

## NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

**Notice** is hereby given that, as Lead Agency, the City of Roseville, Development Services Department, Planning Division has prepared an Initial Study leading to a Negative Declaration for the project referenced below. This Negative Declaration is available for public review and comment.

**Project Title/File#:** NERSP PCL 14 – Honda Motorsports Tree Removal; File #PL19-0259

**Project Location:** 360 N Sunrise Avenue, Roseville, Placer County, CA; APN 048-451-016-000

**Project Owner:** Dana Tutt

**Project Applicant:** Phil Gaylord, Honda Motorsports

**Project Planner:** Kinarik Shallow, Associate Planner

**Project Description:** The project includes a Tree Permit to remove five (5) Valley oak (*Quercus lobata*) trees on the northeast side of the building, with a total aggregate diameter of 76 inches. The area where the trees are located is proposed to be paved for drainage purposes. The oak trees removed were planted as part of the landscape for the building at 360 N. Sunrise Avenue.

**Document Review and Availability:** The public review and comment period begins on **October 3, 2019** and ends on **October 23, 2019**. The Negative Declaration may be reviewed during normal business hours (8:00 am to 5:00 pm) at the Planning Division offices, located at 311 Vernon Street. It may also be viewed online at:

<https://www.roseville.ca.us/cms/One.aspx?portalId=7964922&pageId=8774505>.

**Written comments on the adequacy of the Negative Declaration may be submitted to Kinarik Shallow, Planning Division, 311 Vernon Street, Roseville, CA 95678, and must be received no later than 5:00 pm on October 23, 2019.**

This project will be scheduled for a public hearing before the City's Planning Commission. At this hearing, the Planning Commission will consider the Negative Declaration and associated project entitlements. A separate notice will be published when this hearing is scheduled.

Mike Isom  
Development Services Director

Dated: October 2, 2019

Publish: October 3, 2019

## NEGATIVE DECLARATION

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**Project Location:** 360 N Sunrise Avenue, Roseville, Placer County, CA; APN 048-451-016-000

**Project Applicant:** Phil Gaylord, Honda Motorsports

**Property Owner:** Dana Tutt

**Lead Agency Contact Person:** Kinarik Shallow, Associate Planner - City of Roseville; (916) 746-1309

**Date:** September 28, 2019

### Project Description:

The project includes a Tree Permit to remove five (5) Valley oak (*Quercus lobata*) trees on the northeast side of the building, with a total aggregate diameter of 76 inches. The area where the trees are located is proposed to be paved for drainage purposes. The oak trees removed were planted as part of the landscape for the building at 360 N. Sunrise Avenue.

## DECLARATION

The Planning Manager has determined that the above project will not have significant effects on the environment and therefore does not require preparation of an Environmental Impact Report. The determination is based on the attached initial study and the following findings:

- A. *The project will not have the potential to degrade the quality of the environment, substantially reduce the habitat of 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 an endangered, rare or threatened species, reduce the number or restrict the range of rare or endangered plants or animals or eliminate important examples of the major periods of California history or prehistory.*
- B. *The project will not have the potential to achieve short-term, to the disadvantage of long-term, environmental goals.*
- C. *The project will not have impacts, which are individually limited, but cumulatively considerable.*
- D. *The project will not have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly.*
- E. *No substantial evidence exists that the project may have a significant effect on the environment.*
- F. *This Negative Declaration reflects the independent judgment of the lead agency.*

## INITIAL STUDY & ENVIRONMENTAL CHECKLIST

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|                                   |  |
|-----------------------------------|--|
| <b>Project Title/File Number:</b> | NERSP PCL 14 – Honda Motorsports Tree Removal; File #PL19-0259   |
| <b>Project Location:</b>          | 360 N Sunrise Avenue, Roseville, Placer County, CA; APN 048-451-016-000  |
| <b>Project Description:</b>       | The project includes a Tree Permit to remove five (5) Valley oak ( <i>Quercus lobata</i> ) trees on the northeast side of the building, with a total aggregate diameter of 76 inches. The area where the trees are located is proposed to be paved for drainage purposes. The oak trees removed were planted as part of the landscape for the building at 360 N. Sunrise Avenue. |
| <b>Project Applicant:</b>         | Phil Gaylord, Honda Motorsports  |
| <b>Property Owner:</b>            | Dana Tutt  |
| <b>Lead Agency Contact:</b>       | Kinarik Shallow, Associate Planner; Phone (916) 746-1309   |

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This initial study has been prepared to identify and assess the anticipated environmental impacts of the above described project application. The document relies on previous environmental documents and site-specific studies prepared to address in detail the effects or impacts associated with the project. Where documents were submitted by consultants working for the applicant, City staff reviewed such documents in order to determine whether, based on their own professional judgment and expertise, staff found such documents to be credible and persuasive. Staff has only relied on documents that reflect their independent judgment, and has not accepted at face value representations made by consultants for the applicant.

This document has been prepared to satisfy the California Environmental Quality Act (CEQA), (Public Resources Code, Section 21000 et seq.) and the State CEQA Guidelines (14 CCR 15000 et seq.). CEQA requires that all state and local government agencies consider the environmental consequences of projects over which they have discretionary authority before acting on those projects.

The initial study is a public document used by the decision-making lead agency to determine whether a project may have a significant effect on the environment. If the lead agency finds substantial evidence that any aspect of the project, either individually or cumulatively, may have a significant effect on the environment, regardless of whether the overall effect of the project is adverse or beneficial, the lead agency is required to prepare an EIR. If the agency finds no substantial evidence that the project or any of its aspects may cause a significant effect on the environment, a negative declaration shall be prepared. If in the course of analysis, the agency recognizes that the project may have a significant impact on the environment, but that by incorporating specific mitigation measures to which the applicant agrees, the impact will be reduced to a less than significant effect, a mitigated negative declaration shall be prepared.

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## PROJECT DESCRIPTION

### Project Location

The project site is located at 360 North Sunrise Avenue, near the southwestern corner of Eureka Road and N. Sunrise Avenue (Figure 1). The subject property is 4.35 acres and is located on Parcel 14 of the Northeast Roseville Specific Plan (NERSP). The site is developed with a ±60,000 square-foot building (currently occupied by Honda Motorsports) with related site parking, lighting, and landscaping. Surrounding land uses include open space to the north and west, and commercial uses to the south and east. Table 1 includes the zoning and land use designations of the subject and adjacent properties.

**Figure 1: Project Location**



**Table 1: Adjacent Zoning and Land Use**

| Location     | Zoning  | General Plan Land Use         | Actual Use of Property |
|--------------|---|-------------------------------|------------------------|
| <b>Site</b>  | Regional Commercial/Special Area-Northeast Roseville Specific Plan (RC/SA-NE) | Regional Commercial (RC)      | Retail                 |
| <b>North</b> | Open Space (OS)   | Open Space/Floodplain (OS/FP) | Open Space             |
| <b>South</b> | RC/SA-NE  | RC                            | Retail and Restaurant  |
| <b>East</b>  | RC/SA-NE  | RC                            | Commercial             |
| <b>West</b>  | RC/SA-NE  | RC                            | Open Space             |



## Background

The project site is part of the Centerpointe Marketplace, which is a 426,147-square-foot retail/commercial shopping center consisting of 49.4 acres. Development of the shopping center was approved on November 14, 1991 (file #UP 91-13), and included a Tree Permit to allow the removal of 102 trees and encroachment into the protected zone of approximately 15 others.

An Environmental Impact Report (EIR) was certified with the NERSP (State Clearinghouse #86042805), which examined the impacts of Specific Plan buildout. This addressed the major cumulative impacts of developing the Specific Plan as a whole, including the subject property (Parcel 14). Additionally, a Mitigated Negative Declaration was adopted with the Centerpointe Marketplace project (Attachment 1). The Initial Study which led to the Mitigated Negative Declaration for the Centerpointe Marketplace evaluated the project's potential impacts related to traffic, air quality, biological resources, and other resources. Mitigation measures were recommended to reduce the potential impacts to a less than significant level.

## Environmental Setting

The project site is developed with a ±60,000 square-foot retail building with associated site parking, lighting, and landscaping, and is part of the larger Centerpointe Marketplace shopping center located to the south and east. The parcel is fully paved, with the exception of an area located at the rear of the building. This area consisted of oak trees that were planted with the development of the center, to mitigate for native oak trees removed as part of the original approval. There is an existing retaining wall along the northwestern and northeastern property lines due to substantial grade differentials adjacent to the open space. The project site is at an elevation of approximately 190 feet above mean seal level while the adjacent open space is between 160 to 170 feet above mean sea level. A portion of the open space area is located within the 100-year floodplain, and it consists of several native oak trees and the City bike trail through Miner's Ravine.

## Proposed Project

The project includes a Tree Permit to allow the removal of five (5) Valley oak (*Quercus lobata*) trees on the northeast side of the building, with a total aggregate diameter of 76 inches. The oak trees were planted as part of the landscape for the building at 360 N. Sunrise Avenue. The area where the trees were located is proposed to be paved for drainage purposes. The intent is to redirect stormwater run-off to prevent water intrusion and movement of the building slab and wall. The total area to be paved is approximately 4,500 square feet and is located adjacent to the loading dock area of the Honda Motorsports building.

## **CITY OF ROSEVILLE MITIGATION ORDINANCES, GUIDELINES, AND STANDARDS**

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For projects that are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified, CEQA Guidelines section 15183(f) allows a lead agency to rely on previously adopted development policies or standards as mitigation for the environmental effects, when the standards have been adopted by the City, with findings based on substantial evidence, that the policies or standards will substantially mitigate environmental effects, unless substantial new information shows otherwise (CEQA Guidelines §15183(f)). The City of Roseville adopted CEQA Implementing Procedures (Implementing Procedures) which are consistent with this CEQA Guidelines section. The current version of the Implementing Procedures were adopted in April 2008, along with Findings of Fact, as Resolution 08-172. The below regulations and ordinances were found to provide uniform mitigating policies and standards, and are applicable to development projects. The City's Mitigating Policies and Standards are referenced, where applicable, in the Initial Study Checklist.

- City of Roseville 2035 General Plan

- City of Roseville Zoning Ordinance (RMC Title 19)
- City of Roseville Improvement Standards (Resolution 02-37)
- City of Roseville Construction Standards (Resolution 01-208)
- Subdivision Ordinance (RMC Title 18)
- Noise Regulation (RMC Ch.9.24)
- Flood Damage Prevention Ordinance (RMC Ch.9.80)
- Drainage Fees (Dry Creek [RMC Ch.4.49] and Pleasant Grove Creek [RMC Ch.4.48])
- West Placer Stormwater Quality Design Manual (Resolution 16-152)
- Urban Stormwater Quality Management and Discharge Control Ordinance (RMC Ch. 14.20)
- Traffic Mitigation Fee (RMC Ch.4.44)
- Highway 65 Joint Powers Authority Improvement Fee (Resolution 2008-02)
- South Placer Regional Transportation Authority Transportation and Air Quality Mitigation Fee (Resolution 09-05)
- Tree Preservation Ordinance (RMC Ch.19.66)
- Community Design Guidelines (Resolution 95-347)

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## **OTHER ENVIRONMENTAL DOCUMENTS RELIED UPON**

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- Amoruso Ranch Specific Plan Final Environmental Impact Report
- Northeast Roseville Specific Plan Environmental Impact Report (SCH #86042805)
- Centerpointe Marketplace Initial Study and Mitigated Negative Declaration (March 7, 1991)

Pursuant to CEQA Guidelines Section 15183, any project which is consistent with the development densities established by zoning, a Community Plan, or a General Plan for which an EIR was certified shall not require additional environmental review, except as may be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. The Amoruso Ranch Specific Plan EIR updated the City's General Plan to 2035, and updated Citywide analyses of traffic, water supply, water treatment, wastewater treatment, and waste disposal. The proposed project is consistent with the adopted land use designations examined within the environmental documents listed above. This Initial Study focuses on effects particular to the specific project site, impacts which were not analyzed within the EIR, and impacts which may require revisiting due to substantial new information. When applicable, the topical sections within the Initial Study summarize the findings within the environmental documents listed above. The analysis, supporting technical materials, and findings of the environmental document are incorporated by reference, and are available for review at the Civic Center, 311 Vernon Street, Roseville, CA.

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## **EXPLANATION OF INITIAL STUDY CHECKLIST**

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The California Environmental Quality Act (CEQA) Guidelines recommend that lead agencies use an Initial Study Checklist to determine potential impacts of the proposed project on the physical environment. The Initial Study Checklist provides a list of questions concerning a comprehensive array of environmental issue areas potentially affected by this project. This section of the Initial Study incorporates a portion of Appendix G Environmental Checklist Form, contained in the CEQA Guidelines. Within each topical section (e.g. Air Quality) a description of the setting is provided, followed by the checklist responses, thresholds used, and finally a discussion of each checklist answer.

There are four (4) possible answers to the Environmental Impacts Checklist on the following pages. Each possible answer is explained below:

- 1) A “Potentially Significant Impact” is appropriate if there is enough relevant information and reasonable inferences from the information that a fair argument based on substantial evidence can be made to support a conclusion that a substantial, or potentially substantial, adverse change may occur to any of the physical conditions within the area affected by the project. When one or more “Potentially significant Impact” entries are made, an EIR is required.
- 2) A “Less Than Significant With Mitigation” answer is appropriate when the lead agency incorporates mitigation measures to reduce an impact from “Potentially Significant” to “Less than Significant.” For example, floodwater impacts could be reduced from a potentially-significant level to a less-than-significant level by relocating a building to an area outside of the floodway. The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level. Mitigation measures are identified as MM followed by a number.
- 3) A “Less Than significant Impact” answer is appropriate if there is evidence that one or more environmental impacts may occur, but the impacts are determined to be less than significant, or the application of development policies and standards to the project will reduce the impact(s) to a less-than-significant level. For instance, the application of the City’s Improvement Standards reduces potential erosion impacts to a less-than-significant level.
- 4) A “No Impact” answer is appropriate where it can be demonstrated that the impact does not have the potential to adversely affect the environment. For instance, a project in the center of an urbanized area with no agricultural lands on or adjacent to the project area clearly would not have an adverse effect on agricultural resources or operations. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources cited in the Initial Study. Where a “No Impact” answer is adequately supported by the information sources cited in the Initial Study, further narrative explanation is not required. A “No Impact” answer is explained when it is based on project-specific factors as well as generous standards.

All answers must take account of the whole action involved, including off- and on-site, indirect, direct, construction, and operation impacts, except as provided for under State CEQA Guidelines.

## **INITIAL STUDY CHECKLIST**

### **I. Aesthetics**

The project site is located in a typical urbanized setting within a commercially zoned area of the City. The site is developed with a commercial building and is fully paved, with the exception of a small portion of the site located behind the building to the northeast. The site is located near the intersection of two arterial roadways, including North Sunrise Avenue and Eureka Road.

Except as provided in Public Resources Code Section 21099, would the project:

| <b>Environmental Issue</b>                              | <b>Potentially Significant Impact</b> | <b>Less Than Significant With Mitigation</b> | <b>Less Than Significant Impact</b> | <b>No Impact</b> |
|---|---------------------------------------|--|-------------------------------------|------------------|
| a) Have a substantial adverse effect on a scenic vista? |                                       |  |                                     | X                |



| Environmental Issue   | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact |
|---|--------------------------------|---------------------------------------|------------------------------|-----------|
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?  |                                |                                       |                              | X         |
| 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 a 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? |                                |                                       | X                            |           |
| d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?  |                                |                                       |                              | X         |

### Thresholds of Significance and Regulatory Setting:

The significance of an environmental impact cannot always be determined through the use of a specific, quantifiable threshold. CEQA Guidelines Section 15064(b) affirms this by the statement “an ironclad definition of significant effect is not always possible because the significance of an activity may vary with the setting.” This is particularly true of aesthetic impacts. As an example, a proposed parking lot in a dense urban center would have markedly different visual effects than a parking lot in an open space area. For the purpose of this study, the significance thresholds are as stated in CEQA Guidelines Appendix G, as shown in a–d of the checklist below. The Findings of the Implementing Procedures indicate that compliance with the Zoning Ordinance (e.g. building height, setbacks, etc), Subdivision Ordinance (RMC Ch. 18), Community Design Guidelines (Resolution 95-347), and applicable Specific Plan Policies and/or Specific Plan Design Guidelines will prevent significant impacts in urban settings as it relates to items a and b, below.

### Discussion of Checklist Answers:

a–b) There are no designated or eligible scenic vistas or scenic highways within or adjacent to the City of Roseville.

c) The project site is in an urban setting and is surrounded by open space to the north and west, and commercial uses to the south and east. The City of Roseville has adopted Community Design Guidelines (CDG) to establish common design elements and expectations for development within the City. The CDG includes

provisions related to architectural design, site design and landscape design, to enhance the visual character of the urban environment. The CDG recommends preserving, to the extent feasible, visual resources such as native oak trees and creek or wetland resources. The site does not contain any creek or wetland resources; however, five (5) protected oak trees with an aggregate diameter of 76 inches were removed in anticipation of the proposed paving of the area at the northeastern portion of the site. Per the City's Tree Preservation ordinance (RMC Ch. 19.66), a Tree Permit is required for removal of a protected oak tree. The Tree Permit would contain conditions of approval that include protective measures for the trees to remain on site, and mitigation measures that include payment of in-lieu mitigation fees to compensate for oak tree encroachment and removal. The project has been reviewed by City staff and was found to be consistent with the goals and policies of the CDG and applicable zoning regulations. As such, the aesthetic impacts of the project are less than significant.

d) The project is already located within an urbanized setting with many existing lighting sources. The project does not create a new source of substantial light or glare; thus, there would be no impacts related to this criterion.

