



MEMORANDUM
Planning Division

TO: Planning Commissioners

FROM: Ron Miller, Associate Planner

DATE: November 5, 2013

SUBJECT: Fiddymment Ranch Phase 3 Specific Plan Amendment

At the Planning Commission meeting of November 14, 2013, staff will make an informational presentation on the above-referenced project. This will not be a public hearing, but a workshop on the Recirculated Draft Subsequent EIR (DSEIR) associated with the Fiddymment Ranch Phase 3 Specific Plan Amendment project. The staff presentation will provide information to the Commission and the public on the DSEIR. **There will be no action required from the Commission, nor will a staff report be provided in the Commissioner's Agenda packet for the November 14th Planning Commission meeting.**

The staff presentation will provide a brief description of the project, and a summary of the analysis and project impacts included in the DSEIR. The presentation and workshop will also provide an opportunity for the Commission and the public to provide comments and/or ask questions on the DSEIR.

Enclosed you will find a CD copy of the DSEIR and Appendices, as well as hard copies of the Executive Summary and Project Description. We wanted to get this information out to you early so you can familiarize yourself with the contents of these documents prior to the November 14th meeting. However, this is not the only meeting that will be held to review this project. A Public Hearing is tentatively scheduled on December 12, 2013 as well.

Please feel free to contact staff if you have any questions or if you need additional information.

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CHAPTER 2

EXECUTIVE SUMMARY

CHAPTER 2 EXECUTIVE SUMMARY

2.1 PROJECT LOCATION

The proposed Fiddymment Ranch Specific Plan Amendment (SPA) 3 project site is within the West Roseville Specific Plan (WRSP) area, which encompasses approximately ±3,162 acres located in the northwest portion of the City of Roseville, west of Fiddymment Road. The assessor parcel numbers for the project site include: 492-010-002, 003, 004, 005, 015, 020, 021, 024, 031, and 033. The site is mapped on the USGS Roseville 7.5 minute topographic quadrangle in Sections: 13, 18, 19, and 24, Township 11N and Range 05E and 06E.

As shown in *Figure 3-1 Regional Map* and *Figure 3-2 Vicinity Map* in CHAPTER 3 PROJECT DESCRIPTION, the WRSP area is located in the northwest corner of the City of Roseville, approximately three miles west of the State Route (SR) 65 interchange at Blue Oaks Boulevard. The 1,678-acre Fiddymment Ranch portion of the WRSP is bound by Blue Oaks Boulevard and Phillip Road to the south, and Fiddymment Road and Crocker Ranch Road to the east. The Roseville Energy Park (REP) and the Pleasant Grove Wastewater Treatment Plant (PGWWTP) are located to the southwest and the Creekview Specific Plan area is located west of the project's western boundary. The northern and western boundaries of the WRSP are coterminous with the Fiddymment Ranch portion of the existing Roseville city limits.

2.2 PROJECT SITE CHARACTERISTICS

The proposed project would affect ±805 acres in the northern portion of the ±1,678-acre Fiddymment Ranch area of the WRSP Specific Plan. Some development has already occurred within Fiddymment Ranch. This includes major infrastructure including roads, landscape corridors, drainage improvements and utilities. At the time that the Notice of Preparation for this EIR was circulated, approximately 1,017 residential units had been constructed in Fiddymment Ranch Phases 1 and 2. No work has been initiated on the Phase 3 portion of the development. Since the time that the Notice of Preparation was circulated, additional homes and the Fiddymment Farm Elementary School have been completed.

The Fiddymment Ranch area primarily supports nonnative annual grasslands that were historically used for agricultural or grazing activities. The area is relatively flat, with areas of rolling terrain associated with Pleasant Grove Creek. Kaseberg Creek traverses a portion of the Fiddymment Ranch Phase 1 area. Each of the riparian corridors support native oaks. Wetland areas are dispersed throughout the project area, with the greatest concentration located in the northwest corner of the Fiddymment Ranch property, which is designated Open Space.

2.3 PROJECT OBJECTIVES

The project applicant has identified the following objectives for the proposed Fiddymment Ranch SPA 3 project.

