects of the Proposed GP/COMP Amendments, or that mitigation measures or alternatives considerably different from those analyzed in the previously certified CEQA documents would substantially reduce one or more significant effects of which the project proponent refuses to implement. Moreover, the City is not aware of any other new information not already included in this document that might bear relevance on this CEQA analysis. As a result, all boxes in this column in the checklist below are marked “No.”

Any Mitigation Measures?

Pursuant to section 15162(a)(3) of the CEQA Guidelines, this column indicates whether the prior environmental documents provide mitigation measures to address effects in the related impact category. In some cases, mitigation measures have already been implemented. A “Yes” response will be provided in any instance where mitigation was included, regardless of whether the mitigation has been completed at this time or whether it would apply to development on Parcel CO-52. If “No” is indicated, this environmental analysis concludes a significant impact does not occur with the Proposed GP/COMP Amendments, no mitigation was previously included, and no mitigation is needed.

Notably, many of the mitigation measures approved as part of the COMP EIR have already been implemented or no longer apply. Only those measures that are still active and that still apply are included in the checklist discussions below, as required for each resource area. Some supplemental measures specific to the Proposed GP/COMP Amendments are warranted and, therefore, also are included. Adding supplementary measures to an addendum is acceptable here because, as explained in the Purpose and Scope of Addendum section above, adding mitigation measures in an addendum to an EIR triggers the need for a subsequent EIR or a supplement to an EIR only in two circumstances: (1) measures “previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure” (CEQA Guidelines, § 15162(a)(1)(3)(C)); and (2) measures “considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure” (*id.*, subd. (a)(1)(3)(D)). Under both circumstances, an applicant’s agreement to the mitigation measures in question preserves the project’s eligibility for an addendum. Here, the project proponent has agreed to any and all supplemental mitigation measures included as part of this Addendum. A full list of mitigation measures that apply to the Proposed GP/COMP Amendments is included as **Attachment D** to the Combined CEQA Checklist.

Discussion of Checklist Answers

A discussion is provided under each environmental category in order to clarify the answers. The discussion provides information about the particular environmental issue and how the Proposed GP/COMP Amendments relate to the issue. The discussion also provides details on applicable mitigation measures from the prior

⁴ Although the older checklist could be used for this Addendum because of the date of publication of the original EIR, the updated checklist is used instead as part of a good-faith effort to provide the most up-to-date information to decisionmakers and the public (Pub. Resources Code, § 21002.1(e); CEQA Guidelines, §§ 15002(a)(1), 15003(c)).

environmental documents and their status, denoting the ones that require ongoing or future implementation and that would be required for development on Parcel CO-52. Mitigation measures that are either not relevant to the Proposed GP/COMP Amendments because they pertain to a different area or land use or have already been implemented are not discussed. Each discussion section also contains an ultimate conclusion, including whether the City can conclude that the Proposed GP/COMP Amendments do not result in new significant impacts or significant impacts that are substantially more severe than those analyzed in the prior CEQA documents.

ENVIRONMENTAL CHECKLIST

I. Aesthetics

For the environmental setting, refer to Section 4.7.2 of the COMP Draft EIR and pages 36–39 of the COMP EIR 1st Addendum.

Except as provided in Public Resources Code section 21099, would the Proposed GP/COMP Amendments:

Environmental Issue	Where was Impact Analyzed in Prior COMP Environmental Documents?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Have a substantial adverse effect on a scenic vista?	Draft EIR, pp. 4.7-4 to 4.7-7, 4.7-10 to 4.7-11; Impact 4.7-1 EIR 1st Addendum, pp. 40–41	No	No	No	No
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, within a state scenic highway?	Draft EIR, pp. 4.7-1 to 4.7-7; Impact 4.7-1 EIR 1st Addendum, pp. 40–41	N/A	No	No	N/A

c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	Draft EIR, pp. 4.7-10 to 4.7-12; Impacts 4.7-1, 4.7-2 EIR 1st Addendum, pp. 40–42	No	No	No	No
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	Draft EIR, pp. 4.7-12 to 4.7-13; Impact 4.7-3 EIR 1st Addendum, p. 42	No	No	No	Yes

Discussion of Checklist Answers:

Aesthetic resources were adequately addressed in the COMP EIR. The COMP EIR concluded that development of the COMP area would result in significant and unavoidable aesthetic impacts by urbanizing undeveloped land. The COMP EIR also concluded that adherence to applicable design guidelines would prevent any significant impacts relating to visual incompatibility between the proposed and surrounding uses. Finally, the COMP EIR concluded that any light and glare impacts resulting from the development could be mitigated to a less-than-significant level. The COMP EIR 1st Addendum determined that converting part of the COMP area from light industrial uses to mixed-use residential would result in similar or decreased aesthetic impacts compared to those identified in the COMP EIR.

The Proposed GP/COMP Amendments would not significantly alter the prior aesthetic impact conclusions. The proposed land use changes would not introduce development to properties not already planned for development, and thus would not urbanize any undeveloped land beyond what was already anticipated in the prior environmental documents. Like the land use changes addressed in the COMP EIR 1st Addendum, the Proposed GP/COMP Amendments would replace light industrial uses with residential uses. As a result, future development on Parcel CO-52 would be more aesthetically consistent with adjacent mixed-use residential parcels (to the west and south of the parcel). Residential development on Parcel CO-52 would comply with all applicable design guidelines and lighting standards, as well as the applicable COMP EIR mitigation measures, ensuring that there would be no new or more severe significant aesthetic impacts compared with the impacts identified in the prior environmental documents.

The COMP area is not located near a state scenic highway; therefore, checklist item (b) does not apply.

Thus, the aesthetic impacts of the Proposed GP/COMP Amendments fall within the scope of the impacts already analyzed in the prior environmental documents.

Mitigation Measures: The following mitigation measure applies to development on Parcel CO-52:

- COMP EIR MM 4.7-3: Use building orientation and materials that minimize glare.

Conclusion: With implementation of the applicable mitigation measure, the Proposed GP/COMP Amendments would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the COMP EIR, as modified by its various addenda. Therefore, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” regarding aesthetics.

II. Agricultural and Forestry Resources

For the environmental setting, refer to Section 4.1.2 of the COMP Draft EIR and pages 44–45 of the COMP EIR 1st Addendum.

Would the Proposed GP/COMP Amendments:

Environmental Issue	Where was Impact Analyzed in Prior COMP Environmental Documents?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	Draft EIR, pp. 4.1-2 to 4.1-5; Impact 4.1-2 EIR 1st Addendum, pp. 45–46	No	No	No	No
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	Draft EIR, p. 4.1-5; Impact 4.1-2 EIR 1st Addendum, pp. 45–46	No	No	No	No

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	EIR 1st Addendum, p. 46	N/A	No	No	N/A
d) Result in the loss of forest land or conversion of forest land to non-forest use?	EIR 1st Addendum, p. 46	N/A	No	No	N/A
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	Draft EIR, pp. 4.1-2 to 4.1-5; Impact 4.1-2 EIR 1st Addendum, pp. 45–46	No	No	No	No

Discussion of Checklist Answers:

Agricultural and forestry resources were adequately addressed in the COMP EIR. The COMP EIR concluded that development of the COMP area would have a less than significant impact on agricultural resources due to the generally low agricultural value of the area. The COMP EIR 1st Addendum determined that converting part of the COMP area from light industrial uses to mixed-use residential would result in similar agricultural resource impacts compared to those identified in the COMP EIR.

The Proposed GP/COMP Amendments would not significantly alter the prior agricultural resource impact conclusions. The proposed land use changes would not introduce development to properties not already planned for development, and thus would not impact any agricultural resources beyond what was already anticipated in the prior environmental documents. As these impacts are site-specific, they would not change as a result of a change in use.

There are no forestry resources within the COMP area; therefore, checklist items (c) and (d) do not apply.

Thus, the agricultural and forestry resource impacts of the Proposed GP/COMP Amendments fall within the scope of the impacts already analyzed in the prior environmental documents.

Mitigation Measures: None.

Conclusion: The Proposed GP/COMP Amendments would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the COMP EIR, as modified by its various addenda. Therefore, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that “none of

the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” regarding agricultural and forestry resources.

III. Air Quality

For the environmental setting, refer to Section 4.10.2 of the COMP Draft EIR and pages 48–49 of the COMP EIR 1st Addendum.

Would the Proposed GP/COMP Amendments:

Environmental Issue	Where was Impact Analyzed in Prior COMP Environmental Documents?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Conflict with or obstruct implementation of the applicable air quality plan?	Draft EIR, pp. 4.10-12 to 4.10-13; Impact 4.10-6 EIR 1st Addendum, p. 61	No	No	No	Yes
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	Draft EIR, pp. 4.10-2 to 4.10-13; Impacts 4.10-1 to 4.10-4, 4.10-7 EIR 1st Addendum, pp. 49–59, 61–62	No	No	No	Yes
c) Expose sensitive receptors to substantial pollutant concentrations?	Draft EIR, p. 4.10-2; Impacts 4.10-1 to 4.10-4, 4.10-7 to 4.10-9 EIR 1st Addendum, pp. 49–59, 61–64	No	No	No	Yes
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	Draft EIR, p. 4.10-22; Impact 4.10-5 EIR 1st Addendum, p. 60	No	No	No	No

Discussion of Checklist Answers:

Air quality was adequately addressed in the COMP EIR. The COMP EIR concluded that the development of the COMP area would result in increased air pollution in the plan area and in the Sacramento Valley Air Basin, increased CO concentrations at intersections, short-term emissions of ROG, NOx, SO2, and CO, and inconsistency with the Placer County Air Quality Attainment Plan. These impacts were determined to be significant and unavoidable. Additionally, the COMP EIR determined that the development would result in short-term emissions of PM10, but that this impact could be mitigated to a less-than-significant level. Finally, the COMP EIR determined that impacts relating to increases in toxic air contaminants during construction and exposure of residents to criteria air pollutants generated by stationary sources, toxic air contaminants (TACs) generated by stationary sources, and odors would be less than significant. The COMP EIR 1st Addendum determined that converting part of the COMP area from light industrial uses to mixed-use residential would result in similar air quality impacts compared to those identified in the COMP EIR, but concluded that the change would reduce the intersection CO impact to a less-than-significant level. Additionally, the COMP EIR 1st Addendum adopted standard air quality mitigation measures recommended by the Placer County Air Pollution Control District after the COMP EIR was certified.

The Proposed GP/COMP Amendments would not significantly alter the prior air quality impact conclusions. Air emissions associated with construction of residential development on Parcel CO-52, including ROG, NOx, PM10, and TACs, would be the same (NOx and PM10), or less than (ROG), those associated with construction of tech/business development on the same approximate acreage (see Raney Planning and Management August 2023 Air Quality and Greenhouse Gas Impact Analysis for Proposed Project, included herein as **Attachment A** to the Combined CEQA Document); and both types of development are subject to the same effective construction mitigation measures (listed below). Even without mitigation, future development of Parcel CO-52 would not exceed Placer County Air Pollution Control District's (PCAPCD's) CEQA thresholds of significance for criteria pollutant emissions during construction (see Table 3 of Raney Air Quality analysis).

Unmitigated air emissions associated with future everyday residential uses on and around Parcel CO-52 and the COMP area, including ROG, NOx, and PM10, would be slightly higher (ROG), or less than (NOx and PM10), those associated with everyday tech/business uses. The estimated increase in ROG, however, is incremental and can be reduced through mitigation and through state and local air district requirements (see Table 5 of Raney Air Quality analysis). Even without mitigation, at full development, Parcel CO-52 would not exceed PCAPCD's CEQA thresholds of significance for criteria pollutant emissions during operation (see Table 4 of Raney Air Quality analysis). Moreover, net increases in operational criteria pollutants represent only a marginal percentage increase within the COMP planning area (a 0.99 percent increase for ROG, a 1.05 percent increase for NOx, and a 2.11 percent increase for PM10) (see Table 6 of Raney Air Quality analysis). Furthermore, Raney concluded that localized CO emissions for the entirety of the Proposed Project, at full parcel buildout, would not exceed PCAPCD's screening threshold; specifically, the Project "would not be expected to result in substantial levels of localized CO at surrounding intersections or generate localized concentrations of CO that would exceed standards or cause health effects" (see also analysis in COMP EIR 1st Addendum on reduced CO at nearby intersections). As well, the total vehicle miles traveled (VMT) within and around the COMP area would be reduced with the Proposed GP/COMP Amendments, as determined in the Fehr & Peers August 2023 Transportation Impact Analysis for Rezoning of Various Parcels in the Campus Oaks Master Plan and Sierra Vista Specific Plan (included herein as **Attachment B** to the Combined CEQA Document, discussed more below in Section XVII), resulting in a commensurate reduction in vehicle-related air emissions.

With respect to exposure of any nearby sensitive receptors to air pollution and odor, the air quality analysis confirmed that these impacts would remain less than significant. Indeed, the conversion from light industrial to residential results in no anticipated operational TACs and therefore zero potential impacts to any nearby sensitive receptors. The same is true for potential odor impacts—residential land uses are not typically classified as odor-generating land uses.

Residential development on Parcel CO-52 would comply with all applicable COMP EIR and Placer County Air Pollution Control District construction and operational mitigation measures, ensuring that there would be no new or substantially more severe significant air quality impacts compared with the impacts identified in the prior environmental documents.

Thus, the air quality impacts of the Proposed GP/COMP Amendments fall within the scope of the impacts already analyzed in the prior environmental documents.

Mitigation Measures: The following mitigation measures apply to development on Parcel CO-52:

- COMP EIR MM 4.10-1: Provide dust controls.
- COMP EIR MM 4.10-2(a): Maintain construction equipment and vehicles.
- COMP EIR MM 4.10-2(b): Develop and implement a Construction Employee Trip Reduction Plan.

Conclusion: With implementation of the applicable mitigation measures, the Proposed GP/COMP Amendments would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the COMP EIR, as modified by its various addenda. Therefore, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” regarding air quality.

IV. Biological Resources

For the environmental setting, refer to Section 4.5.2 of the COMP Draft EIR and pages 70–72 of the COMP EIR 1st Addendum.

Would the Proposed GP/COMP Amendments:

Environmental Issue	Where was Impact Analyzed in Prior COMP Environmental Documents?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	Draft EIR, pp. 4.5-6 to 4.5-12; Impacts 4.5-1, 4.5-4 to 4.5-7 EIR 1st Addendum, pp. 73, 75–79	No	No	No	Yes

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	Draft EIR, pp. 4.5-3 to 4.5-4; Impacts 4.5-1, 4.5-4, 4.5-5, 4.5-8 EIR 1st Addendum, pp. 73, 75–76, 79	No	No	No	Yes
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	Draft EIR, pp. 4.5-4 to 4.5-6; Impacts 4.5-3, 4.5-8 EIR 1st Addendum, pp. 74–75, 79	No	No	No	Yes
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	Draft EIR, pp. 4.5-8 to 4.5-12; Impacts 4.5-5, 4.5-7 EIR 1st Addendum, pp. 76, 78–79	No	No	No	Yes
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	Draft EIR, pp. 4.5-3 to 4.5-4; Impacts 4.5-2, 4.5-8 EIR 1st Addendum, pp. 73–74, 79	No	No	No	Yes
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	EIR 1st Addendum, p. 79	N/A	No	No	N/A

Discussion of Checklist Answers:

Biological resources were adequately addressed in the COMP EIR. The COMP EIR concluded that development of the COMP area would result in potentially significant and unavoidable losses of wetlands and federal threatened vernal pool fairy shrimp. Additionally, the COMP EIR concluded that the development would potentially result in loss of special-status vernal pool plant species, disturbance to wildlife and wildlife habitat during construction, loss of nesting habitat for protected raptor species, and loss of wetland preserve and oak

trees due to sewer construction; however, the COMP EIR identified mitigation measures to mitigate these impacts to a less-than-significant level. Finally, the COMP EIR concluded any impacts relating to loss of grassland habitat or oak trees would be less than significant. The COMP EIR 1st Addendum determined that converting part of the COMP area from light industrial uses to mixed-use residential would not result in any new or more severe biological resource impacts compared to those identified in the COMP EIR.

The Proposed GP/COMP Amendments would not significantly alter the prior biological resource impact conclusions. The proposed land use changes would not introduce development to properties not already planned for development, and thus would not impact new or different biological resources beyond what was already anticipated in the prior environmental documents. Moreover, all wetlands-related impacts within the COMP area have already occurred and the associated mitigation measures have been implemented. With respect to non-wetland biological resources, residential development of Parcel CO-52 would comply with all remaining applicable COMP EIR mitigation measures, ensuring that there would be no new or more severe significant impacts compared with the impacts identified in the prior environmental documents. Moreover, Parcel CO-52 has been repeatedly disturbed over a period of years, having been disced and graded and otherwise disturbed for the installation of infrastructure. There is no known sensitive biological resources and habitat onsite, and no trees or other established vegetation exists onsite.

There is no habitat conservation plan that applies to the COMP area; therefore, checklist item (f) does not apply.

Thus, the biological resource impacts of the Proposed GP/COMP Amendments fall within the scope of the impacts already analyzed in the prior environmental documents.

Mitigation Measures: The following mitigation measures apply to development on Parcel CO-52:

- COMP EIR MM 4.5-5: Develop and implement construction protocols.
- COMP EIR MM 4.5-7: Conduct pre-construction survey and implement restrictions.

Conclusion: With implementation of the applicable mitigation measures, the Proposed GP/COMP Amendments would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the COMP EIR, as modified by its various addenda. Therefore, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” regarding biological resources.

V. Cultural Resources

For the environmental setting, refer to Section 4.6.2 of the COMP Draft EIR and pages 82–83 of the COMP EIR 1st Addendum.

Would the Proposed GP/COMP Amendments:

Environmental Issue	Where was Impact Analyzed in Prior COMP Environmental Documents?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?	Draft EIR, pp. 4.6-5 to 4.6-6; Impacts 4.6-1, 4.6-3 EIR 1st Addendum, pp. 83–85	No	No	No	Yes
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	Draft EIR, pp. 4.6-5 to 4.6-6; Impacts 4.6-1, 4.6-2 EIR 1st Addendum, pp. 83–84	No	No	No	Yes
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	Draft EIR, pp. 4.6-5 to 4.6-6; Impact 4.6-1 EIR 1st Addendum, pp. 83–84	No	No	No	Yes

Discussion of Checklist Answers:

Cultural resources were adequately addressed in the COMP EIR. The COMP EIR concluded that the development of the COMP area could potentially impact known and unknown cultural resources, but included mitigation measures to mitigate these potential impacts to a less-than-significant level. The COMP EIR 1st Addendum determined that converting part of the COMP area from light industrial uses to mixed-use residential would result in similar cultural resource impacts compared to those identified in the COMP EIR, but clarified that no known cultural resources existed within the COMP area because in part, the area had been heavily disturbed, causing the previous elimination of two cultural resources at some time between 1991 and 2005.

The Proposed GP/COMP Amendments would not alter the prior cultural resource impact conclusions. The proposed land use changes would not introduce development to properties not already planned for development, and thus would not disturb new or different cultural resources beyond what was already anticipated in the prior environmental documents. While there are no cultural resources within the COMP area known to the City or Applicant, and none have been uncovered during the years of discing, grading, and other site disturbance on Parcel CO-52, unknown cultural resources still could be inadvertently discovered during construction. Residential development on Parcel CO-52 would comply with the applicable COMP EIR mitigation measure, and the supplemental measures included below designed to update and enhance the existing measure, thus ensuring

that there would be no new or more severe impacts beyond those identified in the prior environmental documents.

Thus, the cultural resource impacts of the Proposed GP/COMP Amendments fall within the scope of the impacts already analyzed in the prior environmental documents.

Mitigation Measures: The following mitigation measures apply to development on Parcel CO-52:

- COMP EIR MM 4.6-1: Cease work and consult a qualified archaeologist.
- Parcel CO-52 MM CUL-1 (applicable only for future development on Parcel CO-52):
 - a) In the event a potentially significant cultural resource is encountered during subsurface earthwork activities, all construction activities within a 100-foot radius of the find shall cease and workers should avoid altering the materials until an Archaeologist who meets the Secretary of the Interior's Professional Qualification Standards for archaeology has evaluated the find. The project applicant shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. Potentially significant cultural resources consist of, but are not limited to, stone, bone, glass, ceramics, fossils, wood, or shell artifacts, or features including hearths, structural remains, or historic dumpsites. The Archaeologist shall assess whether the find to determine whether it includes historical resources of an archaeological nature or unique archaeological resources.
 - b) If the archaeologist determines that the find does not include cultural resources in any of one of these two categories, work may resume immediately.
 - c) If the archaeologist determines that the find constitutes either an historical resource of an archaeological nature or a unique archaeological resource, she or he shall immediately notify the City Development Services Director (CDSD) and the landowner/applicant, and shall develop mitigation or treatment measures for consideration and approval by the CDSD. Mitigation shall be developed and implemented in accordance with Public Resources Code Section 21083.2 and Section 15126.4 of the CEQA Guidelines, with a preference for preservation in place. Consistent with Section 15126.4(b)(3), preservation in place may be accomplished through planning construction to avoid the resource; incorporating the resource within open space; capping and covering the resource; or deeding the site into a permanent conservation easement. If approved by the CDSD, such measures shall be implemented and completed prior to commencing further work for which grading or building permits were issued, unless otherwise directed by the CDSD.
 - d) Avoidance or preservation of unique archaeological resources or historical resources of an archaeological nature shall not be required where such avoidance or preservation in place would preclude the construction of important structures or infrastructure or require exorbitant expenditures, as determined by the CDSD. Where avoidance or preservation are not appropriate for these reasons, the archaeologist, in consultation with the CDSD, shall prepare a detailed recommended a treatment plan for consideration and approval by the CDSD, which may include data recovery. If employed, data recovery strategies for unique archaeological resources that do not also qualify as historical resources of an archaeological nature shall follow the applicable requirements and limitations set forth in Public Resources Code Section 21083.2. Data recovery will normally consist of (but would not be limited to) sample excavation, artifact collection, site documentation, and historical research, with the aim of recovering important scientific data contained within the unique archaeological resource or historical resource of an archaeological nature. The data recovery plan shall include provisions for analysis of data in a regional context, reporting of results within a timely manner, curation of artifacts and data at an approved facility, and dissemination of reports to local and State repositories, libraries, and interested professionals. If data recovery is determined by the CDSD to not be appropriate, then an equally effective treatment shall be proposed and implemented. Any previously undiscovered resources found during construction within the project site shall be recorded on appropriate California

Department of Parks and Recreation (DPR) 523 forms and shall be submitted to the City of Roseville, the North Central Information Center (NCIC), and the California Office of Historic Preservation (OHP), as required.

- e) Work may not resume within the no-work radius until the CDSD, in consultation with the archaeologist, determines that the site either: 1) does not contain unique archaeological resources or historical resources of an archaeological nature; or 2) that the preservation and/or treatment measures have been completed to the satisfaction of the CDSD.

- Parcel CO-52 MM CUL-2 (applicable only for future development on Parcel CO-52):

In the event of the accidental discovery or recognition of any human remains, CEQA Guidelines Section 15064.5, Health and Safety Code Section 7050.5, and Public Resources Code Sections 5097.94 and Section 5097.98 shall be followed. If, during the course of project construction, there is accidental discovery or recognition of any human remains, the following steps shall be taken:

1. There shall be no further excavation or disturbance within 100 feet of the remains until the County Coroner is contacted to determine whether the remains are Native American and if an investigation of the cause of death is required. If the Coroner determines the remains to be Native American, the Coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours, and the NAHC shall identify the person or persons it believes to be the Most Likely Descendant (MLD) of the deceased Native American. The MLD may make recommendations to the landowner or the person responsible for the excavation work within 48 hours, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resource Code Section 5097.98.
2. Where the following conditions occur, the landowner/applicant or his or her authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity either in accordance with the recommendations of the MLD or on the project site in a location not subject to further subsurface disturbance:
 - The NAHC is unable to identify an MLD or the MLD failed to make a recommendation within 48 hours after being notified by the commission.
 - The descendant identified fails to make a recommendation.
 - The landowner or his authorized representative rejects the recommendation of the descendant, and mediation by the NAHC fails to provide measures acceptable to the landowner.

Conclusion: With implementation of the applicable mitigation measures, the Proposed GP/COMP Amendments would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the COMP EIR, as modified by its various addenda. Therefore, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” regarding cultural resources.

VI. Energy

For the environmental setting, refer to Section 4.12.2, pages 4.12-11 to 4.12-14 of the COMP Draft EIR and pages 186–187 of the COMP EIR 1st Addendum.

Would the Proposed GP/COMP Amendments:

Environmental Issue	Where was Impact Analyzed in Prior COMP Environmental Documents?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	Draft EIR, pp. 4.12-11 to 4.12-14; Impacts 4.12-11, 4.12-12 EIR 1st Addendum, pp. 94-95, 186-187, 197	No	No	No	No
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	Draft EIR, pp. 4.12-11 to 4.12-14; Impacts 4.12-11, 4.12-12 EIR 1st Addendum, pp. 94-95, 186-187, 197	No	No	No	No

Discussion of Checklist Answers:

Although the COMP EIR and COMP EIR 1st Addendum did not include this energy checklist section because, at that time, it was not recommended by CEQA Guidelines as it is now, energy was indeed addressed in both documents. Electricity in the COMP area is provided by the City Electric Department, which obtains its electricity from sources like the Western Area Power Administration, the Northern California Power Agency, and the City-owned Roseville Energy Park. Natural gas is provided by Pacific Gas & Electric (PG&E). The COMP EIR concluded that development and operation of the COMP area would increase the demand for energy services, but that these impacts would be less than significant because full build-out of the plan area would not increase the overall future power needs identified by the City. The COMP EIR 1st Addendum determined that converting part of the COMP area from light industrial to mixed-use residential would result in decreased energy impacts compared to those identified in the COMP EIR because residential uses, in general, require less electricity than light industrial uses.

This generality was confirmed in a technical memorandum prepared by the civil engineering firm Morton & Pitalo that addresses utility usage of the Proposed GP/COMP Amendments (included herein as **Attachment C**). Morton & Pitalo concluded that the land use change on Parcel CO-52 would result in a decrease in electricity usage (-0.39 megawatts). The Proposed GP/COMP Amendments also would result in a reduction in VMT, which correspondingly would result in an overall reduction in fuel usage (see Section XVII for more details).