## II. Agricultural & Forestry Resources

The State Department of Conservation oversees the Farmland Mapping and Monitoring Program, which was established to document the location, quality, and quantity of agricultural lands, and the conversion of those lands over time. The primary land use classifications on the maps generated through this program are: Urban and Built Up Land, Grazing Land, Farmland of Local Importance, Unique Farmland, Farmland of Statewide Importance, and Prime Farmland. According to the current California Department of Conservation Placer County Important Farmland Map (2012), the majority of the City of Roseville is designated as Urban and Built Up Land and most of the open space areas of the City are designated as Grazing Land. There are a few areas designated as Farmland of Local Importance and two small areas designated as Unique Farmland located on the western side of the City along Baseline Road. The current Williamson Act Contract map (2013/2014) produced by the Department of Conservation shows that there are no Williamson Act contracts within the City, and only one (on PFE Road) that is adjacent to the City. None of the land within the City is considered forest land by the Board of Forestry and Fire Protection.

Would the project:

| Environmental Issue  | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact |
|--|--------------------------------|---------------------------------------|------------------------------|-----------|
| 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? |                                |                                       |                              | X         |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?   |                                |                                       |                              | X         |

| Environmental Issue  | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact |
|--|--------------------------------|---------------------------------------|------------------------------|-----------|
| 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))? |                                |                                       |                              | X         |
| d) Result in the loss of forest land or conversion of forest land to non-forest use?   |                                |                                       |                              | X         |
| 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?   |                                |                                       |                              | X         |

### Thresholds of Significance and Regulatory Setting:

Unique Farmland, Farmland of Statewide Importance, and Prime Farmland are called out as protected farmland categories within CEQA Guidelines Appendix G. Neither the City nor the State has adopted quantified significance thresholds related to impacts to protected farmland categories or to agricultural and forestry resources. For the purpose of this study, the significance thresholds are as stated in CEQA Guidelines Appendix G, as shown in a–e of the checklist above.

### Discussion of Checklist Answers:

a–e) The project site is not used for agricultural purposes, does not include agricultural zoning, is not within or adjacent to one of the areas of the City designated as a protected farmland category on the Placer County Important Farmland map, is not within or adjacent to land within a Williamson Act Contract, and is not considered forest land. Given the foregoing, the proposed project will have no impact on agricultural resources.

### III. Air Quality

The City of Roseville, along with the south Placer County area, is located in the Sacramento Valley Air Basin (SVAB). The SVAB is within the Sacramento Federal Ozone Non-Attainment Area. Under the Clean Air Act, Placer County has been designated a "serious non-attainment" area for the federal 8-hour ozone standard, "non-attainment" for the state ozone standard, and a "non-attainment" area for the federal and state PM<sub>10</sub> standard (particulate matter less than 10 microns in diameter). Within Placer County, the Placer County Air Pollution Control District (PCAPCD) is responsible for ensuring that emission standards are not violated. Would the project:

| Environmental Issue   | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact |
|---|--------------------------------|---------------------------------------|------------------------------|-----------|
| a) Conflict with or obstruct implementation of the applicable air quality plan?   |                                |                                       | X                            |           |
| b) Result in a cumulatively considerable net increase of any criteria for which the project region is non-attainment under an applicable federal or state ambient air quality standard? |                                |                                       | X                            |           |
| c) Expose sensitive receptors to substantial pollutant concentrations?  |                                |                                       | X                            |           |
| d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?   |                                |                                       | X                            |           |

### Thresholds of Significance and Regulatory Setting:

In responding to checklist items a, b, and d, project-related air emissions would have a significant effect if they would result in concentrations that either violate an ambient air quality standard or contribute to an existing air quality violation. To assist in making this determination, the PCAPCD adopted thresholds of significance, which were developed by considering both the health-based ambient air quality standards and the attainment strategies outlined in the State Implementation Plan. The PCAPCD-recommended significance threshold for reactive organic gases (ROG) and nitrogen oxides (NO<sub>x</sub>) is 82 pounds daily during construction and 55 pounds daily during operation, and for particulate matter (PM) is 82 pounds per day during both construction and operation. For all other constituents, significance is determined based on the concentration-based limits in the Federal and State Ambient Air Quality Standards. Toxic Air Contaminants (TAC) are also of public health concern, but no thresholds or standards are provided because they are considered to have no safe level of exposure. Analysis of TAC is based on the *Air Quality and Land Use Handbook – A Community Health Perspective* (April 2005, California Air Resources Board), which lists TAC sources and recommended buffer distances from sensitive uses. For checklist item c, the PCAPCD's *CEQA Air Quality Handbook (Handbook)* recommends that the same thresholds used for the project analysis be used for the cumulative impact analysis.

With regard to checklist item e, there are no quantified significance thresholds for exposure to objectionable odors. Significance is determined after taking into account multiple factors, including screening distances from odor sources (as found in the PCAPCD CEQA Handbook), the direction and frequency of prevailing winds, the time of day when odors are present, and the nature and intensity of the odor source.

### Discussion of Checklist Answers:

a–c) Analyses are not included for sulfur dioxide, lead, and other constituents because there are no mass emission thresholds; these are concentration-based limits in the Federal and State Ambient Air Quality Standards which require substantial, point-source emissions (e.g. refineries, concrete plants, etc) before exceedance will occur, and the SVAB is in attainment for these constituents. Likewise, carbon monoxide is not analyzed because the SVAB is in attainment for this constituent, and it requires high localized concentrations

(called carbon monoxide “hot spots”) before the ambient air quality standard would be exceeded. “Hot spots” are typically associated with heavy traffic congestion occurring at high-volume roadway intersections. The Amoruso Ranch EIR analysis of Citywide traffic indicated that 198 out of 226 signalized intersections would operate at level of service C or better—that is, they will not experience heavy traffic congestion. It further indicated that analyses of existing CO concentrations at the most congested intersections in Roseville show that CO levels are well below federal and state ambient air quality standards. The discussions below focus on emissions of ROG, NO<sub>x</sub>, or PM. A project-level analysis has been prepared to determine whether the project will, on a singular level, exceed the established thresholds.

PCAPCD recommends that lead agencies use the California Emissions Estimator Model (CalEEMod) to quantify a project’s construction and operational emissions for criterial air pollutants (NO<sub>x</sub>, ROG, and PM). The results are then compared to the significance thresholds established by the district, as detailed above. However, according to PCAPCD’s published screening table, general commercial projects smaller than 249,099 square feet will not result in NO<sub>x</sub> emissions that exceed 55 lbs/day, and therefore modeling is not required. Typically, NO<sub>x</sub> emissions are substantially higher than ROG and PM<sub>10</sub>; therefore, it can be assumed that projects that do not exceed the NO<sub>x</sub> threshold will not exceed the ROG and PM<sub>10</sub> thresholds, and will not result in a significant impact related to operational emissions.

The project proposes paving a ±4,500-square-foot area to address drainage issues. The project size is well below PCAPCD’s modeled example, and is therefore not expected to result in construction or operational emissions that would exceed the district’s thresholds for significance. The project would not conflict with or obstruct implementation of the *Sacramento Regional 8-Hour Ozone Attainment and Reasonable Further Progress Plan* (which is the SIP) or contribute substantially to the PCAPCD’s nonattainment status for ozone. In addition, because the proposed project would not produce substantial emissions of criteria air pollutants, CO, or TACs, adjacent uses would not be exposed to significant levels of pollutant concentrations during construction or operation. Therefore, implementation of the proposed project would result in less than significant impacts, and consistent with the analysis methodology outlined in the Significance Thresholds and Regulatory Setting section, cumulative impacts are less than significant.

With regard to TAC, there are hundreds of constituents which are considered toxic, but they are typically generated by stationary sources like gas stations, facilities using solvents, and heavy industrial operations. The proposed project is not a TAC-generating use, nor is it within the specified buffer area of a TAC-generating use, as established in the *Air Quality and Land Use Handbook – A Community Health Perspective*. Impacts are less than significant.

d) Diesel fumes from construction equipment and delivery trucks are often found to be objectionable; however, construction is temporary and diesel emissions are minimal and regulated. Typical urban projects such as residences and retail businesses generally do not result in substantial objectionable odors when operated in compliance with City Ordinances (e.g. proper trash disposal and storage). The Project is a typical urban development that lacks any characteristics that would cause the generation of substantial unpleasant odors. Thus, construction and operation of the proposed project would not result in the creation of objectionable odors affecting a substantial number of people. A review of the project surroundings indicates that there are no substantial odor-generating uses near the project site; the project location meets the recommended screening distances from odor-generators provided by the PCAPCD. Impacts related to odors are less than significant.

#### **IV. Biological Resources**

The site is surrounded by existing retail and commercial uses and is adjacent to open space on the project’s northwestern and northeastern boundaries. The grade drops substantially along the open space, which consists of several oak trees and a portion of Miner’s Ravine Trail. The project site is fully paved with the exception of the area located at the rear of the building. This area is vegetated with shrubs and groundcover planted with the

original development of the site. The area also consisted of oak tree plantings that have since been removed in anticipation of the proposed paving of the site. There are no existing wetland features on the site.

Would the project:

| Environmental Issue   | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact |
|---|--------------------------------|---------------------------------------|------------------------------|-----------|
| 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 Game or U.S. Fish and Wildlife Service? |                                |                                       | X                            |           |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?  |                                |                                       | X                            |           |
| 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?  |                                |                                       |                              | X         |
| 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?  |                                |                                       |                              | X         |



| Environmental Issue  | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact |
|--|--------------------------------|---------------------------------------|------------------------------|-----------|
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?  |                                |                                       | X                            |           |
| 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? |                                |                                       |                              | X         |

### Thresholds of Significance and Regulatory Setting:

There is no ironclad definition of significance as it relates to biological resources. Thus, the significance of impacts to biological resources is defined by the use of expert judgment supported by facts, and relies on the policies, codes, and regulations adopted by the City and by regulatory agencies which relate to biological resources (as cited and described in the Discussion of Checklist Answers section). Thresholds for assessing the significance of environmental impacts are based on the CEQA Guidelines checklist items a–f, above. Consistent with CEQA Guidelines Section 15065, a project may have a significant effect on the environment if:

The project has 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; [or] substantially reduce the number or restrict the range of an endangered, rare or threatened species . . .

Various agencies regulate impacts to the habitats and animals addressed by the CEQA Guidelines checklist. These include the United States Fish and Wildlife Service, National Oceanic and Atmospheric Administration–Fisheries, United States Army Corps of Engineers, Central Valley Regional Water Quality Control Board, and California Department of Fish and Wildlife. The primary regulations affecting biological resources are described in the sections below.

Checklist item a addresses impacts to special status species. A “special status” species is one which has been identified as having relative scarcity and/or declining populations. Special status species include those formally listed as threatened or endangered, those proposed for formal listing, candidates for federal listing, and those classified as species of special concern. Also included are those species considered to be “fully protected” by the California Department of Fish and Wildlife (California Fish and Wildlife), those granted “special animal” status for tracking and monitoring purposes, and those plant species considered to be rare, threatened, or endangered in California by the California Native Plant Society (CNPS). The primary regulatory protections for special status species are within the Federal Endangered Species Act, California Endangered Species Act, California Fish and Game Code, and the Federal Migratory Bird Treaty Act (MBTA).

Checklist item b addresses all “sensitive natural communities” that may be affected by local, state, or federal regulations/policies while checklist item c focuses specifically on one type of such a community: federally-protected wetlands. Focusing first on wetlands, there are two questions to be posed in examining wet habitats: the first is whether the wetted area meets the technical definition of a wetland, making it subject to checklist item b, and the second is whether the wetland is subject to federal jurisdiction, making it subject to checklist item c.

The 1987 Army Corps Wetlands Delineation Manual is used to determine whether an area meets the technical criteria for a wetland. A delineation verification by the Army Corps verifies the size and condition of the wetlands and other waters in question, and determines the extent of government jurisdiction as it relates to Section 404 of the Federal Clean Water Act and Section 401 of the State Clean Water Act.

The Clean Water Act protects all “navigable waters”, which are defined as traditional navigable waters that are or were used for commerce, or may be used for interstate commerce; tributaries of covered waters; and wetlands adjacent to covered waters, including tributaries. Non-navigable waters are called isolated wetlands, and are not subject to either the Federal or State Clean Water Act. Thus, isolated wetlands are not subject to federal wetland protection regulations. However, in addition to the Clean Water Act, the State also has jurisdiction over impacts to surface waters through the Porter-Cologne Water Quality Control Act (Porter-Cologne), which does not require that waters be “navigable”. For this reason, isolated wetlands are regulated by the State of California pursuant to Porter-Cologne. The City of Roseville General Plan also provides protection for wetlands, including isolated wetlands, pursuant to the General Plan Open Space and Conservation Element. Federal, State and City regulations/policies all seek to achieve no net loss of wetland acreage, values, or function.

Aside from wetlands, checklist item b also addresses other “sensitive natural communities,” which includes any habitats protected by local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. The City of Roseville General Plan Open Space and Conservation Element includes policies for the protection of riparian areas (streamside habitat) and floodplain areas; these are Vegetation and Wildlife section Policies 2 and 3. Policy 4 also directs preservation of additional area around stream corridors and floodplain if there is sensitive woodland, grassland, or other habitat which could be made part of a contiguous open space area. Other than wetlands, which were already discussed, US Fish and Wildlife and California Department of Fish and Wildlife habitat protections generally result from species protections, and are thus addressed via checklist item a.

For checklist item d, there are no regulations specific to the protection of migratory corridors. This item is addressed by an analysis of the habitats present in the vicinity and analyzing the probable effects on access to those habitats which will result from a project.

The City of Roseville Tree Preservation ordinance (RMC Ch.19.66) requires protection of native oak trees, and compensation for oak tree removal. The Findings of the Implementing Procedures indicate that compliance with the City of Roseville Tree Preservation ordinance (RMC Ch.19.66) will prevent significant impacts related to loss of native oak trees, referenced by item e, above.

Regarding checklist item f, there are no adopted Habitat Conservation Plans within the City of Roseville.

#### **Discussion of Checklist Answers:**

a) The project site is located within the Roseville, CA United States Geological Survey (USGS) 7.5 minute quadrangle. There are 9 special status plant species and 22 special status wildlife species known to occur within the quadrangle. All of the identified special status species are associated with habitat types that are not present on the project site. There are no natural features present on the project site and there are no trees on the site for nesting. The property is adjacent to open space, which could provide refuge for common, small burrowing mammals or reptile species found in urban environments. However, the grade differences and retaining wall along the common property boundaries present an existing barrier to movement. The project will not cause any substantial adverse impacts to a special status species.

b) There were no sensitive natural communities observed or identified on the site. The property is adjacent to an open space corridor that is partly located in the 100-year floodplain; however, no ground disturbance will occur within the open space corridor. The project is required to implement the best management practices

(BMP) as outlined in the City's Stormwater BMP Guidance Manual. Application of the BMP will prevent runoff during project construction. Impacts will be less than significant.

c) Wetland habitats within the NERSP area, including the subject property, were delineated as part of the EIR prepared for that plan. The EIR for the NERSP identified loss of wetlands as a significant unavoidable impact for which findings of overriding consideration were adopted. As part of the development of the Centerpointe Marketplace, state and federal permits were issued to fill wetlands that were identified on the overall site. The site does not currently contain wetlands, thus there is no impact with regard to this criterion.

d) The City includes an interconnected network of open space corridors and preserves located throughout the City, to ensure that the movement of wildlife is not substantially impeded as the City develops. The development of the project site will not negatively impact these existing and planned open space corridors, nor is the project site located in an area that has been designated by the City, United States Fish and Wildlife, or California Department of Fish and Wildlife as vital or important for the movement of wildlife or the use of native wildlife nursery sites.

e) As defined by the City of Roseville Zoning Ordinance (Chapter 19.66, Tree Preservation), native oak trees greater than six (6") diameter at breast height are defined as protected. A Tree Permit is required for the removal of any protected tree, and for any regulated activity within the protected zone of a protected tree where the encroachment exceeds 20 percent. An arborist report was prepared for the site by Up A Tree Arborist Services, dated January 9, 2019 (Attachment 2), which identified five (5) protected oak trees that would be impacted by the project. The locations of the trees are also shown in Figure 2. Prior to the Tree Permit application, the oak trees were removed in anticipation of the proposed paving. The trees that were removed had a total of 76 aggregate diameter inches (see Table 2).

**Figure 2: Tree Locations**



**Table 2: Tree Summary**

| Tree Number                    | Common Name | Health    | Diameter at Breast Height (DBH) (inches) | Total DBH (inches) |
|--------------------------------|-------------|-----------|--|--------------------|
| 786                            | Valley Oak  | Fair-Good | 16                                       | 16                 |
| 787                            | Valley Oak  | Fair-Good | 11                                       | 11                 |
| 788                            | Valley Oak  | Fair-Good | 15                                       | 15                 |
| 789                            | Valley Oak  | Fair-Good | 21                                       | 21                 |
| 790                            | Valley Oak  | Fair-Good | 13                                       | 13                 |
| <b>Total Mitigation Inches</b> |             |           |  | <b>76</b>          |

The Tree Permit would contain conditions of approval that include protective measures for the trees to remain on site, and mitigation measures that include payment of in-lieu mitigation fees to compensate for oak tree removal. Any deviation from the approved permit would require a Tree Permit Modification, which would require approval by the City. Consistency with the requirements of the Tree Permit will ensure that impacts are less than significant.

f) There are no Habitat Conservation Plans; Natural Community Conservation Plans; or other approved local, regional, or state habitat conservation plans that apply to the project site.

## V. Cultural Resources

As described within the Open Space and Conservation Element of the City of Roseville General Plan, the Roseville region was within the territory of the Nisenan (also Southern Maidu or Valley Maidu). Two large permanent Nisenan habitation sites have been identified and protected within the City's open space (in Maidu Park). Numerous smaller cultural resources, such as midden deposits and bedrock mortars, have also been recorded in the City. The gold rush which began in 1848 marked another settlement period, and evidence of Roseville's ranching and mining past are still found today. Historic features include rock walls, ditches, low terraces, and other remnants of settlement and activity. A majority of documented sites within the City are located in areas designated for open space uses.