- ❖ Introduce a variety of housing types to Phases 2 and 3, similar to the diverse housing mix contained in Phase 1. This would be accomplished by adding pods of Medium Density and High Density Residential uses, as well as varying the density of the remaining Low Density Residential areas.

- ❖ Aid the City in meeting its Regional Housing Needs Allocation obligations as identified in the current 2013 - 2021 Housing Element of the General Plan by increasing the amount of High Density Residential dwelling units.
- ❖ Aid the City in meeting the Sacramento Area Council of Governments (SACOG) Blueprint Preferred Growth scenario, the City's Blueprint Implementation Strategies, and the SACOG Sustainable Communities Strategy by increasing the diversity of housing choices within the City, particularly by increasing residential density generally and providing more medium and high density residential units.
- ❖ Introduce a Community Commercial parcel in the northwest portion of Phase 3, providing for a centrally located small-scale commercial use that would promote pedestrian and bicycle access.
- ❖ Given limited services on the western side of the city, change the designation of a two-acre parcel in the northeast portion of Phase 2, at the corner of Angus Road and Fiddymment Road, from residential to Community Commercial in order to provide neighborhood services proximate to planned residential uses.
- ❖ Add further definition to the circulation system by establishing two east/west streets that will intersect both Hayden Parkway and Fiddymment Road. These two streets, Holt Parkway and Crawford Parkway, will provide multiple points of ingress and egress from the Phases 2 and 3 planning areas, improving local circulation opportunities and easing the traffic load on Hayden Parkway.
- ❖ Reconfigure and refine the paseo parcels to connect the open spaces, parks, schools, and residential neighborhoods within the northern portion of Fiddymment Ranch.
- ❖ Reconfigure the F-51 park site and F-71 school site to improve vehicular circulation and pedestrian safety to and from these sites and provide an attractive park frontage along Hayden Parkway for the added benefit of visual open space.
- ❖ Modify the street configuration and Class I bikeway system to provide access to the Creekview Specific Plan Area to the west of the Fiddymment Ranch development.

2.4 DESCRIPTION OF PROPOSED PROJECT CHARACTERISTICS

Project Summary

The project proposes to amend the WRSP to accommodate up to 1,661 additional residential units in an area referred to as Fiddymment Ranch. Under the WRSP, the Fiddymment Ranch area is planned for development of 4,207 residential units and preservation of one residence that existed at the time of WRSP approval. Under the proposed Fiddymment Ranch SPA 3 project, buildout of the Fiddymment Ranch area would accommodate up to a total of 5,869 residential units.

More specifically, the proposed project would make the following changes in land use allocations, as indicated in the summary of land use and parcel size changes presented in *Table 3.1* and shown in *Figure 3-6 Specific Plan Amendment* and *Figure 3-7 General Plan Amendment*. The data in those exhibits is based on gross parcel sizes:

- ❖ decrease the acreage allocated to Low Density Residential by 89.36 acres and decrease the acreage allocated to Low Density Residential (Pocket Parks) land uses by 7.13 acres,
- ❖ add 55.72 acres of Medium Density Residential land uses
- ❖ add 18.86 acres of High Density Residential land uses
- ❖ add 7.3 acres of Community Commercial land uses
- ❖ increase the acreage allocated to Parks and Recreation by 2.96 acres
- ❖ decrease the acreage allocated to Open Space by 0.07 acres
- ❖ decrease the acreage allocated to Open Space (Paseo) by 0.04 acres
- ❖ increase Public/Quasi-Public acreage by 1.89 acres and
- ❖ increase the acreage of land dedicated as right-of-way by 10.14 acres.

In addition, the project proposes to change development densities within Fiddymment Ranch residential areas. With the proposed changes in land use acreages and density increases, the project would provide up to 580 additional Low Density Residential units, 609 additional Medium Density Residential units, and 472 additional High Density Residential units. The allowable Floor-Area-Ratio for Community Commercial land uses ranges between 0.2 and 0.4. With the proposed 7.3-acre increase in Community Commercial area, the project would provide between 63,598 and 127,195 additional square feet of commercial land uses.