During construction, the COMP EIR 1st Addendum found that energy use (fuel) would increase from that assumed in the COMP EIR, but that the annual reduction in fuel consumption from operational transportation

(see the VMT discussion in Section XVII) would far outweigh the incremental increase in construction fuel consumption over the construction period for the entirety of the Campus Oaks area.

Consequently, the Proposed GP/COMP Amendments would not significantly alter the prior energy impact conclusions. Like the land use changes addressed in the COMP EIR 1st Addendum, as demonstrated above, the Proposed GP/COMP Amendments would replace light industrial uses with residential uses, generally reducing energy demands.

In addition, residential development on Parcel CO-52 would comply with all applicable energy efficiency standards set forth in Title 24 of the California Energy Code, and the development would be eligible for rebates and other financial incentives from both energy providers to purchase energy-efficient appliances and systems, further reducing anticipated operational energy demands. At the same time, compliance with Placer County Air Pollution Control District standard mitigation measures addressing air quality and greenhouse gas emissions impacts, such as a prohibition on construction truck idling for more than five minutes and the use of water efficient landscaping, would increase energy efficiency during construction and operations. These standards, programs, and measures would ensure that the development would neither result in inefficient, wasteful, or unnecessary consumption of energy nor conflict with or obstruct state or local energy plans. Mitigation to reduce air emissions during construction (listed below) would also result in more energy (fuel) efficiency during construction.

Thus, the energy impacts of the Proposed GP/COMP Amendments fall within the scope of the impacts already analyzed in the prior environmental documents.

Mitigation Measures: Prior CEQA documents did not include mitigation measures specific to energy reduction and efficiency because no significant impacts existed; however, the following mitigation measures will further increase fuel efficiency during construction:

- COMP EIR MM 4.10-2(a): Maintain construction equipment and vehicles.
- COMP EIR MM 4.10-2(b): Develop and implement a Construction Employee Trip Reduction Plan.

Conclusion: The Proposed GP/COMP Amendments would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the COMP EIR, as modified by its various addenda. Therefore, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” regarding energy.

VII. Geology and Soils

For the environmental setting, refer to Sections 4.3.2 and 4.6.2 of the COMP Draft EIR and pages 87–88 and 82–83 of the COMP EIR 1st Addendum.

Would the Proposed GP/COMP Amendments:

Environmental Issue	Where was Impact Analyzed in Prior COMP Environmental Documents?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	Draft EIR, pp. 4.3-4 to 4.3-7; Impacts 4.3-1, 4.3-2 EIR 1st Addendum, pp. 88–89	No	No	No	No
ii. Strong seismic ground shaking?	Draft EIR, pp. 4.3-4 to 4.3-7; Impacts 4.3-1, 4.3-2 EIR 1st Addendum, pp. 88–89	No	No	No	No
iii. Seismic-related ground failure, including liquefaction?	Draft EIR, pp. 4.3-4 to 4.3-7; Impacts 4.3-1, 4.3-2 EIR 1st Addendum, pp. 88–89	No	No	No	No
iv. Landslides?	Draft EIR, pp. 4.3-4 to 4.3-7; Impacts 4.3-1, 4.3-2 EIR 1st Addendum, pp. 88–89	No	No	No	No

b) Result in substantial soil erosion or the loss of topsoil?	Draft EIR, pp. 4.3-7 to 4.3-11; Impact 4.3-4 EIR 1st Addendum, pp. 89–90	No	No	No	No
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	Draft EIR, pp. 4.3-7 to 4.3-11; Impact 4.3-2 EIR 1st Addendum, p. 89	No	No	No	Yes
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	Draft EIR, pp. 4.3-7 to 4.3-11; Impact 4.3-2 EIR 1st Addendum, p. 89	No	No	No	Yes
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	EIR 1st Addendum p. 90	N/A	No	No	N/A
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	Draft EIR, pp. 4.3-2 to 4.3-3; Impact 4.6-1 EIR 1st Addendum, pp. 83–84	No	No	No	Yes

Discussion of Checklist Answers:

Geology and soils were adequately addressed in the COMP EIR. The COMP EIR concluded that development of the COMP area would have less than significant impacts related to seismic activity and topographic changes. The COMP EIR also determined that the development would have potentially significant impacts related to construction on low permeability, low strength, or high shrink-swell soils, but identified a mitigation measure to reduce these impacts to a less-than-significant level. The COMP EIR 1st Addendum determined that converting part of the COMP area from light industrial uses to mixed-use residential would result in similar geology and soils impacts compared to those identified in the COMP EIR. Additionally, while the COMP EIR 1st Addendum determined that the COMP EIR mitigation for cultural resources would also mitigate potential impacts to unknown paleontological resources, it nevertheless incorporated an additional mitigation measure to specifically address paleontological resources.

The Proposed GP/COMP Amendments would not significantly alter the prior geology and soils impact conclusions. The proposed land use changes would not introduce development to properties not already planned for development, and thus would not encounter new or different soils or geologic features beyond what were already anticipated in the prior environmental documents. As these impacts are site-specific, they would not change as a result of a change in use from industrial to residential. Moreover, residential development on Parcel CO-52 would comply with all applicable mitigation measures from the COMP EIR and the COMP EIR 1st Addendum, ensuring that there would be no new or more severe significant geology and soils impacts compared with the impacts identified in the prior environmental documents.

The Proposed GP/COMP Amendments do not include septic tanks or other alternative wastewater disposal systems; therefore, checklist item (e) does not apply.

Thus, the geology and soils impacts of the Proposed GP/COMP Amendments fall within the scope of the impacts already analyzed in the COMP EIR and the COMP EIR 1st Addendum.

Mitigation Measures: The following mitigation measures apply to development on Parcel CO-52:

- COMP EIR MM 4.3-2: Site-specific geotechnical evaluation to assess development on soils characterized by slow permeability, low strength and high shrink-swell potential.
- COMP EIR MM 4.6-1: Cease work and consult a qualified archaeologist.
- COMP EIR 1st Addendum MM 5-1: Paleontological mitigation program.

Conclusion: With implementation of the applicable mitigation measures, the Proposed GP/COMP Amendments would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the COMP EIR, as modified by its various addenda. Therefore, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” regarding geology and soils.

VIII. Greenhouse Gases

For the environmental setting, refer to page 93 of the COMP EIR 1st Addendum.

Would the Proposed GP/COMP Amendments:

Environmental Issue	Where was Impact Analyzed in Prior COMP Environmental Documents?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	EIR 1st Addendum, pp. 93–95	No	No	No	Yes

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	EIR 1st Addendum, p. 95	No	No	No	Yes
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Discussion of Checklist Answers:

Consistent with the near-universal approach at the time it was prepared, the COMP EIR did not explicitly address or assess effects associated with greenhouse gas (GHG) emissions or climate change. In the years since, however, new legislation has incorporated these issues into CEQA's requirements. The COMP EIR 1st Addendum incorporated a GHG emissions analysis comparing the proposed conversion of part of the COMP area from light industrial uses to mixed-use residential to the original land uses assessed in the COMP EIR.⁵ The COMP EIR 1st Addendum determined that development of the COMP area would have significant GHG emissions impacts, but concluded that converting part of the COMP area to mixed-use residential would reduce these impacts considerably. Additionally, the COMP EIR 1st Addendum incorporated Placer County Air Pollution Control District standard operational mitigation measures to further reduce GHG emission impacts.

The Proposed GP/COMP Amendments would not significantly alter the prior GHG emissions impact conclusions. Indeed, the Proposed GP/COMP Amendments would reduce weekday vehicle miles traveled (VMT) below what would be expected with a tech/business use (see Attachment B to the Combined CEQA Document, discussed more below in Section XVII), with an assumed commensurate reduction in GHG emissions, and would convert part of the COMP area to mixed-use residential, which would, per the COMP EIR 1st Addendum, reduce these impacts considerably. Raney Planning & Management performed a GHG emissions analysis for the Proposed GP/COMP Amendments (see Attachment A to the Combined CEQA Document) and determined that, although proposed GP/COMP Amendments would result in an increase in construction-related GHG emissions (see Attachment A, Table 9), these emissions would still fall well below PCAPCD's CEQA GHG construction thresholds. Thus, future construction on Parcel CO-52 would not constitute a new significant GHG emissions impact or substantially increase the severity of an existing significant impact.

Operationally, and as predicted in the COMP EIR 1st Addendum, the Proposed GP/COMP Amendments would yield a reduction of GHG emissions as a result of the change in land use from business/light industrial to residential (see Attachment A, Table 10). And while operational emissions would exceed PCAPCD's CEQA GHG operational de minimis thresholds (as would the existing approved land use), they would not exceed PCAPCD's bright-line threshold or PCAPCD's efficiency metric threshold for residential urban projects (see Attachment A, Tables 9 and 10). Furthermore, residential development on Parcel CO-52 would comply with all applicable Placer County Air Pollution Control District mitigation measures, which would help to reduce GHG emissions during both construction and operation.

⁵ The GHG analysis was provided for informational purposes only. As explained in the COMP EIR 1st Addendum, the potential impacts of the development of the COMP area relating to GHG emissions do not constitute significant new information that would require additional environmental analysis. CEQA case law holds that agencies cannot and need not require supplemental environmental review in connection with proposed project changes solely because the earlier environmental documents for the projects at issue had not dealt with global warming/climate change as a CEQA topic (see COMP EIR 1st Addendum, p. 91, citing *Citizens for Responsible Equitable Environmental Development (CREED) v. City of San Diego* (2011) 196 Cal. App. 4th 515, *Concerned Dublin Citizens v. City of Dublin* (2013) 214 Cal.App.4th 1301, and *Citizens Against Airport Pollution v. City of San Jose* (2014) 227 Cal.App.4th 788). Those cases hold that, going back as far as the 1970s, climate change was a matter of public discussion and could have been raised as a CEQA issue by persons exercising reasonable diligence.

Therefore, there would be no new significant GHG emissions impacts or substantially more severe significant GHG emissions impacts compared with the impacts identified in the COMP EIR 1st Addendum. Thus, the GHG emissions impacts of the Proposed GP/COMP Amendments fall within the scope of the impacts already analyzed in the prior environmental documents.

Mitigation Measures: None.

Conclusion: The Proposed GP/COMP Amendments would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the COMP EIR, as modified by its various addenda. Therefore, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” regarding GHG emissions.

IX. Hazards and Hazardous Materials

For the environmental setting, refer to Section 4.8.2 of the COMP Draft EIR and page 98 of the COMP EIR 1st Addendum.

Would the Proposed GP/COMP Amendments:

Environmental Issue	Where was Impact Analyzed in Prior COMP Environmental Documents?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	Draft EIR, pp. 4.8-2 to 4.8-6; Impacts 4.8-1 to 4.8-3 EIR 1st Addendum, pp. 99–101	No	No	No	No
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	Draft EIR, pp. 4.8-2 to 4.8-6; Impacts 4.8-1, 4.8-4 EIR 1st Addendum, pp. 99–100, 101–103	No	No	No	No
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	EIR 1st Addendum, pp. 103–104	N/A	No	No	N/A

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	Draft EIR, pp. 4.8-2 to 4.8-3; Impact 4.8-4 EIR 1st Addendum, pp. 101–103	No	No	No	No
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	EIR 1st Addendum, p. 104	N/A	No	No	N/A
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	Draft EIR, pp. 4.8-6 to 4.8-7; Impact 4.8-3 EIR 1st Addendum, pp. 101, 104	No	No	No	No
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	EIR 1st Addendum, p. 104	N/A	No	No	N/A

Discussion of Checklist Answers:

Hazards or hazardous materials were adequately addressed in the COMP EIR. The COMP EIR did not identify any potentially significant impacts relating to hazards and hazardous materials that would require mitigation. The COMP EIR 1st Addendum determined that converting part of the COMP area from light industrial uses to mixed-use residential would result in decreased hazards and hazardous materials impacts compared to those identified in the COMP EIR.

The Proposed GP/COMP Amendments would not significantly alter the prior hazards and hazardous materials impact conclusions. Like the land use changes addressed in the COMP EIR 1st Addendum, the Proposed GP/COMP Amendments would replace light industrial uses with residential uses, reducing potential impacts related to hazards and hazardous materials because residential uses store and use far fewer hazardous materials than tech/business and light industrial uses. Moreover, as the proposed land use changes would not introduce development to properties not already planned for development, all site-specific hazards were addressed in the prior environmental documents. Moreover, construction for future residential development on the site would be subject to the same federal, state, and local regulations that apply to construction of all kinds to reduce and avoid hazards and hazardous waste (see, for example, GP Policies SE-3 and SE-4 to reduce the frequency of occurrence of accidental spills). As a result, development on Parcel CO-52 would not result in new

or more severe significant hazards and hazardous materials impacts compared with the impacts identified in the prior environmental documents and no mitigation is required.

Parcel CO-52 is not located within one-quarter mile of an existing or proposed school. Additionally, Parcel CO-52 is not located within an airport land use plan or within two miles of an airport. Finally, Parcel CO-52 is not located in an area susceptible to wildland fires. Therefore, checklist items (c), (e), and (g) do not apply.

Thus, the hazards and hazardous materials impacts of the Proposed GP/COMP Amendments fall within the scope of the impacts already analyzed in the prior environmental documents.

Mitigation Measures: None.

Conclusion: The Proposed GP/COMP Amendments would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the COMP EIR, as modified by its various addenda. Therefore, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” regarding hazards and hazardous materials.

X. Hydrology and Water Quality

For the environmental setting, refer to Section 4.4.2 of the COMP Draft EIR and page 106 of the COMP EIR 1st Addendum.

Would the Proposed GP/COMP Amendments:

Environmental Issue	Where was Impact Analyzed in Prior COMP Environmental Documents?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	Draft EIR, p. 4.4-7; Impacts 4.4-4, 4.4-5 EIR 1st Addendum, pp. 109–110	No	No	No	Yes
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	Draft EIR, p. 4.4-7; Impact 4.4-3 EIR 1st Addendum, p 109.	No	No	No	Yes

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	Draft EIR, pp. 4.4-6 to 4.4-7; Impact 4.4-4 EIR 1st Addendum, pp. 109–110	No	No	No	Yes
i. Result in substantial erosion or siltation on- or off-site;					
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	Draft EIR, pp. 4.4-1 to 4.4-7; Impact 4.4-2 EIR 1st Addendum, p. 108	No	No	No	Yes
iii. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff; or	Draft EIR, pp. 4.4-6 to 4.4-7; Impact 4.4-4 EIR 1st Addendum, pp. 109–110	No	No	No	Yes
iv. Impede or redirect flood flows?	Draft EIR, pp. 4.4-1 to 4.4-6; Impact 4.4-1 EIR 1st Addendum, p. 107	No	No	No	Yes
d) In flood hazard, tsunami or seiche zones, risk release of pollutants due to project inundation?	EIR 1st Addendum, p. 111	N/A	No	No	N/A
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	Not Addressed	No	No	No	No

Discussion of Checklist Answers:

Hydrology and water quality were adequately addressed in the COMP EIR. The COMP EIR concluded that development of the COMP area would not result in significant impacts related to flood flows within a designated 100-year floodplain, groundwater recharge and supply, or urban runoff pollution. Additionally, the COMP EIR concluded that the development would result in potentially significant impacts related to storm water runoff and erosion and sedimentation during construction, but identified mitigation measures to mitigate these impacts to a less-than-significant level. The COMP EIR 1st Addendum determined that converting part of the COMP area

from light industrial uses to mixed-use residential would result in similar hydrology and water quality impacts compared to those identified in the COMP EIR.

The Proposed GP/COMP Amendments would not significantly alter the prior hydrology and water quality impact conclusions. As the proposed land use changes would not introduce development to properties not already planned for development, all site-specific impacts were addressed in the prior environmental documents. After the COMP EIR and COMP EIR 1st Addendum were prepared, the West Placer County Groundwater Sustainability Agency adopted the North American Subbasin Groundwater Sustainability Plan, applicable to parts of Sutter, Placer, and Sacramento Counties, including the COMP area. Thus, neither of these documents addressed potential conflicts with the applicable groundwater management plan resulting from development of the COMP area. As explained in the GP EIR, the City's potable water is primarily supplied from surface water from Folsom Reservoir. While the City operates several groundwater wells, groundwater is a backup water supply that the City uses only in times of water shortage. Moreover, the City injects surplus water into the underlying aquifer during normal and wet years, which can later be extracted and used during dry years as needed. Accordingly, the GP EIR concluded that full buildout under the GP would not impede implementation of the applicable groundwater sustainability plan. No element of the Proposed GP/COMP Amendments would change this conclusion; thus, the Proposed GP/COMP Amendments would not impede implementation of the North American Subbasin Groundwater Sustainability Plan. Moreover, residential development on Parcel CO-52 would comply with all applicable COMP EIR mitigation measures, as well as all state and local requirements associated with water efficiency (discussed more below), ensuring that there would be no new or more severe significant hydrology and water quality impacts compared with the impacts identified in the prior environmental documents.

Due to its topography and location, the COMP area is not at risk of inundation by seiche, tsunami, or mudflow; therefore, checklist item (d) does not apply.

Thus, the hydrology and water quality impacts of the Proposed GP/COMP Amendments fall within the scope of the impacts already analyzed in the COMP EIR and the COMP EIR 1st Addendum.

Mitigation Measures: The following mitigation measures apply to development on Parcel CO-52:

- COMP EIR MM 4.4-2(a): Identify adequate detention facilities locations.
- COMP EIR MM 4.4-2(b): Contribute fair share fees to regional flood control facilities.
- COMP EIR MM 4.4-4: Implement erosion control plan.

Conclusion: With implementation of the applicable mitigation measures, the Proposed GP/COMP Amendments would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the COMP EIR, as modified by its various addenda. Therefore, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred" regarding hydrology and water quality.

XI. Land Use and Planning

For the environmental setting, refer to Section 4.1.2 of the COMP Draft EIR and pages 112–113 of the COMP EIR 1st Addendum.

Would the Proposed GP/COMP Amendments:

Environmental Issue	Where was Impact Analyzed in Prior COMP Environmental Documents?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Physically divide an established community?	EIR 1st Addendum, p. 117	No	No	No	No
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	Draft EIR, pp. 4.1-2 to 4.1-3, 4.1-7, 4.1-11; Appendix C; Impacts 4.1-1, 4.1-3, 4.1-4 EIR 1st Addendum, pp. 114–117	No	No	No	No

Discussion of Checklist Answers:

Land use and planning were adequately addressed in the COMP EIR. The COMP EIR concluded that developing the COMP area would result in less than significant impacts relating to land use conversion, conflicts with adjacent uses, and conflicts between internal uses. The COMP EIR 1st Addendum confirmed that the development would not physically divide an established community and determined that converting part of the COMP area from light industrial uses to mixed-use residential would result in similar land use and planning impacts compared to those identified in the COMP EIR.

The Proposed GP/COMP Amendments would not significantly alter the prior land use and planning impact conclusions. Like the land use changes addressed in the COMP EIR 1st Addendum, the Proposed GP/COMP Amendments would replace light industrial uses with residential uses. The undeveloped parcel is situated between other undeveloped land to the north, recreational fields to the east, and multi-family residential parcels (to the west and south). Developing the site with residences instead of tech/business uses would not physically divide an established community, because the areas immediately surrounding the parcel vary in use and do not constitute a cohesive community. In fact, future development on Parcel CO-52 would be more consistent with adjacent multi-family residential parcels (to the west and south) than the existing land use. Moreover, any future development would comply with all applicable COMP EIR mitigation measures, ensuring that there would be no new or more severe significant land use compatibility impacts compared with the impacts identified in the prior environmental documents.

Thus, the land use and planning impacts of the Proposed GP/COMP Amendments fall within the scope of the impacts already analyzed in the prior environmental documents.

Mitigation Measures: None.

Conclusion: The Proposed GP/COMP Amendments would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the COMP EIR, as modified by its various

addenda. Therefore, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” regarding land use and planning.

XII. Mineral Resources

For the environmental setting, refer to Section 4.3.2 of the COMP Draft EIR and page 118 of the COMP EIR 1st Addendum.

Would the Proposed GP/COMP Amendments:

Environmental Issue	Where was Impact Analyzed in Prior COMP Environmental Documents?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	Draft EIR, p. 4.3-2; Impact 4.3-3 EIR 1st Addendum, pp. 118–119	N/A	No	No	N/A
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	Draft EIR, p. 4.3-2; Impact 4.3-3 EIR 1st Addendum, pp. 118–119	N/A	No	No	N/A

Discussion of Checklist Answers:

There are no significant mineral resources within the COMP area, as detailed in the COMP Draft EIR and COMP EIR 1st Addendum; therefore, this checklist topic does not apply.

XIII. Noise

For the environmental setting, refer to Section 4.11.2 of the COMP Draft EIR and pages 120–123 of the COMP EIR 1st Addendum.

Would the Proposed GP/COMP Amendments:

Environmental Issue	Where was Impact Analyzed in Prior COMP Environmental Documents?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies?	Draft EIR, pp. 4.11-5 to 4.11-7, 4.11-9 to 4.11-11; Impacts 4.11-1 to 4.11-3 EIR 1st Addendum, pp. 125–132	No	No	No	Yes
b) Generate excessive groundborne vibration or groundborne noise levels?	EIR 1st Addendum, pp. 132–133	No	No	No	No
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	EIR 1st Addendum, p. 133	N/A	No	No	N/A

Discussion of Checklist Answers:

Noise was adequately addressed in the COMP EIR. The COMP EIR did not identify any potentially significant noise impacts that would require mitigation. The COMP EIR 1st Addendum determined that converting part of the COMP area from light industrial uses to mixed-use residential would introduce new noise-sensitive uses into the COMP area. Additionally, the COMP EIR 1st Addendum explained that new development after the COMP EIR was certified increased the ambient noise within the COMP area. However, modeling showed that after converting some of the COMP area from light industrial uses to mixed-use residential, traffic noise would decrease at nine out of sixteen studied roadway segments and would only cause incremental increases at the other locations (the greatest being 0.1 dBA) (see COMP EIR 1st Addendum, Table 12-5). These incremental increases would not breach the commonly applied 3dBA threshold for significant impacts (*id.*, p. 127). Indeed, the transportation evaluation memorandum prepared by Fehr & Peers determined that there would be a reduction in vehicle miles travelled in the COMP area (see Attachment B), with a commensurate reduction in traffic noise.

The Proposed GP/COMP Amendments would not significantly alter the prior operational noise impact conclusions. It would, eventually, insert residential units onto a parcel that was already planned for full buildout for by-right tech/business and other light industrial uses, which could create far more noise than residential units (e.g., from hundreds of day and evening delivery truck trips, industrial equipment, loading docks, truck backup alarms, etc., see COMP EIR 1st Addendum, p. 129; GP EIR, p. 4.6-21). By contrast, residential noise sources would most likely occur primarily during daytime hours and would be typical and expected in a residential environment. And, as demonstrated in the COMP EIR 1st Addendum, traffic noise associated with a conversion from light industrial uses to mixed-use residential would result in only incremental noise increases on only some roadway segments, whereas other segments would see decreases. Thus, operational noise would likely end up being less under the Proposed GP/COMP Amendments than it would have been under the approved existing use.

Moreover, construction of residential uses would result in noise impacts similar to those that would result from construction of by-right industrial uses on the same acreage. The COMP EIR 1st Addendum identified construction-related mitigation measures to mitigate any potential noise impacts associated with construction to a less-than-significant level. At the same time, construction activities would comply with the City's Noise Ordinance, which limits construction noise to between 7 AM and 7 PM on weekdays and 8 AM to 8 PM on weekends, outside of time periods when residents are sleeping or are otherwise particularly sensitive to noise.

Residential development on Parcel CO-52 would comply with all applicable mitigation measures identified in the COMP EIR 1st Addendum, ensuring that there would be no new or more severe significant construction or operational noise impacts compared with the impacts identified in the prior environmental documents.

The COMP area is not located within an airport land use plan or within two miles of an airport; therefore, checklist item (c) does not apply.

Mitigation Measures: The following mitigation measures apply to development on Parcel CO-52:

- COMP EIR 1st Addendum MM 12-1(a): Limit construction activities to daytime hours.
- COMP EIR 1st Addendum MM 12-1(b): Provide information at construction sites.
- COMP EIR 1st Addendum MM 12-1(c): Measures for construction within 800 feet of a residence.
- COMP EIR 1st Addendum MM 12-2(a): Acoustical review (only applicable for future development including rooftop mechanical equipment within 300 feet of residential uses).

Conclusion: With implementation of the applicable mitigation measures, the Proposed GP/COMP Amendments would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the COMP EIR, as modified by its various addenda. Therefore, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” regarding noise.

XIV. Population and Housing

For the environmental setting, refer to Section 4.2.2 of the COMP Draft EIR and pages 136–137 of the COMP EIR 1st Addendum.

Would the Proposed GP/COMP Amendments:

Environmental Issue	Where was Impact Analyzed in Prior COMP Environmental Documents?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	Draft EIR, pp. 4.2-1 to 4.2-6, 6-18; Impacts 4.2-1 to 4.2-3 EIR 1st Addendum, pp. 138–140	No	No	No	No
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	EIR 1st Addendum, pp. 140–141	No	No	No	No

Discussion of Checklist Answers:

Population and housing were adequately addressed in the COMP EIR. The COMP EIR concluded that development of the COMP area would not result in significant impacts relating to employment, housing supply, or the jobs/housing balance within the City. The COMP EIR 1st Addendum confirmed that development of the COMP area would not displace any existing housing, and determined that converting part of the COMP area from light industrial uses to mixed-use residential would result in similar population and housing impacts compared to those identified in the COMP EIR.

The Proposed GP/COMP Amendments would not significantly alter the prior population and housing impact conclusions. Parcel CO-52 does not currently include residential using that would be displaced. While the Proposed GP/COMP Amendments would increase the number of residential units within the plan area, this would contribute to the City's substantial unmet regional housing needs allocation of 12,066 housing units (including 6,178 Very-Low-Income/Low-Income Units) for 2021 through 2029. Moreover, the increase would not exceed planned growth under full buildout of the City's GP, which could accommodate 22,300 additional housing units through 2035 (see GP EIR, pp. 4.2-10 to 4.2-11).