Would the project:

| Environmental Issue  | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact |
|--|--------------------------------|---------------------------------------|------------------------------|-----------|
| a) Cause a substantial adverse change in the significance of an historic resource pursuant to Section 15064.5?       |                                |                                       | X                            |           |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5? |                                |                                       | X                            |           |
| c) Disturb any human remains, including those interred outside of dedicated cemeteries?                              |                                |                                       | X                            |           |

### **Thresholds of Significance and Regulatory Setting:**

The significance of impacts to cultural resources is based directly on the CEQA Guidelines checklist items a–e listed above. The Archaeological, Historic, and Cultural Resources section of the City of Roseville General Plan also directs the proper evaluation of and, when feasible, protection of significant resources (Policies 1 and 2). There are also various federal and State regulations regarding the treatment and protection of cultural resources, including the National Historic Preservation Act and the Antiquities Act (which regulate items of significance in history), Section 7050.5 of the California Health and Safety Code, Section 5097.9 of the California Public Resources Code (which regulates the treatment of human remains) and Section 21073 et seq. of the California Public Resources Code (regarding Tribal Cultural Resources). The CEQA Guidelines also contains specific sections, other than the checklist items, related to the treatment of effects on historic resources.

Pursuant to the CEQA Guidelines, if it can be demonstrated that a project will cause damage to a unique archaeological resource, the lead agency may require reasonable efforts to be made to permit any or all of these resources to be preserved in place or left in an undisturbed state. To the extent that they cannot be left undisturbed, mitigation measures are required (Section 21083.2 (a), (b), and (c)). A *historical resource* is a resource listed, or determined to be eligible for listing, in the California Register of Historical Resources (CRHR) (Section 21084.1); a resource included in a local register of historical resources (Section 15064.5(a)(2)); or any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant (Section 15064.5 (a)(3)). Public Resources Code Section 5024.1 requires evaluation of historical resources to determine their eligibility for listing on the CRHR.

### **Discussion of Checklist Answers:**

a–c) No cultural resources are known to exist on the project site per the NERSP EIR; however, standard mitigation measures apply which are designed to reduce impacts to cultural resources, should any be found on-site. The measure requires an immediate cessation of work, and contact with the appropriate agencies to address the resource before work can resume. This mitigation need not be applied herein, as it is already applicable and required of the project pursuant to the NERSP. The project will not result in any new impacts beyond those already discussed and disclosed in the NERSP EIR; thus, project-specific impacts are less than significant.

## **VI. Energy**

Roseville Electric provides electrical power in the City and Pacific Gas and Electric (PG&E) provides natural gas. The City purchases wholesale electrical power from both the Western Area Power Administration (WAPA), which is generated by the federal government's Central Valley Project, which produces 100 percent hydroelectric energy sources from a system of dams, reservoirs, and power plants within central and northern California. In addition, up to 50 percent of the City's power is generated at the City-owned Roseville Energy Park (REP). The REP is a 160 megawatt natural-gas-fired power plant that uses a combined cycle gas turbine technology. The City also owns the 48 megawatt combustion-turbine Roseville Power Plant 2 (REP 2), which is used for peaking energy. The City's electric power mix varies from year-to-year, but according to the most recent Citywide energy analysis (the Amoruso Ranch Environmental Impact Report), the mix in 2013/2014 was 25% eligible renewable (geothermal, small hydroelectric, and wind), 14% hydroelectric, 48% natural gas, and 13% from other sources (power purchased by contract).

Would the project:

| Environmental Issue   | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact |
|---|--------------------------------|---------------------------------------|------------------------------|-----------|
| a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? |                                |                                       | X                            |           |
| b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?   |                                |                                       | X                            |           |

### Thresholds of Significance and Regulatory Setting:

Established in 2002, California's Renewable Portfolio Standard (RPS) currently requires that 33 percent of electricity retail sales be served by renewable energy resources by 2020, and 50 percent by 2030. The City published a Renewables Portfolio Standard Procurement Plan in June 2018, and continues to comply with the RPS reporting and requirements and standards. There are no numeric significance thresholds to define "wasteful, inefficient, or unnecessary" energy consumption, and therefore significance is based on CEQA Guidelines checklist items a and b, above, and by the use of expert judgment supported by facts, relying on the policies, codes, and regulations adopted by the City and by regulatory agencies which relate to energy. The analysis considers compliance with regulations and standards, project design as it relates to energy use (including transportation energy), whether the project will result in a substantial unplanned demand on the City's energy resources, and whether the project will impede the ability of the City to meet the RPS standards.

### Discussion of Checklist Answers:

a-b) The project would consume energy both during project construction and during project operation. During construction, fossil fuels, electricity, and natural gas would be used by construction vehicles and equipment. However, the energy consumed during construction would be temporary, and would not represent a significant demand on available resources. There are no unusual project characteristics that would necessitate the use of construction equipment or methods that would be less energy-efficient or which would be wasteful.

The completed project would consume energy related to landscape irrigation and maintenance, and vehicle trips to and from the use. In accordance with California Energy Code Title 24, the project would be required to meet the Building Energy Efficiency Standards. The project was distributed to both PG&E and Roseville Electric for comments, and was found to conform to the standards of both providers; energy supplies are available to serve the project.

The project is consistent with the existing land use designation of Regional Commercial, and is therefore consistent with the current citywide assessment of energy demand, and will not result in substantial unplanned, inefficient, wasteful, or unnecessary consumption of energy; impacts are less than significant.

## VII. Geology and Soils

As described in the Safety Element of the City of Roseville General Plan, there are three inactive faults (Volcano Hill, Linda Creek, and an unnamed fault) in the vicinity, but there are no known active seismic faults within Placer County. The last seismic event recorded in the South Placer area occurred in 1908, and is estimated to have



been at least a 4.0 on the Richter Scale. Due to the geographic location and soil characteristics within the City, the General Plan indicates that soil liquefaction, landslides, and subsidence are not a significant risk in the area.

Would the project:

| Environmental Issue   | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact |
|---|--------------------------------|---------------------------------------|------------------------------|-----------|
| a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:  |                                |                                       | X                            |           |
| i) Ruptures 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? (Refer to Division of Mines and Geology Special Publication 42.) |                                |                                       | X                            |           |
| ii) Strong seismic ground shaking?  |                                |                                       | X                            |           |
| iii) Seismic-related ground failure, including liquefaction?  |                                |                                       | X                            |           |
| iv) Landslides?   |                                |                                       | X                            |           |
| b) Result in substantial soil erosion or the loss of topsoil?   |                                |                                       | X                            |           |
| c) Be located in a geological 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?   |                                |                                       |                              | X         |
| 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?   |                                |                                       |                              | X         |

| Environmental Issue  | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact |
|--|--------------------------------|---------------------------------------|------------------------------|-----------|
| 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? |                                |                                       |                              | X         |
| f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?  |                                |                                       | X                            |           |

#### Thresholds of Significance and Regulatory Setting:

The significance of impacts related to geology and soils is based directly on the CEQA Guidelines checklist items a–e listed above. Regulations applicable to this topic include the Alquist-Priolo Act, which addresses earthquake safety in building permits, and the Seismic Hazards Mapping Act, which requires the state to gather and publish data on the location and risk of seismic faults.

The Findings of the Implementing Procedures indicate that compliance with the Flood Damage Prevention Ordinance (RMC Ch.9.80) and Design/Construction Standards (Resolution 07-107) will prevent significant impacts related to checklist item b. The Ordinance and standards include permit requirements for construction and development in erosion-prone areas and ensure that grading activities will not result in significant soil erosion or loss of topsoil. The use of septic tanks or alternative waste systems is not permitted in the City of Roseville, and therefore no analysis of criterion e is necessary.

#### Discussion of Checklist Answers:

a) The project will not expose people or structures to potential substantial adverse effects involving seismic shaking, ground failure or landslides.

i–iii) According to United States Geological Service mapping and literature, active faults are largely considered to be those which have had movement within the last 10,000 years (within the Holocene or Historic time periods)<sup>1</sup> and there are no major active faults in Placer County. The California Geological Survey has prepared a map of the state which shows the earthquake shaking potential of areas throughout California based primarily on an area's distance from known active faults. The map shows that the City lies in a relatively low-intensity ground-shaking zone. Commercial, institutional, and residential buildings as well as all related infrastructure are required, in conformance with Chapter 16, *Structural Design Requirements*, Division IV, *Earthquake Design* of the California Building Code, to lessen the exposure to potentially damaging vibrations through seismic-resistant design. In compliance with the Code, all structures in the Project area would be well-built to withstand ground shaking from possible earthquakes in the region; impacts are less than significant.

iv) Landslides typically occur where soils on steep slopes become saturated or where natural or manmade conditions have taken away supporting structures and vegetation. The existing and proposed slopes of the project site are not steep enough to present a hazard during development or upon completion of the

<sup>1</sup> United States Geological Survey, <http://earthquake.usgs.gov/learn/glossary/?term=active%20fault>, Accessed January 2016

project. In addition, measures would be incorporated during construction to shore minor slopes and prevent potential earth movement. Therefore, impacts associated with landslides are less than significant.

b) Grading activities will result in the disruption, displacement, compaction and over-covering of soils associated with site preparation (grading and trenching for utilities). Grading activities for the project will be limited to the project site. Grading activities require a grading permit from the Engineering Division. The grading permit is reviewed for compliance with the City's Improvement Standards, including the provision of proper drainage, appropriate dust control, and erosion control measures. Grading and erosion control measures will be incorporated into the required grading plans and improvement plans. Therefore, the impacts associated with disruption, displacement, and compaction of soils associated with the project are less than significant.

c, d) A review of the Natural Resources Conservation Service Soil Survey for Placer County, accessed via the Web Soil Survey (<http://websoilsurvey.nrcs.usda.gov/app/>), indicates that the soils on the site are Inks-Exchequer complex, 2 to 25 percent slopes, which is not listed as geologically unstable or sensitive. Therefore, the project has no impacts related to this criteria.

f) No paleontological resources are known to exist on the project site per the NERSP EIR; however, standard mitigation measures apply which are designed to reduce impacts to such resources, should any be found on-site. The measure requires an immediate cessation of work, and contact with the appropriate agencies to address the resource before work can resume. The project will not result in any new impacts beyond those already discussed and disclosed in the NERSP EIR; project-specific impacts are less than significant.

### **VIII. Greenhouse Gases**

Greenhouse gases trap heat in the earth's atmosphere. The principal greenhouse gases (GHGs) that enter the atmosphere because of human activities are carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), nitrous oxide (N<sub>2</sub>O), and fluorinated gases. As explained by the United States Environmental Protection Agency<sup>2</sup>, global average temperature has increased by more than 1.5 degrees Fahrenheit since the late 1800s, and most of the warming of the past half century has been caused by human emissions. The City has taken proactive steps to reduce greenhouse gas emissions, which include the introduction of General Plan policies to reduce emissions, changes to City operations, and climate action initiatives.

Would the project:

| <b>Environmental Issue</b>  | <b>Potentially Significant Impact</b> | <b>Less Than Significant With Mitigation</b> | <b>Less Than Significant Impact</b> | <b>No Impact</b> |
|---|---------------------------------------|--|-------------------------------------|------------------|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?       |                                       |  | X                                   |                  |
| b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases? |                                       |  | X                                   |                  |

<sup>2</sup> <http://www3.epa.gov/climatechange/science/overview.html>, Accessed January 2016

## Thresholds of Significance and Regulatory Setting:

In Assembly Bill 32 (the California Global Warming Solutions Act), signed by Governor Schwarzenegger of California in September 2006, the legislature found that climate change resulting from global warming was a threat to California, and directed that “the State Air Resources Board design emissions reduction measures to meet the statewide emissions limits for greenhouse gases . . .”. The target established in AB 32 was to reduce emissions to 1990 levels by the year 2020. CARB subsequently prepared the *Climate Change Scoping Plan* (Scoping Plan) for California, which was approved in 2008. The Scoping Plan provides the outline for actions to reduce California’s GHG emissions. CARB’s updated August 2011 Scoping Plan calculated a reduction needed of 21.7% from future “Business As Usual” (BAU) conditions in the year 2020. The current Scoping Plan (adopted May 2014) indicates that statewide emissions of GHG in 1990 amounted to 431 million metric tons, and that the 2020 “Business As Usual” (BAU) scenario is estimated as 509<sup>3</sup> million metric tons, which would require a reduction of 15.3% from 2020 BAU. In addition to this, Senate Bill 32 was signed by the Governor on September 8, 2016, to establish a reduction target of 40 percent below 1990 levels by 2030. The Air Resources Board is currently updating the Scoping Plan to reflect this target.

The Placer County Air Pollution Control District (PCAPCD) recommends that thresholds of significance for GHG be related to AB 32 reduction goals, and has adopted thresholds of significance which take into account the 2030 reduction target. The thresholds include a de minimis and a bright-line maximum threshold. Any project emitting less than 1,100 metric tons of carbon dioxide equivalents per year (MT CO<sub>2</sub>e/yr) during construction or operation results in less than significant impacts. The PCAPCD considers any project with emissions greater than the bright-line cap of 10,000 MT CO<sub>2</sub>e/yr to have significant impacts. For projects exceeding the de minimum threshold but below the bright-line threshold, comparison to the appropriate efficiency threshold is recommended. The significance thresholds are shown in Table 1 below.

**Table 1: GHG Significance Thresholds**

| <b>Bright-line Threshold 10,000 MT CO<sub>2</sub>e/yr</b>                    |              |  |              |
|--|--------------|--|--------------|
| <b>Residential Efficiency (MT CO<sub>2</sub>e/capita<sup>1</sup>)</b>        |              | <b>Non-Residential Efficiency (MT CO<sub>2</sub>e/ksf<sup>2</sup>)</b> |              |
| <b>Urban</b>   | <b>Rural</b> | <b>Urban</b>   | <b>Rural</b> |
| 4.5  | 5.5          | 26.5   | 27.3         |
| <b>De Minimis Threshold 1,100 MT CO<sub>2</sub>e/yr</b>                      |              |  |              |
| 1. Per Capita = per person<br>2. Per ksf = per 1,000 square feet of building |              |  |              |

## Discussion of Checklist Answers:

a–b) PCAPCD provides guidance for analyzing GHG impacts by modeling corresponding project sizes that relate to both the de minimis and bright line thresholds. While these numbers are for reference and results may vary based on land use, energy usage, and possible mitigation measures, the proposed project does not use an unusual amount of energy that would vary from the modeling estimate. The project consists of removing existing vegetation and paving a ±4,500-square-foot area located behind the building at 360 N. Sunrise Avenue. There is no proposed public or private use for this area. The PCAPCD’s de minimis threshold has a corresponding project size of 35,635 square feet for general commercial projects. As the proposed project does not consist of the construction of a building, and is limited to a ±4,500-square-foot area, the proposed project will operate well below the threshold, resulting in less than significant impacts.

<sup>3</sup> Includes Pavely and Renewables Portfolio Standard reduction

Thus, project-generated GHG emissions would not conflict with, and are consistent with, the State goals listed in AB32 and policies and regulation adopted by the California Air Resources Board pursuant to AB32. Impacts are less than significant.

## IX. Hazards and Hazardous Materials

There are no hazardous cleanup sites of record within 1,000 feet of the site according to both the State Water Resources Control Envirostor database (<http://geotracker.waterboards.ca.gov/>) and the Department of Toxic Substances Control Envirostor database (<http://www.envirostor.dtsc.ca.gov/public/>). The project is not located on a site where existing hazardous materials have been identified, and the project does not have the potential to expose individuals to hazardous materials.

Would the project:

| Environmental Issue  | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact |
|--|--------------------------------|---------------------------------------|------------------------------|-----------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?  |                                |                                       | X                            |           |
| 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?                                |                                |                                       | X                            |           |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?  |                                |                                       |                              | X         |
| 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? |                                |                                       |                              | X         |

| Environmental Issue   | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact |
|---|--------------------------------|---------------------------------------|------------------------------|-----------|
| 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 or excessive noise for people residing or working in the project area? |                                |                                       |                              | X         |
| f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?   |                                |                                       |                              | X         |
| g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?   |                                |                                       |                              | X         |

### Thresholds of Significance and Regulatory Setting:

The significance of impacts related to hazardous materials is based directly on the CEQA Guidelines checklist items a–h listed above. A material is defined as hazardous if it appears on a list of hazardous materials prepared by a federal, state or local regulatory agency, or if it has characteristics defined as hazardous by such an agency. The determination of significance based on the above criteria depends on the probable frequency and severity of consequences to people who might be exposed to the health hazard, and the degree to which Project design or existing regulations would reduce the frequency of or severity of exposure. As an example, products commonly used for household cleaning are classified as hazardous when transported in large quantities, but one would not conclude that the presence of small quantities of household cleaners at a home would pose a risk to a school located within ¼-mile.

Many federal and State agencies regulate hazards and hazardous substances, including the United States Environmental Protection Agency (US EPA), California Department of Toxic Substances Control (DTSC), Central Valley Regional Water Quality Control Board (Regional Water Board), and the California Occupational Safety and Health Administration (CalOSHA). The state has been granted primacy (primary responsibility for oversight) by the US EPA to administer and enforce hazardous waste management programs. State regulations also have detailed planning and management requirements to ensure that hazardous materials are handled, stored, and disposed of properly to reduce human health risks. California regulations pertaining to hazardous waste management are published in the California Code of Regulations (see 8 CCR, 22 CCR, and 23 CCR).

The project is not within an airport land use plan or within two miles of a public or public use airport. Therefore, no further discussion is provided for items e.