Proposed Land Uses

The proposed Fiddymment Ranch SPA 3 project would affect land use designations and development densities on ±805 acres within the Fiddymment Ranch area of the WRSP. The project proposes to amend the WRSP to allow 1,661 additional residential units and 7.3 additional acres of commercial land uses in the Fiddymment Ranch portion of the specific plan area.

Residential

Under the proposed Fiddymment Ranch SPA 3 project the WRSP Fiddymment Ranch portion would support a total of 5,869 residential units on ±906 acres. The proposed average density of all land designated for residential uses is 6.48 units per acre. Residential units are proposed in three density ranges. Of the 5,869 dwelling units in Fiddymment Ranch under the proposed project 55 percent would be LDR, 12.6 percent would be MDR, and 32 percent would be HDR. Based on the City's average household size of 2.61 people, the 1,661 additional units proposed under the Fiddymment Ranch SPA 3 project would support a population of 4,335 people. Within the LDR areas, the existing WRSP includes 20.54 acres intended for Pocket Parks. The proposed project would reduce the size of several of these parcels and create one additional pocket park parcel, resulting in 13.41 acres of pocket parks. The individual pocket park parcels are proposed to range in size between 1 and 1.32 acres.

Community Commercial

Under the existing WRSP, six parcels totaling 38.97 acres within Fiddymment Ranch are designated Community Commercial. The proposed project would designate two additional

parcels totaling 7.3 acres as Community Commercial. These sites would provide a mix of retail and services. Typical uses permitted within the Community Commercial land use include grocery stores, retail stores, banks, restaurants, personal services, professional offices and gas stations. The allowable Floor-Area-Ratio for Community Commercial land uses ranges between 0.2 and 0.4. As noted above, the proposed 7.3-acre increase in Community Commercial area would accommodate between 63,598 and 127,195 additional square feet of commercial land uses.

Parks and Open Space

Under the existing WRSP, Fiddymment Ranch includes seven parcels covering 200.02 acres designated Parks and Recreation, eight parcels covering 340.06 acres designated Open Space, and four parcels covering 6.71 acres designated Open Space (Paseos). In total, there are 546.93 acres intended for parks and open space uses. This includes a ±96-acre regional park located south of Blue Oaks Boulevard, a ±75-acre sports complex near the high school south of Blue Oaks Boulevard, a ±8.9-acre park site adjacent to the elementary school site, ±167 acres of open space around Pleasant Grove Creek, and a ±132-acre open space area in the northwest corner of Fiddymment Ranch where vernal pools and other wetlands occur.

The proposed project would provide small increases in the size of several of these parcels. It would also further divide the Open Space (Paseo) parcels, resulting in a total of nine paseo parcels. These changes would result in a total of 549.78 acres intended for parks and open space uses within the Fiddymment Ranch portion of the WRSP, an overall increase of 2.85 acres. As discussed in CHAPTER 1 INTRODUCTION, the Open Space and Open Space (Paseo) parcels are credited towards the City's required park-to-population standard at either a 10:1 or 5:1 ratio. Development of Fiddymment Ranch under the proposed SPA 3 project combined with the park land in the Westpark portion of the WRSP would include a total of 123.49 credited acres of City-Wide parks, 87.52 credited acres of neighborhood parks, and 79.48 credited acres of open space.

Public/Quasi-Public

One Public/Quasi-Public parcel intended as an elementary school site is included in the project area. The site is located south of Holt Parkway and east of Hayden Parkway. Under the existing WRSP, this site is 8.7 acres. The proposed project would increase the size of this parcel to 10.59 acres. This site would be dedicated to the Roseville City School District.

Land Use Allocations

Table 2.1 identifies the proposed acreage allocated to each land use compared with the currently approved land uses, based on Table 4-1 Land Use Summary of the WRSP, which reflects net parcel sizes after accounting for minor collector streets. This data is slightly more accurate than the data available for the project exhibits Figure 3-6 *Specific Plan Amendment* and Figure 3-7 *General Plan Amendment*, resulting in slight variations from the proposed changes in land use allocations listed above.

The information in Table 2.1 is provided for the Fiddymment Ranch development, not the entire WRSP. The acreages allocated to parks and recreation and open space are actual acres not credited acres for the purposes of meeting the City's park-to-population standard.