Additionally, marginal increases in growth alone do not translate into adverse effects on the environment; rather, the impacts associated with growth relate to the resulting physical changes to various kinds of natural resources. As discussed throughout this Addendum, the Proposed GP/COMP Amendments would not increase the amount of developed acreage planned for Parcel CO-52; therefore, the resulting physical impacts to various natural resources would not significantly differ from those identified in the prior environmental documents.

Thus, the population and housing impacts of the Proposed GP/COMP Amendments fall within the scope of the impacts already analyzed in the prior environmental documents.

Mitigation Measures: None

Conclusion: The Proposed GP/COMP Amendments would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the COMP EIR, as modified by its various addenda. Therefore, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” regarding population and housing.

XV. Public Services

For the environmental setting, refer to Section 4.12.2 of the COMP Draft EIR and pages 143–146 of the COMP EIR 1st Addendum.

Would the Proposed GP/COMP Amendments result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:

Environmental Issue	Where was Impact Analyzed in Prior COMP Environmental Documents?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
Fire protection?	Draft EIR, pp. 4.12-9 to 4.12-10, 4.12-16; Impact 4.12-8 EIR 1st Addendum, p. 148	No	No	No	No
Police protection?	Draft EIR, pp. 4.12-8 to 4.12-9, 4.12-16 to 4.12-17; Impact 4.12-7 EIR 1st Addendum, pp. 147–148	No	No	No	No
Schools?	Draft EIR, pp. 4.12-14 to 4.12-15, 4.12-17; Impact 4.12-14 EIR 1st Addendum, pp. 149–150	No	No	No	No
Parks?	EIR 1st Addendum, p. 154	No	No	No	No

Other public facilities?	Draft EIR, p. 4.12-15; Impact 4.12-15 EIR 1st Addendum, pp. 150–151	No	No	No	No
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Discussion of Checklist Answers:

Public Services were adequately addressed in the COMP EIR. The COMP EIR concluded that development of the COMP area would not result in potentially significant impacts to public services requiring mitigation. The COMP EIR 1st Addendum determined that converting part of the COMP area from light industrial uses to mixed-use residential would not result in any new or more severe significant impacts compared with the impacts identified in the COMP EIR.

For fire protection infrastructure, existing City codes and regulations require adequate water pressure in the water lines, and construction must comply with the Uniform Fire and Building Codes used by the City of Roseville. The Applicant is required to pay a fire service construction fee, which is used for purchasing capital facilities for the City Fire Department. For police and fire protection services, properties in the COMP provide funding via the Municipal Services Community Facilities District (CFD), CFD No. 3, in addition to funding generated by sales taxes and property taxes resulting from development that will add revenue to the General Fund, which provides funding for those police and fire services. For park maintenance (among other services), the Applicant will be required to provide funding via Community Facilities District No. 2, which provides funding for park maintenance (and other public services). For other public facilities, the COMP area would be adequately served by existing libraries, and the City charges fees for end-users for other services, such as garbage and green waste collection, in order to fund those services.

For schools, the Proposed GP/COMP Amendments involve an increase in residential units within the COMP area and, therefore, a potential slight increase in students. Consistent with City policy, the original Campus Oaks developer was required under the Campus Oaks Development Agreement to enter into mutual benefit impact fee agreements with the Roseville City School District and the Roseville Joint Union High School District to fully mitigate school impacts from development of the Campus Oaks project. If those agreements were not recorded against the Parcel CO-52 property, the applicant, in accordance with the Campus Oaks Development Agreement, will need to enter into separate mutual benefit fee agreements with the respective school district(s). As a result, any increase in students associated with the Proposed GP/COMP Amendments would not translate into a more severe environmental impact than what was anticipated in the COMP EIR and COMP EIR 1st Addendum.

Regarding parks, the Applicant would be required to pay the Citywide Park Fee and Neighborhood Park Fee, established in 1989 by Chapter 4.38 of the Roseville Municipal Code. These fees are collected from all new residential dwelling units within the Roseville City limits and are adjusted every year based on the inflation rate for construction costs. The Citywide Park Fee is allocated for large-scale active recreation facilities intended to serve the entire City and is typically located within identified Citywide parks (see COMP EIR 1st Addendum, p. 153). The Applicant would also be required to pay the Neighborhood Park Fee to fund construction of neighborhood parkland in Campus Oaks. Payment of these fees would ensure that there would be no new or more severe significant impacts to existing parks compared with the impacts identified in the prior environmental documents.

Thus, the Proposed GP/COMP Amendments would not significantly alter the prior public service impact conclusions and fall within the scope of the impacts already analyzed in the prior environmental documents.

Mitigation Measures: None.

Conclusion: The Proposed GP/COMP Amendments would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the COMP EIR, as modified by its various addenda. Therefore, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” regarding public services.

XVI. Recreation

For the environmental setting, refer to pages 152–153 of the COMP EIR 1st Addendum.

Would the Proposed GP/COMP Amendments:

Environmental Issue	Where was Impact Analyzed in Prior COMP Environmental Documents?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	EIR 1st Addendum, p. 154	No	No	No	No
b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	EIR 1st Addendum, p. 154	No	No	No	No

Discussion of Checklist Answers:

As the original master plan did not anticipate residential development or parks and recreation facilities within the COMP area, the COMP EIR did not address recreational impacts. The COMP EIR 1st Addendum determined that converting part of the COMP area from light industrial uses to mixed-use residential would not result in any new recreation impacts.

The Proposed GP/COMP Amendments would not significantly alter the prior recreation impact conclusions. The Applicant would be required to pay the Citywide Park Fee and the Neighborhood Park Fee, established in 1989 by Chapter 4.38 of the Roseville Municipal Code. These fees are collected from all new residential dwelling units within the Roseville City limits and are adjusted every year based on the inflation rate for construction costs. The Citywide Park Fee is allocated for large-scale active recreation facilities intended to serve the entire City and is

typically located within identified Citywide parks (see COMP EIR 1st Addendum, p. 153). The Neighborhood Park Fee funds construction of neighborhood parkland in Campus Oaks. Payment of these fees would ensure that there would be no new or more severe significant impacts to existing parks compared with the impacts identified in the prior environmental documents.

The Proposed GP/COMP Amendments do not, at this time, include the development of any recreational facilities that might have an adverse effect on the environment.

Thus, the recreation impacts of the Proposed GP/COMP Amendments fall within the scope of the impacts already analyzed in the prior environmental documents.

Mitigation Measures: None.

Conclusion: The Proposed GP/COMP Amendments would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the COMP EIR, as modified by its various addenda. Therefore, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” regarding recreation.

XVII. Transportation/Traffic

For the environmental setting, refer to Section 4.9.2 of the COMP Draft EIR and pages 158–168 of the COMP EIR 1st Addendum.

Would the Proposed GP/COMP Amendments:

Environmental Issue	Where was Impact Analyzed in Prior COMP Environmental Documents?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	Draft EIR, pp. 4.9-2 to 4.9-20, 4.9-22 to 4.9-23; Impacts 4.9-1 to 4.9-8 EIR 1st Addendum, pp. 169–179	No	No	No	Yes
b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?	EIR 1st Addendum, p. 180.	N/A	N/A	N/A	N/A

c) Substantially increase hazards due to a geometric design feature (for example, sharp curves or dangerous intersections) or incompatible uses (for example, farm equipment)?	EIR 1st Addendum, p. 180	No	No	No	No
d) Result in inadequate emergency access?	EIR 1st Addendum, p. 180	No	No	No	No

Discussion of Checklist Answers:

Transportation and traffic were adequately addressed in the COMP EIR. The COMP EIR addressed impacts at various roadway segments and intersections within the City and concluded that some of those impacts could be mitigated to a less-than-significant level and that others would not require mitigation. Additionally, the COMP EIR concluded that the development would not result in significant impacts to roadways outside of the City or to demand for transportation-related bicycle trips. Finally, the COMP EIR concluded that the development would have a potentially significant impact on transit service demand, but identified mitigation measures to mitigate that impact to a less-than-significant level. The COMP EIR 1st Addendum confirmed that the development would not result in hazards from geometric design features or inadequate emergency access, and identified additional mitigation measures to ensure that potential impacts resulting from recent roadway and transit changes would remain less than significant. Additionally, the COMP EIR 1st Addendum included an analysis of vehicle miles traveled (VMT)⁶ comparing the proposed conversion of part of the COMP area from light industrial uses to mixed-use residential to the original land uses assessed in the COMP EIR. The COMP EIR 1st Addendum concluded that the changes would reduce VMT by 38 percent.

The Proposed GP/COMP Amendments would not significantly alter the prior transportation and traffic impact conclusions. Fehr & Peers prepared a transportation evaluation memorandum for the COMP area and the entirety of the Proposed Project (see Attachment B). Fehr & Peers concluded that VMT in and around the COMP area would be reduced by 4,889 VMT with an overall net reduction for the entirety of the Proposed Project of approximately 2,376 VMT.⁷ This decrease is in part attributable to the fact that, for Parcel CO-52, average vehicle trip length would decrease from 7.6 miles to 5.0 miles due to the change in use, more than offsetting an increase in daily trips.

⁶ Here (and in the COMP EIR 1st Addendum), the VMT analysis is for informational purposes only, as a conservative measure, to provide decisionmakers with as much information as possible. Its inclusion in these addenda is not required under CEQA because it was not required or included in the COMP EIR. CEQA's VMT analysis requirement, which went into effect on July 1, 2020, only applies to documents released to the public after that date (see CEQA Guidelines, §§ 15064.3(c), 15007, 15008). The COMP EIR, on which this Addendum primarily relies, was prepared in 1996; thus, a VMT analysis was not required in the COMP EIR, and nor is it required in this Addendum (see *Olen Properties Corp. v. City of Newport Beach* (2023) (case no. G061427; 2023 WL 4399077, currently awaiting formal citation)).

⁷ The Proposed Project would modestly increase the number of daily vehicle trips, which is not relevant to VMT analysis but rather is relevant to analysis of level of service (LOS), which is a factor that is no longer a CEQA issue. As of December 28, 2018, "automobile delay, as described solely by [LOS] or similar measures of vehicular capacity or traffic congestion shall not be considered a significant impact on the environment" under CEQA, except for roadway capacity projects (*Citizens for Positive Growth & Preservation v. City of Sacramento* (2019) 43 Cal.App.5th 609, 625–626).

Additionally, the Proposed GP/COMP Amendments would neither introduce any hazards resulting from circulation design nor present any significant safety risks associated with emergency access because no circulation design or site access is being proposed for Parcel CO-52 at this time and, nevertheless, any future development on Parcel CO-52 would comply with City and COMP design criteria and all applicable state standards associated with emergency access.

Thus, the transportation and traffic impacts of the Proposed GP/COMP Amendments fall within the scope of the impacts already analyzed in the prior environmental documents, and indeed would reduce VMT below what would occur under conditions predicted previously.

Mitigation Measures: None.

Conclusion: The Proposed GP/COMP Amendments would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the COMP EIR, as modified by its various addenda. Therefore, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” regarding transportation and traffic.

XVIII. Tribal Cultural Resources

For the environmental setting, refer to Section 4.6.2 of the COMP Draft EIR and pages 82–83 of the COMP EIR 1st Addendum.

Would the Proposed GP/COMP Amendments cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

Environmental Issue	Where was Impact Analyzed in Prior COMP Environmental Documents?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
(i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or	Draft EIR, pp. 4.6-5 to 4.6-6; Impacts 4.6-1, 4.6-3 EIR 1st Addendum, pp. 83–85	No	No	No	Yes

(ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	Draft EIR, pp. 4.6-5 to 4.6-6; Impacts 4.6-1, 4.6-3 EIR 1st Addendum, pp. 83–85	No	No	No	Yes
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Discussion of Checklist Answers:

After the COMP EIR was certified, the Legislature enacted Assembly Bill (AB) 52 (2014), which requires specific consideration of impacts to Tribal Cultural Resources resulting from projects subject to CEQA review. Thus, the COMP EIR and COMP EIR 1st Addendum did not specifically address impacts to Tribal Cultural Resources resulting from development of the COMP area. Instead, these impacts were addressed as part of the general cultural resources analysis, as was common practice prior to AB 52. As discussed above, the COMP EIR concluded that, with mitigation, development in the COMP area would not result in significant impacts to cultural resources, inclusive of all known Tribal Cultural Resources in the area of potential effect at that time.

Since the prior environmental documents were prepared, the COMP area has been disturbed and no Tribal Cultural Resources have been identified in the area. However, it is possible that construction activities on Parcel CO-52 will uncover currently unknown Tribal Cultural Resources. In June 2023, as part of tribal consultation required under Senate Bill 18 (requiring local governments to consult with tribes prior to amending a general plan), the City sent notification to several tribes that had previously requested notification. On June 7, 2022, a representative for the United Auburn Indian Community (UAIC) responded and requested consultation and stated that they were aware of Tribal Cultural Resources on or near the affected area and suggested that they likely would need to conduct a survey for Tribal Cultural Resources and possibly request additional measures prior to development. Per the Tribe (verbatim), the UAIC is a federally recognized Tribe comprised of both Miwok and Maidu (Nisenan) Tribal members who are traditionally and culturally affiliated with the project area. The Tribe has a deep spiritual, cultural, and physical ties to their ancestral land and are contemporary stewards of their culture and landscapes. The Tribal community represents a continuity and endurance of their ancestors by maintaining their connection to their history and culture. It is the Tribe's goal to ensure the preservation and continuance of their cultural heritage for current and future generation. On June 9, 2022, the City responded and informed the UAIC that no development is being proposed as part of the application and that the Project site(s) have been environmentally assessed. The City also provided website links to the appropriate environmental documents. The City followed up two additional times and on July 10, 2023, UAIC responded, again suggested that surveys may be required prior to any development design and also indicating that the resource(s) may have already been destroyed.

On August 7, 2023, staff met with representatives from the UAIC on Parcel CO-52 for a project site visit, so that the Tribe could have an opportunity to identify any Tribal Cultural Resources that may be present onsite. As well, per the Tribe (verbatim), UAIC conducted background search for the identification of Tribal Cultural Resources for this project, which included a review of pertinent literature, historic maps, and a records search using UAIC's Tribal Historic Information System (THRIS). UAIC's THRIS database is composed of UAIC's areas of oral history, ethnographic history, and places of cultural and religious significance, including UAIC Sacred Lands that are submitted to the Native American Heritage Commission (NAHC). The THRIS resources shown in this region also include previously recorded indigenous resources identified through the California Historic Resources Information System Center (CHRIS) as well as historic resources and survey data. During the site visit, the UAIC representatives expressed the opinion that there did not appear to be any Tribal Cultural Resources present on the project site. The UAIC later suggested a measure for inclusion in this document to mitigate for any unanticipated discoveries of Tribal Cultural Resources, which was thereafter revised in consultation with the Tribe and finalized upon tribal approval.

As discussed above in the Description of the Proposed GP/COMP Amendments and Section V, Cultural Resources, the COMP area has been heavily disturbed, resulting in the elimination of two cultural resources at some time between 1991 and 2005. Parcel CO-52, in particular, has undergone years of years of discing, grading, and other site disturbance associated with the installation of infrastructure, with no cultural resources or Tribal Cultural Resources being inadvertently discovered in the process. California Public Resources Code section 15064.5 requires that "[w]hen an initial study identifies the existence of, or the probable likelihood of, Native American Remains within a project, a lead agency shall work with the appropriate Native Americans as identified by the NAHC as provided in Public Resources Code section 5097.98. The applicant may develop a plan for treating or disposing of, with appropriate dignity, the human remains and any items associated with Native American Burials with the appropriate Native Americans as identified by the NAHC." Here, however, no previously certified or adopted environmental review, study, or site survey has identified any Tribal Cultural Resources.

Nevertheless, compliance with supplemental mitigation measure Parcel CO-52 MM TCR-1 will ensure that any future development on Parcel CO-52 would not result in new impacts to Tribal Cultural Resources or more severe impacts to those same resources than impacts identified in the prior environmental documents.

Thus, the Tribal Cultural Resources impacts of the Proposed GP/COMP Amendments fall within the scope of the impacts already analyzed in the prior environmental documents.

Mitigation Measures: The following mitigation measure applies to development on Parcel CO-52:

- Parcel CO-52 MM TCR-1: Unanticipated discoveries:

The following mitigation measure is intended to address the evaluation and treatment of inadvertent/unanticipated discoveries of potential Tribal Cultural Resources (TCRs) during a project's ground disturbing activities.

- a) If any suspected TCRs are discovered during ground disturbing construction activities, all work shall cease within 100 feet of the find, or an agreed upon distance based on the project area and nature of the find. A Tribal Representative from a California Native American tribe that is traditionally and culturally affiliated with a geographic area shall be immediately notified and shall determine if the find is a TCR (PRC §21074). The Tribal Representative will make written recommendations for further evaluation and treatment as necessary.
- b) When avoidance is infeasible, preservation in place is the preferred option for mitigation of TCRs under CEQA and UAIC protocols, and every effort shall be made to preserve the resources in place, including through project redesign, if feasible. Culturally appropriate treatment may be, but is not limited to, processing materials for reburial, minimizing handling of cultural objects, leaving

objects in place within the landscape, or returning objects to a location within the project area where they will not be subject to future impacts. Permanent curation of TCRs will not take place unless approved in writing by UAIC or by the California Native American Tribe that is traditionally and culturally affiliated with the project area.

- c) The contractor shall implement any measures deemed by the CEQA lead agency to be necessary and feasible to preserve in place, avoid, or minimize impacts to the resource, including, but not limited to, facilitating the appropriate tribal treatment of the find, as necessary. The City will consult with the tribe(s) and implement appropriate treatment measures. Preservation in place is the preferred treatment, if feasible. Work shall not resume within the no-work radius until the City, through consultation, determines that the treatment measures have been completed to its satisfaction, consistent with the requirements of CEQA and the Public Resources Code.
- d) Work at the discovery location cannot resume until all necessary investigation and evaluation of the discovery under the requirements of the CEQA, including AB52, have been satisfied.

Conclusion: With implementation of the mitigation measure, the Proposed GP/COMP Amendments would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the COMP EIR, as modified by its various addenda. Therefore, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” regarding Tribal Cultural Resources.

XIX. Utilities and Service Systems

For the environmental setting, refer to Sections 4.12.2 and 4.4.2 of the COMP Draft EIR and pages 184–187 of the COMP EIR 1st Addendum.

Would the Proposed GP/COMP Amendments:

Environmental Issue	Where was Impact Analyzed in Prior COMP Environmental Documents?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	Draft EIR, pp. 4-4-6, 4.12-6 to 4.12-8, 4.12-11 to 4.12-16; Impacts 4.4-2, 4.12-3, 4.12-5, 4.12-6, 4.12-11 to 4.12-13 EIR 1st Addendum, pp. 188–189, 191–193, 195–197	No	No	No	Yes

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	Draft EIR, pp. 4.12-1 to 4.12-7, 4.12-15 to 4.12-16; Impacts 4.12-1, 4.12-2, 4.12-4 EIR 1st Addendum, pp. 189–191, 192	No	No	No	No
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	Draft EIR, pp. 4.12-7 to 4.12-8, 4.12-16; Impacts 4.12-5, 4.12-6 EIR 1st Addendum, pp. 192–193	No	No	No	No
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	Draft EIR, pp. 4.12-10 to 4.12-11, 4.12-17; Impacts 4.12-9, 4.12-10 EIR 1st Addendum, pp. 193–195	No	No	No	No
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	EIR 1st Addendum, p. 197	No	No	No	No

Discussion of Checklist Answers:

Utilities and services systems were adequately addressed in the COMP EIR. The COMP EIR concluded that the development of the COMP area could result in a potentially significant impact relating to storm water drainage but identified mitigation measures to mitigate this impact to a less-than-significant level. Otherwise, the COMP EIR did not identify any other potentially significant utilities and service system impacts. The COMP EIR 1st Addendum determined that converting part of the COMP area from light industrial uses to mixed-use residential would result in utilities and service system impacts similar to those identified in the COMP EIR.

A technical memorandum addressing utilities demands of the Proposed GP/COMP Amendments was prepared by the civil engineering firm Morton & Pitalo (see Attachment C). Morton & Pitalo concluded that the land use change on Parcel CO-52 would result in a decrease in the following: drainage flows (same as demonstrated in the COMP EIR 1st Addendum); solid waste (same as demonstrated in the COMP EIR 1st Addendum); and electricity usage (-0.39 megawatts).

Drainage flows decrease, primarily, because high-density residential land uses consist of approximately 65 percent impervious surfaces, while tech/business/light industrial land uses consist of approximately 85 percent impervious surfaces, resulting in a 20 percent increase in the amount of area that can absorb onsite stormwater flows. Solid waste decreases because tech/business/light industrial land uses result in a higher tonnage of waste produced than high-density residential land uses. Additionally, the life of the Western Regional Sanitary Landfill, which serves the area, was recently extended from 2058 to 2110. Likewise, electricity usage decreases when converting land from a tech/business/light industrial land use to a high-density residential land use. Consequently, the impacts associated with stormwater drainage, electricity, and solid waste would not alter the prior impact conclusions associated with these utilities and would fall within the scope of the impacts already analyzed in the prior environmental documents.

Morton & Pitalo concluded that the land use change on Parcel CO-52 would result in slight increases in: water demand (+ 5.1 acre-feet per year [AFY]); sewer demand (+0.139 million gallons per day [MGD] during peak weather flow [PWWF]); and recycled water demand (+4.95 AFY). However, these slight increases would not result in a significantly increased impact (explained below).

Water in the City of Roseville comes primarily from the U.S. Bureau of Reclamation via Folsom Lake, but the City also maintains contracts with the Placer County Water Agency to obtain additional water as needed (see GP EIR, p. 2-33). Through these surface water sources, the City's is able to adequately supply water, and will continue to be able to adequately supply water into the foreseeable future, as the City's projected water use in 2040 is 50,907 AFY and it will have the capacity to provide 66,000 AFY (see GP EIR, p. 2-34). Additionally, the City maintains several groundwater wells that, if necessary, can deliver up to 17,000 AFY supplemental water to the City (see GP EIR, p. 2-34). Thus, the City has more than enough water for any future development on Parcel CO-52. In any event, the 2015 change in COMP area land uses (addressed in the COMP EIR 1st Addendum) reduced the water demand of the area from the original 1996 land uses by 196.93 AFY. This current increase in water demand, therefore, would result in the COMP area still demanding less water (191.83 AFY less) than in 1996. Accordingly, per Morton & Pitalo, "[t]he additional 5.1 AFY should not be a significant impact to the City of Roseville Water Supply."

The increase in wastewater (sewer usage), likewise, would not result in an increased impact. Per Morton & Pitalo:

[t]here is an existing 42" sewer trunk line within Woodcreek Oaks Blvd that has sufficient capacity to receive additional flows. The existing Campus Oaks sewer collection system has been reviewed and there is sufficient capacity within the Painted Dessert and Crimson Ridge sewer pipelines to convey the project flows to Woodcreek Oaks Blvd. (Refer to Appendix A). All collection pipelines operate within the City of Roseville Design standards except for the 10-inch line within Painted Dessert Drive. The allowable depth of flow for a 10-inch pipe is 70% depth or 7 inches. The resulting depth of flow in this pipe segment is 7.08 inches which will no[t] adversely affect the pipeline and within standard engineering tolerances.

Accordingly, the additional wastewater produced by the Proposed GP/COMP Amendments would not significantly impact the City's conveyance and collection facilities.

Recycled water was not available in the City at the time the 1996 COMP was approved, so it was not assessed in the COMP EIR. The COMP EIR 1st Addendum found that approximately 65.90 AFY of recycled water would be used for the 2015 COMP amended land uses at that time. The Proposed GP/COMP Amendments would increase this demand by 4.95 AFY. Per the GP EIR, "[a]ccording to the South Placer Wastewater Authority, on an annual average basis through 2050, there is sufficient supply for all future demand [of recycled water] within the sewer service area" (GP EIR, p. 2-35). Although some concerns exist for future supplies of recycled water, recycled water plants are being expanded, have been expanded, or will be expanded to fulfill future needs (GPR EIR, p. 2-36). No matter, the Proposed GP/COMP Amendments would overall reduce water demand from what was approved in the 2015 land use amendments and analyzed in the COMP EIR 1st Addendum. Thus, the

Proposed GP/COMP Amendments would not significantly alter the prior utilities and service system impact conclusions and fall within the scope of the impacts already analyzed in the prior environmental documents.

Mitigation Measures: The following mitigation measure applies to development on Parcel CO-52.

- COMP EIR MM 4.4-2(a): Identify adequate detention facilities locations.

Conclusion: The Proposed GP/COMP Amendments would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the COMP EIR, as modified by its various addenda. Therefore, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” regarding utilities and service systems.

XX. Wildfire

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the Proposed GP/COMP Amendments:

Environmental Issue	Where was Impact Analyzed in Prior COMP Environmental Documents?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	N/A	N/A	N/A	N/A	N/A
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	N/A	N/A	N/A	N/A	N/A
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	N/A	N/A	N/A	N/A	N/A

d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	N/A	N/A	N/A	N/A	N/A
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Discussion of Checklist Answers:

The COMP area is not located within or near a state responsibility area and is not located within a Very High Fire Hazard Severity Zone (see GP EIR, p. 4.10-27); therefore, this checklist topic does not apply.