### **Discussion of Checklist Answers:**

a, b) Standard construction activities would require the use of hazardous materials such as fuels, oils, lubricants, glues, paints and paint thinners, soaps, bleach, and solvents. These are common household and commercial materials routinely used by both businesses and average members of the public. The materials only pose a hazard if they are improperly used, stored, or transported either through upset conditions (e.g. a vehicle accident) or mishandling. In addition to construction use, the operational project would result in the use of common hazardous materials as well, including bleach, solvents, and herbicides. Regulations pertaining to the transport of materials are codified in 49 Code of Federal Regulations 171–180, and transport regulations are enforced and monitored by the California Department of Transportation and by the California Highway Patrol. Specifications for storage on a construction site are contained in various regulations and codes, including the California Code of Regulations, the Uniform Fire Code, and the California Health and Safety Code. These same codes require that all hazardous materials be used and stored in the manner specified on the material packaging. Existing regulations and programs are sufficient to ensure that potential impacts as a result of the use or storage of hazardous materials are reduced to less than significant levels.

c) See response to Items (a) and (b) above. While development of the site will result in the use, handling, and transport of materials deemed to be hazardous, the materials in question are commonly used in both residential and commercial applications, and include materials such as bleach and herbicides. The project will not result in the use of any acutely hazardous materials, substances, or waste.

d) The project is not located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5<sup>4</sup>; therefore, no impact will occur.

f) This project is located within an area currently receiving City emergency services and development of the site has been anticipated and incorporated into emergency response plans. As such, the project will cause a less than significant impact to the City's Emergency Response or Management Plans. Furthermore, the project will be required to comply with all local, State and federal requirements for the handling of hazardous materials, which will ensure less-than-significant impacts. These will require the following programs:

- A Risk Management and Prevention Program (RMPP) is required of uses that handle toxic and/or hazardous materials in quantities regulated by the California Health and Safety Code and/or the City.
- Businesses that handle toxic or hazardous materials are required to complete a Hazardous Materials Management Program (HMMP) pursuant to local, State, or federal requirements.

g) The California Department of Forestry and Fire Protection (CAL FIRE) is the state agency responsible for wildland fire protection and management. As part of that task, CAL FIRE maintains maps designating Wildland Fire Hazard Severity zones. The City is not located within a Very High Fire Hazard Severity Zone, and is not in a CAL FIRE responsibility area; fire suppression is entirely within local responsibility. The project site is in an urban area, and therefore would not expose people to any risk from wildland fire. There would be no impact with regard to this criterion.

### **X. Hydrology and Water Quality**

As described in the Open Space and Conservation Element of the City of Roseville General Plan, the City is located within the Pleasant Grove Creek Basin and the Dry Creek Basin. Pleasant Grove Creek and its tributaries drain most of the western and central areas of the City and Dry Creek and its tributaries drain the remainder of the City. Most major stream areas in the City are located within designated open space.

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<sup>4</sup> <http://www.calepa.ca.gov/SiteCleanup/CorteseList/SectionA.htm>

Would the project:

| Environmental Issue  | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact |
|--|--------------------------------|---------------------------------------|------------------------------|-----------|
| a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?   |                                |                                       | X                            |           |
| b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?                                  |                                |                                       | X                            |           |
| 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: |                                |                                       | X                            |           |
| i. result in substantial erosion or siltation on or off-site;  |                                |                                       | X                            |           |
| ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;  |                                |                                       | X                            |           |
| iii. create or contribute runoff water which would exceed the capacity of existing or planned stormwater systems or provide substantial additional sources of polluted runoff; or                                      |                                |                                       | X                            |           |
| iv. impede or redirect flood flows?  |                                |                                       |                              | X         |
| d) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?  |                                |                                       | X                            |           |

| Environmental Issue  | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact |
|--|--------------------------------|---------------------------------------|------------------------------|-----------|
| e) In flood hazard, tsunami, or seiches zones, risk release of pollutants due to project inundation? |                                |                                       |                              | X         |

### Thresholds of Significance and Regulatory Setting:

The significance of impacts related to hydrology and water quality is based directly on the CEQA Guidelines checklist items a–e listed above. For checklist item a, c (i), d, and e, the Findings of the Implementing Procedures indicate that compliance with the City of Roseville Design/Construction Standards (Resolution 07-107), Urban Stormwater Quality Management and Discharge Control Ordinance (RMC Ch. 14.20), and Stormwater Quality Design Manual (Resolution 16-152) will prevent significant impacts related to water quality or erosion. The standards require preparation of an erosion and sediment control plan for construction activities and includes designs to control pollutants within post-construction urban water runoff. Likewise, it is indicated that the Drainage Fees for the Dry Creek and Pleasant Grove Watersheds (RMC Ch.4.48) and City of Roseville Design/Construction Standards (Resolution 07-107) will prevent significant impacts related to checklist items c (ii) and c (iii). The ordinance and standards require the collection of drainage fees to fund improvements that mitigate potential flooding impacts, and require the design of a water drainage system that will adequately convey anticipated stormwater flows without increasing the rate or amount of surface runoff. These same ordinances and standards prevent impacts related to groundwater (items a and d), because developers are required to treat and detain all stormwater onsite using stormwater swales and other methods which slow flows and preserve infiltration. Finally, it is indicated that compliance with the Flood Damage Prevention Ordinance (RMC Ch. 9.80) will prevent significant impacts related to items c (iv) and e. The Ordinance includes standard requirements for all new construction, including regulation of development with the potential to impede or redirect flood flows, and prohibits development within flood hazard areas. Impacts from tsunamis and seiches were screened out of the analysis (item e) because the project is not located near a water body or other feature that would pose a risk of such an event.

### Discussion of Checklist Answers:

a,c (i),d, e) The project will involve the disturbance of on-site soils and the construction of impervious surfaces, such as asphalt paving. Disturbing the soil can allow sediment to be mobilized by rain or wind, and cause displacement into waterways. To address this and other issues, the developer is required to receive approval of a grading permit and/or improvement plants prior to the start of construction. The permit or plans are required to incorporate mitigation measures for dust and erosion control. In addition, the City has a National Pollutant Discharge Elimination System (NPDES) Municipal Stormwater Permit issued by the Central Valley Regional Water Quality Control Board which requires the City to reduce pollutants in stormwater to the maximum extent practicable. The City does this, in part, by means of the City's 2016 Design/Construction Standards, which require preparation and implementation of a Stormwater Pollution Prevention Plan. All permanent stormwater quality control measures must be designed to comply with the City's Manual for Stormwater Quality Control Standards for New Development, the City's 2016 Design/Construction Standards, Urban Stormwater Quality Management and Discharge Control Ordinance, and Stormwater Quality Design Manual. For these reasons, impacts related to water quality are less than significant.

b, d) The project does not involve the installation of groundwater wells. The City maintains wells to supplement surface water supplies during multiple dry years, but the effect of groundwater extraction on the aquifer was addressed in the Water Supply Assessment of the Amoruso Ranch Specific Plan EIR, which included a Citywide water analysis. The proposed project is consistent with the General Plan land use designation, and is thus consistent with the citywide Water Supply Assessment. Project impacts related to groundwater extraction are

less than significant. Furthermore, all permanent stormwater quality control measures must be designed to comply with the Stormwater Quality Design Manual, which requires the use of bioswales and other onsite detention and infiltration methods. These standards ensure that stormwater will continue to infiltrate into the groundwater aquifer.

c (ii and iii)) The project has been reviewed by City Engineering staff for conformance with City ordinances and standards. The project includes adequate and appropriate facilities to ensure no net increase in the amount or rate of stormwater runoff from the site, and which will adequately convey stormwater flows.

c (iv) and e) The project has been reviewed by City Engineering staff for conformance with City ordinances and standards. The project is not located within either the Federal Emergency Management Agency floodplain or the City's Regulatory Floodplain (defined as the floodplain which will result from full buildout of the City). Therefore, the project will not impede or redirect flood flows, nor will it be inundated. The proposed project is located within an area of flat topography and is not near a waterbody or other feature which could cause a seiche or tsunami. There would be no impact with regard to these criterion.

## **XI. Land Use and Planning**

The project site has a zoning designation of Regional Commercial/Special Area-Northeast Roseville Specific Plan (RC/SA-NE) and a land use designation of Regional Commercial (RC). Surrounding land uses include open space to the north and west and regional commercial to the east and south. The regional commercial parcels are developed with a variety of uses, including retail and restaurants.

Would the project:

| <b>Environmental Issue</b>   | <b>Potentially Significant Impact</b> | <b>Less Than Significant With Mitigation</b> | <b>Less Than Significant Impact</b> | <b>No Impact</b> |
|--|---------------------------------------|--|-------------------------------------|------------------|
| a) Physically divide an established community?   |                                       |  |                                     | X                |
| 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? |                                       |  |                                     | X                |

### **Thresholds of Significance and Regulatory Setting:**

The significance of impacts related to land use is based directly on the CEQA Guidelines checklist items a–c listed above. Consistency with applicable City General Plan policies, Improvement Standards, and design standards is already required and part of the City's processing of permits and plans, so these requirements do not appear as mitigation measures. Land use regulations applicable to the site include the City's General Plan 2035, the Zoning Ordinance, and the NERSP. The NERSP contains general design guidelines and policies for development within the NERSP as a whole.

### **Discussion of Checklist Answers:**

a) The project area has been planned for development, including adequate roads, pedestrian paths, and bicycle paths to provide connections within the community. The project will not physically divide an established community.

b) With the application for a Tree Permit, the project is consistent with the Zoning Ordinance requirements for the removal and mitigation of oak trees. The project would be required to comply with the City's Improvement Standards in order to receive a grading permit. The proposed project is consistent with the General Plan and the NERSP, and does not conflict with the City's policies and regulations adopted for the purpose of avoiding or mitigating an environmental impact.

## **XII. Mineral Resources**

The Surface Mining and Reclamation Act (SMARA) of 1975 requires the State Geologist to classify land into Mineral Resource Zones (MRZ's) based on the known or inferred mineral resource potential of that land. The California Division of Mines and Geology (CDMG) was historically responsible for the classification and designation of areas containing—or potentially containing—significant mineral resources, though that responsibility now lies with the California Geological Survey (CGS). CDMG published Open File Report 95-10, which provides the mineral classification map for Placer County. A detailed evaluation of mineral resources has not been conducted within the City limits, but MRZ's have been identified. There are four broad MRZ categories (MRZ-1 through MRZ-4), and only MRZ-2 represents an area of known significant mineral resources. The City of Roseville General Plan EIR included Exhibit 4.1-3, depicting the location of MRZ's in the City limits. There is only one small MRZ-2 designation area, located at the far eastern edge of the City.

Would the project:

| <b>Environmental Issue</b>  | <b>Potentially Significant Impact</b> | <b>Less Than Significant With Mitigation</b> | <b>Less Than Significant Impact</b> | <b>No Impact</b> |
|---|---------------------------------------|--|-------------------------------------|------------------|
| 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?                                |                                       |  |                                     | X                |
| 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? |                                       |  |                                     | X                |

### **Thresholds of Significance and Regulatory Setting:**

The significance of impacts related to mineral resources is based directly on the CEQA Guidelines checklist items a and b listed above.

### **Discussion of Checklist Answers:**

a–b) The project site is not in the area of the City known to include any mineral resources that would be of local, regional, or statewide importance; therefore, the project has no impacts on mineral resources.

## **XIII. Noise**

The project site is located in an urbanized area and is surrounded by open space and commercial uses, which typically do not generate substantial noise volumes. The nearest sensitive receptors are the residents located 2,500+ feet west of the site, across Interstate 80. According to the General Plan, the project site is within the

60 dB L<sub>dn</sub> noise contour for existing roadways and within the 65 dB L<sub>dn</sub> noise contour for future roadways (City of Roseville 2015, Figure IX-1 and Figure IX-2).

Would the project result in:

| Environmental Issue   | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact |
|---|--------------------------------|---------------------------------------|------------------------------|-----------|
| 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?   |                                |                                       | X                            |           |
| b) Generation of excessive ground borne vibration of ground borne noise levels?   |                                |                                       | X                            |           |
| 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? |                                |                                       |                              | X         |

#### Thresholds of Significance and Regulatory Setting:

Standards for transportation noise and non-transportation noise affecting existing or proposed land uses are established within the City of Roseville General Plan Noise Element Table IX-1 and IX-3, and these standards are used as the thresholds to determine the significance of impacts related to items a and c. The significance of other noise impacts is based directly on the CEQA Guidelines checklist items b and c listed above. The Findings of the Implementing Procedures indicate that compliance with the City Noise Regulation (RMC Ch. 9.24) will prevent significant non-transportation noise as it relates to items a and b. The Ordinance establishes noise exposure standards that protect noise-sensitive receptors from a variety of noise sources, including non-transportation/fixed noise, amplified sound, industrial noise, and events on public property. The project is not within an airport land use plan, within two miles of a public or public use airport and there are also no private airstrips in the vicinity of the project area. Therefore, item c has been ruled out from further analysis.

#### Discussion of Checklist Answers:

a) The proposed project is paving an outdoor area between the existing building at 360 N. Sunrise Avenue and the northeastern property line. There is no proposed public or private use of this area, as it is located behind the building. It is anticipated that long-term noise impacts will be minimal and within the limits established by the



City of Roseville Noise Ordinance, Municipal Code Section 9.24. Impacts related to the generation of ambient noise levels in excess of standards are less than significant.

b) Surrounding uses may experience short-term increases in groundborne vibration, groundborne noise, and airborne noise levels during construction. However, these increases would only occur for a short period of time. When conducted during daytime hours, construction activities are exempt from Noise Ordinance standards, but the standards do apply to construction occurring during nighttime hours. While the noise generated may be a minor nuisance, the City Noise Regulation standards are designed to ensure that impacts are not unduly intrusive. Based on this, the impact is less than significant.

#### **XIV. Population and Housing**

The project site is located within the City's Northeast Roseville Specific Plan (NERSP) area, is zoned for commercial uses and has a land use designation of Regional Commercial. The City of Roseville General Plan Table II-4 identifies the total number of residential units and population anticipated as a result of buildout of the City, and the Specific Plan likewise includes unit allocations and population projections for the Plan Area. Would the project:

| <b>Environmental Issue</b>  | <b>Potentially Significant Impact</b> | <b>Less Than Significant With Mitigation</b> | <b>Less Than Significant Impact</b> | <b>No Impact</b> |
|---|---------------------------------------|--|-------------------------------------|------------------|
| 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)? |                                       |  |                                     | X                |
| b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?   |                                       |  |                                     | X                |

#### **Thresholds of Significance and Regulatory Setting:**

The significance of impacts related to population and housing is based directly on the CEQA Guidelines checklist items a–c listed above.

#### **Discussion of Checklist Answers:**

a) The CEQA Guidelines identify several ways in which a project could have growth-inducing impacts (Public Resources Code Section 15126.2), either directly or indirectly. Growth-inducement may be the result of fostering economic growth, fostering population growth, providing new housing, or removing barriers to growth. Growth inducement may be detrimental, beneficial, or of no impact or significance under CEQA. An impact is only deemed to occur when it directly or indirectly affects the ability of agencies to provide needed public services, or if it can be shown that the growth will significantly affect the environment in some other way. The project is consistent with the land use designation of the site, and will neither directly nor indirectly influence growth in the area. There are no impacts of the project related to growth inducement.

b) The project site is not zoned for residential uses nor does it contain any dwelling units. The project will not displace substantial numbers of existing people or housing.

## **XV. Public Services**

Fire protection, police protection, park services, and library services are provided by the City. The project is located within the Roseville Elementary School District and the Roseville Joint Union High School District.

Would the project 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:

| <b>Environmental Issue</b>  | <b>Potentially Significant Impact</b> | <b>Less Than Significant With Mitigation</b> | <b>Less Than Significant Impact</b> | <b>No Impact</b> |
|-----------------------------|---------------------------------------|--|-------------------------------------|------------------|
| a) Fire protection?         |                                       |  |                                     | X                |
| b) Police protection?       |                                       |  |                                     | X                |
| c) Schools?                 |                                       |  |                                     | X                |
| d) Parks?                   |                                       |  |                                     | X                |
| e) Other public facilities? |                                       |  |                                     | X                |

### **Thresholds of Significance and Regulatory Setting:**

The significance of impacts related to public services is based directly on the CEQA Guidelines checklist items a–e listed above. The EIR for the Amoruso Ranch Specific Plan, which updated Citywide analyses, addressed the level of public services which would need to be provided in order to serve planned growth in the community. The project is consistent with the existing land use designations. In addition, the project has been routed to the various public service agencies, both internal and external, to ensure that the project meets the agencies' design standards (where applicable) and to provide an opportunity to recommend appropriate conditions of approval.

a-e) The proposed project would be served by existing public services. Grading of the project site and removal of five (5) oak trees will not generate student, parkland, or library service demands. The proposed project would be served by existing public services and does not require expansion of any services to serve the project. Fire and police department services are adequate to provide continued service to the project site.

## **XVI. Recreation**

There are no parks or recreation facilities adjacent to the project site. The nearest recreation area is Sculpture Park, located approximately 0.15-mile southwest of the site.

Would the project:

| Environmental Issue  | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact |
|--|--------------------------------|---------------------------------------|------------------------------|-----------|
| a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that physical deterioration of the facility would occur or be accelerated? |                                |                                       |                              | X         |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?            |                                |                                       |                              | X         |

#### Thresholds of Significance and Regulatory Setting:

The significance of impacts related to recreation services is based directly on the CEQA Guidelines checklist items a–b listed above.

#### Discussion of Checklist Answers:

a-b) The project does not have the potential to increase the use of existing neighborhood and recreational facilities. The project does not include recreational facilities nor will it require additional recreational facilities. Thus, the project will have no impact with respect to this criterion.

#### XVII. Transportation

The project site is located at 360 N. Sunrise Avenue, near the southwestern intersection of N. Sunrise Avenue and Eureka Road. Both N. Sunrise Avenue and Eureka Road are major arterials with transit facilities in the City of Roseville. There are nine bus stops located within 0.5-mile of the project site.