Table 2.1
Fiddymment Ranch Land Use Allocations

Land Use	Approved Land Uses		Proposed Land Uses	
	Acreage	Dwelling Units or Square Feet	Acreage	Dwelling Units or Square Feet
Low Density Residential	848.30	2,660	739.62	3,240
Low Density Residential – Pocket Parks	20.54	n/a	13.43	n/a
Medium Density Residential	17.12	131	69.01	740
High Density Residential	65.12	1,416	83.98	1,888
Community Commercial	38.48	n/a	45.78	n/a
Public/Quasi-Public	74.64	n/a	76.53	n/a
Parks and Recreation	200.03	n/a	202.99	n/a
Open Space	340.19	n/a	340.2	n/a
Open Space (Paseo)	6.71	n/a	6.67	n/a
Roadway Rights-of-Way	66.39	n/a	99.39	n/a
Totals	1,677.52	4,207	1677.52	5,868

Source: City of Roseville 2004

Note: In addition to these planned land uses, one residential unit existed in the Fiddymment Ranch area at the time of WRSP approval. That unit will be preserved onsite, resulting in a total unit count at buildout of 4,208 under the approved land uses or 5,869 under the proposed land uses.

Circulation

The proposed Fiddymment Ranch SPA 3 project would slightly alter the overall circulation system in the specific plan area by adding two new east/west collector roadways. Primary roadway access to Fiddymment Ranch is provided by Fiddymment Road, Hayden Parkway, and Blue Oaks Boulevard. The circulation system also includes a pedestrian/bikeway network and public transportation facilities. Fiddymment Road and Blue Oaks Boulevard already exist through the plan area.

The portion of Hayden Parkway in Fiddymment Ranch Phase 1 has already been constructed. Construction of this roadway through Phases 2 and 3 would occur as part of buildout of these areas. Hayden Parkway would be constructed as a 2-lane collector with a 12-foot median and 25-foot landscape corridors on either side. To connect to the portion of Hayden Parkway that has already been constructed through Phase 1, a bridge over Pleasant Grove Creek would be constructed as part of Phase 3.

Holt Parkway would be constructed through Phases 2 and 3 and would extend westerly into the Creekview Specific Plan area. Crawford Parkway would be constructed as a parallel route to the south. Three north-south roads would be constructed to connect the east-west roadways with Hayden Parkway, creating a modified grid pattern. The layout of local streets would be defined as tentative maps are processed for development of each of the large lot parcels.

The following list identifies the type of traffic control anticipated at key intersections:

- ❖ Hayden Parkway/Fiddymment Road: signal

- ❖ Hayden Parkway/ Holt Parkway: all-way stop-control
- ❖ Fiddymment Road/ Holt Parkway: two-way stop control (stop signs on Holt Parkway)
- ❖ Hayden Parkway/ Crawford Parkway: all way stop control
- ❖ Fiddymment Road/ Crawford Parkway: signal
- ❖ Street One/ Holt Parkway: two-way stop control (stop signs on Street One)
- ❖ Street One/ Crawford Parkway: two-way stop control (stop signs on Street One)
- ❖ Street Two/ Holt Parkway: roundabout
- ❖ Street Two/ Crawford Parkway: roundabout
- ❖ Street Three/ Holt Parkway: roundabout
- ❖ Street Three/ Crawford Parkway: roundabout

The WRSP road standards provide a network of pedestrian facilities and bike lanes along streets, paseos, and other routes. The proposed project would not change the requirements and standards for pedestrian and bicycle facilities. Turnouts to accommodate bus stops would be constructed along Hayden Parkway.

Public Utilities and Services

The WRSP includes provisions for water, wastewater, recycled water, storm drainage and flood control, police and fire, solid waste, electrical service, schools and parks. By increasing the residential population of the WRSP, the proposed project could increase demands for public services. However, the project would not alter how services are provided to the project area. Refer to the WRSP for a description of the public facilities and services that would serve the proposed development and to **CHAPTER 9 PUBLIC UTILITIES** and **CHAPTER 10 PUBLIC SERVICES** of this Recirculated Subsequent Draft EIR for analysis of the proposed projects impacts to the provision of public services and utilities within the City.