XXI. Mandatory Findings of Significance

Would the Proposed GP/COMP Amendments:

Environmental Issue	Where was Impact Analyzed in Prior COMP Environmental Documents?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	Draft EIR, pp. 4.5-3 to 4.5-12, 4.6-5 to 5.6-6; Impacts 4.5-1, 4.5-4 to 4.5-8, 4.6-1 to 4.6-3 See Sections IV, V, VII, and XVIII, above	No	No	No	Yes

b) Have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of the past projects, the effects of other current projects, and the effects of probable future projects.)	Draft EIR pp. 6-1 to 6-19 EIR 1st Addendum, pp. 200–205	No	No	No	Yes
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	Draft EIR, pp. 4.8-2 to 4.8-6, 4.10-2 to 4.10-13, 4.11-5 to 4.11-7, 4.11-9 to 4.11-11; Impacts 4.8-1 to 4.8-4, 4.10-1 to 4.10-4, 4.10-7, 4.11-1 to 4.11-3 See Sections III, VIII, XI, X, and XIII, Above	No	No	No	Yes

Discussion of Checklist Answers:

With implementation of the City’s Mitigating Ordinances, Guidelines, and Standards and best management practices, mitigation measures described in the COMP EIR and the COMP EIR 1st Addendum and listed in this document, and permit conditions, the Proposed GP/COMP Amendments will not exceed the scope of any impact contemplated in the prior environmental documents associated with habitat, species, historic/prehistoric resources, or adverse effects on human beings. Furthermore, cumulative impacts associated with the Proposed GP/COMP Amendments would not exceed those contemplated in the COMP EIR and the COMP EIR 1st Addendum because no individual impact exceeds the scope of that same impact in those environmental documents. Nevertheless, the cumulative effects of the Proposed GP/COMP Amendments and the Proposed GP/SVSP Amendments (aka, the Proposed Project) are analyzed in a separate section of the Combined CEQA Document.

Mitigation Measures: See above checklist sections for applicable mitigation measures.

Conclusion: With the implementation of the applicable mitigation measures listed in this Addendum checklist, the Proposed GP/COMP Amendments would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the COMP EIR, as modified by its various addenda. Therefore, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” regarding the mandatory findings of significance.

ENVIRONMENTAL DETERMINATION

Based on analysis conducted in this Addendum, the previously certified COMP EIR, and the COMP EIR 1st Addendum, it is determined that implementation of Proposed GP/COMP Amendments, as described herein, would not result in any new or substantially more severe significant environmental impacts, either directly or as a result of new circumstances or information. The City may take the following actions in compliance with CEQA:

- Adopt the Addendum;
- Approve the COMP amendment, MPP Stage 1 Modification, and rezone for Parcel CO-52;
- Approve the General Plan amendment for Parcel CO-52; and
- Approve the Amended Development Agreement.

In reviewing the site-specific information provided for these Proposed GP/COMP Amendments and acting as Lead Agency, the City of Roseville, Development Services Department, Planning Division has analyzed the potential environmental impacts created by this action and determined that the findings of CEQA Guidelines Section 15162 concerning the decision not to prepare a subsequent EIR and the findings of CEQA Guidelines Section 15164 concerning the decision to prepare an Addendum can be made. As supported by substantial evidence within the Addendum to the HEWLETT-PACKARD CAMPUS OAKS ENVIRONMENTAL IMPACT REPORT (SCH# 95112022, certified June 5, 1996), the Lead Agency makes the following findings:

[X] No substantial changes are proposed to the COMP which would require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

[X] No changed circumstances would require major revisions of the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

[X] There is no new information of substantial importance of the kind set forth in CEQA Guidelines section 15162, subdivision (a)(3), that was not known and could not have been known with the exercise of due diligence at the time the previous EIR was certified as complete.

Addendum Prepared by:

Kinarik Shallow

Kinarik Shallow, Associate Planner

City of Roseville, Development Services—Planning Division

12th ADDENDUM TO THE SIERRA VISTA SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT (SCH# 2008032115, CERTIFIED ON MAY 5, 2010)

Project Title/File Number:	Campus Oaks and Sierra Vista Land Use Amendments Project in Western Roseville (File No. PL23-0064) — Proposed General Plan/Sierra Vista Specific Plan Amendments
Project Location:	Sierra Vista Specific Plan Area, 3380 Pleasant Grove Boulevard, 4201 Santucci Boulevard, and 1600 Westbrook Boulevard: <ul style="list-style-type: none">• Parcel WB-30 (APN 496-100-027-000)• Parcel WB-32 (APN 496-100-034-000)• Parcel WB-52 (APN 496-100-028-000)• Parcel FD-34 (APN 498-020-014-000)
Project Description:	Applicant requests: <ul style="list-style-type: none">• Density bonuses and changes to the affordable housing obligations on Parcels WB-30, WB-32, and FD-34 to: (i) allow 118 additional Low-Income Units on Parcel WB-30; (ii) allow 64 new Low-Income Units on Parcel WB-32; (iii) allow 84 new Very-Low-Income Units on Parcel FD-34; (iv) convert all currently allocated Very-Low-Income Units on Parcels WB-30 and WB-32 to Low-Income Units (transferring the Very-Low-Income Unit obligation to Parcel FD-34); and (v) convert all currently allocated Low-Income Units on Parcel FD-34 to Very-Low-Income Units (receiving transfer of the Very-Low-Income Unit obligation from Parcels WB-30 and WB-32);• A General Plan and Specific Plan Amendment and Rezone to modify the land use of Parcel WB-52 from Park and Recreation to High-Density Residential and to change the zoning to Multi-Family Housing;• Abandonment of the 20-foot public access easement on Parcel WB-30; and• A 3rd Amendment to the Westbrook Development Agreement and a 6th Amendment to the Federico Development Agreement to reflect the proposed changes to the affordable housing obligations, density bonuses, and land use changes.
Project Applicant:	Greg Bardini, Morton & Pitalo, Inc.
Property Owners:	Pine Island Apartments, LLC and FD34 Development LLC Contact: Scott Canel
Lead Agency Contact:	Kinarik Shallow, Associate Planner, (916) 746-1309
Date:	August 16, 2023

The California Environmental Quality Act (CEQA) Guidelines (Cal. Code Regs., tit. 14, § 15000 et seq.) sections 15162 through 15164 deal with what is often called “subsequent review” under the statute. These sections are based on statutory language found in Public Resources Code section 21166. CEQA Guidelines section 15162 sets forth the conditions and facts that require a public agency, in considering a proposed project connected to a previously certified final environmental impact report (EIR), to prepare a so-called “subsequent EIR.” Section 15163, in turn, identifies conditions and facts in which a “supplement to an EIR” may suffice in lieu of a full subsequent EIR. Section 15164, in turn, sets forth the conditions and facts in which neither one of these two documents is necessary, so that an addendum to the previously certified final EIR may suffice. In general, an addendum to a previously certified final EIR may be prepared for a project where only minor technical changes or additions are necessary or where none of the conditions calling for the preparation of a subsequent EIR have occurred. Section 15164 also states that an addendum need not be circulated for public review, but can be included in or attached to the certified final EIR for consideration by the hearing body.

In *Friends of College of San Mateo Gardens v. San Mateo County Community College Dist.* (2016) 1 Cal.5th 937, 949 (“*Friends*”), the California Supreme Court explained that “[o]nce a project has been subject to environmental review and received approval, [Public Resources Code] section 21166 and CEQA Guidelines section 15162 limit the circumstances under which a subsequent or supplemental EIR must be prepared. These limitations are designed to balance CEQA’s central purpose of promoting consideration of the environmental consequences of public decisions with interests in finality and efficiency.” The subsequent review provisions, accordingly, are “designed to ensure that an agency that proposes changes to a previously approved project “explore[s] environmental impacts *not* considered in the original environmental document” (*id.* at p. 951 [italics added]). “This assumes that at least some of the environmental impacts of the modified project were considered in the original environmental document, such that the original document retains some relevance to the ongoing decisionmaking process. A decision to proceed under CEQA’s subsequent review provisions must thus necessarily rest on a determination—whether implicit or explicit—that the original environmental document retains some informational value” (*ibid*). Consistent with these legal principles and CEQA Guidelines provisions governing subsequent review, the City of Roseville (“City”) prepared the analysis below in order to determine whether any of the conditions described in section 15162 of the CEQA Guidelines calling for preparation of a subsequent EIR have occurred.

Here, the relevant final EIR was prepared and certified for the Sierra Vista Specific Plan (SVSP) in 2010 (SVSP EIR). That document combined project-level review for most areas (including Parcel FD-34) and program-level review for the so-called Urban Reserve (UR) land use (including what later became Parcels WB-30, WB-32, and WB-52). Subsequently, in 2012, the entire UR area was given General Plan, Specific Plan, and zoning designations anticipating a mix of residential, retail, commercial, public space, and open space uses, named the Westbrook Area, after being environmentally analyzed in a mitigated negative declaration (MND) that included project-level review of the Westbrook area (WSP MND). Taken together, the programmatic analysis of the UR area in the SVSP EIR and the project-level analysis for the former UR area in the WSP MND create the practical equivalent of a project-level EIR for the former UR area, matching the project-level analysis for the rest of the SVSP area found in the SVSP EIR. Additionally, the City adopted several addenda to the SVSP EIR and one to the WSP MND in connection with various plan, zoning, and development agreement amendments.

For the purposes of analyzing the Proposed General Plan and Specific Plan Amendments (“Proposed GP/SVSP Amendments”), the prior EIR under consideration is the SVSP EIR, as augmented by the project-level analysis for the former UR areas set forth in the WSP MND (and any applicable addenda). For purposes of the subsequent review provisions of the CEQA Guidelines, these two documents are treated as the practical equivalent a single, complete, integrated project-level EIR for the former UR areas, in which three of the four subject parcels are located. After conducting its analysis in light of the SVSP EIR and WSP MND, the City determined that an addendum to the SVSP EIR (inclusive of the WSP MND) is the appropriate environmental document for the SVSP project, as discussed and demonstrated below. This Addendum appropriately focuses only on those aspects of the SVSP project or its impacts that require additional discussion in light of the environmental analysis already found in the SVSP EIR and related CEQA documents (see *Friends*, *supra*, 1 Cal.5th at p. 951).

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DESCRIPTION OF PROPOSED GENERAL PLAN/SIERRA VISTA SPECIFIC PLAN AMENDMENTS

As described in the introduction to the Combined CEQA Document, the Proposed General Plan/Sierra Vista Specific Plan Amendments (“Proposed GP/SVSP Amendments”) make up one component of the proposed Campus Oaks and Sierra Vista Land Use Amendments Project in Western Roseville (“Proposed Project”). While the Proposed Project involves a series of actions within two distinct planning areas in the City, the actions are interrelated and therefore have been reviewed together in a single CEQA document (as explained in the introduction to the Combined CEQA Document). However, because the two components of the Proposed Project are subject to different land use plans and previously certified CEQA documents, these components are considered in two separate but coordinated addenda, to avoid confusion and ensure the most appropriate CEQA analysis is conducted.

In total, the Proposed Project will add 551 new housing units (including 266 new income-restricted units) to the City, distributed between the SVSP and Campus Oaks Master Plan (COMP) areas. The Proposed Project would also transfer affordable housing obligations from Parcel CO-52 in the COMP area to parcels in the SVSP area. The Proposed Project would require various amendments to the SVSP and COMP, the City’s GP, and applicable development agreements (DAs), a Major Project Permit Stage 1 Modification to change the COMP, and zoning changes.

This Addendum addresses the Proposed GP/SVSP Amendments component of the Proposed Project, which would involve various land use changes on Parcels WB-30, WB-32, WB-52, and FD-34 (the “affected parcels”).

Background and Environmental Setting

The Sierra Vista Specific Plan (aka, SVSP) was adopted on May 5, 2010.¹ At that time, the City of Roseville (“City”) certified an environmental impact report (EIR) for the plan (SVSP EIR) and adopted a mitigation monitoring program (MMP). The SVSP EIR analyzed most of the SVSP area on a project level, but analyzed the Westbrook portion of the SVSP area (then identified as “Urban Reserve”) on a program level. On June 15, 2012, the City approved the Westbrook Specific Plan Amendment to the SVSP (WSP) to change land uses for the Westbrook area. The City adopted a mitigated negative declaration (MND) for the WSP (WSP MND). The WSP MND analyzed the Westbrook area on a project level, updating the programmatic Westbrook-specific environmental analysis contained in the SVSP EIR. At that time, the WSP MND applied all project-level SVSP EIR mitigation measures to the Westbrook area.

In the years since, the City has adopted various addenda to the SVSP EIR and the WSP MND. In 2016, the City amended the GP and SVSP, amongst other entitlements, to reconfigure the land use designation of 240.4 acres within the Westbrook Area. This action included the transfer of a 162-unit affordable housing obligation from Parcel WB-16 to Parcels WB 30 and WB-32. These actions were analyzed in a first addendum to the WSP MND (“WSP MND 1st Addendum”) that was adopted on February 26, 2016. In 2017, the City approved various changes to land use designations, zoning, parcel boundaries, and other entitlements within the SVSP area for several parcels, including Parcel FD-34. These actions were analyzed in a first addendum to the SVSP EIR (“SVSP EIR 1st Addendum”) that was adopted on November 2, 2017.²

¹ The current version of the SVSP is available at: https://www.roseville.ca.us/government/departments/development_services/planning/specific_plans_planning_areas/sierra_vista_specific_plan.

² Parcel FD-34 is identified in the SVSP EIR 1st Addendum as Parcel FD-60, which was its number prior to parcel re-numbering and land use changes that took effect several years ago.

Several other addenda have since been prepared for the SVSP EIR and are listed below, but none involve the affected parcels:

- December 5, 2019, Addendum to the SVSP EIR;
- November 9, 2020, Addendum to the SVSP EIR;
- February 9, 2021, Addendum to the SVSP EIR;
- August 16, 2021, Addendum to the SVSP EIR;
- November 5, 2021, Addendum to the SVSP EIR (inclusive of the WSP MND);
- March 8, 2022, Addendum to the SVSP EIR;
- April 28, 2022, Addendum to the SVSP EIR;
- June 23, 2022 Addendum to the SVSP EIR;
- April 4, 2023, Addendum to the SVSP EIR; and
- June 13, 2023, Addendum to the SVSP EIR.

This Addendum is intended to analyze and disclose any new or more severe significant environmental impacts resulting from the Proposed GP/SVSP Amendments, as compared to the impacts identified in the SVSP EIR, as updated by the WSP MND and modified by the various relevant addenda.³

Location

All of the affected parcels are located in the SVSP area (see **Figures 1 and 2** below). The approximately 2,075-acre SVSP area is located on the western edge of the City, bounded by Fiddymont Road to the east, Baseline Road to the south, the West Roseville Specific Plan area to the north, and unincorporated Placer County to the west. The SVSP area is characterized by mostly flat topography and annual grasslands. While the area was historically used for grazing and dry farming, these uses had primarily ceased by the time the SVSP was originally adopted.

The Proposed GP/SVSP Amendments involve the following four parcels within the SVSP area:

- Parcel WB-30 (Assessor's Parcel Number [APN] 496-100-027-000), an 8.06-acre parcel north of Pleasant Grove Boulevard and east of Santucci Boulevard;
- Parcel WB-32 (APN 496-100-034-000), a 5.11-acre parcel north of Pleasant Grove Boulevard and east of Santucci Boulevard;
- Parcel WB-52 (APN 496-100-028-000), a 1.5-acre parcel north of Pleasant Grove Boulevard and east of Santucci Boulevard; and
- Parcel FD-34 (APN 498-020-014-000), a 7.04-acre parcel south of Federico Drive and east of Westbrook Boulevard.

The current land use designation, zoning, and actual use of each of these parcels and their surrounding uses are summarized in **Table 1** below. Notably, the affected parcels are undeveloped but have been repeatedly disturbed due to regular discing, grading, and other land management and maintenance activities. Recently, the parcels were used as excess soil disposal areas for the construction of Pleasant Grove Boulevard and Santucci

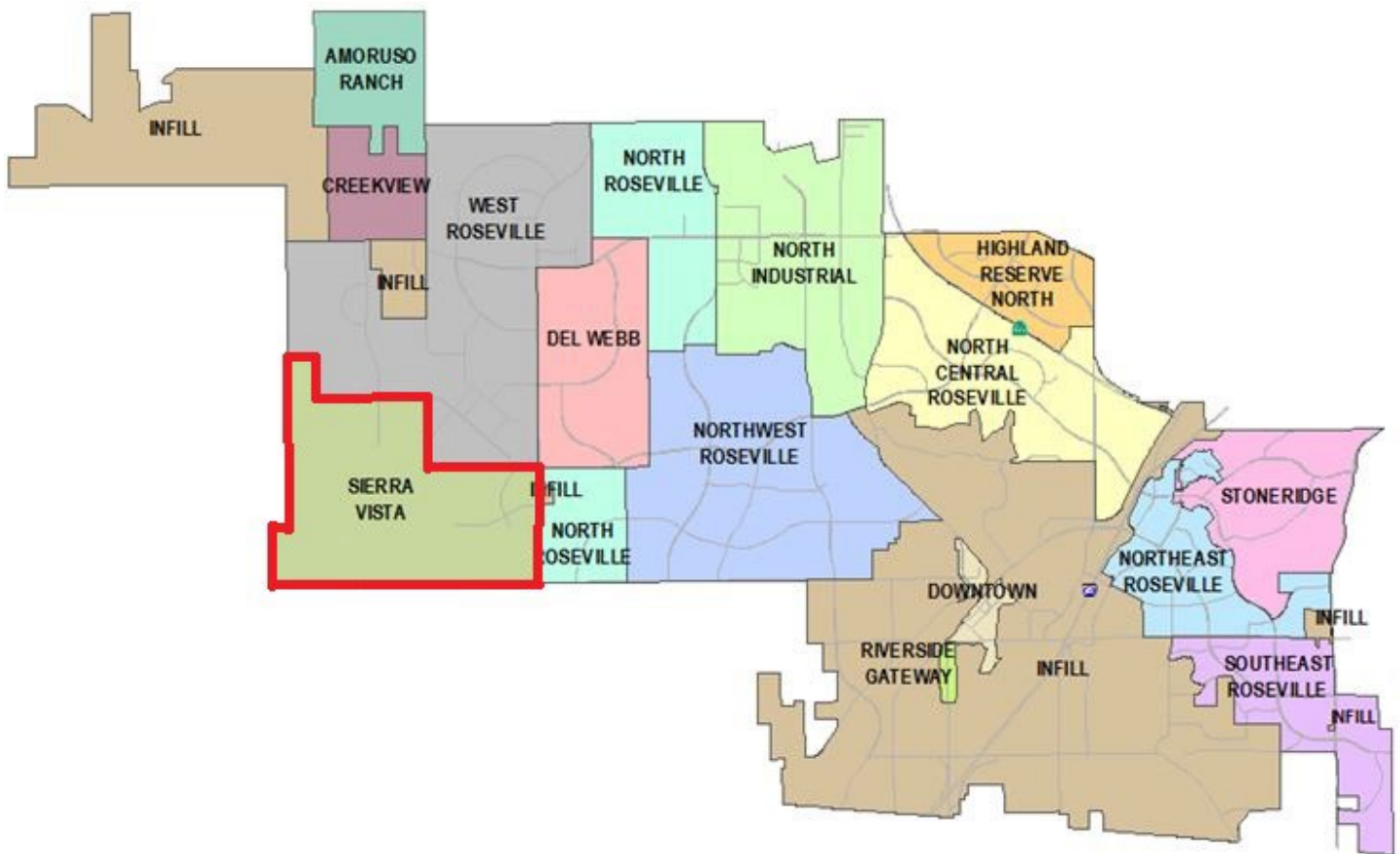
³ The SVSP EIR serves as the primary source of information from which this Addendum derives its analysis and conclusions, with reliance on the WSP MND and relevant addenda as necessary. The environmental impacts assessed in this document were considered in detail in the earlier environmental documents and were addressed in numerous mitigation measures that apply to the Proposed GP/SVSP Amendments. The SVSP EIR therefore retains substantial relevance and informational value to this action. (See *Friends of College of San Mateo Gardens v. San Mateo County Community College Dist.* (2016) 1 Cal.5th 937, 951).

Boulevard (EN19-0245). The parcels are mostly flat with no known biological communities, native oak trees, or other trees. There are no structures on the affected parcels. The adjacent parcels are mostly undeveloped as well, with some housing north and east of Parcel WB-32.

Table 1: Surrounding Land Uses

Location	Zoning	General Plan Land Use	Actual Use of Property
Parcel WB-30	Multi-Family Housing (R3)	High-Density Residential (HDR)	Undeveloped
North	Open Space (OS) (WB-80)	Open Space (OS)	Open space
South	Small Lot Residential/Development Standards (RS/DS) (WB-41)	Medium-Density Residential (MDR)	Under construction for single-family housing
East	R3 (WB-31) Park and Recreation (PR) (WB-52)	HDR Park and Recreation (PR)	Undeveloped Undeveloped
West	Specific Plan (SPL-RUSP)		Unincorporated Placer County
Parcel WB-32	R3	HDR	Undeveloped
North	Small Lot Residential/Development Standards (RS/DS) (WB-21, WB-22)	MDR	Developed with single-family housing
South	Urban Reserve (UR)	Urban Reserve (UR)	Undeveloped
East	RS/DS (WB-21, WB-22)	MDR	Developed with single-family housing
West	Farm (F-B-X 80 Acre Min.)		Unincorporated Placer County
Parcel WB-52	PR	PR	Undeveloped
North	OS (WB-80)	OS	Undeveloped
South	R3 (WB-30, WB-31)	HDR	Undeveloped
East	R3 (WB-31)	HDR	Undeveloped
West	R3 (WB-30)	HDR	Undeveloped
Parcel FD-34	R3	HDR	Undeveloped
North	OS (FD-72A, FD-72B, FD-73A)	OS	Open space
South	Public/Quasi-Public (P/QP) (FD-61)	Public/Quasi-Public (P/QP)	Developed with electrical substation
East	OS (FD-84)	OS	Open space
West	RS/DS (FD-21)	MDR	Undeveloped

Figure 1: Location of Sierra Vista Area



- Parcel WB-30 (8.06 acres): This parcel is currently designated/zoned as HDR/R3 with a total unit allocation of 237 residential units, and is currently allocated 68 Very-Low-Income Units and 169 Low-Income Units under the SVSP. There is a 20-foot public access easement across this parcel extending from Pleasant Grove Boulevard to Parcel WB-52. The Applicant proposes to add 118 new units (all Low-Income Units), using an allowable-by-right State density bonus, and to convert all currently allocated Very-Low-Income Units to Low-Income Units (transferring the obligation to provide 68 Very-Low-Income Units to Parcel FD-34), for a total of 355 Low-Income Units on the parcel, which would be restricted for use by senior citizens. This action will require a 3rd Amendment to the Westbrook DA to change the mix of affordable units obligated on the site and to document the number of high-density

residential units allocated to the parcel via density bonus. Additionally, City Council would abandon the public access easement over this parcel in connection with the proposed changes to allow future development of the area encompassed by Parcel WB-52 for private recreational facilities, rather than as a public neighborhood park (discussed below). No redesignation or rezone is required for this parcel.

- Parcel WB-32 (5.11 acres): This parcel is currently designated/zoned as HDR/R3 with a total unit allocation of 128 residential units, and is currently allocated 92 Very-Low-Income Units and 36 Low-Income Units under the SVSP. The Applicant proposes to add 64 new units (all Low-Income Units), using an allowable-by-right State density bonus, and to convert all currently allocated Very-Low-Income Units to Low-Income Units (transferring the obligation to provide 92 Very-Low-Income Units to Parcel FD-34), for a total of 192 Low-Income Units on the parcel. This action will require a 3rd Amendment to the Westbrook DA to change the mix of affordable units obligated on the parcel and to document the number of high-density residential units allocated to the parcel via density bonus. No redesignation or rezone will be required for this parcel.
- Parcel WB-52 (1.5 acres): This parcel is currently designated and zoned as PR (Park) and is allocated as a public neighborhood park under the SVSP. The Applicant proposes to redesignate this parcel to HDR (High-Density Residential), in both the General Plan and SVSP, and to rezone to R3. No housing units will be allocated to the parcel, however, as the applicant intends to develop the area encompassed by WB-52 for private recreational facilities to serve current and future residents of Parcels WB-30, WB-31, and W-16. In-lieu fees will be required for future development of Parcel WB-31 to offset the loss of public parkland. In addition to the GP and SVSP amendments and the rezone, this action will require a 3rd Amendment to the Westbrook DA.
- FD-34 (7.04 acres): This parcel is currently designated/zoned as HDR/R3 with a total unit allocation of 172 residential units, and is currently allocated 86 Very-Low-Income Units and 86 Low-Income Units under the SVSP. The Applicant proposes to add 84 new units (all Very-Low-Income), using an allowable-by-right State density bonus, and to convert all currently allocated Low-Income Units to Very-Low-Income Units, in part by receiving the transfer of Very-Low-Income Units from Parcels WB-30 and WB-32, for a total of 256 Very-Low-Income Units on the parcel. This action will require a 6th Amendment to the Federico DA to document the change in the mix of affordable units obligated on the parcel and the increase in high-density residential units allocated to the parcel via density bonus. No redesignation or rezone is required.

This Addendum and all relevant applicable environmental documents will inform the City's decision regarding the above approvals and entitlements for Parcels WB-30, WB-32, WB-52, and FD-34.

PURPOSE AND SCOPE OF ADDENDUM

Basis for Addendum

This Addendum has been prepared pursuant to CEQA Guidelines section 15164. As explained earlier, an addendum is an appropriate subsequent CEQA review document when some changes to a project are necessary, but those changes do not create new or increased significant environmental impacts that warrant major revisions to the previously certified final EIR (CEQA Guidelines, §§ 15162(a)(1), 15164(a); see *Friends of College of San Mateo Gardens v. San Mateo County Community College Dist.* (2016) 1 Cal.5th 937, 946; *Save Our Heritage Organization v. City of San Diego* (2018) 28 Cal.App.5th 656, 668). Also, an addendum is appropriate: (i) when circumstances surrounding a project have changed but do not warrant major revisions of the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified significant effects (CEQA Guidelines, §§ 15162(a)(2), 15164(a)); and (ii) where there is no new information of substantial importance indicating that the project would create new significant impacts or

increase the severity of the previously identified significant impacts (CEQA Guidelines, §§ 15162(a)(3), 15164(a)).