Would the project:

| Environmental Issue  | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact |
|--|--------------------------------|---------------------------------------|------------------------------|-----------|
| a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities? |                                |                                       | X                            |           |
| b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?  |                                |                                       | X                            |           |

| Environmental Issue  | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact |
|--|--------------------------------|---------------------------------------|------------------------------|-----------|
| c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? |                                |                                       | X                            |           |
| d) Result in inadequate emergency access?  |                                |                                       | X                            |           |

### Thresholds of Significance and Regulatory Setting:

CEQA Guidelines Section 15064.3 indicates that a project's effect on automobile delay cannot be considered a significant impact, and directs transportation system analysis to focus on vehicle miles traveled (VMT), per checklist item b. However, the CEQA Guidelines also include consistency with a program, plan, or policy addressing transportation systems as an area of potential environmental effects (checklist item a). The City has adopted the following plans, ordinances, or policies applicable to this checklist item: Pedestrian Master Plan, Bicycle Master Plan, Short-Range Transit Plan, and General Plan Circulation Element. The project is evaluated for consistency with these plans and the policies contained within them, which includes an analysis of delay as a potential policy impact. The Circulation Element of the General Plan establishes Level of Service C or better as an acceptable operating condition at all signalized intersections during a.m. and p.m. peak hours. Exceptions to this policy may be made by the City Council, but a minimum of 70% of all signalized intersections must maintain LOS C. The Findings of the Implementing Procedures indicate that compliance with the Traffic Mitigation Fee (RMC Ch. 4.44) will fund roadway projects and improvements necessary to maintain the City's Level of Service standards for projects consistent with the General Plan and related Specific Plan. An existing plus project conditions (short-term) traffic impact study may be required for projects with unique trip generation or distribution characteristics, in areas of local traffic constraints, or to study the proposed project access. A cumulative plus project conditions (long-term) study is required if a project is inconsistent with the General Plan or Specific Plan and would generate more than 50 pm peak-hour trips. The guidelines for traffic study preparation are found in the City of Roseville Design and Construction Standards–Section 4.

For checklist item b, the CEQA Guidelines Section 15064.3 establishes a detailed process for evaluating the significance of transportation impacts. In accordance with this section, the analysis must focus on the generation of VMT. Projects within one-half mile of either an existing major transit stop<sup>5</sup> or a stop along an existing high quality transit corridor<sup>6</sup> should be presumed to have less than significant impacts, as should any project which will decrease VMT when compared with the existing conditions. VMT may be analyzed qualitatively if existing models or methods are not available to estimate VMT for a particular project; this will generally be appropriate for discussions of construction traffic VMT.

Impacts with regard to items c and d are assessed based on the expert judgment of the City Engineer and City Fire Department, as based upon facts and consistency with the City's Design and Construction Standards.

<sup>5</sup> A site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods. (Public Resources Code Section 21064.3)

<sup>6</sup> A corridor with fixed route bus service at service intervals of 15 minutes or less during peak commute hours.

**Discussion of Checklist Answers:**

a) The City of Roseville has adopted a Pedestrian Master Plan, Bicycle Master Plan, and Short-Range Transit Plan. The project was reviewed for consistency with these documents. The surrounding pedestrian, transit, and bicycle facilities have been already been constructed and the project will not decrease the performance or safety of those facilities. The project is consistent with these plans; impacts are less than significant.

b) The proposed project is grading an area adjacent to a developed building. The project does not include any unique characteristics which would draw in regional traffic, or which would prompt longer trips. In addition, the project site is located within 0.5-mile of nine transit stops along a major arterial roadway. Per the Significance Threshold established above, impacts are assumed to be less than significant for project within one-half mile of existing transit.

c,d) The project has been reviewed by the City Engineering and City Fire Department staff, and has been found to be consistent with the City's Design Standards. Furthermore, standard conditions of approval added to all City project require compliance with Fire Codes and other design standards. Compliance with existing regulations ensure that impacts are less than significant.

**XVIII. Tribal Cultural Resources**

As described within the Open Space and Conservation Element of the City of Roseville General Plan, the Roseville region was within the territory of the Nisenan (also Southern Maidu or Valley Maidu). Two large permanent Nisenan habitation sites have been identified and protected within the City's open space (in Maidu Park). Numerous smaller cultural resources, such as midden deposits and bedrock mortars, have also been recorded in the City. A majority of documented sites within the City are located in areas designated for open space uses.

Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource as 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   | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact |
|---|--------------------------------|---------------------------------------|------------------------------|-----------|
| a) 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)? |                                |                                       | X                            |           |

| Environmental Issue   | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact |
|---|--------------------------------|---------------------------------------|------------------------------|-----------|
| b) 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. |                                |                                       | X                            |           |

#### Thresholds of Significance and Regulatory Setting:

In addition to archeological resources, tribal cultural resources are also given particular treatment. Tribal cultural resources are defined in Public Resources Code Section 21074, as either 1) a site, feature, place, geographically-defined cultural landscape, sacred place, or object with cultural value to a California Native American Tribe, that is listed or eligible for listing on the California Register or Historical Resources, or on a local register of historical resources or as 2) a resource determined by the lead agency, supported by substantial evidence, to be significant according to the historical register criteria in Public Resources Code section 5024.1(c), and considering the significance of the resource to a California Native American Tribe.

#### Discussion of Checklist Answers:

a) The NERSP EIR included a historic and cultural resources study, which concluded there were no listed or eligible sites documented in the project area. However, the NERSP EIR includes standard mitigation measures which are designed to reduce impacts to any previously undiscovered resources should any be found on site. Language included in the measure requires an immediate cessation of work, and the requirement to contact the appropriate agencies to address the resource before work can resume. The project will not result in any new impacts beyond those already discussed and disclosed in the NERSP EIR; therefore, project-specific impacts are less than significant.

b) Notice of the proposed project was mailed to tribes which had requested such notice pursuant to Assembly Bill 52 (AB 52). A request for consultation was not received, and consistent with item a, above, no resources are known to exist on the project site. However, standard mitigation measures apply which are designed to reduce impacts to resources, should any be found on site. The measure requires an immediate cessation of work, and contact with the appropriate agencies to address the resource before work can resume. This mitigation need not be applied herein, as it is already applicable and required of the project pursuant to the NERSP. The project will not result in any new impacts beyond those already discussed and disclosed in the NERSP EIR; therefore, project-specific impacts are less than significant.

## XIX. Utilities and Service Systems

Would the project:

| Environmental Issue  | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact |
|--|--------------------------------|---------------------------------------|------------------------------|-----------|
| 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? |                                |                                       | X                            |           |
| b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?  |                                |                                       | X                            |           |
| c) Result in a determination by the wastewater treatment provider which serves the project that it has adequate capacity to serve the project's projected demand in addition of the provider's existing commitments?   |                                |                                       |                              | X         |
| 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?  |                                |                                       | X                            |           |
| e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?   |                                |                                       | X                            |           |

### Thresholds of Significance and Regulatory Setting:

The significance of impacts related to utilities and service systems is based directly on the CEQA Guidelines checklist items a–g listed above.

## Discussion of Checklist Answers:

a) Minor additional infrastructure will be constructed within the project site to tie the project into the major systems, but these facilities will be constructed in locations where site development is already occurring as part of the overall project; there are no additional substantial impacts specific or particular to the minor infrastructure improvements.

b) The City of Roseville 2015 Urban Water Management Plan (UWMP), adopted May 2016, estimates water demand and supply for the City through the year 2040, based on existing land use designations and population projections. In addition, the Amoruso Ranch Water Supply Assessment (AR WSA, Appendix E of the Amoruso Ranch FEIR), dated May 2016, estimates water demand and supply for ultimate General Plan buildout. The UWMP indicates that existing water supply sources are sufficient to meet all near term needs, estimating an annual water demand of 45,475 acre-feet per year (AFY) by the year 2020 and existing surface and recycled water supplies in the amount of 70,421 AFY. The AR WSA estimates a Citywide buildout demand of 64,370 AFY when including recycled water, and of 59,657 AFY of potable water. The AR WSA indicates that surface water supply is sufficient to meet demand during normal rainfall years, but is insufficient during single- and multiple-dry years. However, the City's UWMP establishes mandatory water conservation measures and the use of groundwater to offset reductions in surface water supplies. Both the UWMP and AR WSA indicate that these measures, in combination with additional purchased water sources, will ensure that supply meets projected demand. The project, which is consistent with existing land use designations, would not require new or expanded water supply entitlements.

c) The proposed project does not include any facilities that would generate wastewater. There is no impact on wastewater treatment facilities as a result of this project.

d,e) The Western Placer Waste Management Authority is the regional agency handling recycling and waste disposal for Roseville and surrounding areas. The regional waste facilities include a Material Recovery Facility (MRF) and the Western Regional Sanitary Landfill (WRSL). Currently, the WRSL is permitted to accept up to 1,900 tons of municipal solid waste per day. According to the solid waste analysis of the Amoruso Ranch Specific Plan FEIR, under current projected development conditions the WRSL has a projected lifespan extending through 2058. There is sufficient existing capacity to serve the proposed project. Though the project will contribute incrementally to an eventual need to find other means of waste disposal, this impact of City buildout has already been disclosed and mitigation applied as part of each Specific Plan the City has approved, including the most recent Amoruso Ranch Specific Plan. All residences and business in the City pay fees for solid waste collection, a portion of which is collected to fund eventual solid waste disposal expansion. The project will not result in any new impacts associated with major infrastructure. Environmental Utilities staff has reviewed the project for consistency with policies, codes, and regulations related to waste disposal services and has found that the project design is in compliance.

## XX. Wildfire

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

| Environmental Issue  | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact |
|--|--------------------------------|---------------------------------------|------------------------------|-----------|
| a) Substantially impair an adopted emergency response plan or emergency evacuation plan? |                                |                                       |                              | X         |



| Environmental Issue  | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact |
|--|--------------------------------|---------------------------------------|------------------------------|-----------|
| 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?   |                                |                                       |                              | X         |
| 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? |                                |                                       |                              | X         |
| 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?  |                                |                                       |                              | X         |

#### Thresholds of Significance and Regulatory Setting:

The significance of impacts related to utilities and service systems is based directly on the CEQA Guidelines checklist items a–d listed above. The California Department of Forestry and Fire Protection (CAL FIRE) is the state agency responsible for wildland fire protection and management. As part of that task, CAL FIRE maintains maps designating Wildland Fire Hazard Severity zones. The City is not located within a Very High Fire Hazard Severity Zone, and is not in a CAL FIRE responsibility area; fire suppression is entirely within local responsibility.

#### Discussion of Checklist Answers:

a–d) Checklist questions a–d above do not apply, because the project site is not within a Very High Fire Hazard Severity Zone and is not in a CAL FIRE responsibility area.

#### XXI. Mandatory Findings of Significance

| Environmental Issue  | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact |
|--|--------------------------------|---------------------------------------|------------------------------|-----------|
| e) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish |                                |                                       | X                            |           |

| Environmental Issue   | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact |
|---|--------------------------------|---------------------------------------|------------------------------|-----------|
| 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 an endangered, threatened or rare species, or eliminate important examples of the major periods of California history or prehistory? |                                |                                       |                              |           |
| f) Does the project have impacts which 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 past projects, the effects of other current projects, and the effects of probable future projects.) |                                |                                       | X                            |           |
| g) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?   |                                |                                       | X                            |           |

### Significance Criteria and Regulatory Setting:

The significance of impacts related to mandatory findings of significance is based directly on the CEQA Guidelines checklist items a–c listed above.

### Discussion of Checklist Answers:

a–c) Long term environmental goals are not impacted by the proposed project. The cumulative impacts do not deviate beyond what was contemplated in the NERSP EIR, and mitigation measures have already been incorporated. With implementation of the City’s Mitigating Ordinances, Guidelines, and Standards and best management practices, mitigation measures described in this chapter, and permit conditions, the proposed project will not have a significant impact on the habitat of any plant or animal species. Based on the foregoing, the proposed project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of any wildlife species, or create adverse effects on human beings.

## ENVIRONMENTAL DETERMINATION:

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*In reviewing the site specific information provided for this project and acting as Lead Agency, the City of Roseville, Development Services Department, Planning Division has analyzed the potential environmental impacts created by this project and determined that with mitigation the impacts are less than significant. As demonstrated in the initial study checklist, there are no "project specific significant effects which are peculiar to the project or site" that cannot be reduced to less than significant effects through mitigation (CEQA Section 15183) and therefore an EIR **is not** required. Therefore, **on the basis of the foregoing initial study:***

[ **X** ] I find that the proposed project WILL NOT have a significant effect on the environment and a **NEGATIVE DECLARATION** has been prepared.

Initial Study Prepared by:

*Kinarik Shallow*

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Kinarik Shallow, Associate Planner  
City of Roseville, Development Services – Planning Division

## Attachments:

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1. Centerpointe Marketplace Initial Study and Mitigated Negative Declaration (March 7, 1991)
2. Arborist Report
3. Demolition Plan
4. Grading & Drainage Plan
5. Erosion Control Plan

Initial Study

**PROJECT:** Centerpointe Marketplace  
**PARCEL NO.:** 048-450-16  
**DATE:** March 14, 1991  
**APPLICANT:** WES Development  
**PROPERTY OWNER:** WES Development/Buzz Oates Enterprises

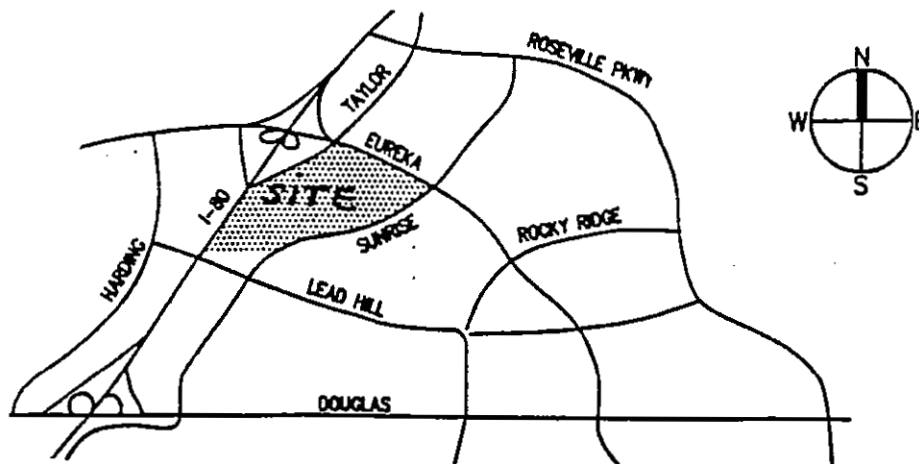
REQUEST:

The applicant is requesting an environmental determination for the proposed Centerpointe Marketplace project. The proposed project is located in the Northeast Roseville Specific Plan for which an EIR has been certified (SCH# 86042805). The project consists of a 412,000 square foot shopping center composed of a mixture of major and minor tenants. The proposed tenants include, Home Depot, Price Savers, The Pep Boys, Food 4 Less, and a family bowling center. There are also freestanding pad buildings, in line tenants, and a City fire station to be located on the site.

A use permit and a planned sign permit program are being sought for approval of the project. The applicant is also requesting approval of a General Plan Amendment, a Specific Plan Amendment, and a Rezone to change the land use and zoning on a small piece of adjacent property from Open Space to Highway Commercial.

BACKGROUND:A. LOCATION:

The subject property is identified as parcel 14 of the Northeast Roseville Specific Plan. The property is located between Lead Hill Dr. and Eureka Rd. on the west side of Sunrise Ave. Miner's Ravine Creek is located immediately adjacent to the site on the west between the site and Interstate 80. The future City sculpture park is also located adjacent to the site on the west.



**B.    ZONING:**            Parcel 14 - Planned Development for  
   Commercial Uses  
The proposed project is consistent with the  
existing zoning.

**LAND USE:**            Parcel 14 -                    Commercial Uses  
The proposed project is consistent with the  
existing land use.

**C.    ADJACENT ZONING AND LAND USES:**

**ZONING**

|       |                                     |
|-------|-------------------------------------|
| North | Planned Development for Residential |
| South | Planned Development for Commercial  |
| East  | Planned Development for Auto Mall   |
| West  | Floodway/Open Space                 |

**LAND USE**

|       |   |
|-------|---|
| North | Residential at 9 dwelling units/acre (Vacant) |
| South | Commercial, Prof. Office, Light Industrial    |
| East  | Auto Mall                                     |
| West  | Open Space/Sculpture Park/Interstate 80       |

**D.    PHYSICAL OR NATURAL FEATURES (NO OF ACRES):**

The subject site is approximately 49.4 acres in area and has uneven topography. There are elevation differentials of as much as 55 feet within the site. The site contains 254 native Blue and Live oak trees. Several drainage swales that drain the property to the west into Miner's Ravine Creek are present on the site. The oak trees on site are predominately located adjacent to the creek and the centrally located drainage swale but some of the trees are dispersed into the site. The northeast corner of the site has previously undergone some grading which has altered the natural surface features of that portion of the site.

**E.    PHYSICAL OR NATURAL FEATURES ON ADJACENT LAND:**

The future City sculpture park is located adjacent to the site on the west. The City bike trail through Miner's Ravine is also located adjacent to the site on the west. Public access will be provided through the site to the sculpture park and the bike trail. Vehicular access for the park ranger will also be provided through the project. This will aid in providing security and maintenance to the public area.

**F. BACKGROUND:**

The project site is located in the Northeast Roseville Specific Plan (NERSP) for which an EIR was prepared and certified by the City Council on March 11, 1987 (SCH# 86042805). The proposed project is consistent with what was evaluated in the specific plan EIR for the property. This initial study evaluates project specific impacts which could result in the vicinity of the project. The evaluation focuses on the following potential impacts: traffic, wetlands, trees and aesthetics.