Project Design

The WRSP includes Design Guidelines that apply to all development within the specific plan area, including Fiddymment Ranch. The guidelines provide detailed performance criteria and standards to be considered by City staff, Design Review Committee, Planning Commission, and City Council in the review of individual developments within the Plan Area. All future development under the proposed Fiddymment Ranch SPA 3 project would be subject to the adopted WRSP Design Guidelines. The WRSP defines the administrative process through which projects will be reviewed for consistency with the Design Guidelines.

2.5 AREAS OF KNOWN CONTROVERSY AND ISSUES RAISED

Through comments received on the Notice of Preparation for this EIR and at the Public Scoping Meeting, the following areas of potential controversy and project issues were identified:

- ❖ Environmental and social effects from increased density in HDR areas within the project area;

- ❖ Potential development of low-income housing using the City's Density Bonus program;
- ❖ Increased traffic congestion and air pollution;
- ❖ Increased construction truck traffic on Fiddymment Road; and
- ❖ Increased demand for treated water and lack of sufficient water supplies to serve buildout of land uses included in the City of Roseville General Plan, including recent approvals of other projects in the area.

2.6 PROJECT ALTERNATIVES

Three project alternatives are evaluated in CHAPTER 12 CEQA CONSIDERATIONS.

Alternative A – No Project (No Development)

Contrary to the approved WRSP, this alternative would consider that no development occurs within Fiddymment Ranch other than the areas not affected by the proposed Fiddymment Ranch SPA 3 project and the development that currently exists.

Alternative B – No Project (Buildout under WRSP)

This alternative would consider development as approved in the WRSP and previously approved amendments to that plan.

Alternative C – Reduced Development

This alternative would increase development compared to the approved WRSP, but to a lesser degree than under the proposed Fiddymment Ranch SPA 3 project. Consistent with the alternatives evaluated in the WRSP EIR, this Alternative would develop 20 percent fewer additional units than proposed. The amount of CC and other land uses would not change from the proposed project. This alternative would increase WRSP development by 1,329 residential units, compared to the proposed increase of 1,661 units. The Conceptual Land Use Plan would remain the same as proposed; densities within each parcel would be reduced.

2.7 INTENDED USES OF THIS RECIRCULATED DRAFT SUBSEQUENT EIR

The Recirculated Draft Subsequent EIR has been prepared in accordance with CEQA (Public Resources Code, Section 21000, et seq.), CEQA Guidelines (14 California Administrative Code, §15000, et seq.) and the CEQA Implementation Procedures. The Draft EIR is an informational document prepared to provide public disclosure of potential impacts of the project and is not intended to serve as a recommendation of either approval or denial of the project. Section 15121(a) of the CEQA Guidelines states:

An EIR is an informational document which will inform public agency decision-makers and the public generally of the significant environmental effect of the project, identify possible ways to minimize the significant effects, and describe reasonable alternatives to the project.

The Fiddymment Ranch SPA 3 Recirculated Draft Subsequent EIR provides an assessment of environmental impacts associated with construction and operation of the Fiddymment Ranch development proposed under the SPA 3 project and presents the means and methods of reducing impact significance where possible. Fiddymment Ranch is a portion of the WRSP. The

analysis in this EIR tiers from the analysis in the WRSP EIR, which is incorporated herein by reference. The WRSP EIR is available for review at the City of Roseville and at the City of Roseville website at:

www.roseville.ca.us/planning/planning_document_library

Required Permits and Approvals

Table 2.2 lists the entitlements and approvals required from the City of Roseville and from other Responsible Agencies to allow construction of the proposed Fiddymment Ranch development. Following the table is a discussion of each of the entitlements and approvals required.