Notably, in assessing whether a proposed project change is eligible for an addendum, public agencies may account for mitigation measures to which an applicant has agreed (see, e.g., *River Valley Preservation Project v. Metropolitan Transit Development Bd.* (1995) 37 Cal.App.4th 154, 168 [“even a substantial increase in the severity of an environmental impact does not require ... the preparation of an SEIR if mitigation measures are adopted which reduce the impact to a level of insignificance”]; *Citizens Against Airport Pollution v. City of San Jose* (2014) 227 Cal.App.4th 788, 809–811 [“[t]o offset the loss of four acres of burrowing owl habitat, the eight[h] addendum includes a number of mitigation measures”]; *Snarled Traffic Obstructs Progress v. City and County of San Francisco* (1999) 74 Cal.App.4th 793, 802 [discusses mitigation required in connection with addendum]). The addition of new mitigation measures triggers the need for a subsequent EIR or a supplement to an EIR only in two circumstances. Under the first, measures “previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure” (CEQA Guidelines, § 15162(a)(1)(3)(C)). Under the second circumstance, measures “considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure” (*id.*, subd. (a)(1)(3)(D)). Under both circumstances, an applicant’s agreement to the mitigation measures in question preserves the project’s eligibility for an addendum.

Substantial evidence presented in this Addendum demonstrates that the Proposed GP/SVSP Amendments, described above and analyzed below, would not create any new significant impacts or significant impacts more severe than those described in the SVSP EIR, as augmented by the WSP MND and relevant addenda. Nor are there any new circumstances or new information that would create such impacts or require more robust analysis (CEQA Guidelines, § 15162(a)). All of the impacts of the Proposed GP/SVSP Amendments were examined in the applicable prior CEQA documents. Therefore, an addendum is the appropriate CEQA document, and a subsequent or supplemental EIR is not warranted (CEQA Guidelines, § 15164(e)).

Significant and Unavoidable Impact Conclusions in the Previous EIR

The SVSP EIR identified significant and unavoidable impacts within the SVSP area relating to:

- Potential incompatibility with overflight operations at McClellan Airfield;
- Inducement of substantial population growth;
- Increased traffic on City of Roseville roadways;
- Increased traffic volumes on Placer County roadway segments and intersections;
- Increased traffic volumes on Sacramento County roadway segments;
- Increased traffic volumes on Sutter County roadway segments and intersections;
- Increased traffic volumes on State Highways;
- Short-term construction-related air pollutant and greenhouse gas emissions;
- Long-term operation-related air pollutant and greenhouse gas emissions;
- Inconsistency with plans and policies;
- Short-term construction noise;
- Traffic noise outside the plan area;
- Inconsistency with the General Plan Noise Element;
- McClellan overflight noise exposure;
- Potential disturbance of unknown archeological resources or human remains during construction;

- Potential disturbance of historical resources during construction;
- Increased demand for solid waste services at the landfill;
- Expansion of the landfill;
- Alteration of the visual character of the site and vicinity;
- New sources of light and glare; and
- Degradation of scenic resources and scenic vistas

City Council adopted a Statement of Overriding Considerations for these impacts when it certified the SVSP Final EIR.

When the City amended the SVSP to include the Westbrook area and adopted the accompanying WSP MND in 2012, it incorporated the project-level mitigation measures in the SVSP EIR. The WSP MND concluded that the potential impacts in the Westbrook area relating to aesthetics, agricultural resources, biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, population and housing, public services, recreation, and utilities and service systems were adequately considered in the SVSP EIR. With respect to air quality, noise, and transportation/traffic, the WSP MND determined that there could be potentially significant impacts in the Westbrook area; thus, supplemental studies were conducted to update the analyses contained in the SVSP EIR. These studies confirmed that the potential project-level Westbrook impacts were consistent with the project-level SVSP impacts identified in the SVSP EIR.

When the City later adopted the various addenda to the WSP MND and the SVSP EIR, the City similarly determined that the impacts of the actions addressed in those documents were adequately analyzed in the SVSP EIR, as augmented by the WSP MND, and determined that there were no changes to the original project or new circumstances that would result in significant impacts or substantially more severe significant impacts. Nor was there any new information requiring new analysis or verification.

ENVIRONMENTAL DOCUMENTS RELIED UPON

EIR for Sierra Vista Specific Plan, certified May 5, 2010

The SVSP EIR was certified by City Council on May 5, 2010. The analysis within this Addendum relies primarily on the analysis included in the SVSP EIR and relevant subsequent environmental documents that augmented and modified the SVSP EIR (listed below). Additionally, this Addendum relies on minor supplements or technical updates, where appropriate. As demonstrated and explained in the environmental checklist below, the impacts of the Proposed GP/SVSP Amendments remain the same as, or less than, the impacts described in the SVSP EIR and the relevant subsequent environmental documents. The 2010 SVSP EIR is available for review during business hours at the Civic Center, 311 Vernon Street, Roseville, CA, or online at https://www.roseville.ca.us/government/departments/development_services/planning/specific_plans_planning_areas/sierra_vista_specific_plan.

MND for Westbrook Specific Plan Amendment to the Sierra Vista Specific Plan, adopted June 15, 2012

The City amended the SVSP in 2012 to include the Westbrook area. In connection with this amendment, the City prepared and adopted the WSP MND, which analyzed the Westbrook area at a project level and augmented the prior environmental analysis for the Westbrook area contained in the SVSP EIR. The analysis within this Addendum relies in part on the WSP MND, where applicable. The WSP MND is available for review during business hours at the Civic Center, 311 Vernon Street, Roseville, CA, or online at https://www.roseville.ca.us/government/departments/development_services/planning/specific_plans_planning_areas/sierra_vista_specific_plan.

First Addendum to the Westbrook Specific Plan Amendment MND, adopted February 26, 2016

In 2016, the City approved amendments to the General Plan, the SVSP, and Development Agreements, a rezone, and two tentative subdivision maps within the Westbrook portion of the SVSP. The City prepared and adopted the WSP MND 1st Addendum in connection with these approvals. The WSP MND 1st Addendum relies on the analyses contained in the SVSP EIR and the WSP MND, with minor supplements and technical updates where appropriate. The WSP MND 1st Addendum is available for review during business hours at the Civic Center, 311 Vernon Street, Roseville, CA.

First Addendum to the Sierra Vista Specific Plan EIR, adopted November 2, 2017

In 2017, the City approved amendments to the General Plan, the SVSP, and the SVSP Development Agreement, a rezone, and a tentative subdivision map affecting various parcels within the SVSP. The City prepared and adopted the SVSP EIR 1st Addendum in connection with these approvals. The SVSP EIR 1st Addendum relies primarily on the analysis contained in the SVSP EIR, with minor supplements and technical updates where appropriate. The SVSP EIR 1st Addendum is available for review during business hours at the Civic Center, 311 Vernon Street, Roseville, CA.

2035 General Plan Update EIR, certified August 5, 2020

The *2035 General Plan Update EIR* (GP EIR) updated all Citywide analyses, including for vehicle miles traveled, greenhouse gas emissions, water supply, water treatment, wastewater treatment, and waste disposal. When applicable, the topical sections within the checklist summarize the findings within the GP EIR. The GP EIR is available for review during business hours at the Civic Center, 311 Vernon Street, Roseville, CA or online at https://www.roseville.ca.us/government/departments/development_services/planning/general_plan_development_guidelines.

EXPLANATION OF ENVIRONMENTAL CHECKLIST

The purpose of this environmental checklist is to conduct subsequent environmental review for the proposed changes to the SVSP pursuant to CEQA Guidelines sections 15162, 15163, and 15164. This checklist evaluates the environmental resources in terms of any “changed condition” (i.e., changed circumstances, applicable plan changes, or new information of substantial importance) that may result in a changed environmental result. A “no” answer in one of the checklist boxes does not necessarily mean there are no potential impacts relative to the environmental category, but that there is no change in the condition or status of the impact since it was analyzed and addressed in prior environmental documents.

Checklist Evaluation Categories**Where Was Impact Analyzed in Prior EIR?**

This column provides a cross-reference to the portions of the prior environmental documents containing relevant information and analysis for each resource area.

Any New Significant Impacts or Substantially More Severe Impacts?

Pursuant to section 15162(a)(1) of the CEQA Guidelines, this column indicates whether the Proposed GP/SVSP Amendments would result in new significant impacts that have not already been considered and mitigated by the prior environmental review documents and related approvals or would result in a substantial increase in the severity of a previously identified significant impact.

Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?

Pursuant to section 15162(a)(2), of the CEQA Guidelines, this column indicates whether there have been changes with respect to the circumstances under which the action is undertaken, such as changes to the affected parcels or the surrounding areas, that have occurred subsequent to the certification and adoption of prior environmental documents, which would result in new significant environmental impacts from the Proposed

GP/SVSP Amendments that were not considered in the prior environmental documents or that would substantially increase the severity of a previously identified significant impact.

Notably, since the certification of the original SVSP EIR, there have been a number of amendments to the SVSP, with accompanying environmental documents. Each of these documents determined that the proposed changes were within the scope of the environmental impact conclusions presented in the SVSP EIR. Thus, although some circumstances have changed within the SVSP area over time, those changes did not result in new significant environmental impacts that were not considered in the SVSP EIR, nor did they substantially increase the severity of a previously identified significant impact. Further, no new projects or other development beyond those contemplated in the SVSP EIR or GP EIR have been approved or proposed within the vicinity of the affected parcels that could impact or increase the environmental effects of the Proposed GP/SVSP Amendments. As a result, all boxes in this column in the checklist below are marked “No.”

Any New Information Requiring New Analysis or Verification?

Pursuant to section 15162(a)(3)(A–D) of the CEQA Guidelines, this column indicates whether new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the previous environmental documents were certified is available, requiring an update to the analysis of the previous environmental documents to verify that the environmental conclusions and mitigation measures remain valid. Either “yes” or “no” will be answered to indicate whether there is new information showing that: (A) the Proposed GP/SVSP Amendments would have one or more significant effects not discussed in the prior environmental documents; (B) significant effects previously examined would be substantially more severe than shown in the prior environmental documents; (C) mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Proposed GP/SVSP Amendments, but the project proponent declines to adopt the mitigation measure or alternative; or (D) mitigation measures or alternatives that are considerably different from those analyzed in the prior environmental documents would substantially reduce one or more significant effects on the environment, but the project proponent declines to adopt the mitigation measure or alternative. If the answer is “no,” then no additional environmental documentation (supplemental or subsequent EIR) is required.

Notably, since the certification of the original SVSP EIR, the Appendix G Checklist in the CEQA Guidelines has been updated, effective early 2019.⁴ This updated checklist material is not considered “new information” as defined in CEQA Guidelines section 15162(a)(3), as it does not constitute any change in governing law or any new facts showing the existence of new significant effects or substantially more severe significant effects. Furthermore, as demonstrated below, none of the updates to the Appendix G Checklist require new analysis related to impacts that were not known or that could not have been known at the time the SVSP EIR was prepared, nor is the City aware of any new information of substantial importance that shows that mitigation measures or alternatives previously found to be infeasible would actually now be feasible and would substantially reduce one or more significant effects of the Proposed GP/SVSP Amendments, or that mitigation measures or alternatives considerably different from those analyzed in the prior environmental documents would substantially reduce one or more significant effects of which the project proponent refuses to implement. Moreover, the City is not aware of any other new information not already included in this document that might bear relevance on this CEQA analysis. As a result, all boxes in this column in the checklist below are marked “No.”

Any Mitigation Measures?

Pursuant to section 15162(a)(3) of the CEQA Guidelines, this column indicates whether the prior environmental documents provide mitigation measures to address effects in the related impact category. In some cases, mitigation measures have already been implemented. A “Yes” response will be provided in any instance where mitigation was included, regardless of whether the mitigation has been completed at this time or whether it would

⁴ Although the older checklist could be used for this Addendum because of the date of publication of the original EIR, the updated checklist is used instead as part of a good-faith effort to provide the most up-to-date information to decisionmakers and the public (Pub. Resources Code, § 21002.1(e); CEQA Guidelines §§ 15002(a)(1), 15003(c)).

apply to development on the affected parcels. If “No” is indicated, this environmental analysis concludes a significant impact does not occur with the Proposed GP/SVSP Amendments, no mitigation was previously included, and no mitigation is needed.

Notably, many of the mitigation measures approved as part of the SVSP EIR have already been implemented or no longer apply. As part of the SVSP EIR’s program-level analysis of development in the UR area, it imposed program-level mitigation measures that were all implemented when the SVSP was amended to include the Westbrook area. At that time, the WSP MND augmented the prior environmental analysis for the Westbrook area contained in the SVSP EIR and applied all of the SVSP EIR’s project-level mitigation measures to the Westbrook area. A full list of mitigation measures that apply to the Proposed GP/SVSP Amendments is included as **Attachment D** to the Combined CEQA Checklist.

Discussion of Checklist Answers

A discussion is provided under each environmental category in order to clarify the answers. The discussion provides information about the particular environmental issue and how the Proposed GP/SVSP Amendments relate to the issue. The discussion also provides details on applicable mitigation measures from the prior environmental documents and their status, denoting the ones that require ongoing or future implementation and that would be required for development on the affected parcels. Programmatic mitigation measures that have already been implemented are not discussed, nor are mitigation measures that are not relevant to the Proposed GP/SVSP Amendments; however, information about these mitigation measures can be found in the prior environmental documents. Each discussion section also contains an ultimate conclusion, including whether the City can conclude that the Proposed GP/SVSP Amendments would not result in new significant impacts or significant impacts that would be substantially more severe than those analyzed in the prior CEQA documents.

ENVIRONMENTAL CHECKLIST

I. Aesthetics

For the environmental setting, refer to Section 4.14.2 of the SVSP Final EIR.

Except as provided in Public Resources Code section 21099, would the Proposed GP/SVSP Amendments:

Environmental Issue	Where was Impact Analyzed in Prior SVSP Environmental Documents?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Have a substantial adverse effect on a scenic vista?	Final EIR, pp. 4.14-21 to 4.14-22; Impact 4.14-3 WSP MND, pp. 10–11	No	No	No	No

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, within a state scenic highway?	Final EIR, pp. 4.14-21 to 4.14-22; Impact 4.14-3 WSP MND, pp. 10–11	N/A	No	No	N/A
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	Final EIR, pp. 4.14-13 to 4.14-17; Impact 4.14-1 WSP MND, pp. 10–11	No	No	No	No
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	Final EIR, pp. 4.14-17 to 4.14-20; Impact 4.14-2 WSP MND, pp. 10–11	No	No	No	Yes

Discussion of Checklist Answers:

Aesthetic resources were adequately addressed in the SVSP EIR, as augmented by the WSP MND.⁵ The SVSP EIR concluded that development of the SVSP area would result in significant and unavoidable aesthetic impacts by introducing new structures and sources of light and glare to undeveloped land. The SVSP EIR identified mitigation measures to reduce these impacts, but anticipated that the impacts would remain significant.

The Proposed GP/SVSP Amendments would not significantly alter the prior aesthetic impact conclusions. The City of Roseville is an urbanized area (see CEQA Guidelines, § 15387). The proposed density and land use changes would not introduce development to properties not already planned for high-density residential development, and thus would not urbanize any undeveloped land beyond what was already anticipated in the

⁵ See also WSP MND 1st Addendum, p. 8; SVSP EIR 1st Addendum, p. 7.

prior environmental documents. Additionally, the proposed changes would not introduce new or different types of structures on the affected parcels compared with those addressed in the prior environmental documents. Moreover, development on the affected parcels would comply with all applicable zoning regulations, design guidelines, and lighting standards, as well as the applicable SVSP EIR mitigation measures, ensuring that there would be no new significant aesthetic impacts or substantially more severe significant impacts compared with the significant and unavoidable impacts identified in the prior environmental documents.

The SVSP area is not located near a state scenic highway; therefore, checklist item (b) does not apply.

Thus, the aesthetic impacts of the Proposed GP/SVSP Amendments fall within the scope of the significant and unavoidable impacts already analyzed in the prior environmental documents.

Mitigation Measures: The following mitigation measure applies to development on the affected parcels:

- SVSP EIR MM 4.14-1(a): Site lighting to minimize nuisance.

Conclusion: With implementation of the applicable mitigation measure, the Proposed GP/SVSP Amendments would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR, as augmented by the WSP MND and modified by the various relevant addenda. Therefore, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” regarding aesthetics.

II. Agricultural & Forestry Resources

For the environmental setting, refer to Section 4.1.2 of the SVSP Final EIR.

Would the Proposed GP/SVSP Amendments:

Environmental Issue	Where was Impact Analyzed in Prior SVSP Environmental Documents?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	Final EIR, pp. 4.1-70 to 4.1-72; Impact 4.1-5 WSP MND, pp. 11-12	No	No	No	Yes
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	Final EIR, pp. 4.1-64 to 4.1-68; Impact 4.1-3 WSP MND, pp. 11-12	No	No	No	Yes

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	Final EIR, pp. 4.1-6, 4.8-10 WSP MND, p. 5	N/A	No	No	N/A
d) Result in the loss of forest land or conversion of forest land to non-forest use?	Final EIR, pp. 4.1-6, 4.8-10 WSP MND, p. 5	N/A	No	No	N/A
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	Final EIR, pp. 4.1-64 to 4.1-68, 4.1-70 to 4.1-72; Impacts 4.1-3, 4.1-5 WSP MND, pp. 11-12	No	No	No	Yes

Discussion of Checklist Answers:

Agricultural and forestry resources were adequately addressed in the SVSP EIR, as augmented by the WSP MND.⁶ The SVSP EIR concluded that development of the SVSP area would result in the loss of grazing land, but determined that this impact could be mitigated to a less-than-significant level through preservation of grazing land in the region at a 1:1 ratio.

The Proposed GP/SVSP Amendments would not significantly alter the prior agricultural resource impact conclusions. The proposed land use changes would not introduce development to properties not already planned for development, and thus would not impact any agricultural resources beyond what was already anticipated in the prior environmental documents. The SVSP EIR concluded that developing the SVSP area would preclude any future agricultural uses. As these impacts are site-specific, they would not change as a result of a change in density or use. Moreover, the applicable SVSP mitigation measure has already been implemented. Thus, there would be no new or more severe significant agricultural resource impacts compared with the impacts identified in the prior environmental documents.

There are no forest resources within the SVSP area; therefore, checklist items (c) and (d) do not apply.

Thus, the agricultural and forestry resource impacts of the Proposed GP/SVSP Amendments fall within the scope of the impacts already analyzed in the prior environmental documents.

Mitigation Measures: None.

⁶ See also WSP MND 1st Addendum, p. 9; SVSP EIR 1st Addendum, p. 8.

Conclusion: With implementation of the applicable mitigation measure, the Proposed GP/SVSP Amendments would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR, as augmented by the WSP MND and modified by the various relevant addenda. Therefore, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” regarding agricultural and forestry resources.

III. Air Quality

For the environmental setting, refer to Section 4.4.2 of the SVSP Final EIR.

Would the Proposed GP/SVSP Amendments:

Environmental Issue	Where was Impact Analyzed in Prior SVSP Environmental Documents?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Conflict with or obstruct implementation of the applicable air quality plan?	Final EIR, pp. 4.4-26 to 4.4-40, 4.4-42 to 4.4-44; Impacts 4.4-1 to 4.4-4, 4.4-6 WSP MND, pp. 13–18	No	No	No	Yes
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	Final EIR, pp. 4.4-26 to 4.4-40, 4.4-42 to 4.4-44; Impacts 4.4-1 to 4.4-4, 4.4-6 WSP MND, pp. 13–18	No	No	No	Yes
c) Expose sensitive receptors to substantial pollutant concentrations?	Final EIR, pp. 4.4-26 to 4.4-31; Impacts 4.4-1, 4.4-4 WSP MND, pp. 13–18	No	No	No	Yes
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	Final EIR, pp. 4.4-41 to 4.4-42; Impact 4.4-5 WSP MND, pp. 13–18	No	No	No	No

Discussion of Checklist Answers:

Air quality was adequately addressed in the SVSP EIR, as augmented by the WSP MND.⁷ The SVSP EIR concluded that development of the SVSP area would result in both short-term construction emissions and long-term operational emissions. The SVSP EIR identified mitigation measures to reduce these impacts, but concluded that they would remain significant and unavoidable. Additionally, the SVSP EIR concluded that the development would have potentially significant impacts related to exposure of sensitive receptors to toxic air contaminants or construction, but identified mitigation measures to mitigate this impact to a less-than-significant level. Finally, the SVSP EIR concluded that the development would not result in significant impacts related to carbon monoxide emissions at local intersections or odors.

The Proposed GP/SVSP Amendments would not significantly alter the prior air quality impact conclusions. The land uses on the affected parcels would remain the same; while Parcel WB-52 would be redesignated and rezoned, it would still ultimately be used for park and recreation purposes. The current action is subject to the same effective mitigation measures (listed below). Emissions associated with construction on the affected parcels would be the same as (NO_x and PM₁₀), or slightly more than (ROG), those previously identified in the prior environmental documents (see Raney Planning and Management August 2023 Air Quality and Greenhouse Gas Impact Analysis for Proposed Project, included herein as **Attachment A** to the Combined CEQA Document). However, any future construction on the affected parcels would be subject to the same construction-related mitigation measures and Placer County Air Pollution Control District construction mitigation measures that would reduce construction-related emissions (see Raney Air Quality analysis) and ensure that there is no substantially more severe significant impact. Even without mitigation, future development of the affected parcels would not exceed Placer County Air Pollution Control District's (PCAPCD's) CEQA thresholds of significance for criteria pollutant emissions during construction (see Table 3 of Raney Air Quality analysis).

The added density to Parcels WB-30, WB-32, and FD-34 would also not result in a substantially more severe significant impact during operation. While unmitigated air emissions associated with future everyday residential uses on and around the affected parcels in the SVSP area, including ROG, NO_x, and PM₁₀, would be higher with the increased density bonus units, at full development, the affected parcels would not exceed PCAPCD's CEQA thresholds of significance for criteria pollutant emissions during operation (see Table 4 of Raney Air Quality analysis). Notably, however, the estimated increase in criteria pollutants is incremental and can be reduced through mitigation and through state and local air district requirements (see, e.g., Table 5 of Raney Air Quality analysis). Moreover, net increases in operational criteria pollutants represent only a marginal percentage increase within the SVSP planning area (a 0.28 percent increase for ROG, a 0.33 percent increase for NO_x, and a 0.28 percent increase for PM₁₀) (see Table 6 of Raney Air Quality analysis). Furthermore, Raney concluded that localized CO emissions for the entirety of the Proposed Project, at full parcel buildout, would not exceed PCAPCD's screening threshold; specifically, the Project "would not be expected to result in substantial levels of localized CO at surrounding intersections or generate localized concentrations of CO that would exceed standards or cause health effects."

With respect to exposure of any nearby sensitive receptors to air pollution and odor, the air quality analysis confirmed that these impacts would remain well within the scope of the prior analysis. Indeed, residential land uses are not anticipated to produce operational TACs and also are not typically classified as odor-generating land uses; therefore, the Proposed GP/SVSP Amendments would not result in any increases in related potential impacts to sensitive receptors.

Thus, the air quality impacts of the Proposed GP/SVSP Amendments fall within the scope of the impacts already analyzed in the prior environmental documents.

⁷ See also WSP MND 1st Addendum, pp. 10–11; SVSP EIR 1st Addendum, pp. 9–10.

Mitigation Measures: The following mitigation measures apply to development on the affected parcels:

- SVSP EIR MM 4.4-1: Dust and construction control measures.
- SVSP EIR WMM 4.4-3: Measures to reduce operational emissions.
- SVSP EIR WMM 4.4-7: Risk assessment and site specific measures.

Conclusion: With implementation of the applicable mitigation measures, the Proposed GP/SVSP Amendments would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR, as augmented by the WSP MND and modified by the various relevant addenda. Therefore, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” regarding air quality.

IV. Biological Resources

For the environmental setting, refer to Section 4.8.2 of the SVSP Final EIR.

Would the Proposed GP/SVSP Amendments:

Environmental Issue	Where was Impact Analyzed in Prior SVSP Environmental Documents?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	Final EIR, pp. 4.8-46 to 4.8-59, 4.8-63 to 4.8-68, 4.8-71 to 4.8-75; Impacts 4.8-2 to 4.8-7, 4.8-10, 4.8-11, 4.8-13 to 4.8-17 WSP MND, pp.18-21	No	No	No	Yes
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	Final EIR, pp. 4.8-46 to 4.8-59, 4.8-63 to 4.8-68, 4.8-71 to 4.8-75; Impacts 4.8-2 to 4.8-7, 4.8-10, 4.8-11, 4.8-13 to 4.8-17 WSP MND, pp.18-21	No	No	No	Yes

c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	Final EIR, pp. 4.8-38 to 4.8-47, 4.8-65 to 4.8-68; Impacts 4.8-1, 4.8-2, 4.8-11 WSP MND, pp.18–21	No	No	No	Yes
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	Final EIR, pp. 4.8-59 to 4.8-62; Impact 4.8-8 WSP MND, pp.18–21	No	No	No	Yes
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	Final EIR, pp. 4.8-62 to 4.8-63; Impact 4.8-9 WSP MND, pp.18–21	No	No	No	No
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	Final EIR, pp. 4.8-68 to 4.8-71; Impact 4.8-12 WSP MND, pp.18–21	No	No	No	No

Discussion of Checklist Answers:

Biological resources were adequately addressed in the SVSP EIR, as augmented by the WSP MND.⁸ The SVSP EIR concluded that development of the SVSP area would result in potentially significant impacts to wetlands, grasslands, riparian areas, vernal pool species, protected bird species, and wildlife movement; however, it identified mitigation measures to mitigate all of these potential impacts to a less-than-significant level.

The Proposed GP/SVSP Amendments would not significantly alter the prior biological resource impact conclusions. The proposed land use changes would not introduce development to properties not already planned for development, and thus would not impact new or different biological resources beyond what were already anticipated in the prior environmental documents. Moreover, all wetlands-related impacts within the SVSP area have already occurred and the associated mitigation measures have been implemented. Additionally, as there is no riparian habitat on or near the affected parcels, the Proposed GP/SVSP Amendments would not result in any riparian impacts requiring mitigation. With respect to all other biological resources, development on the affected parcels would comply with all remaining applicable SVSP EIR mitigation measures, ensuring that there

⁸ See also WSP MND 1st Addendum, pp. 12–13; SVSP EIR 1st Addendum, pp. 10–11.

would be no new or more severe significant impacts compared with the impacts identified in the prior environmental documents. Notably, all affected parcels have been repeatedly disturbed over a period of years due to land management, maintenance, and construction activities on or near the parcels. The parcels do not contain any known biological communities or trees of any kind.