## Discussion of Environmental Evaluation Centerpointe Marketplace

The following is a discussion of those adverse environmental impacts which could result from implementation of the proposed project. Mitigation measures are recommended to reduce the potential impacts to a less than significant level. Existing ordinances, policies, and conditions of project approval will also be used to reduce the impacts to less than significant levels.

### 1. Earth

The proposed project will result in compaction and overcovering of the soils on site. The site will be covered by buildings and asphalt for parking areas. This impact is considered to be less than significant.

The project will result in a change to the site topography and ground surface relief features. The grading plan for the project calls for cutting and filling to achieve grades that will accommodate the proposed project. The project also involves the filling of 0.62 acres of wetlands on the property. A Nationwide 26 permit has been issued for the proposed fill. No placement of fill will occur in the floodway. If the project is amended to include a proposal for fill in the floodway, additional environmental documentation will be required as this review does not contemplate the placement of any fill in the floodway. The grading plan proposes retaining walls in those areas where substantial grade differentials occur. Grading activity during project development will temporarily increase wind and water erosion of site soils.

**Mitigation:** To reduce the potential impacts to a less than significant level, an erosion control plan shall be submitted by the applicant. The erosion control plan shall include measures such as: site watering, hydroseeding, use of hay bales, and revegetation, to reduce soil movement during and after grading. The erosion control plan, in addition to the grading plan, shall be approved by the Public Works Department in accordance with established codes. The erosion control plan shall be submitted prior to issuance of a grading permit. In addition, mitigation measures identified in Chapter 12 of the NERSP EIR will be incorporated into the project plans. The Public Works Dept. will be the monitoring agency for this mitigation measure. This measure will be deemed successful when a grading permit has been issued which incorporates the components of the erosion control plan.

## 2. Air Quality

The proposed project is located in the Sacramento air basin which is a nonattainment area for carbon monoxide, ozone, and particulate matter. Dust associated with project grading and construction will increase the level of particulate matter in the vicinity of the project. This impact is temporary and would only occur during construction.

A full air quality analysis was prepared for the NERSP EIR that included development of this site with commercial uses. The cumulative contribution of development of the plan area to regional air quality problems and the increased difficulty of attaining air quality standards was considered significant and unavoidable. The City adopted findings of overriding consideration based on the benefits of the project (the NERSP) on March 11, 1987. (Res.87-31)

Automobile and construction traffic associated with this project will contribute to the carbon monoxide, ozone and particulate matter problem in the air basin. Because the standards for these pollutants are currently exceeded in the air basin, any increase is considered a significant impact which requires mitigation. The Placer County Air Quality Management District, in cooperation with SACOG, is preparing a plan to mitigate regional air quality impacts resulting from incremental development. Until this plan is completed, air quality impacts may be partially mitigated through implementation of transportation systems management plans. A transportation system management plan has been prepared by Fehr and Peers Associates for this project which proposes trip reduction measures as required by the Roseville Transportation Systems Management Ordinance. Implementation of the TSM plan shall become a requirement of the project.

**Mitigation:** To reduce the impact of dust becoming airborne and adding to the particulate matter problem, the site shall be watered regularly during grading operations. Due to the water shortage, reclaimed water may be used for this purpose and is recommended. This requirement shall be contained in the erosion control plan and monitored by the Public Works Dept.

The TSM plan shall be submitted to the Transportation Commission for approval prior to approval of a Use Permit for the project. In addition, the Project Review and Planning Commissions shall also approve the TSM plan and incorporate it into the conditions of project approval. The Transportation Coordinator shall be responsible for monitoring this measure.

## 3. Water Quality

The drainage pattern of the site, in addition to absorption rates and the rate and amount of surface runoff, will be altered by the project. The addition of impermeable surface to the site will increase the amount of runoff from the site and reduce the amount



of absorption on the site. Runoff from the site will contain urban pollutants such as oil and fertilizers. An engineered drainage system, to be approved by the Public Works Dept., will replace the natural drainage system of the site and will include oil/sand separators to mitigate impacts to water quality from urban runoff. In addition, grass covered swales and energy dissipators consisting of large boulders, will be utilized to filter runoff from the project.

**Mitigation:** With the implementation of the approved drainage plan, oil/sand separators, grass covered swales, and energy dissipators, the changes in drainage patterns and surface runoff, or impacts to water quality, are considered less than significant. The mitigation measures shall be contained in the project improvement plans to be reviewed and approved by the Planning and Public Works Departments. In addition to the mitigation measures listed here, the mitigation measures contained in Chapter 11 of the NERSP EIR shall also become requirements of the project. The Planning and Public Works Depts. shall be the monitoring agencies for these measures.

#### 4. Plant Life

Development of the proposed project will result in the loss of the grassland species that currently exist on the site. The EIR for the NERSP considered this impact less than significant. In addition, the project also proposes the removal of 115 native Blue and Live oak trees. The loss of oak trees is considered to be a significant impact, but can be reduced to less than significant through further review of the project proposal and implementation of the requirements of the Tree Preservation Ordinance. Further review of the project proposal could result in fewer trees being removed. The replacement of removed trees on an inch for inch basis is a requirement of the tree preservation ordinance. In this particular case, a total of 2464 inches of replacement trees would be required. A replacement plan has been submitted by the applicant which addresses this requirement. With implementation of the mitigation measures outlined below, this impact can be reduced to a less than significant level.

A wetland delineation for the site identified a total of 0.62 acres of wetlands present on the site. The majority of these wetlands are drainage swales. The EIR for the NERSP identified loss of wetlands as a significant unavoidable impact for which findings of overriding consideration were adopted. A Nationwide 26 permit has been issued to the applicant by the U.S. Army Corps of Engineers to fill 0.62 acres of wetlands that have been identified on the site. This impact is considered to be less than significant.

New species of plants will be added to the property in the form of ornamental landscape materials. It is not anticipated that these species will escape into the natural environment and displace native species.

**Mitigation:** The removal of native oak trees as a result of the project is subject to the Roseville Tree Preservation Ordinance. The ordinance requires replacement on an inch for inch basis for all trees removed. The applicant shall prepare a replacement program which outlines the replacement requirement. The replacement plan shall be reviewed by the Planning Department and approved at the time a tree permit is approved to remove any trees on site. The replacement program shall be incorporated into the conditions of project approval and shall be monitored by the Planning Department. Additional mitigation measures are contained in Chapter 13 of the NERSP EIR.

## 5. Animal Life

The project will eliminate habitat for resident species, mainly reptiles and ground dwelling mammals. The project will also reduce the available foraging habitat for species that rely on the site for those purposes. The NERSP EIR considers this impact to be less than significant due to the proximity of permanent open space, and the marginal nature of the wildlife habitat being disturbed.

## 6. Noise

The implementation of the proposed project will result in increased noise levels in the vicinity. Additional noise will result from construction of the project, operation of the project, and from automobiles visiting the project. The additional noise levels are not significant due to the lack of sensitive receptors, the expectation of noise in a highway commercial zone, and the presence of other noise sources that will effectively mask the project generated noise. Noise generation was a consideration when the existing land use and zoning were assigned to the subject property with the intent of avoiding sensitive noise receptors. A noise analysis performed for the NERSP EIR found noise impacts to be less than significant.

## 7. Light and Glare

The proposed project will result in the addition of light and glare to the area. The additional light and glare is not considered a significant impact for the same reasons as stated above in the noise evaluation. The direction of project related lighting will be evaluated through the use permit process, and will be designed to minimize light spillage off of the property.

## 8. Land Use

The proposed project will result in the alteration of the present land use of the subject site, as the site is currently vacant. The EIR for the NERSP evaluated the overall conversion of the plan area from a large open space area to an urbanized area. It was found to be a significant unavoidable impact for which findings of overriding consideration were adopted. The proposed development and associated uses are consistent with the existing land use and zoning on the property and the Northeast Specific Plan. The specific plan anticipated that the property would undergo the proposed level of development.

The General Plan Amendment, Specific Plan Amendment, and Rezone proposed as part of the project involve a small piece of City-owned open space property. To accommodate the proposed site plan within the constraints of the uneven site topography, it is necessary to add this small piece of property to the subject property. Since the City property is currently designated as Open Space, the land use and zoning must be changed to be consistent with that of the subject property. The proposed change is minor, and it results in a better site design than the original proposal. The impacts of this change are considered to be less than significant.

## 9. Natural Resources

The proposed project will not have a significant impact on the rate of use of any natural resource.

## 10. Risk of Upset

One of the proposed tenants of the project intends to sell propane gas from a tank to be located on the site. This creates the potential risk of an explosion if an accident were to occur. If the propane tank is permitted on site, the placement and construction of the tank shall be in accordance with all pertinent building and fire codes, and shall be inspected by the Building and Fire departments prior to operation. This potential impact is considered to be less than significant.

## 11. Population

The proposed project, since it is a commercial project and is consistent with the specific plan, land use and zoning, will not have a significant impact on the location, density or growth rate of the population of the area.

## 12. Housing

The proposed project will create approximately 530 new jobs in Roseville. It is anticipated that the majority of the new employees will already live in Roseville or the surrounding area. Those new employees who do not already live in the area may or may not choose to reside in Roseville. The impact of the new jobs on the existing housing supply and the need for additional housing is anticipated to be minor given the increasingly large and varied housing supply in Roseville. The Northeast Roseville Specific Plan and development agreement contain requirements for the provision of affordable housing in the plan area. In addition, Roseville is active in encouraging affordable housing and has a number of programs to assist in increasing the amount of affordable housing. This impact is considered to be less than significant.

## 13. Transportation and Circulation

A traffic study was prepared by Fehr and Peers Associates which indicates a total of 1444 peak hour trips generated by the project (685 inbound, 759 outbound). Approximately 1225 of the trips would be new trips. The number of trips generated by the project is 25 percent below the number of trips assumed by the City wide traffic model. The traffic model assumed a greater number of square feet of development on the site which would have generated more trips. Since the project was already assumed in the traffic model, the traffic study did not evaluate the future conditions at buildout.

The traffic study evaluated impacts on selected intersections in the vicinity of the project. The traffic study indicates one intersection that experiences a level of service reduction as a result of project traffic. The volume to capacity ratios change at the study intersections, but only at the Douglas Blvd./Sunrise Ave. intersection does a reduction in the level of service occur. The Douglas/Sunrise intersection operates at level of service E with a V/C ratio of .95 under existing conditions, and at level of service F with a V/C ratio of 1.02 when project traffic is added. Plans have been developed and approved for at grade improvements to this intersection that will enable the intersection to operate at a level of service on the C/D threshold. However, the approved plans will not be implemented until 1995. Eventually, grade separation improvements may be required for the intersection to operate at level of service C upon buildout of the City's specific plans. Part of the mitigation required by the NERSP EIR requires the collection of traffic mitigation fees that will be used to finance the construction of these and other City-wide traffic improvements.

The only other intersection in the vicinity that operates at a level of service less than C is the Douglas Blvd./Sierra College Blvd. intersection. Under existing conditions, the intersection operates at LOS D with a V/C ratio of .83. When project related traffic is added, the level of service remains D, but the V/C ratio changes to .84. Roadway improvements designed to elevate the level of service of this intersection have been approved and are under construction. Completion of the intersection of Roseville Parkway with Sierra College Blvd. south of Douglas Blvd. should occur sometime this summer. Operation of the intersection will reduce the volume at the Douglas/Sierra College intersection, and elevate the level of service from D to C.

A Transportation Systems Management (TSM) plan has been prepared for the project by Fehr and Peers Associates. The plan was prepared as required by the Roseville Transportation Systems Management Ordinance. The TSM ordinance requires the implementation of mitigation measures which are designed to achieve a 30 percent reduction in peak hour trips. The 30 percent requirement is due to more than 200 employees being expected to work at this location. The implementation of the mitigation measures contained in the TSM plan will help reduce the project's impact on traffic in the vicinity.

The demand for new parking spaces created by the proposed project will be met by providing a sufficient number of spaces on site. The exact number of spaces will be determined by totalling the requirements of all the individual uses within the project. It is expected that the parking impacts will be less than significant because an adequate number of spaces will be provided.

With implementation of the roadway improvements outlined above, implementation of the mitigation measures outlined in the EIR for the NERSP, and implementation of the approved TSM plan, the project will have a less than significant impact on traffic. The EIR for the NERSP identified increased traffic congestion as a significant unavoidable impact. Findings of overriding consideration were adopted by the City Council for this impact.

#### 14. Public Services

The project, as proposed, could have an adverse impact on provision of fire protection in the area. As currently proposed, the fire station to be located on the subject site is in an unacceptable location. To alleviate the potential impacts of the current location, the fire station must be located adjacent to the main entrance to the project to the satisfaction of the Fire Department and the City. If the fire station is located at the main entrance,

then the potential access problems are resolved. Other public services are adequate to serve the proposed project as there is no impact above or beyond those evaluated by the EIR for the NERSP.

#### 15. Energy

The proposed project will not have a significant impact on energy resources as there is sufficient capacity to serve the project and it is consistent with what was anticipated in the NERSP EIR.

#### 16. Utilities

Development of the proposed project will require the installation of new water lines, sewer lines, a storm drainage system, solid waste receptacles, telephone lines and natural gas lines on the site. All of these utilities are currently available to the site, and capacity exists to serve this project, as it is consistent with the NERSP EIR. This impact is considered less than significant.

#### 17. Health

The proposed project will not result in the creation of any health hazards or the exposure of people to potential health hazards. Therefore, the project will not have a significant impact on human health.

#### 18. Aesthetics

Due to the size of the buildings proposed by the project, the view from Sunrise Ave. to the open space area associated with Miner's Ravine will be partially obstructed. Also, the view of the sculpture park will be partially obstructed. Other sensitive viewsheds include the Interstate 80 corridor and eastbound on Eureka Rd. Review of the building elevations and the finished grades will focus on the aesthetics of the project and recommend methods to reduce the impacts. These methods include reducing grades, creative building design techniques, berming and landscaping, building locations and setbacks. The Northeast Roseville Specific Plan and the zoning ordinance contain restrictions on building height that will also serve to reduce the level of impact. Through design review and enforcement of existing policies and ordinances the aesthetic impacts of the proposed project can be reduced to a less than significant level.

## 19. Recreation

The proposed project will be located immediately adjacent to the future City sculpture park and existing bike trail. The location of a commercial shopping center immediately adjacent to an open space area could impact the quality of some peoples experience of these open space areas. This impact will be partially mitigated through building design, location and setbacks. The design of the project includes providing public access through the site to access the park and bike trail. This access could be a positive impact, because currently no access to these areas exists. The potential impacts to recreation are considered minor due to the urban nature of the setting and the consistency of the project with the existing land use, zoning, specific plan and EIR.

## 20. Cultural Resources

The EIR for the NERSP did not identify any historic or prehistoric archaeological sites on the subject property. The EIR considered impacts to cultural resources less than significant.

## Mitigation Monitoring

The mitigation measures outlined in this initial study will become conditions of project approval. The project applicant will be responsible for satisfying those measures. The City of Roseville will be responsible for ensuring that the project applicant complies with the required measures through review of project plans. Prior to the issuance of the necessary permits to construct the project the City will check the applicable plans and conditions for compliance with the mitigation measures.

## Findings

Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures that have been added to the project, and agreed to by the applicant, will reduce the impacts to a less than significant level.

In addition to the mitigation measures that have been added to the project, the EIR for the Northeast Roseville Specific Plan also proposed mitigation measures to reduce impacts to less than significant levels that will become requirements of the project.

The certification of the EIR included findings of overriding consideration for those impacts that could not be mitigated to a less than significant level. Those impacts are:

- Conversion of the Project area from a large open space area to an urbanized area
- Contribution to regional air quality problems
- Contribution to increased difficulty in attaining air quality standards in the Regional Air Quality Plan
- Elimination of approximately 130 vernal pools and associated habitat for rare plant species
- Growth inducement impacts
- Increase in traffic congestion

The findings of overriding consideration for the above listed impacts were adopted on March 11, 1987 by the Roseville City Council and are contained in Resolution 87-31.

Based on the initial study and the environmental evaluation of the potential impacts associated with the proposed project, a negative declaration is being prepared with the following findings:

1. The project will not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife species to drop below self-sustaining levels, threaten to eliminate a plant or animal community, 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.
2. It will not have the potential to achieve short term goals to the disadvantage of long term environmental goals.
3. It will not have impacts which are individually limited, but cumulatively considerable.
4. It will not have environmental effects which will cause substantial adverse impacts on human beings, either directly or indirectly.
5. No substantial evidence exists that the project will have a negative effect on the environment.



CITY OF ROSEVILLE  
ENVIRONMENTAL CHECKLIST

( TO BE COMPLETED BY PLANNING DEPARTMENT )

I. Background

1. Name of Proponent Wes Development Co./Buzz Dates Enterprises
2. Address and Phone Number of Proponent \_\_\_\_\_  
Wes Development Company  
707 Commons Drive Sacramento, CA 95825 (916) 925-7200
3. Date of Checklist Submitted March 7, 1991
4. Agency Requiring Checklist City of Roseville
5. Name of Proposal, if applicable Center Pointe MarketPlace

II. Environmental Impacts

(Explanations of all "yes" and "maybe" answers are required on attached sheets.)