Thus, the biological resource impacts of the Proposed GP/SVSP Amendments fall within the scope of the impacts already analyzed in the prior environmental documents.

Mitigation Measures: The following mitigation measures apply to development on the affected parcels:

- SVSP EIR MM 4.8-2: Relocate western spadefoots.
- SVSP EIR MM 4.8-3: Avoid nesting sites.
- SVSP EIR MM 4.8-4: Off-site and on-site preservation of grassland habitat.
- SVSP EIR MM 4.8-7: Off-site surveys.

Conclusion: With implementation of the applicable mitigation measures, the Proposed GP/SVSP Amendments would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR, as augmented by the WSP MND and modified by the various relevant addenda. Therefore, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” regarding biological resources.

V. Cultural Resources

For the environmental setting, refer to Section 4.9.2 of the SVSP Final EIR.

Would the Proposed GP/SVSP Amendments:

Environmental Issue	Where was Impact Analyzed in Prior SVSP Environmental Documents?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?	Final EIR, pp. 4.9-17 to 4.9-21, 4.9-23 to 4.9-25; Impacts 4.9-1, 4.9-2, 4.9-4 WSP MND, pp. 21–22	No	No	No	Yes
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	Final EIR, pp. 4.9-17 to 4.9-18, 4.9-23 to 4.9-25; Impacts 4.9-1, 4.9-4 WSP MND, pp. 21–22	No	No	No	Yes

c) Disturb any human remains, including those interred outside of dedicated cemeteries?	Final EIR, pp.4.9-17 to 4.9-18, 4.9-23 to 4.9-25; Impacts 4.9-1, 4.9-4 WSP MND, pp. 21–22	No	No	No	Yes
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Discussion of Checklist Answers:

Cultural resources were adequately addressed in the SVSP EIR, as augmented by the WSP MND.⁹ The SVSP EIR found that no known cultural resources exist in the SVSP area, but acknowledged that subsurface remains or deposits could be found during construction. The SVSP EIR identified mitigation measures to reduce any potential impacts to undiscovered cultural resources, but concluded that these impacts would remain significant and unavoidable.

The Proposed GP/SVSP Amendments would not significantly alter the prior cultural resource impact conclusions. The proposed land use changes would not introduce development to properties not already planned for development, and thus would not disturb new or different cultural resources beyond what was already anticipated in the prior environmental documents. While there are no known cultural resources within the SVSP area, unknown cultural resources could be inadvertently discovered during construction. Development on the affected parcels would comply with the applicable SVSP EIR mitigation measures, ensuring that there would be no new or more severe impacts beyond those identified in the prior environmental documents.

Thus, the cultural resource impacts of the Proposed GP/SVSP Amendments fall within the scope of the impacts already analyzed in the prior environmental documents.

Mitigation Measures: The following mitigation measures apply to development on the affected parcels:

- SVSP EIR MM 4.9-1: Cease work and consult with a qualified archaeologist.
- SVSP EIR MM 4.9-5: Conduct appropriate off-site studies.

Conclusion: With implementation of the applicable mitigation measures, the Proposed GP/SVSP Amendments would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR, as augmented by the WSP MND and modified by the various relevant addenda. Therefore, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” regarding cultural resources.

VI. Energy

For the environmental setting, refer to Section 4.12.5.2 of the SVSP Final EIR.

⁹ See also WSP MND 1st Addendum, p. 14; SVSP EIR 1st Addendum, p. 12.

Would the Proposed GP/SVSP Amendments:

Environmental Issue	Where was Impact Analyzed in Prior SVSP Environmental Documents?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	Final EIR, pp. 4.12.5-7 to 4.12.5-12; Impacts 4.12.5-1, 4.12.5-2	No	No	No	No
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	Final EIR, pp. 4.12.5-7 to 4.12.5-12; Impacts 4.12.5-1, 4.12.5-2	No	No	No	No

Discussion of Checklist Answers:

Energy was adequately addressed in the SVSP EIR, as augmented by the WSP MND. The City Electric Department, which provides electricity to the area, relies on approximately 40% renewable resources and has sufficient capacity to provide electrical services to the SVSP area. Pacific Gas & Electric, which provides natural gas to the area, has sufficient capacity to provide natural gas to the SVSP area. The SVSP EIR concluded that development of the SVSP area would not result in significant energy impacts.

The Proposed GP/SVSP Amendments would not significantly alter the prior energy impact conclusions. The proposed land use changes would not add new or different types of structures on the affected parcels compared with the impacts addressed in the prior environmental documents. While density increases could marginally increase energy demand, this would not exceed existing capacity, and in fact would potentially improve long-term energy efficiency.¹⁰ Moreover, development on the affected parcels would comply with all applicable energy efficiency standards set forth in Title 24 of the California Energy Code, including efficiency standards relating to heating and cooling equipment, insulation, and appliances. Additionally, the development would be eligible for rebates and other financial incentives from both energy providers to purchase energy-efficient appliances and systems, reducing anticipated operational energy demands (see GP EIR, p. 4.15-11). At the same time, compliance with SVSP EIR mitigation measures addressing construction emissions and operational greenhouse gas emissions impacts would incidentally improve energy efficiency during construction and operations. These standards, programs, and measures would ensure that development on the affected parcels would neither result

¹⁰ In light of the requirement under Government Code section 65583, subdivision (a)(7), for housing elements to consider “opportunities for energy conservation with respect to residential development,” the California Department of Housing and Community Development (HCD) notes that promoting higher residential density reduces average per-household energy consumption compared to new sprawling developments. This HCD guidance is available at: <https://www.hcd.ca.gov/planning-and-community-development/housing-elements/building-blocks/opportunities-energy-conservation>.

in inefficient, wasteful or unnecessary consumption of energy nor conflict with or obstruct state or local energy plans.

The Proposed GP/SVSP Amendments also would result in a reduction in VMT, which correspondingly would result in an overall reduction in fuel usage (see Section XVII for more details). Additionally, energy usage during construction would not significantly differ from that anticipated in the prior environmental documents, as required construction activities would not change in any significant way.

Thus, the impacts of the Proposed GP/SVSP Amendments fall within the scope of the impacts already addressed in the SVSP EIR, the WSP MND, and their relevant addenda.

Mitigation Measures: Prior CEQA documents did not include mitigation measures specific to energy reduction and efficiency because no significant impacts existed; however, the following mitigation measures will further increase fuel efficiency during construction and operation:

- SVSP EIR MM 4.4-1: Dust and construction control measures.
- SVSP EIR WMM 4.4-3: Measures to reduce operational emissions.
- SVSP EIR MM 4.5-2: Additional measures to reduce GHG emissions.

Conclusion: The Proposed GP/SVSP Amendments would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR, as augmented by the WSP MND and modified by the various relevant addenda. Therefore, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” regarding energy.

VII. Geology and Soils

For the environmental setting, refer to Sections 4.7.2 and 4.9.2 of the SVSP Final EIR.

Would the Proposed GP/SVSP Amendments:

Environmental Issue	Where was Impact Analyzed in Prior SVSP Environmental Documents?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	Final EIR, pp. 4.7-23 to 4.7-24; Impact 4.7-4 WSP MND, pp. 22-24	No	No	No	No
ii. Strong seismic ground shaking?	Final EIR, pp. 4.7-23 to 4.7-24; Impact 4.7-4 WSP MND, pp. 22-24	No	No	No	No
iii. Seismic-related ground failure, including liquefaction?	Final EIR, pp. 4.7-23 to 4.7-24; Impact 4.7-4 WSP MND, pp. 22-24	No	No	No	No
iv. Landslides?	Final EIR, pp. 4.7-23 to 4.7-24; Impact 4.7-4 WSP MND, pp. 22-24	No	No	No	No

b) Result in substantial soil erosion or the loss of topsoil?	Final EIR, pp. 4.7-19 to 4.7-20, 4.7-22 to 4.7-23; Impacts 4.7-1, 4.7-3 WSP MND, pp. 22-24	No	No	No	No
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	Final EIR, pp. 4.7-21 to 4.7-22; Impact 4.7-2 WSP MND, pp. 22-24	No	No	No	No
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	Final EIR, pp. 4.7-21 to 4.7-22; Impact 4.7-2 WSP MND, pp. 22-24	No	No	No	No
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	Final EIR, pp. 4.12.3-13 to 4.12.3-15; Impact 4.12.3-2 WSP MND, p. 51	N/A	No	No	N/A
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	Final EIR, pp. 4.9-21 to 4.9-22; Impact 4.9-3 WSP MND, pp. 22-24	No	No	No	Yes

Discussion of Checklist Answers:

Geology and soils were adequately addressed in the SVSP EIR, as augmented by the WSP MND.¹¹ The SVSP EIR concluded that development of the SVSP area would result in a potentially significant impact to undiscovered paleontological resources, but identified mitigation measures that would reduce this impact to a less-than-significant level. The SVSP EIR concluded that the development would not otherwise result in any potentially significant impacts related to geology, soils, or seismicity.

The Proposed GP/SVSP Amendments would not significantly alter the prior geology and soils impact conclusions. The proposed land use changes would not introduce development to properties not already planned

¹¹ See also WSP MND 1st Addendum, pp. 15–16; SVSP EIR 1st Addendum, pp. 13–14.

for development, and thus, development on the affected parcels would not encounter any new or different soils or geologic features beyond what were already anticipated in the prior environmental documents. As these impacts are site-specific, they would not change as a result of changes in density or use. Moreover, development on the affected parcels would comply with the applicable SVSP EIR mitigation measure, ensuring that there would be no new or more severe significant paleontological resource impacts compared with the impacts identified in the prior environmental documents.

The Proposed GP/SVSP Amendments would not include septic tanks or other alternative wastewater disposal systems; therefore, checklist item (e) does not apply.

Thus, the geology and soils impacts of the Proposed GP/SVSP Amendments fall within the scope of the impacts and mitigation already addressed in the prior environmental documents.

Mitigation Measures: The following mitigation measure applies to development on the affected parcels:

- SVSP EIR MM 4.9-3: Cease work until review is conducted by a qualified paleontologist and recommendations are implemented.

Conclusion: With implementation of the applicable mitigation measure, the Proposed GP/SVSP Amendments would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR, as augmented by the WSP MND and modified by the various relevant addenda. Therefore, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” regarding geology and soils.

VIII. Greenhouse Gases

For the environmental setting, refer to Section 4.5.2 of the SVSP Final EIR.

Would the Proposed GP/SVSP Amendments:

Environmental Issue	Where was Impact Analyzed in Prior SVSP Environmental Documents?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	Final EIR, pp. 4.5-29 to 4.5-39; Impacts 4.5-1 to 4.5-2 WSP MND, pp. 17–18	No	No	No	Yes
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	Final EIR, pp. 4.5-29 to 4.5-34; Impact 4.5-1 WSP MND, pp. 17–18	No	No	No	Yes

Discussion of Checklist Answers:

Greenhouse gas (GHG) emissions were adequately addressed in the SVSP EIR, as augmented by the WSP MND.¹² The SVSP EIR concluded that development of the SVSP area would result in both short-term construction GHG emissions and long-term operational GHG emissions. The SVSP EIR identified mitigation measures to reduce these impacts, but concluded that they would remain significant and unavoidable.

The Proposed GP/SVSP Amendments would not significantly alter the prior greenhouse gas emission impact conclusions. Raney Planning & Management performed a GHG emissions analysis for the Proposed GP/SVSP Amendments (see Attachment A to the Combined CEQA Document) and determined that, although the proposed GP/SVSP Amendments would result in an increase in construction-related GHG emissions (see Attachment A, Table 9), these emissions would still fall well below PCAPCD's CEQA GHG construction thresholds. Thus, future construction on the affected parcels would not constitute a new significant impact or substantially increase the severity of an existing significant impact.

Operationally, the Proposed GP/SVSP Amendments would yield an increase in GHG emissions above approved existing density, as a result of the density bonus units. But, while these emissions would exceed PCAPCD's CEQA GHG operational de minimis thresholds (as would the existing approved density), they would not exceed PCAPCD's bright-line threshold or PCAPCD's efficiency metric threshold for residential urban projects (see Attachment A, Tables 9 and 10). Furthermore, residential development on the affected parcels would comply with all applicable Placer County Air Pollution Control District mitigation measures and SVSP EIR mitigation measures, which would help to reduce GHG emissions during both construction and operation.

Therefore, there would be no new significant GHG emissions impacts or substantially more severe significant GHG emissions impacts compared with the impacts identified in the prior environmental documents, which previously determined that development of the SVSP area would have significant GHG emissions impacts. Thus, the GHG emissions impacts of the Proposed GP/SVSP Amendments fall within the scope of the impacts already analyzed in the prior environmental documents.

Mitigation Measures: The following mitigation measures apply to development on the affected parcels:

- SVSP EIR MM 4.4-1: Dust and construction control measures.
- SVSP EIR MM 4.5-2: Additional measures to reduce GHG emissions.

Conclusion: With implementation of the applicable mitigation measures, the Proposed GP/SVSP Amendments would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR, as augmented by the WSP MND and modified by the various relevant addenda. Therefore, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred" regarding GHGs.

IX. Hazards and Hazardous Materials

For the environmental setting, refer to Section 4.10.2 of the SVSP Final EIR.

¹² See also WSP MND 1st Addendum, pp. 10–11; SVSP EIR 1st Addendum, p. 10.

Would the Proposed GP/SVSP Amendments:

Environmental Issue	Where was Impact Analyzed in Prior SVSP Environmental Documents?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	Final EIR, pp. 4.10-24 to 4.10-26, 4.10-32 to 4.10-34, 4.10-37 to 4.10-40; Impacts 4.10-1, 4.10-4, 4.10-6, 4.10-7 WSP MND, pp. 24–26	No	No	No	No
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	Final EIR, pp. 4.10-24 to 4.10-34; Impacts 4.10-1 to 4.10-4 WSP MND, pp. 24–26	No	No	No	No
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	Final EIR, pp. 4.10-13 to 4.10-14, 4.10-16	N/A	No	No	N/A
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	Final EIR, pp. 4.10-34 to 4.10-36; Impact 4.10-5 WSP MND, pp. 24–26	No	No	No	Yes

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	Final EIR, p. 4.10-1 WSP MND, p. 26	N/A	No	No	N/A
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	Final EIR, pp. 4.10-27 to 4.10-28; Impact 4.10-2 WSP MND, pp. 24–26	No	No	No	No
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	Final EIR, pp. 4.11-11 to 4.11-14; Impact 4.11-2 WSP MND, pp. 24–26	No	No	No	Yes

Discussion of Checklist Answers:

Hazards or hazardous materials were adequately addressed in the SVSP EIR, as augmented by the WSP MND.¹³ The SVSP EIR concluded that development of the SVSP area could result in a potentially significant impact due to previous soil or groundwater contamination, but identified a mitigation measure to reduce this impact to a less-than-significant level. The SVSP EIR concluded that all other potential impacts relating to hazards and hazardous materials were less than significant.

The Proposed GP/SVSP Amendments would not significantly alter the prior hazards and hazardous materials impact conclusions. The proposed land use changes would not introduce development to properties not already planned for development; thus, all site-specific impacts addressed in the prior environmental documents would be unaffected. The increase in density proposed on three of the affected parcels would not generate any significant increases in hazards or hazardous materials beyond predicted conditions such that it would alter the SVSP EIR impact conclusion, which determined that the then-proposed land uses would not generate sufficient hazardous materials to constitute even a potentially significant impact. At the same time, the City has adequate resources and facilities to respond to emergencies within the SVSP area and to provide household hazardous waste removal services in the SVSP area. These existing City services would minimize risks associated with operational hazards and hazardous materials within the SVSP area.

Similarly, as construction activities on the affected parcels would not significantly differ from those anticipated in the SVSP EIR, the hazards and hazardous materials impacts resulting from construction are consistent with those analyzed in prior environmental documents. Moreover, development on the affected parcels would comply with the applicable SVSP EIR mitigation measure, ensuring that there would be no new or more severe significant

¹³ See also WSP MND 1st Addendum, pp. 16–17; SVSP EIR 1st Addendum, pp. 14–16.

hazards or hazardous materials impacts compared with the impacts identified in the prior environmental documents.

The affected parcels are not located within one-quarter mile of an existing or proposed school.¹⁴ Additionally, the affected parcels are not located within an airport land use plan or within two miles of an airport. Therefore, checklist items (c) and (e) do not apply.

Thus, the hazards and hazardous materials impacts of the Proposed GP/SVSP Amendments fall within the scope of the impacts already analyzed in the prior environmental documents.

Mitigation Measures: The following mitigation measure applies to development on the affected parcels:

- SVSP EIR MM 4.10-1: Identify potential hazardous materials (soil contamination, tank or well sites, lead based paint and/or asbestos).

Conclusion: With implementation of the applicable mitigation measure, the Proposed GP/SVSP Amendments would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR, as augmented by the WSP MND and modified by the various relevant addenda. Therefore, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” regarding hazards and hazardous material.

X. Hydrology and Water Quality

For the environmental setting, refer to Sections 4.13.2 and 4.12.1.2 of the SVSP Final EIR.

Would the Proposed GP/SVSP Amendments:

Environmental Issue	Where was Impact Analyzed in Prior SVSP Environmental Documents?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	Final EIR, pp. 4.13-28 to 4.13-35; Impacts 4.13-4, 4.13-5 WSP MND, pp. 26–28	No	No	No	Yes

¹⁴ See SVSP, Chapter 7 (Public Services), p. 7-23, available online at: https://www.roseville.ca.us/government/departments/development_services/planning/specific_plans_planning_areas/sierra_vista_specific_plan.

b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	Final EIR, pp. 4.12.1-52 to 4.12.1-65, 4.12.1-75 to 4.12.1-80; Impacts 4.12.1-2, 4.12.1-6 to 4.12.1-7 WSP MND, pp. 26–28	No	No	No	No
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	Final EIR, pp. 4.13-28 to 4.12-31; Impact 4.13-4 WSP MND, pp. 26–28	No	No	No	Yes
i. Result in substantial erosion or siltation on- or off-site;					
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	Final EIR, pp. 4.13-22 to 4.13-27; Impacts 4.13-2 to 4.13-3 WSP MND, pp. 26–28	No	No	No	Yes
iii. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff; or	Final EIR, pp. 4.13-18 to 4.13-24, 4.13-31 to 4.13-35; Impacts 4.13-1, 4.13-2, 4.13-5 WSP MND, pp. 26–28	No	No	No	Yes
iv. Impede or redirect flood flows?	Final EIR, pp. 4.13-24 to 4.13-27; Impact 4.13-3 WSP MND, pp. 26–28	No	No	No	No
d) In flood hazard, tsunami or seiche zones, risk release of pollutants due to project inundation?	Final EIR, p. 4.13-18 WSP MND, pp. 26–28	N/A	No	No	N/A
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	Not Addressed	No	No	No	No

Discussion of Checklist Answers:

Hydrology and water quality were adequately addressed in the SVSP EIR, as augmented by the WSP MND.¹⁵ The SVSP EIR concluded that development within the SVSP area would potentially increase surface runoff volume, resulting in flooding, erosion, and water quality degradation, and that these impacts would be significant. The SVSP EIR identified mitigation measures to mitigate these impacts to a less-than-significant level.

The Proposed GP/SVSP Amendments would not significantly alter the prior hydrology and water quality impact conclusions. As the proposed land use changes would not introduce development to properties not already planned for development, all site-specific drainage and floodplain impacts have already been addressed (see also Section XIX, Utilities and Service Systems).

After the SVSP EIR was prepared, the West Placer County Groundwater Sustainability Agency adopted the North American Subbasin Groundwater Sustainability Plan, applicable to parts of Sutter, Placer, and Sacramento Counties, including the SVSP area. Thus, the SVSP EIR did not address potential conflicts with the applicable groundwater management plan resulting from development of the SVSP area. As explained in the GP EIR, the City's potable water is primarily supplied from surface water from Folsom Reservoir. While the City operates several groundwater wells, groundwater is a backup water supply that the City uses only in times of water shortage. Moreover, the City injects surplus water into the underlying aquifer during normal and wet years, which can later be extracted and used during dry years as needed. Accordingly, the GP EIR concluded that full buildout under the GP would not impede implementation of the applicable groundwater sustainability plan. No element of the Proposed GP/SVSP Amendments would change this conclusion; thus, the Proposed GP/SVSP Amendments would not impede implementation of the North American Subbasin Groundwater Sustainability Plan. Moreover, development on the affected parcels would comply with all applicable SVSP EIR mitigation measures, ensuring that there would be no new or more severe significant hydrology and water quality impacts compared with the impacts identified in the prior environmental documents.

Due to its topography and location, the SVSP area is not at risk of inundation by seiche, tsunami, or mudflow; thus, checklist item (d) does not apply.

Thus, the hydrology and water quality impacts of the Proposed GP/SVSP Amendments fall within the scope of the impacts already analyzed in the prior environmental documents.

Mitigation Measures: The following mitigation measures apply to development on the affected parcels:

- SVSP EIR WMM 4.12-2: Pay fair share of Roseville regional stormwater retention facility improvements.
- SVSP EIR MM 4.13-1: Implement construction activity stormwater protection standards.

Conclusion: With implementation of the applicable mitigation measures, the Proposed GP/SVSP Amendments would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR, as augmented by the WSP MND and modified by the various relevant addenda. Therefore, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred" regarding hydrology and water quality.

¹⁵ See also WSP MND 1st Addendum, pp. 18–19; SVSP EIR 1st Addendum, pp. 16–17.

XI. Land Use and Planning

For the environmental setting, refer to Section 4.1.2 of the SVSP Final EIR.

Would the Proposed GP/SVSP Amendments:

Environmental Issue	Where was Impact Analyzed in Prior SVSP Environmental Documents?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Physically divide an established community?	Final EIR, pp. 4.1-64 to 4.1-68; Impact 4.1-3 WSP MND, pp. 29–30	No	No	No	No
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	Final EIR, pp. 4.1-51 to 4.1-57, 4.1-69 to 4.1-70; Impacts 4.1-1 and 4.1-4 WSP MND, pp. 29–30	No	No	No	Yes

Discussion of Checklist Answers:

Land use and planning were adequately addressed in the SVSP EIR, as augmented by the WSP MND.¹⁶ The SVSP EIR concluded that while development of the SVSP area would not interfere with any applicable land use plans or divide an established community, it could result in potentially significant incompatibilities between the SVSP area and adjacent uses. Specifically, the SVSP EIR determined that construction activities associated with the new development could generate noise, dust, and traffic that disrupts nearby residential areas. The SVSP EIR identified mitigation measures to mitigate these impacts to a less than significant level. Finally, the SVSP EIR explained that occasional flights over the SVSP area could be annoying to future residents, and concluded that this was a significant and unavoidable land use compatibility impact that would need to be disclosed to future residents.

The Proposed GP/SVSP Amendments would not significantly alter the prior land use and planning impact conclusions. The Proposed GP/SVSP Amendments involve the same use types, within the same overall development footprint, as those addressed in the prior environmental documents. While overhead flight noise could be a source of occasional annoyance to future residents living on the affected parcels, this impact was already considered in the SVSP EIR, and would be disclosed to future residents, and is nevertheless not an impact that need be consider under CEQA, which is generally concerned with a project's impact on the environment but not the environment's impact on a project (see *California Building Industry Assn. v. Bay Area Air Quality Management Dist.* (2015) 62 Cal.4th 369, 377-378).

¹⁶ See also WSP MND 1st Addendum, p. 20; SVSP EIR 1st Addendum, pp. 18–19.

Moreover, development on the affected parcels would comply with all applicable SVSP EIR mitigation measures, including the one listed below, ensuring that there would be no new or more severe significant land use compatibility impacts compared with the impacts identified in the prior environmental documents.

Thus, the land use and planning impacts of the Proposed GP/SVSP Amendments fall within the scope of the impacts already analyzed in the prior environmental documents.

Mitigation Measures: The following mitigation measure applies to development on the affected parcels:

- SVSP EIR MM 4.6-1: Construction noise reduction.

Conclusion: With implementation of the applicable mitigation measure, the Proposed GP/SVSP Amendments would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR, as augmented by the WSP MND and modified by the various relevant addenda. Therefore, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” regarding land use and planning.

XII. Mineral Resources

For the environmental setting, refer to Section 4.7.2 of the SVSP Final EIR.

Would the Proposed GP/SVSP Amendments:

Environmental Issue	Where was Impact Analyzed in Prior SVSP Environmental Documents?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	Final EIR, p. 4.7-12 WSP MND, pp. 30–31	N/A	No	No	N/A
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	Final EIR, p. 4.7-12 WSP MND, pp. 30–31	N/A	No	No	N/A

Discussion of Checklist Answers:

There are no significant mineral resources within the SVSP area; therefore, this checklist topic does not apply.

XIII. Noise

For the environmental setting, refer to Section 4.6.2 of the SVSP Final EIR.

Would the Proposed GP/SVSP Amendments:

Environmental Issue	Where was Impact Analyzed in Prior SVSP Environmental Documents?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies?	Final EIR, pp. 4.6-25 to 4.6-44; Impacts 4.6-1 to 4.6-7 WSP MND, pp. 31–33	No	No	No	Yes
b) Generation of excessive groundborne vibration or groundborne noise levels?	Final EIR, pp. 4.6-25 to 4.6-28; Impact 4.6-1 WSP MND, pp. 31–33	No	No	No	Yes
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	Final EIR, pp. 4.6-4 to 4.6-7 WSP MND, p. 33	N/A	No	No	N/A

Discussion of Checklist Answers:

Noise was adequately addressed in the SVSP EIR, as augmented by the WSP MND.¹⁷ The SVSP EIR concluded that development of the SVSP area would cause short-term construction noise as well as long-term traffic noise exceeding the GP noise element threshold for transportation noise. The SVSP EIR identified mitigation measures to reduce these impacts, but concluded that they would remain significant and unavoidable.

As noted above, the SVSP EIR also concluded that overhead flight noise would constitute a significant and avoidable impact. Additionally, the SVSP EIR concluded that the potentially significant park activity and

¹⁷ See also WSP MND 1st Addendum, pp. 22–23; SVSP EIR 1st Addendum, pp. 20–21.

commercial noise impacts could be mitigated to a less-than-significant level. Finally, the SVSP EIR concluded that the development would not result in significant impacts related to noise from schools or fire stations.

The Proposed GP/SVSP Amendments would not significantly alter the prior noise impact conclusions. While construction on the affected parcels would result in noise impacts, these impacts were previously analyzed, as construction was already planned to occur on the affected parcels. Moreover, development on the affected parcels would comply with the applicable SVSP EIR mitigation measures to reduce construction noise, as well as the City's Noise Ordinance, which limits construction noise to between 7 AM and 7 PM on weekdays and 8 AM to 8 PM on weekends, outside of time periods when residents are sleeping or are otherwise particularly sensitive to noise.

With respect to operations, the Proposed GP/SVSP Amendments would not change the eventual residential use of the affected parcels, and thus would not produce different types of noise from those anticipated in the prior environmental documents. No existing or proposed commercial activities or large community-wide parks exist near the affected parcels; thus, the Proposed GP/SVSP Amendments would not result in any noise impacts requiring mitigation related to these uses. For traffic noise, the Proposed GP/SVSP Amendments would not substantially increase the severity of the existing impact. Although there would be a modest increase in trip generation that could potentially increase traffic-related noise levels (see Attachment B), those marginal increases would not substantially increase the severity of the impact, which is already significant and unavoidable. Moreover, development on the affected parcels would comply with all applicable SVSP EIR mitigation measures to reduce traffic noise, ensuring that there would be no new or more severe noise impacts than those identified in the prior environmental documents.

The affected parcels are not located within an airport land use plan or within two miles of an airport; therefore, checklist item (c) does not apply.

Thus, the noise impacts of the Proposed GP/SVSP Amendments fall within the scope of the impacts already analyzed in the prior environmental documents.

Mitigation Measures: The following mitigation measures apply to development on the affected parcels:

- SVSP EIR MM 4.6-1: Construction noise reduction.
- SVSP EIR MM 4.6-4: Traffic noise attenuation.
- SVSP EIR WMM 4.5-8: On-site traffic noise attenuation.

Conclusion: With implementation of the applicable mitigation measures, the Proposed GP/SVSP Amendments would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR, as augmented by the WSP MND and modified by the various relevant addenda. Therefore, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” regarding noise.

XIV. Population and Housing

For the environmental setting, refer to Section 4.2.2 of the SVSP Final EIR.

Would the Proposed GP/SVSP Amendments:

Environmental Issue	Where was Impact Analyzed in Prior SVSP Environmental Documents?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	Final EIR, pp. 4.2-18 to 4.2-19; Impact 4.2-4 WSP MND, pp. 33–34	No	No	No	No
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	Final EIR, pp. 4.2-17 to 4.2-18; Impact 4.2-3 WSP MND, pp. 33–34	No	No	No	No

Discussion of Checklist Answers:

Population and housing were adequately addressed in the SVSP EIR, as augmented by the WSP MND.¹⁸ The SVSP EIR determined that development of the SVSP area would not result in significant impacts related to the jobs/housing balance, displacement of existing housing, or provision of affordable housing. The SVSP EIR concluded, however, that the development would induce substantial population growth, and that this impact would be significant and unavoidable.

The Proposed GP/SVSP Amendments would not significantly alter the prior population and housing impact conclusions. The affected parcels do not currently include residential uses that would be displaced. While the Proposed GP/SVSP Amendments would increase the number of residential units within the SVSP area, this outcome would contribute to the City’s substantial unmet regional housing needs allocation of 12,066 housing units (including 6,178 Very-Low-Income/Low-Income Units) for 2021 through 2029. Moreover, the increase would not exceed planned growth under full buildout of the City’s GP, which could accommodate 22,300 additional housing units through 2035 (see GP EIR, pp. 4.2-10 to 4.2-11).

Additionally, as explained in the prior environmental documents, marginal increases in growth alone do not translate into adverse effects on the environment; rather, the impacts associated with growth relate to the resulting physical changes to various kinds of natural resources. As discussed throughout this Addendum, the Proposed GP/SVSP Amendments would change neither the type of land use nor the development footprint;

¹⁸ See also WSP MND 1st Addendum, p. 24; SVSP EIR 1st Addendum, p. 22.

therefore, the resulting physical impacts to various natural resources would not significantly differ from those identified in the prior environmental documents.

Thus, the impacts of the Proposed GP/SVSP Amendments fall within the scope of the impacts already analyzed in the prior environmental documents.

Mitigation Measures: None.

Conclusion: The Proposed GP/SVSP Amendments would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR, as augmented by the WSP MND and modified by the various relevant addenda. Therefore, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” regarding population and housing.

XV. Public Services

For the environmental setting, refer to Sections 4.11.1-2, 4.11.2-2, 4.11.3-2, 4.11.4-2, and 4.11.5-2 of the SVSP EIR.

Would the Proposed GP/SVSP Amendments result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:

Environmental Issue	Where was Impact Analyzed in Prior SVSP Environmental Documents?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
Fire protection?	Final EIR, pp.4.11-11 to 4.11-14; Impact 4.11-2 WSP MND, pp. 34–36	No	No	No	Yes
Police protection?	Final EIR, pp. 4.11-4 to 4.11-6; Impact 4.11.1 WSP MND, pp. 34–36	No	No	No	No
Schools?	Final EIR, pp. 4.11-26 to 4.11-28; Impact 4.11.3 WSP MND, pp. 34–36	No	No	No	Yes

Parks?	Final EIR, pp. 4.11-37 to 4.11-39; Impact 4.11.5 WSP MND, pp. 34–36	No	No	No	No
Other public facilities?	Final EIR, pp. 4.11-31 to 4.11-32; Impact 4.11.4 WSP MND, pp. 34–36	No	No	No	No

Discussion of Checklist Answers:

Public Services were adequately addressed in the SVSP EIR, as augmented by the WSP MND.¹⁹ The SVSP EIR concluded that development of the SVSP area would not result in significant impacts to law enforcement services, fire services, library services, or parks and recreation facilities. The SVSP EIR concluded, however, that school transportation within the SVSP area could result in potentially significant impacts.

The Proposed GP/SVSP Amendments would not significantly alter the prior public service impact conclusions. For fire protection infrastructure, existing City codes and regulations require adequate water pressure in the water lines, and construction must comply with the Uniform Fire and Building Codes used by the City of Roseville. The Applicant is required to pay a fire service construction fee, which is used for purchasing capital facilities for the City Fire Department. For police and fire protection services, properties in the SVSP provide funding via the Municipal Services Community Facilities District (CFD), CFD No. 3, in addition to funding generated by sales taxes and property taxes resulting from development that will add revenue to the General Fund, which provides funding for those police and fire services. For park maintenance (among other public services), the Applicant will be required to provide funding via Community Facilities District No. 2, which provides funding for park maintenance (and other public services). For other public facilities, the SVSP area would be adequately served by existing libraries, and the City charges fees for end-users for other services, such as garbage and green waste collection, in order to fund those services.

For schools, the Proposed GP/SVSP Amendments involve an increase in residential units within the SVSP area and, therefore, a potential slight increase in students. Consistent with City policy, the original SVSP landowners were required under the SVSP Development Agreements to enter into mutual benefit impact fee agreements with the Roseville City School District, Center Joint Unified School District, and the Roseville Joint Unified High School District to fully mitigate school impacts from development in the SVSP. Such mutual benefit impact fee agreements with the respective school districts were recorded against all SVSP properties. As a result, any increase in students associated with the Proposed GP/SVSP Amendments would not translate into a more severe environmental impact than what was anticipated in the SVSP EIR (inclusive of the Westbrook MND).

Regarding parks, the Applicant would be required to pay the Citywide Park Fee and Neighborhood Park Fee, established in 1989 by Chapter 4.38 of the Roseville Municipal Code. These fees are collected from all new residential dwelling units within the Roseville City limits and are adjusted every year based on the inflation rate for construction costs. The Citywide Park Fee is allocated for large-scale active recreation facilities intended to serve the entire City and is typically located within identified Citywide parks. The Applicant would also be required to pay the Neighborhood Park Fee to fund construction of neighborhood parkland in the SVSP. Payment of these

¹⁹ See also WSP MND 1st Addendum, p. 25; SVSP EIR 1st Addendum, pp. 23–24.

fees would ensure that there would be no new or more severe significant impacts to existing parks compared with the impacts identified in the prior environmental documents. Importantly, the Applicant intends to develop the area encompassed by Parcel WB-52 as park and recreation space to serve current and future housing developments on Parcels WB-30, WB-31, and WB-16, and the Applicant will be required to pay applicable in-lieu fees. Lastly, development on the affected parcels would comply with the applicable SVSP EIR mitigation measure, ensuring that there would be no new or more severe significant park impacts compared with the impacts identified in the prior environmental documents.

Thus, the public service impacts of the Proposed GP/SVSP Amendments fall within the scope of the impacts already analyzed in the prior environmental documents.

Mitigation Measures: The following mitigation measure applies to development on the affected parcels:

- SVSP EIR MM 4.11.3-2: Safe routes to school.

Conclusion: With implementation of the applicable mitigation measure, the Proposed GP/SVSP Amendments would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR, as augmented by the WSP MND and modified by the various relevant addenda. Therefore, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” regarding public services.

XVI. Recreation

For the environmental setting, refer to Section 4.11.5-2 of the SVSP Final EIR.

Would the Proposed GP/SVSP Amendments:

Environmental Issue	Where was Impact Analyzed in Prior SVSP Environmental Documents?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	Final EIR, pp. 4.11-37 to 4.11-39; Impact 4.11.5 WSP MND, p. 37	No	No	No	No
b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	Final EIR, pp. 4.11-37 to 4.11-39; Impact 4.11.5 WSP MND, p. 37	No	No	No	No

Discussion of Checklist Answers:

Recreation was adequately addressed in the SVSP EIR, as augmented by the WSP MND.²⁰ The SVSP EIR concluded that development of the SVSP area would not result in significant impacts related to increased demand for park facilities that would require recreation mitigation measures.

The Proposed GP/SVSP Amendments would not significantly alter the prior recreation impact conclusions. The prior environmental documents anticipated the construction of a neighborhood park in the Westbrook area, on Parcel WB-52.²¹ The Proposed GP/SVSP Amendments would replace this public neighborhood park with comparable private park and recreation facilities, which would still serve the surrounding parcels (WB-30, WB-31, and WB-16) and would result in impacts similar to those previously analyzed for Parcel WB-52. Moreover, the Applicant would pay in-lieu fees to offset the loss of public parkland on Parcel WB-52. The Applicant also would be required to pay the Citywide Park Fee and Neighborhood Park Fee, established in 1989 by Chapter 4.38 of the Roseville Municipal Code. These fees are collected from all new residential dwelling units within the Roseville City limits and are adjusted every year based on the inflation rate for construction costs. The Citywide Park Fee is allocated for large-scale active recreation facilities intended to serve the entire City and is typically located within identified City-wide parks. The Neighborhood Park Fee funds construction of neighborhood parkland in the SVSP. The payment of these fees would ensure that there would be no new or more severe significant impacts to existing parks compared with the impacts identified in the prior environmental documents.

As indicated above, because the Proposed GP/SVSP Amendments would still provide park recreation opportunities, as well as in-lieu public park fees, the conclusions from the prior environmental documents regarding park capacity would not change. Moreover, as discussed elsewhere in this Addendum, development of the private recreational facilities would comply with all applicable SVSP EIR mitigation measures addressing physical effects on the environment from construction, ensuring that there would be no new or more severe significant recreation impacts compared with the impacts identified in the prior environmental documents.

Thus, the impacts of the Proposed GP/SVSP Amendments fall within the scope of the impacts already analyzed in the prior environmental documents.

Mitigation Measures: None.

Conclusion: The Proposed GP/SVSP Amendments would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR, as augmented by the WSP MND and modified by the various relevant addenda. Therefore, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” regarding recreation.

XVII. Transportation/Traffic

For the environmental setting, refer to Section 4.3.2 of the SVSP Final EIR.

²⁰ See also WSP MND 1st Addendum, p. 26; SVSP EIR 1st Addendum, p. 24.

²¹ See SVSP, Chapter 7 (Public Services), p. 7-19, available online at: https://www.roseville.ca.us/government/departments/development_services/planning/specific_plans_planning_areas/sierra_vista_specific_plan.

Would the Proposed GP/SVSP Amendments:

Environmental Issue	Where was Impact Analyzed in Prior SVSP Environmental Documents?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	Final EIR, pp. 4.3-53 to 4.3-169; Impacts 4.3-1 to 4.3-24 WSP MND, pp. 38–46	No	No	No	Yes
b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?	Not Addressed	N/A	N/A	N/A	N/A
c) Substantially increase hazards due to a geometric design feature (for example, sharp curves or dangerous intersections) or incompatible uses (for example, farm equipment)?	Final EIR, pp. 4.3-53 to 4.3-169; Impacts 4.3-1 to 4.3-24 WSP MND, pp. 38–46	No	No	No	No
d) Result in inadequate emergency access?	Final EIR, pp. 4.10-27 to 4.10-28, 4.11-11 to 4.11-14; Impacts 4.10-2, 4.11-2 WSP MND, pp. 38–46	No	No	No	No

Discussion of Checklist Answers:

Transportation and traffic were adequately addressed in the SVSP EIR, as augmented by the WSP MND.²² The SVSP EIR identified various intersections and roadways that could potentially be impacted by the development of the SVSP area. The SVSP EIR concluded that some of these would not be significantly impacted, some would be impacted but mitigation measures would reduce these impacts to a less-than-significant level, and others would experience a significant and unavoidable impact, due to either a lack of feasible mitigation measures or lack of City authority to require mitigation outside of its jurisdiction. Where the SVSP EIR determined that specific roadway improvements within the City's jurisdiction could mitigate significant impacts, it identified mitigation measures requiring development of the SVSP area to include contributions to the City's Capital Improvement Program to help fund such improvements. For improvements outside of the City's jurisdiction, the SVSP EIR

²² See also WSP MND 1st Addendum, pp. 27–28; SVSP EIR 1st Addendum, pp. 25–26.

identified mitigation measures requiring the City to negotiate with outside agencies to reach a fee agreement under which the development could similarly help fund improvements outside of the City.

The Proposed GP/SVSP Amendments would not significantly alter the prior transportation and traffic impact conclusions. All of the transportation and traffic impacts identified in the prior environmental documents have already occurred and all associated mitigation measures have been implemented. In addition, Fehr & Peers prepared a transportation evaluation memorandum for the SVSP area and the entirety of the Proposed Project (see Attachment B). Fehr & Peers concluded that although the VMT in and around that SVSP area would marginally increase (by 0.3 percent),²³ the Proposed Project would result in a net decrease of approximately 2,376 VMT for both the SVSP and COMP areas.²⁴ Thus, the marginal increase in VMT within the SVSP area is more than offset by the VMT decrease within the COMP area, from which an obligation to provide additional affordable housing within the SVSP would be transferred. Additionally, the slight VMT increase anticipated within the SVSP area is not as large as might be expected with the proposed density increases, largely because 355 of the units proposed on the affected parcels would be restricted for use by senior citizens—a restriction that generally results in fewer and shorter vehicle trips per unit.

Additionally, the Proposed GP/SVSP Amendments would neither introduce any hazards resulting from circulation design nor present any significant safety risks associated with emergency access as all affected parcels would be developed according to City and SVSP-specific design criteria and all applicable state standards associated with emergency access.

Thus, the transportation and traffic impacts of the Proposed GP/SVSP Amendments fall within the scope of the impacts already analyzed in the prior environmental documents.

Mitigation Measures: None.

Conclusion: The Proposed GP/SVSP Amendments would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR, as augmented by the WSP MND and modified by the various relevant addenda. Therefore, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” regarding transportation and traffic.

XVIII. Tribal Cultural Resources

For the environmental setting, refer to Section 4.9.2 of the SVSP Final EIR.

Would the Proposed GP/SVSP Amendments cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural

²³ The Proposed Project would also modestly increase the number of daily vehicle trips, which is not relevant to VMT analysis but rather is relevant to analysis of level of service (LOS), which is a factor that is no longer a CEQA issue. As of December 28, 2018, “automobile delay, as described solely by [LOS] or similar measures of vehicular capacity or traffic congestion shall not be considered a significant impact on the environment” under CEQA, except for roadway capacity projects (*Citizens for Positive Growth & Preservation v. City of Sacramento* (2019) 43 Cal.App.5th 609, 625–626).

²⁴ A VMT analysis is included here for informational purposes; however, its inclusion in this Addendum is not required under CEQA because it was not required or included in the SVSP EIR or WSP MND. CEQA’s VMT analysis requirement, which went into effect on July 1, 2020, only applies to documents released to the public after that date. (See CEQA Guidelines, section 15064.3, subd. (c).) Here, the SVSP EIR and the WSP MND, on which this Addendum primarily relies, were prepared in 2010 and 2012, respectively; thus, a VMT analysis was not required in either of those documents. Nor is it required in this Addendum. (*Olen Properties Corp. v. City of Newport Beach* (2023) case no. G061427; 2023 WL 4399077, currently awaiting formal citation.)

landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

Environmental Issue	Where was Impact Analyzed in Prior SVSP Environmental Documents?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
(i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or	Final EIR, pp. 4.9-17 to 4.9-21, 4.9-23 to 4.9-25; Impacts 4.9-1, 4.9-2, 4.9-4 WSP MND, pp. 21–22	No	No	No	Yes
(ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	Final EIR, pp. 4.9-17 to 4.9-21, 4.9-23 to 4.9-25; Impacts 4.9-1, 4.9-2, 4.9-4 WSP MND, pp. 21–22	No	No	No	Yes

Discussion of Checklist Answers:

After the SVSP EIR was certified, the Legislature enacted Assembly Bill (AB) 52 (2014), which requires specific consideration of impacts to Tribal Cultural Resources resulting from projects subject to CEQA review. Thus, the SVSP EIR (inclusive of the WSP MND) did not specifically address impacts to tribal cultural resource resulting from development of the SVSP area. Instead, these impacts were addressed as part of the general cultural resources analysis, as was common practice prior to AB 52. As discussed above, the SVSP EIR concluded that,

with mitigation, development in the SVSP area would not result in significant impacts to cultural resources, inclusive of all known Tribal Cultural Resources in the area of potential effect at that time.

Since the previous environmental documents have been prepared, no Tribal Cultural Resources have been identified in the SVSP area. Nor do the City or Applicant have knowledge of any particular Tribal Cultural Resources on or near the affected parcels. However, it is possible that construction activities on the affected parcels could uncover currently unknown Tribal Cultural Resources.

As discussed above in the Description of the Proposed GP/SVSP Amendments and Section V, Cultural Resources, the affected parcels have been heavily disturbed over a period of years, with no cultural resources or Tribal Cultural Resources being inadvertently discovered in the process. California Public Resources Code section 15064.5 requires that “[w]hen an initial study identifies the existence of, or the probable likelihood of, Native American Remains within a project, a lead agency shall work with the appropriate Native Americans as identified by the NAHC as provided in Public Resources Code section 5097.98. The applicant may develop a plan for treating or disposing of, with appropriate dignity, the human remains and any items associated with Native American Burials with the appropriate Native Americans as identified by the NAHC.” Here, however, no previously certified or adopted environmental review, study, or site survey has identified any Tribal Cultural Resources. The proposed land use changes would not introduce development to properties not already planned for development, and thus would not disturb new or different Tribal Cultural Resources beyond those already within the development footprint. Nevertheless, compliance with mitigation required in the SVSP EIR intended to protect unknown cultural resources (inclusive of Tribal Cultural Resources), such as “any amount of bone or shell, artifacts, human remains,” etc., will ensure that any development on the affected parcels would not result in new impacts to Tribal Cultural Resources or more severe impacts to those same resources than impacts identified in the prior environmental documents.

Thus, the Tribal Cultural Resource impacts of the Proposed GP/SVSP Amendments fall within the scope of the impacts already analyzed in the prior environmental documents.

Mitigation Measures: The following mitigation measures apply to development on the affected parcels:

- SVSP EIR MM 4.9-1: Cease work and consult with a qualified archaeologist.
- SVSP EIR MM 4.9-5: Conduct appropriate off-site studies.

Conclusion: With implementation of the applicable mitigation measures, the Proposed GP/SVSP Amendments would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR, as augmented by the WSP MND and modified by the various relevant addenda. Therefore, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” regarding tribal cultural resources.

XIX. Utilities and Service Systems

For the environmental setting, refer to Sections 4.12.1.2, 4.12.2.2, 4.12.3.2, 4.12.4.2, and 4.12.5.2 of the SVSP Final EIR.

Would the Proposed GP/SVSP Amendments:

Environmental Issue	Where was Impact Analyzed in Prior SVSP Environmental Documents?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	Final EIR, pp. 4.12.1-70 to 4.12.1-74, 4.12.2-9 to 4.12.2-14, 4.12.3-13 to 4.12.3-19, 4.12.5-7 to 4.12.5-15, 4.13-22 to 4.13-24; Impacts 4.12.1-4, 4.12.1-5, 4.12.2-1, 4.12.3-1, 4.12.3-2, 4.12.5-1 to 4.12.5-3, 4.13-2 WSP MND, pp. 46–51	No	No	No	Yes
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	Final EIR, pp. 4.12.1-47 to 4.12.1-65, 4.12.2-9 to 4.12.2-14; Impacts 4.12.1-1, 4.12.1-2, 4.12.2-1 WSP MND, pp. 46–51	No	No	No	Yes
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	Final EIR, pp. 4.12.3-13 to 4.12.3-20; Impacts 4.12.3-1, 4.12.3-2 WSP MND, pp. 46–51	No	No	No	Yes

d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	Final EIR, pp. 4.12.4-9 to 4.12.4-15; Impacts 4.12.4-1 to 4.12.4-4 WSP MND, pp. 46–51	No	No	No	Yes
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	Final EIR, pp. 4.12.4-9 to 4.12.4-11, 4.12.4-14 to 4.12.4-15; Impacts 4.12.1-1, 4.12.1-4 WSP MND, pp. 46–51	No	No	No	Yes

Discussion of Checklist Answers:

Utilities and services systems were adequately addressed in the SVSP EIR, as augmented by the WSP MND.²⁵ With respect to water, the SVSP EIR concluded that development of the SVSP area would not result in significant impacts related to water supply, treatment, and distribution. With respect to wastewater, the SVSP EIR concluded that development of the SVSP area would result in potentially significant impacts related to wastewater treatment capacity. The SVSP EIR identified mitigation measures to mitigate these impacts. With respect to energy (electricity and natural gas) and telecommunications, the SVSP EIR concluded that development of the SVSP area would not result in any significant impacts. Finally, with respect to solid waste, the SVSP EIR concluded that development of the SVSP area would increase demand for landfill services and require a landfill expansion. The SVSP EIR identified a mitigation measure to reduce this impact, but determined that it would remain significant and unavoidable. Additionally, the SVSP EIR concluded that construction within the SVSP EIR would generate debris and that this would be a potentially significant impact, but identified a mitigation measure to reduce this impact to a less-than-significant level.

The Proposed GP/SVSP Amendments would not significantly alter the prior utilities and service system impact conclusions. The proposed land use changes would not introduce development or development types onto parcels not already planned for residential development. Additionally, the utility providers that would serve future residents on the affected parcels have capacity for the proposed development.

Water in the City of Roseville comes primarily from the U.S. Bureau of Reclamation via Folsom Lake, but the City also maintains contracts with the Placer County Water Agency to obtain additional water as needed (see GP EIR, p. 2-33). Through these surface water sources, the City's is able to adequately supply water, and will continue to be able to adequately supply water into the foreseeable future, as the City's projected water use in 2040 is 50,907 AFY and it will have the capacity to provide 66,000 AFY (see GP EIR, p. 2-34). Additionally, the City maintains several groundwater wells that, if necessary, can deliver up to 17,000 AFY supplemental water to the City (see GP EIR, p. 2-34). Thus, the City has more than enough water for development on the affected parcels, inclusive of the units added via density bonus.

Wastewater, which may marginally increase as a result of Proposed GP/SVSP Amendments, would be conveyed to the Pleasant Grove Wastewater Treatment Plant (PGWT), which has capacity to serve the affected parcels.

²⁵ See also WSP MND 1st Addendum, pp. 29–31; SVSP EIR 1st Addendum, pp. 27–28.

Nevertheless, development on the affected parcels would need to comply with the applicable wastewater mitigation measure, which requires confirmation prior to obtaining a building permit that the PGWT has capacity to serve the development and/or will be timely expanded to accommodate total wastewater flow. Stormwater flow and drainage for all development would comply with all applicable federal, state and local requirements and would not be expected to increase as a result of the Proposed GP/SVSP Amendments (high-density residential land uses consist of approximately 65 percent impervious surfaces, resulting in reduced flows as more stormwater can be absorbed onsite [see Attachment C]). For a discussion on the energy efficiency requirements and incentives for development on the affected parcels, refer to Section VI.

Additionally, since the SVSP EIR was certified, the Western Placer Waste Management Authority has approved the expansion of the Western Regional Sanitary Landfill, which would serve the affected parcels. As a result, the lifespan of the landfill will be extended through 2110. While they would remain significant and unavoidable, impacts related to landfill capacity from the Proposed GP/SVSP Amendments would be reduced due to the landfill's future expansion. Moreover, development on the affected parcels would comply with the applicable SVSP EIR mitigation measure to minimize construction debris, ensuring that there would be no new or more severe significant solid waste impacts compared with the impacts identified in the prior environmental documents.

Thus, the utilities infrastructure required by the Proposed GP/SVSP Amendments would not significantly differ from that anticipated in the prior environmental documents, and utilities and service system impacts fall within the scope of the impacts already analyzed in the prior environmental documents.

Mitigation Measures: The following mitigation measures apply to development on the affected parcels:

- SVSP EIR WMM 4.11-5: Wastewater treatment plant capacity.
- SVSP EIR MM 4.12.4-2: Divert construction debris.

Conclusion: With implementation of the applicable mitigation measures, the Proposed GP/SVSP Amendments would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR, as augmented by the WSP MND and modified by the various relevant addenda. Therefore, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred" regarding utilities and service systems.