- |  | <u>Yes</u> | <u>Maybe</u> | <u>No</u> |
|--|------------|--------------|-----------|
| 1. Earth. Will the proposal result in:   |            |              |           |
| a. Unstable earth conditions or in changes in geologic<br>in geologic substructures?   | _____      | _____        | _X_       |
| b. Disruptions, displacements, compaction or over-<br>covering of the soil?  | _X_        | _____        | _____     |
| c. Change in topography or ground surface relief<br>features?  | _X_        | _____        | _____     |
| d. The destruction, covering or modification of<br>any unique geologic or physical features?   | _____      | _____        | _X_       |
| e. Any increase in wind or water erosion of<br>soils, either on or off the site?   | _X_        | _____        | _____     |
| f. Changes in deposition or erosion of beach<br>sands or changes in siltation, deposition or<br>erosion which may modify the channel of a<br>river or stream or the bed of the ocean of any<br>bay, inlet or lake? | _____      | _____        | _X_       |

|   | <u>Yes</u> | <u>Maybe</u> | <u>No</u> |
|---|------------|--------------|-----------|
| 4. Plant Life. Will the proposal result in:   |            |              |           |
| a. Change in the diversity of species, or number of any species of plants (including trees, shrubs, grass crops, and aquatic plants)?                                   | <u>X</u>   | _____        | _____     |
| b. Reduction of the numbers of any unique, rare or endangered species of plants?  | _____      | _____        | <u>X</u>  |
| c. Introduction of new species of plants into an area, or in a barrier to the normal replenishment of existing species?   | <u>X</u>   | _____        | _____     |
| d. Reduction in acreage of any agricultural crop?   | _____      | _____        | <u>X</u>  |
| 5. Animal Life. Will the proposal result in:  |            |              |           |
| a. Change in the diversity of species, or numbers of any species of animals (birds, land animals including reptiles, fish and shellfish, benthic organisms or insects)? | <u>X</u>   | _____        | _____     |
| b. Reduction of the numbers of any unique, rare or endangered species of animals?   | _____      | _____        | <u>X</u>  |
| c. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals?   | _____      | _____        | <u>X</u>  |
| d. Deterioration to existing fish or wildlife habitat?  | <u>X</u>   | _____        | _____     |
| 6. Noise. Will the proposal result in:  |            |              |           |
| a. Increases in existing noise levels?  | <u>X</u>   | _____        | _____     |
| b. Exposure of people to severe noise levels?   | _____      | _____        | <u>X</u>  |
| 7. Light and Glare. Will the proposal produce new light or glare?   | <u>X</u>   | _____        | _____     |
| 8. Land Use. Will the proposal result in a substantial alteration of the present or planned land use of an area?  | <u>X</u>   | _____        | _____     |
| 9. Natural Resources. Will the proposal result in:  |            |              |           |
| a. Increase in the rate of use of any natural resources?  | _____      | _____        | <u>X</u>  |

|   | <u>Yes</u> | <u>Maybe</u> | <u>No</u> |
|---|------------|--------------|-----------|
| g. Exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?                       | _____      | _____        | <u>X</u>  |
| 2. Air. Will the proposal result in:  |            |              |           |
| a. Substantial air emissions or deterioration of ambient air quality?   | <u>X</u>   | _____        | _____     |
| b. The creation of objectionable odors?   | _____      | _____        | <u>X</u>  |
| c. Alteration of air movement, moisture, or temperature or any change in climate, either locally or regionally?   | _____      | _____        | <u>X</u>  |
| 3. Water. Will the proposal result in:  |            |              |           |
| a. Changes in currents, or the course or direction of water movements in either marine or fresh waters?   | _____      | _____        | <u>X</u>  |
| b. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?  | <u>X</u>   | _____        | _____     |
| c. Alterations to the course or flow of flood waters?   | _____      | _____        | <u>X</u>  |
| d. Change in the amount of surface water in any water body?   | _____      | _____        | <u>X</u>  |
| e. Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity?   | <u>X</u>   | _____        | _____     |
| f. Alteration of the direction or rate of flow of ground waters?  | _____      | _____        | <u>X</u>  |
| g. Changes in the quantity of ground waters, either through direct additions or with drawals, or through interception of an aquifer by cuts or excavations? | <u>X</u>   | _____        | _____     |
| h. Substantial reduction in the amount of water otherwise available for public water supplies?  | _____      | _____        | <u>X</u>  |
| i. Exposure of people or property to water related hazards such as flooding or tidal waves?   | _____      | _____        | <u>X</u>  |

|  | <u>Yes</u> | <u>Maybe</u> | <u>No</u> |
|--|------------|--------------|-----------|
| b. Substantial depletion of any nonrenewable natural resource?   | _____      | _____        | <u>X</u>  |
| 10. Risk of Upset. Will the proposal involve:  |            |              |           |
| a. A risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions? | <u>X</u>   | _____        | _____     |
| b. Possible interference with an emergency response plan or an emergency evacuation plan?  | _____      | _____        | <u>X</u>  |
| 11. Population. Will the proposal alter the location, distribution, density, or growth rate of the human population of an area?  | _____      | _____        | <u>X</u>  |
| 12. Housing. Will the proposal affect existing housing, or create a demand for additional housing?   | _____      | <u>X</u>     | _____     |
| 13. Transportation/Circulation. Will the proposal result in:   |            |              |           |
| a. Generation of substantial additional vehicular movement?  | <u>X</u>   | _____        | _____     |
| b. Effects on existing parking facilities, or demand for new parking?  | <u>X</u>   | _____        | _____     |
| c. Substantial impact upon existing transportation systems?  | _____      | <u>X</u>     | _____     |
| d. Alterations to present patterns of circulation or movement of people and/or goods?  | _____      | _____        | <u>X</u>  |
| e. Alterations to waterborne, rail or air traffic?   | _____      | _____        | <u>X</u>  |
| f. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?   | _____      | _____        | <u>X</u>  |
| 14. Public Services. Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:                                    |            |              |           |
| a. Fire protection?  | _____      | <u>X</u>     | _____     |
| b. Police protection?  | _____      | _____        | <u>X</u>  |
| c. Schools?  | _____      | _____        | <u>X</u>  |

|   | <u>Yes</u> | <u>Maybe</u> | <u>No</u> |
|---|------------|--------------|-----------|
| d. Parks or other recreational facilities?  | _____      | _____        | <u>X</u>  |
| e. Maintenance of public facilities, including roads?   | _____      | _____        | <u>X</u>  |
| f. Other governmental services?   | _____      | _____        | <u>X</u>  |
| 15. Energy. Will the proposal result in:  |            |              |           |
| a. Use of substantial amounts of fuel or energy?  | _____      | _____        | <u>X</u>  |
| b. Substantial increase in demand upon existing sources of energy, or require the development of new sources of energy?   | _____      | _____        | <u>X</u>  |
| 16. Utilities. Will the proposal result in a need for new systems, or substantial alterations to the following utilities:   |            |              |           |
| a. Power or natural gas?  | <u>X</u>   | _____        | _____     |
| b. Communications systems?  | <u>X</u>   | _____        | _____     |
| c. Water?   | <u>X</u>   | _____        | _____     |
| d. Sewer or septic tanks?   | <u>X</u>   | _____        | _____     |
| e. Storm water drainage?  | <u>X</u>   | _____        | _____     |
| f. Solid waste and disposal?  | <u>X</u>   | _____        | _____     |
| 17. Human Health. Will the proposal result in:  |            |              |           |
| a. Creation of any health hazard or potential health hazard (excluding mental health)?  | _____      | _____        | <u>X</u>  |
| b. Exposure of people to potential health hazards?  | _____      | _____        | <u>X</u>  |
| 18. Aesthetics. Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view? | <u>X</u>   | _____        | _____     |
| 19. Recreation. Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities?  | <u>X</u>   | _____        | _____     |
| 20. Cultural Resources.   |            |              |           |
| a. Will the proposal result in the alteration of or the destruction of a prehistoric or historic archaeological site?   | _____      | _____        | <u>X</u>  |

|   | <u>Yes</u> | <u>Maybe</u> | <u>No</u> |
|---|------------|--------------|-----------|
| b. Will the proposal result in adverse physical or aesthetic effects to a prehistoric or historic building, structure, or object? | _____      | _____        | <u>X</u>  |
| c. Does the proposal have the potential to cause a physical change which would affect unique ethnic cultural values?              | _____      | _____        | <u>X</u>  |
| d. Will the proposal restrict existing religious or sacred uses within the potential impact area?                                 | _____      | _____        | <u>X</u>  |

21. Mandatory Findings of Significance.

|  |       |       |          |
|--|-------|-------|----------|
| a. Does the project have the potential to 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, 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? | _____ | _____ | <u>X</u> |
| b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)   | _____ | _____ | <u>X</u> |
| c. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.)  | _____ | _____ | <u>X</u> |
| d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?  | _____ | _____ | <u>X</u> |

III. Discussion of Environmental Evaluation

IV. Determination

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared. ☐

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION WILL BE PREPARED. ☒

I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required. ☐

March 7, 1991  
Date

Chris Burrows  
Signature Associate Planner  
Chris Burrows

For Roseville Planning Department

# Honda Roseville Motorsports Tree Inventory Report

Placer County, CA

Prepared for:  
Honda Roseville Motorsports

Prepared By:  
Bryan Hill  
Up A Tree Arborist Services  
9230 King Road  
Loomis, CA 95650  
B.S. Botany, Humboldt State University  
Certified Arborist WE-5382A  
Tree Risk Assessment Qualified

9 January, 2019



## Introduction

On 3 January, 2018, Up A Tree Arborist Services conducted a tree survey for Honda Roseville Motorsports located at 360 North Sunrise Avenue, Roseville, CA 95661. There are five valley oaks (*Quercus lobata*) that are located on the northeast side of the building. The area where the trees are located is proposed to be paved and the City of Roseville has required an arborist report prior to any construction.

## I. Methodology

Bryan Hill of Up A Tree Arborist Services assessed all the native trees in the proposed development site. He is an International Society of Arboriculture (ISA) Certified Arborist (#WE-5382A) and is Tree Risk Assessment Qualified (TRAQ). This tree survey was completed using the ISA Level 2 - Basic Assessment method. This is the standard assessment and consists of the arborist conducting a detailed visual inspection of each tree. The trees were observed from all sides (when possible) and all parts above the ground were considered for potential to fail. No tools or instruments were used for the assessments.

The following list details the data collected on each tree surveyed within the project area:

1. Tree # - All trees were marked with a numbered metal tag that is nailed to the tree.
2. Tree name - All trees were identified by both their scientific and common names.
3. Trunk diameter (DSH) - The tree trunk diameter is measured using a tape that converts the circumference into diameter inches. The measurement is taken at 4.5 feet from the ground, also known as “diameter at standard height” or DSH.
4. Drop-line Radius (DLR) – The drip-line radius is measured by counting strides, which are approximately three feet in length, made from the trunk to the furthest

branch tip of the trees canopy. The drip-line radius is used to determine the critical root zone of the tree.

5. Condition of Structure - Tree structure describes the physical form of the tree in regards to its potential to fail. Tree structure, from the ground up, includes the roots, trunk, scaffold limbs, and branches of the tree. Three categories are awarded for rating the structure of trees: good, fair, and poor. A good rating for structure indicates the tree is well proportioned and very unlikely to have any part fail, such as have a branch or scaffold limb tear off or have the whole tree up-root from the ground. A poor rating would indicate the tree has potential to have a partial or whole tree failure. Most trees fall in the fair category. The rating of large trees for hazard potential is often proportionally related to the tree structure rating. Tree structure ratings can often be improved with mitigation, such as structure pruning and end-weight reduction of over-burdened limbs.
6. Condition of Health - Tree health describes how vigorous the tree appears. Three categories are used to rate tree health: good, fair, and poor. A tree with good health would have full foliage for its species and no dead limbs or twigs. A tree with poor health is mostly dead or dying. It is often difficult to improve a tree's health rating through mitigation. Usually multiple factors contribute to an unhealthy tree's condition and trees often show no signs of what is stressing them.

## II. Results

All five trees are valley oaks. The data recorded is as follows:

| <u>Tree tag #</u> | <u>DSH</u> | <u>DLR</u> | <u>Structure</u> | <u>Health</u> |
|-------------------|------------|------------|------------------|---------------|
| 786               | 16"        | 27'        | Fair             | Good-fair     |
| 787               | 11"        | 27'        | Fair             | Good-fair     |
| 788               | 15"        | 15'        | Fair             | Good-fair     |
| 789               | 21"        | 21'        | Good-fair        | Good-fair     |
| 790               | 13"        | 24'        | Fair             | Good-fair     |

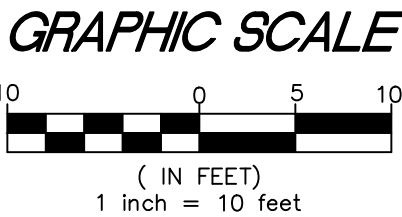
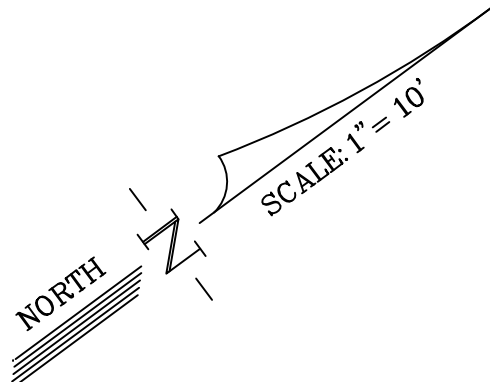
## III. Conclusion

The condition of all trees was recorded as perceived at the time of the survey and it should be noted that trees can have dramatic changes to their current condition due to many factors, such as drought, fire, and failure due to defects not visible to the arborist. The time frame for this risk assessment is one year. For questions regarding this survey please contact Bryan Hill, Certified Arborist WE-5382A, at (916) 718-3021 or [upatreearborist@gmail.com](mailto:upatreearborist@gmail.com).

DEMOLITION LEGEND/NOTES

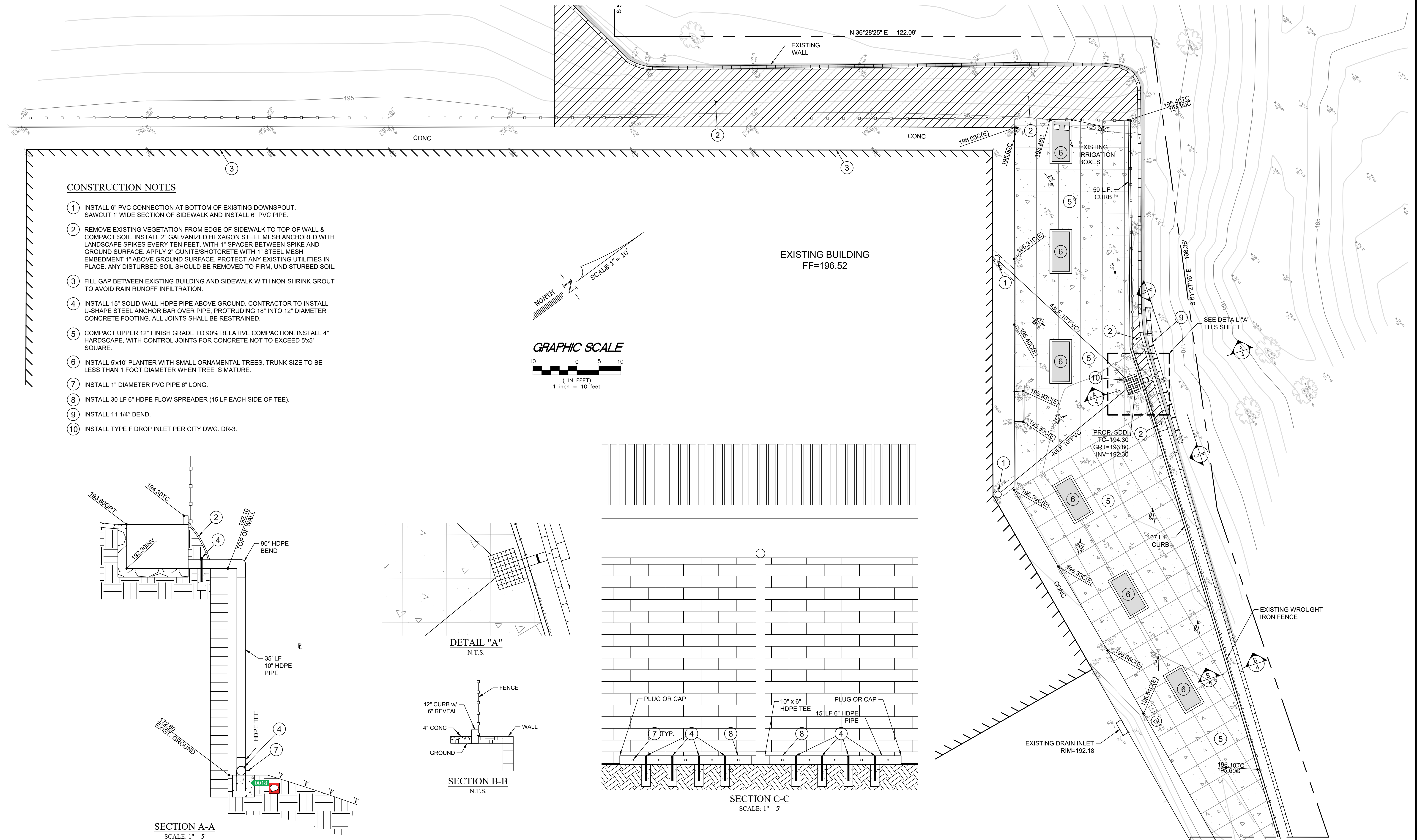
- 1 REMOVE EXISTING CONCRETE.
- 2 REMOVE EXISTING VEGETATION.
- 3 REMOVE EXISTING TREES. DO NOT REMOVE STUMPS OR ROOTS.


| TREE TAG # | DSH | DLR | STRUCTURE   | HEALTH    | TREE TYPE  |
|------------|-----|-----|-------------|-----------|------------|
| 786        | 16" | 27" | FAIR        | GOOD-FAIR | VALLEY OAK |
| 787        | 11" | 27" | FAIR        | GOOD-FAIR | VALLEY OAK |
| 788        | 15" | 15" | FAIR        | GOOD-FAIR | VALLEY OAK |
| 789        | 21" | 21" | GOOD - FAIR | GOOD-FAIR | VALLEY OAK |
| 790        | 13" | 24" | FAIR        | GOOD-FAIR | VALLEY OAK |