XX. Wildfire

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the Proposed GP/SVSP Amendments:

Environmental Issue	Where was Impact Analyzed in Prior SVSP Environmental Documents?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	N/A	N/A	N/A	N/A	N/A

b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	N/A	N/A	N/A	N/A	N/A
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	N/A	N/A	N/A	N/A	N/A
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	N/A	N/A	N/A	N/A	N/A

Discussion of Checklist Answers:

The SVSP area is not located within or near a state responsibility area and is not located within a Very High Fire Hazard Severity Zone (see GP EIR, p. 4.10-27); therefore, this checklist topic does not apply.

XXI. Mandatory Findings of Significance

Would the Proposed GP/SVSP Amendments:

Environmental Issue	Where was Impact Analyzed in Prior SVSP Environmental Documents?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	See Sections IV, V, VII, and XVIII, above WSP MND, pp. 52–54	No	No	No	Yes
b) Have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of the past projects, the effects of other current projects, and the effects of probable future projects.)	Final EIR, Section 5.7.3 WSP MND, pp. 52–54	No	No	No	Yes
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	See Sections III, VIII, XI, X, and XIII, above	No	No	No	Yes

Discussion of Checklist Answers:

With implementation of the City's Mitigating Ordinances, Guidelines, and Standards and best management practices, mitigation measures described in the SVSP EIR and listed in this document, and permit conditions, the Proposed GP/SVSP Amendments would not exceed the scope of any impact contemplated in the prior environmental documents associated with habitat, species, historic/prehistoric resources, or adverse effects on human beings. Furthermore, cumulative impacts associated with the Proposed GP/SVSP Amendments would not exceed those contemplated in the SVSP EIR, as augmented by the WSP MND, because no individual impact exceeds the scope of that same impact in those environmental documents. Nevertheless, the cumulative effects of the Proposed GP/SVSP Amendments and the Proposed GP/COMP Amendments (aka, the Proposed Project) are analyzed in a separate section of the Combined CEQA Document.

Mitigation Measures: See above checklist sections for applicable mitigation measures.

Conclusion: With the implementation of the applicable mitigation measures listed in this Addendum checklist, the Proposed GP/SVSP Amendments would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR, as augmented by the WSP MND and modified by the various relevant addenda. Therefore, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred" regarding the mandatory findings of significance.

ENVIRONMENTAL DETERMINATION

Based on analysis conducted in this Addendum and in the SVSP EIR, as augmented by the WSP MND and modified by the various relevant addenda, it is determined that implementation of the Proposed GP/SVSP Amendments, as described herein, would not result in any new or substantially more severe significant environmental impacts, either directly or as a result of new circumstances or information. The City may take the following actions in compliance with CEQA:

- Adopt the Addendum;
- Approve the SVSP amendment and rezone for Parcel WB-52;
- Approve the General Plan amendment for Parcel WB-52;
- Abandon the 20-foot public access easement on Parcel WB-30; and
- Approve the Amended Development Agreements.

In reviewing the site-specific information provided for the Proposed GP/SVSP Amendments and acting as Lead Agency, the City of Roseville, Development Services Department, Planning Division has analyzed the potential environmental impacts created by this action and determined that the findings of CEQA Guidelines section 15162 concerning the decision not to prepare a subsequent EIR and the findings of CEQA Guidelines section 15164 concerning the decision to prepare an Addendum can be made. As supported by substantial evidence within the Addendum to the SIERRA VISTA SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT (SCH # 2008032115, adopted May 5, 2010), as modified by the WESTBROOK SPECIFIC PLAN AMENDMENT TO THE SIERRA VISTA SPECIFIC PLAN MITIGATED NEGATIVE DECLARATION (SCH # 2008032115, adopted June 15, 2012), the Lead Agency makes the following findings:

[X] No substantial changes are proposed as part of the Proposed GP/SVSP Amendments which would require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

[X] No changed circumstances would require major revisions of the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

[X] There is no new information of substantial importance of the kind set forth in CEQA Guidelines section 15162, subdivision (a)(3), that was not known and could not have been known with the exercise of due diligence at the time the previous EIR was certified as complete.

Addendum Prepared by:

Kinarik Shallow

Kinarik Shallow, Associate Planner

City of Roseville, Development Services–Planning Division

CAMPUS OAKS AND SIERRA VISTA LAND USE AMENDMENTS PROJECT IN WESTERN ROSEVILLE

COMBINED CEQA DOCUMENT

**5th ADDENDUM TO THE HEWLETT-PACKARD CAMPUS OAKS
MASTER PLAN ENVIRONMENTAL IMPACT REPORT (SCH# 95112022,
CERTIFIED ON JUNE 5, 1996)**

&

**12th ADDENDUM TO THE SIERRA VISTA SPECIFIC PLAN
ENVIRONMENTAL IMPACT REPORT (SCH# 2008032115, CERTIFIED
ON MAY 5, 2010)**

CUMULATIVE CONSIDERATIONS (*Combined CEQA Document*)

The Proposed Project includes two main components in two different planning areas, discussed in detail throughout this Combined CEQA Document. Each component is analyzed separately in an individual addendum using modified checklists. Each analysis, in its respective Mandatory Findings of Significance section, includes a determination on impacts that might be cumulatively considerable. The Addendum for the Proposed GP/COMP Amendments determined that “cumulative impacts associated with the Proposed GP/COMP Amendments would not exceed those contemplated in the COMP EIR and the COMP EIR 1st Addendum.” The Addendum for the Proposed GP/SVSP Amendments likewise determined that “cumulative impacts associated with the Proposed GP/SVSP Amendments would not exceed those contemplated in the SVSP EIR, as augmented by the WSP MND.” This Section considers the combined effects of the two Project components in order to set forth the total combined level of environmental impact from both the Proposed GP/COMP Amendments and Proposed GP/SVSP Amendments. This Section provides additional consideration of their combined cumulative impacts by looking at the two actions together in the context of the approved full buildout of the General Plan (GP) area, as contemplated in the certified 2020 GP EIR for the 2035 GP Update.

Methodology

Complicating the cumulative analysis here, the Project components occur in two distinct planning areas with different prior planning and environmental review documents. Cumulatively assessing these different Project components across two planning areas and under two different sets of planning and environmental review documents is highly complex and presents many analytical challenges. Thus, the City concluded that assessing the cumulative effect of the two Project components, as set forth in their new addenda, against the backdrop of the analysis and conclusions in the GP EIR presented a sounder and more accessible approach. With this approach, it can be determined whether these actions together exceed any impact conclusions contemplated in the GP EIR for full buildout of the entire GP area, inclusive of the COMP and SVSP areas in which the Project would occur.

Both the Proposed GP/COMP Amendments and Proposed GP/SVSP Amendments are analyzed in their respective addenda as “subsequent environmental review” under CEQA Guidelines sections 15162 through 15164. Environmental analysis of this kind considers whether the impacts of a proposed project will exceed those already anticipated in a previously certified EIR, even if those impacts have not yet occurred in the present physical environment. “When a lead agency is considering whether to prepare a subsequent EIR, the agency is specifically authorized to limit its consideration to effects not considered in connection with the earlier project” (*Martis Camp Community Association v. County of Placer* (2020) 53 Cal.App.5th 569, 608). Accordingly, this cumulative analysis uses the future conditions predicted in the prior environmental documents as a baseline (see *Neighbors for Smart Rail v. Exposition Metro Line Construction Authority* (2013) 57 Cal.4th 445, 450).

Environmental Issue Areas Excluded from this Assessment

The following environmental issue areas are excluded from this analysis because any potential impacts would be site specific, localized, temporary in nature, or are generally not applicable:

- Aesthetics (site specific);
- Agricultural and Forestry Resources (not applicable);
- Biological Resources (site specific, localized, or not applicable);
- Cultural Resources (site specific, localized, or not applicable);
- Geology and Soils (not applicable);
- Hazards and Hazardous Materials (site specific or localized);
- Land Use and Planning (site specific or not applicable);
- Mineral Resources (not applicable);
- Noise (site specific or localized);
- Population and Housing (not applicable);
- Recreation (not applicable);
- Tribal Cultural Resources (site specific, localized, or not applicable); and
- Wildfire (not applicable).

These impacts are discussed in more detail in the addenda for the Proposed GP/COMP Amendments and the Proposed GP/SVSP Amendments.

Cumulative Assessment and Conclusions

At full buildout, the GP Update EIR assumed an additional 20,000 to 25,000 housing units would be constructed (GP EIR, p. 2-33). For analytical purposes, the GP EIR assumed at full buildout an approximate total of 75,200 housing units (GP EIR, p. 4.2-1). This development is and will be located within the 16 subareas analyzed in the EIR, inclusive of the COMP and SVSP areas, where the Proposed Project is located. With the Proposed Project, the number of housing units in the City increases by 551 units (285 in the COMP area and 266 in the SVSP area). Thus, the overall amount of contemplated residential development would increase slightly compared to what was approved with the 2035 GP and analyzed in the GP EIR.

This cumulative assessment looks to the following environmental issue areas with respect to impact conclusions reached in the certified GP EIR to determine if the proposed land use changes result in increases to any impact conclusion reached in the GP EIR.

Air Quality

Upon full buildout of the GP area, the GP EIR concluded that the following air quality impacts will occur:

- Impacts from construction- and operation-related air pollutant emissions will be significant and unavoidable (GP EIR, pp. 4.4-28, 4.4-36);
- Impacts to sensitive receptors as a result of exposure to substantial pollutant concentrations will be less than significant during construction but significant and unavoidable during operation (GP EIR, pp. 4.4-45, 4.4-46);
- Impacts from carbon monoxide hotspots will be less than significant (GP EIR, p. 4.4-49); and
- Impacts from other emissions such as odor will be significant and unavoidable (GP EIR, p. 4.4-53).

As concluded in the addenda, all air quality impacts associated with the Proposed GP/COMP Amendments and the Proposed GP/SVSP Amendments would not exceed those anticipated in the COMP EIR and SVSP EIR, respectively, and associated subsequent environmental documents, and would therefore not result in any new significant impacts or substantially increase the severity of an existing significant impact. In fact, air emissions would be reduced during construction as a result of the change in land use on Parcel CO-52 from business/light industrial to residential and, even with both Project components combined, would not exceed PCAPCD's CEQA thresholds of significance for construction (see Attachment A, Table 3). During operation, the combined Proposed Project components would result in some increases in criteria pollutants, with more occurring in the SVSP area than the COMP area as a result of the density bonus units (see Attachment A, Table 4). But, when Project components are combined, only the ROG emissions would exceed PCAPCD's CEQA thresholds of significance for operation (see Attachment A, Table 4), and only by 2.80 lbs/day after mitigation (see Attachment A, Table 5). This increase in ROG, incidentally, may be overstated in the CalEEMod model, which does not allow for individualized adjustments for factors such as the age-restricted units proposed for Parcel WB-30 that are anticipated to produce fewer ROG emissions than their non-restricted counterparts (see Attachment A for more details). Moreover, combined net increases in operational criteria pollutants represent only a marginal percentage increase within the COMP and SVSP planning areas (a 0.33 percent increase for ROG, a 0.33 percent increase for NO_x, and a 0.28 percent increase for PM₁₀) (see Table 6 of Raney Air Quality analysis).

Furthermore, odor impacts would decrease due to the proposed land use change on Parcel CO-52, because residential uses, unlike industrial uses, are not classified as likely to produce objectionable odors (see GP EIR, pp. 4.4-49 to 4.4-50). Similarly, residential land uses are not anticipated to produce operational TACs. As well, residential development on all parcels would comply with all applicable Placer County Air Pollution Control District mitigation measures and planning-area-specific mitigation measures, which would help to reduce GHG emissions during both construction and operation. As a result, the combined Proposed Project components would not exceed any air quality impacts analyzed in the GP EIR.

Energy

Upon full buildout of the GP area, the GP EIR concluded that the following transportation and traffic impacts will occur:

- Impacts from the wasteful, inefficient, or unnecessary consumption of energy during construction and operation will be less than significant (GP EIR, p. 4.15-18); and
- Impacts associated with conflicts with State or local energy efficiency plans will be less than significant (GP EIR, p. 4.15-19).

As concluded in the addenda, all energy impacts associated with the Proposed GP/COMP Amendments and the Proposed GP/SVSP Amendments would not exceed those anticipated in the COMP EIR and SVSP EIR, respectively, and associated subsequent environmental documents. In fact, energy would be reduced because of the reduction in VMT from the redesignation and rezoning of Parcel CO-52 and the age-restriction on future

residents of development planned for Parcel WB-30, which would in turn reduce the localized consumption of fossil fuels. Notably, the transportation sector is the “largest energy consuming sector in California” (GP EIR, p. 4.15-12). Furthermore, all housing units constructed as a result of the Proposed Project would be built on accordance with California Energy Code Title 24, to meet the Building Energy Efficiency Standards, including, but not limited to, standards for water and space heating and cooling equipment, insulation for doors, pipes, walls, and ceilings, and energy-saving appliances. The constructed units also would be eligible for rebates and other financial incentives from both the electric and gas providers for the purchase of energy-efficient appliances and systems, which would further reduce the operational energy demand. The Proposed Project would also increase housing density throughout the City, potentially improving per-unit energy efficiency. As a result, the combined Proposed Project components would not exceed any energy impacts analyzed in the GP EIR; on the contrary, the Proposed Project would likely reduce these impacts.

Greenhouse Gases

Upon full buildout of the GP area, the GP EIR concluded that the following GHG emission impact will occur:

- Impacts associated with conflicts with applicable plans, policies or regulations for the reduction of GHG emissions will be significant and unavoidable (GP EIR, p. 4.5-27).

As concluded in the addenda, all GHG emission impacts associated with the Proposed GP/COMP Amendments and the Proposed GP/SVSP Amendments would not exceed those anticipated in the COMP EIR and SVSP EIR, respectively, and associated subsequent environmental documents. When both Project components are combined, construction-related GHG emission would increase above emissions estimated for currently approved land uses, but those emissions would still fall well below PCAPCD’s CEQA GHG construction thresholds (see Attachment A, Table 10). Combined operational emissions likewise would increase, and while operational emissions would exceed PCAPCD’s CEQA GHG operational de minimis thresholds (as would the existing approved land uses and densities), they would not exceed PCAPCD’s bright-line threshold or PCAPCD’s efficiency metric threshold for residential urban projects (see Attachment A, Tables 9 and 10). As well, residential development on all parcels would comply with all applicable Placer County Air Pollution Control District mitigation measures, which would help to reduce GHG emissions during both construction and operation. As a result, the combined Proposed Project components would not exceed any GHG emission impacts analyzed in the GP EIR.

Hydrology and Water Quality

Upon full buildout of the GP area, the GP EIR concluded that the following hydrology and water impacts will occur:

- Impacts from violations of water quality standards or waste discharge requirements or conflicts with a water quality control plan will be less than significant (GP EIR, p. 4.13-30);
- Impacts to groundwater recharge or groundwater supplies that might impede implementation of a sustainable groundwater management plan will be less than significant (GP EIR, p. 4.13-32);
- Impacts to drainage patterns resulting in substantial erosion or siltation will be less than significant (GP EIR, p. 4.13-35);
- Impacts to drainage patterns resulting in runoff exceeding capacity of existing system or increasing flooding sources of polluted runoff will be less than significant (GP EIR, p. 4.13-41); and
- Impacts from the release of pollutants in flood hazard, tsunami, or seiche zones will be less than significant (GP EIR, p. 4.13-42).

As concluded in the addenda, all hydrology and water quality impacts associated with the Proposed GP/COMP Amendments and the Proposed GP/SVSP Amendments would not exceed those anticipated in the COMP EIR and SVSP EIR, respectively, and associated subsequent environmental documents. In actuality, improvements made to the currently vacant parcels as a result of eventual development would treat and mitigate storm waters

in a manner that does not currently occur and would better distribute storm water, along with water quality control features, throughout the entirety of the COMP and SVSP areas. Hydrology and water quality impacts associated with both Proposed Project components would not exceed those anticipated in the COMP and SVSP EIRs and, despite some differences in land use and density increases, the scope and scale of potential impacts would remain roughly the same. As a result, the combined Proposed Project components would not exceed any hydrology and water quality impacts analyzed in the GP EIR.

Public Services

Upon full buildout of the GP area, the GP EIR concluded that the following public service impacts will occur:

- Impacts from increased demand for police protection facilities will be less than significant (GP EIR, p. 4.11-23);
- Impacts from increased demand for fire protection services and facilities will be less than significant (GP EIR, p. 4.11-25);
- Impacts from increased demand for school services and facilities will be less than significant (GP EIR, p. 4.11-27); and
- Impacts from the need for new or expanded recreation facilities or accelerated use of existing facilities will be less than significant (GP EIR, p. 4.11-29).

As concluded in the addenda, all public service impacts associated with the Proposed GP/COMP Amendments and the Proposed GP/SVSP Amendments would not exceed those anticipated in the COMP EIR and SVSP EIR, respectively, and associated subsequent environmental documents. The proposed development would be subject to the same fees and taxes and codes and regulations as the previously approved land uses. As a result, the combined Proposed Project components would not exceed any public services impacts analyzed in the GP EIR.

Transportation/Traffic

Upon full buildout of the GP area, the GP EIR concluded that the following transportation and traffic impacts will occur:

- Impacts from vehicle-miles traveled (VMT) in exceedance of thresholds will be significant and unavoidable (GP EIR, p. 4.3-36);
- Impacts to hazards due to design features, incompatible uses, or emergency access will be less than significant (GP EIR, p. 4.3-40); and
- Impacts associated with conflicts with adopted transportation-related policies, plans, or programs will be less than significant (GP EIR, p. 4.3-43).

As concluded in the addenda, all transportation and traffic impacts associated with the Proposed GP/COMP Amendments and the Proposed GP/SVSP Amendments would not exceed those anticipated in the COMP EIR and SVSP EIR, respectively, and associated subsequent environmental documents. In fact, VMT would be reduced from current approved conditions as a result of the redesignation and rezoning of Parcel CO-52 and the age-restriction on future residents of development planned for Parcel WB-30. As a result, the combined Proposed Project components would not exceed any transportation and traffic impacts analyzed in the GP EIR; on the contrary, the Proposed Project would reduce these impacts.

Utilities and Service Systems

Upon full buildout of the GP area, the GP EIR concluded that the following utilities and service system impacts will occur:

- Impacts resulting from the relocation of or the construction of new or expanded utilities and service systems facilities will be significant and unavoidable (GP EIR, p. 4.12-24);
- Impacts to water supplies will be less than significant (GP EIR, p. 4.12-28);
- Impacts to wastewater treatment capacity will be less than significant (GP EIR, p. 4.12-30); and
- Impacts to solid waste generation and associated capacity statutes and regulations will be less than significant (GP EIR, p. 4.12-32).

As concluded in the addenda, all utilities and service system impacts associated with the Proposed GP/COMP Amendments and the Proposed GP/SVSP Amendments would not exceed those anticipated in the COMP EIR and SVSP EIR, respectively, and associated subsequent environmental documents. The City has ample water supply for the proposed and planned development, despite some slight increase in demand. Wastewater generation would marginally increase, but the applicable wastewater treatment plant has capacity and, in any event, applicable mitigation requires this be verified prior to obtaining a building permit. Solid waste generation would likely remain the same because a decrease in waste generation associated with Parcel COMP-52 (due to lower anticipated waste generation with high-density residential use as compared to tech/business/light industrial use) will offset the anticipated small increase on Parcels WB-30, WB-32, and FD-34 (due to increased residential density). Regardless, the life of the Western Regional Sanitary Landfill, which serves the area, was recently extended from 2058 to 2110, and has ample capacity. Likewise for electricity demand. Land use changes on Parcel CO-52 would result in a decrease in electricity demand, which likely would offset the slight increase in demand on Parcels WB-30, WB-32, and FD-34. Of course, all development would comply with state and local energy efficiency and other requirements. As a result, the combined Proposed Project components would not exceed any utilities and service system impacts analyzed in the GP EIR; on the contrary, the Proposed Project likely would reduce these impacts.

CONCLUSIONS AND FINDINGS (Combined CEQA Document)

As demonstrated in the addenda checklist analyses included as part of this Combined CEQA Document, the City finds that the Proposed Project can be analyzed pursuant to CEQA Guidelines sections 15162(a) and 15164(a), in separate addenda, because none of the conditions calling for the preparation of subsequent or supplemental EIRs or other subsequent CEQA documents are present:

- No project changes or changed circumstances would require major revisions of the previous EIRs due to new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and
- No new information of substantial importance of the kind set forth in CEQA Guidelines section 15162, subdivision (a)(3), has been uncovered that indicates the Proposed Project would create new significant impacts or a substantial increase in the severity of the previously identified significant impacts than those analyzed in previously certified CEQA documents.

Accordingly, the City of Roseville approves and adopts the 5th Addendum to the Hewlett-Packard Campus Oaks Master Plan EIR and the 12th Addendum to the Sierra Vista Specific Plan EIR.

Furthermore, although not required under CEQA, the City of Roseville makes the following findings to facilitate informed decision-making:

- The analysis and conclusions presented in the individual addenda and in this Combined CEQA Document are based on substantial evidence found in this document, in previously certified and approved/adopted planning and CEQA documents, and generally in the administrative record for the Proposed Project (see CEQA Guidelines, § 15091(b); Pub. Resources Code, § 21167.6(e)), including all documents and materials incorporated herein by reference. This evidence is available for review during business hours at the Roseville Civic Center, 311 Vernon Street, Roseville, CA and/or as otherwise indicated in this document.
- The two components of the Proposed Project, the Proposed GP/COMP Amendments and the Proposed GP/SVSP Amendments, would not cumulatively exceed any impacts analyzed in the GP EIR and in fact would reduce some impacts.
- The Project will advance the City of Roseville's objectives, goals, and policies for the COMP and SVSP areas and the City in general. Following are select examples of the how the Project will advance applicable plan area objectives and General Plan goals and policies:

- COMP Objective: *Support the aspirations of Hewlett-Packard to build and operate its facilities within a mixed use master planned community that provides opportunities for convenient and sustainable relationships between employees and nearby housing opportunities, commercial services, and open-space and recreational amenities.*

The Project will provide nearby housing opportunities on Parcel CO-52, which will be converted from a tech/business use to multi-family housing, resulting in 285 new housing units.

- SVSP Objective (for Housing Opportunities): *Plan for approximately 8,679 residential units to provide housing choices in varying densities that respond to all market segments, including opportunities for rental units and affordable housing consistent with the City's General Plan.*

The Project will consist entirely of rental units and primarily of affordable units, and will increase the number of planned units within SVSP by 266, thereby greatly increasing opportunities for those types of housing within the SVSP area and City.

- GP Goal H2.1: *Work with the development and business communities to provide affordable rental and homeownership opportunities for extremely low-, very low-, low-, and middle-income households.*

The Project will add 551 new high-density housing units to the City, including 266 new

affordable housing units. As a result, the Project will provide affordable housing opportunities for households with diverse incomes, all without relying on City taxpayer-funded subsidies.

- GP Goal H4.1: *Ensure the availability of quality housing opportunities for the elderly, the disabled, large families, female heads of households, and the homeless.*

The Project will include 355 housing units that will be available exclusively to low-income senior citizens, thus providing additional (and affordable) housing opportunities for the elderly. Additionally, the Project would add 266 new affordable housing units to the City, increasing the availability of quality affordable housing opportunities for other special needs groups.

- GP Policy LU1.4: *Promote a diversity of residential living options (e.g., density ranges, housing types, affordability ranges), while ensuring community compatibility and well-designed residential development.*

The Project will provide 551 new high-density housing units (including 266 new affordable units) within the City that will be available to households with diverse incomes. Additionally, the Project will include 355 units that are restricted for use by senior citizens. Development is planned in or near residential or mixed-use areas, and these diverse housing units will comply with all applicable design guidelines, ensuring a high-quality of design and compatibility with the surrounding community.

- GP Goal LU8.4: *Continue a comprehensive, logical planning process, rather than an incremental, piecemeal approach.*

The Project consists of separate but interrelated land use planning actions in two distinct planning areas within the City, enabling the City to avoid piecemeal review by thoroughly contextualizing and adequately considering all Project actions together.

- GP Policy AQ1.10: *Improve overall health and sustainability of the community by reducing emissions of greenhouse gases that contribute to climate change.*

The Project includes land use changes and housing unit restrictions that will result in a net reduction in City-wide VMT—and thus, a net reduction in vehicular GHG emissions—while still increasing housing supply within the City.

- GP Policy AQ1.17: *Conserve energy and reduce air pollutant emissions by encouraging energy efficient building designs and transportation systems and promoting energy retrofits of existing structures.*

The Project will add 551 new high-density housing units to the City, which will comply with all applicable building and efficiency standards and will be eligible for rebates and other financial incentives to incorporate energy-efficient appliances and systems, ensuring energy conservation and a comparative reduction in air pollutant emissions.

- The Project will confer several economic, social, and other benefits to the City of Roseville (and the state), including but not limited to:
 - Assist the City in fulfilling its share of the Regional Housing Needs Allocation (RHNA) by increasing the City's housing stock by 551 housing units, including 266 affordable housing units (10 additional Very-Low-Income Units and 256 additional Low-Income Units), thereby helping to lessen upward pressure on housing costs. The beneficiaries of this new housing will be low-income individuals and families making no more than 80 percent of the average median income (AMI) and very-low income individuals and families making no more than 50 percent AMI.
 - Increase the City's stock of much-needed housing dedicated for senior citizens.
 - Increase property tax, and likely sales tax for the City (from new residents relocating to the new housing from other areas within the City or from outside the City, including those lower income households whose members work in the City but currently live outside the City), which in turn would help fund important local public services, such as fire and police services.

- Reduce the regional VMT by converting land planned for a tech/business use to housing and by increasing age-restricted and multi-family housing in the City, resulting in a commensurate decrease of GHG emissions.
- Through mitigation, contribute to certain infrastructure improvements by paying its fair share towards those improvements, such as for regional flood control facilities (see, e.g., COMP EIR MM 4.4-2(b)). The Project will also construct or contribute to funding other infrastructure improvements that will benefit additional development projects and City residents and visitors.
- Through the increase in residential units, contribute additional funding for public services through the Public Services Community Facilities District (CFD), and additional funding for fire and police services through the Municipal Services CFD.