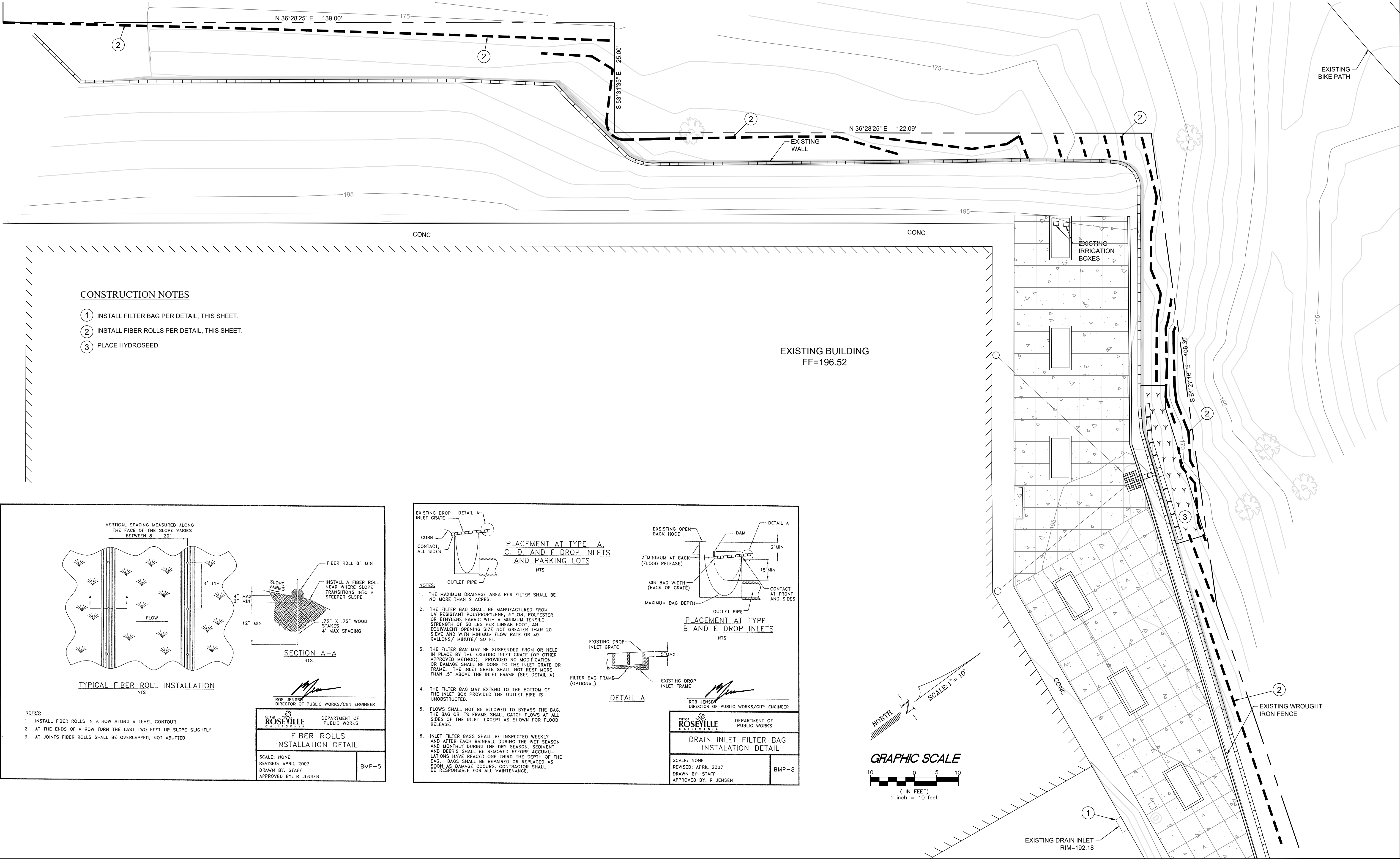
|     |             |              |                 |                       |                             |  |  |  |   |                          |
|-----|-------------|--------------|-----------------|-----------------------|-----------------------------|--|--|--|---|--------------------------|
| No. | Description | Engr<br>Init | COUNTY APPROVAL | BENCHMARK DESCRIPTION | DESIGNED <u>R. O'CONNOR</u> | PRELIMINARY DRAWING<br>FOR PLAN CHECK SUBMITTAL ONLY<br><br>NOT FOR CONSTRUCTION |  | SGI COMPANIES<br>SGI CIVIL • SGI 3D • SURVEYORS GROUP, INC.<br>9001 Foothills Blvd., Suite 170<br>Roseville, CA 95747<br>(916) 789-0822 (916) 789-0824 (Fax)<br>www.sgicompanies.com | ROSEVILLE HONDA MOTORSPORTS<br>IMPROVEMENT PLANS<br>360 N. SUNRISE AVENUE<br>ROSEVILLE, CALIFORNIA<br>DEMOLITION PLAN | SHEET NO.                |
|     | Description |              | By              | Date                  | DRAWN <u>A. COCCHI</u>      |  |  |  |   | C-3 OF 5                 |
|     |             |              |                 |                       | CHECKED <u>D. DOSEN</u>     |  |  |  |   | JOB NO. <u>RVH 17-77</u> |
|     |             |              |                 |                       | DATE <u>02/01/19</u>        |  |  |  |   |                          |
|     |             |              |                 |                       | SCALE <u>1" = 10'</u>       |  |  |  |   |                          |
|     |             |              |                 |                       |                             |  |  |  |   |                          |





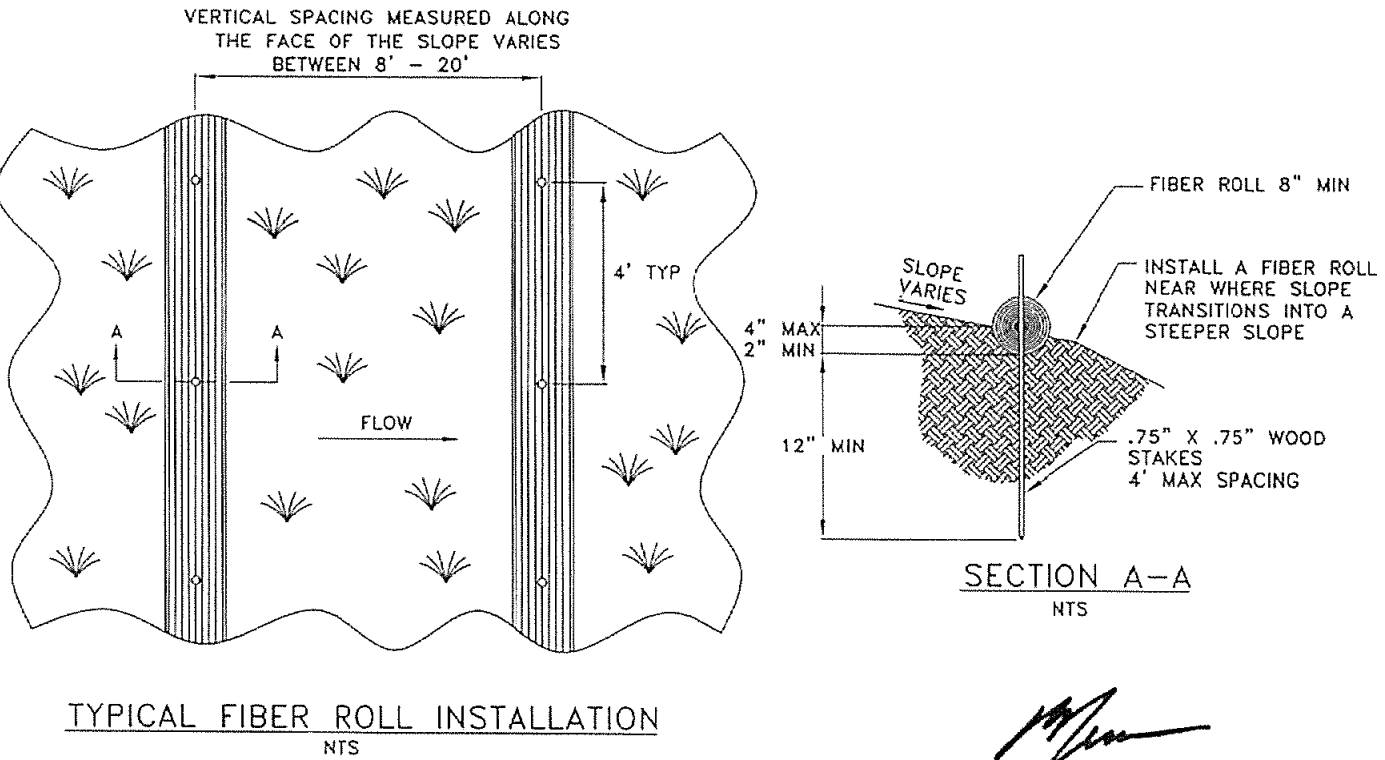
|   |             |              |                 |      |   |                             |  |   |   |  |  |
|---|-------------|--------------|-----------------|------|---|-----------------------------|--|---|---|--|--|
| No.   | Description | Engr<br>Init | COUNTY APPROVAL |      | BENCHMARK DESCRIPTION<br><br>CITY BENCHMARK 30:<br>ELEV. = 179.789<br><br>BRASS DISC STAMPED "L.S. 3013, 1990" ON THE SOUTH<br>SIDE OF EUREKA RD., 43' WEST OF EAST END OF MINERS<br>RAVINE BRIDGE. | DESIGNED <u>R. O'CONNOR</u> | PRELIMINARY DRAWING<br><br>FOR PLAN CHECK SUBMITTAL ONLY<br><br>NOT FOR CONSTRUCTION |  | <b>SGI COMPANIES</b><br><br>SGI CIVIL • SGI 3D • SURVEYORS GROUP, INC.<br>9001 Foothills Blvd., Suite 170<br>Roseville, CA 95747<br>(916) 789-0822 (916) 789-0824 (Fax)<br>www.sgicompanies.com | ROSEVILLE HONDA MOTORSPORTS<br>IMPROVEMENT PLANS<br><br><b>360 N. SUNRISE AVENUE</b><br><b>ROSEVILLE, CALIFORNIA</b><br><br><b>GRADING &amp; DRAINAGE PLAN</b> | SHEET NO. <u>  4  </u> OF <u>  5  </u><br><br>JOB NO. <u>RVH 17-77</u> |
|  | Description |              | By              | Date |   | DRAWN <u>A. COCCHI</u>      |  |   |   |  |  |
|   |             |              |                 |      |   | CHECKED <u>D. DOSEN</u>     |  |   |   |  |  |
|   |             |              |                 |      |   | DATE <u>02/01/19</u>        |  |   |   |  |  |
|   |             |              |                 |      |   | SCALE <u>1" = 10'</u>       |  |   |   |  |  |
|   |             |              |                 |      |   |                             |  |   |   |  |  |
|   |             |              |                 |      |   |                             |  |   |   |  |  |





CONSTRUCTION NOTES

- 1. INSTALL FILTER BAG PER DETAIL, THIS SHEET.
- 2. INSTALL FIBER ROLLS PER DETAIL, THIS SHEET.
- 3. PLACE HYDROSEED.



- NOTES:
- 1. INSTALL FIBER ROLLS IN A ROW ALONG A LEVEL CONTOUR.
  - 2. AT THE ENDS OF A ROW TURN THE LAST TWO FEET UP SLOPE SLIGHTLY.
  - 3. AT JOINTS FIBER ROLLS SHALL BE OVERLAPPED, NOT ABUTED.

ROB JENSEN  
DIRECTOR OF PUBLIC WORKS/CITY ENGINEER

CITY OF ROSEVILLE  
DEPARTMENT OF PUBLIC WORKS

FIBER ROLLS  
INSTALLATION DETAIL

SCALE: NONE  
REVISED: APRIL 2007  
DRAWN BY: STAFF  
APPROVED BY: R. JENSEN

BMP-5

EXISTING DROP INLET GRATE DETAIL A

CURB CONTACT, ALL SIDES

OUTLET PIPE

PLACEMENT AT TYPE A, C, D, AND F DROP INLETS AND PARKING LOTS

NTS

NOTES:

1. THE MAXIMUM DRAINAGE AREA PER FILTER SHALL BE NO MORE THAN 2 ACRES.
2. THE FILTER BAG SHALL BE MANUFACTURED FROM UV RESISTANT POLYPROPYLENE, NYLON, POLYESTER, OR ETHYLENE FABRIC WITH A MINIMUM TENSILE STRENGTH OF 50 LBS PER LINEAR FOOT. AN EQUIVALENT OPENING SIZE NOT GREATER THAN 20 SIEVE AND WITH MINIMUM FLOW RATE OR 40 GALLONS / MINUTE / 50 FT.
3. THE FILTER BAG MAY BE SUSPENDED FROM OR HELD IN PLACE BY THE EXISTING INLET GRATE (OR OTHER APPROVED METHOD). PROVIDED NO MODIFICATION OR DAMAGE SHALL BE DONE TO THE INLET GRATE OR FRAME. THE INLET GRATE SHALL NOT REST MORE THAN .5" ABOVE THE INLET FRAME (SEE DETAIL A)
4. THE FILTER BAG MAY EXTEND TO THE BOTTOM OF THE INLET BOX PROVIDED THE OUTLET PIPE IS UNOBSTRUCTED.
5. FLOWS SHALL NOT BE ALLOWED TO BYPASS THE BAG. THE BAG OR ITS FRAME SHALL CATCH FLOWS AT ALL SIDES OF THE INLET, EXCEPT AS SHOWN FOR FLOOD RELEASE.
6. INLET FILTER BAGS SHALL BE INSPECTED WEEKLY AND AFTER EACH RAINFALL DURING THE WET SEASON AND MONTHLY DURING THE DRY SEASON. SEDIMENT AND DEBRIS SHALL BE REMOVED BEFORE ACCUMULATIONS HAVE REACHED ONE THIRD THE DEPTH OF THE BAG. BAGS SHALL BE REPAIRED OR REPLACED AS SOON AS DAMAGE OCCURS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE.

EXISTING OPEN BACK HOOD

DAM

2" MINIMUM AT BACK (FLOOD RELEASE)

MIN BAG WIDTH (BACK OF GRATE)

MAXIMUM BAG DEPTH

OUTLET PIPE

CONTACT AT FRONT AND SIDES

PLACEMENT AT TYPE B AND E DROP INLETS

NTS

EXISTING DROP INLET GRATE

5" MAX

FILTER BAG FRAME (OPTIONAL)

EXISTING DROP INLET FRAME

DETAIL A

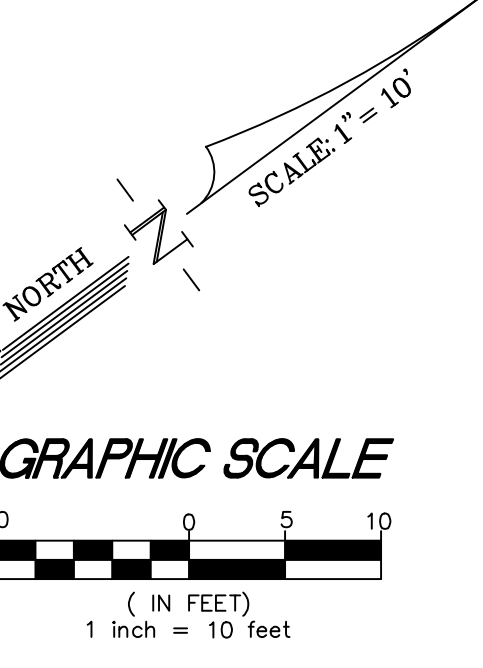
ROB JENSEN  
DIRECTOR OF PUBLIC WORKS/CITY ENGINEER

CITY OF ROSEVILLE  
DEPARTMENT OF PUBLIC WORKS

DRAIN INLET FILTER BAG  
INSTALLATION DETAIL

SCALE: NONE  
REVISED: APRIL 2007  
DRAWN BY: STAFF  
APPROVED BY: R. JENSEN

BMP-8



| No. | Description | Engr Init | COUNTY APPROVAL |      | BENCHMARK DESCRIPTION   |  | DESIGNED | R. O'CONNOR | PRELIMINARY DRAWING<br>FOR PLAN CHECK SUBMITTAL ONLY<br><br>NOT FOR CONSTRUCTION |  | SGI COMPANIES<br>SGI CIVIL • SGI 3D • SURVEYORS GROUP, INC.<br>9001 Foothills Blvd., Suite 170<br>Roseville, CA 95747<br>(916) 789-0822 (916) 789-0824 (Fax)<br>www.sgicompanies.com | ROSEVILLE HONDA MOTORSPORTS<br>IMPROVEMENT PLANS<br>360 N. SUNRISE AVENUE<br>ROSEVILLE, CALIFORNIA<br>EROSION CONTROL PLAN | SHEET NO.<br><br>C-5 OF 5<br><br>JOB NO. RVH 17-77 |
|-----|-------------|-----------|-----------------|------|---|--|----------|-------------|--|---|--|--|--|
|     | Description |           | By              | Date | CITY BENCHMARK 30:<br>ELEV. = 179.789   |  | DRAWN    | A. COCCHI   |  |   |  |  |  |
|     |             |           |                 |      | BRASS DISC STAMPED "L.S. 3013, 1990" ON THE SOUTH<br>SIDE OF EUREKA RD., 43' WEST OF EAST END OF MINERS<br>RAVINE BRIDGE. |  | CHECKED  | D. DOSEN    |  |   |  |  |  |
|     |             |           |                 |      |   |  | DATE     | 02/01/19    |  |   |  |  |  |
|     |             |           |                 |      |   |  | SCALE    | 1" = 10'    |  |   |  |  |  |