**Table 2.2
Required Approvals and Permits**

Required Permit	Responsible Agency
General Plan Amendment	City of Roseville
Specific Plan Amendment	City of Roseville
Rezone	City of Roseville
Large Lot Tentative Map Modification	City of Roseville
Development Agreement Amendment	City of Roseville
Section 402 National Pollutant Discharge Elimination System Permit Compliance	Regional Water Quality Control Board-Central Valley Region
Permit for Commercial Operations	Placer County Air Pollution Control District
Previously Issued Permits for which Modifications May be Required During Improvement Design	
Clean Water Act Section 404 Permit	U.S. Army Corps of Engineers
Clean Water Act Section 401 Water Quality Certification	Regional Water Quality Control Board-Central Valley Region
Streambed Alteration Agreement	California Department of Fish and Game

City of Roseville Required Permits and Approvals

General Plan Amendment To modify the City’s General Plan Map to illustrate the proposed allocation of land uses.

Specific Plan Amendment To detail and illustrate the proposed additional dwelling units and reconfiguration of land use, and provide updated exhibits and modifications to text within the document.

Rezone To modify the City’s Zoning Map to reflect the proposed land plan so that parcel specific requirements and development standards can be appropriately applied.

Large Lot Tentative Subdivision Map Modification To subdivide the existing parcels within the remaining portions of Phase 2 and 3 to accurately reflect the proposed land use plan.

Development Agreement Amendment To adjust the terms to which the City and the developer have previously agreed upon to reflect the adjusted land use plan and currently vested development rights and obligations of each party.

Permits and Approvals from Other Agencies

Section 402 National Pollutant Discharge Elimination System (NPDES) Permit Construction of the proposed project would result in clearing, excavation, and grading activities throughout portions of the Fiddymment Ranch area. Compliance with the existing statewide permit for stormwater discharge, administered by the Central Valley RWQCB is required for any project that results in clearing, excavation, and grading activities on more than one acre of land. Permit compliance requires the preparation of a Stormwater Pollution Prevention Plan (SWPPP) that contains measures, also called Best Management Practices (BMPs), to decrease stormwater runoff impacts during construction. A Section 402 NPDES permit would be issued for each discrete construction phase.

Permit for Commercial Operations Stationary sources of air emissions, such as certain commercial operations, may require a permit to operate from the Placer County Air Pollution Control District

Previously Issued Permits from Other Agencies for which Modifications May be Required During Improvement Design

The following permits have been issued by the identified agencies. The issued permits are applicable to all development within Fiddymment Ranch and address all impacts anticipated under the original WRSP approval. Mitigation for these impacts has already occurred. Any additional impacts identified through design of improvements for each construction phase and/or as each tentative map is approved would require modifications to the previously issued permits.

Clean Water Act Section 404 Permit The U.S. Army Corps of Engineers (Corps) regulates the placement of fill or dredged material that affects waters of the United States, which include streams and wetlands. The Corps regulates these activities under authority granted through Section 404 of the Clean Water Act. Impacts to wetlands throughout all of the WRSP area were identified with the original WRSP approval and WRSP EIR. The proposed project would not change the development footprint and is not expected to result in any additional wetland impacts. Should any additional wetland impacts be identified during improvement design, modification to the existing Section 404 Permit would be required.

Clean Water Act Section 401 Water Quality Certification Under Section 401 of the Clean Water Act, the Central Valley Regional Water Quality Control Board (RWQCB) has the authority to provide water quality certification of any project that affects wetlands. Section 401 water quality certification entails the review of the Corps' permit conditions of approval and may also include additional water quality protection measures deemed necessary by the Central Valley RWQCB during their review. Water quality certification for impacts to wetlands throughout all of the WRSP area was issued in a master Section 401 certification. The proposed project would not change the development footprint and is not expected to result in any additional wetland impacts, thus would not require any additional Section 401 certification.

Should any additional wetland impacts be identified during improvement design, modification to the existing Section 401 Certification would be required.

Streambed Alteration Agreement Activities affecting the bed, bank, or channel of streams, or the shore of lakes and ponds, are regulated by California Department of Fish and Game (CDFG) pursuant to Section 1602 of the California Fish and Game Code. CDFG jurisdiction extends from top-of-bank to top-of-bank or to the outside edge of riparian vegetation, whichever is greater. In stream channels, this usually exceeds the extent of Corps jurisdiction. Any work within the CDFG jurisdiction (such as placement of footings for bridges) would require CDFG approval of a Streambed Alteration Agreement. The Streambed Alteration Agreement is developed by CDFG in consultation with the applicant or applicant's representative and identifies mitigation measures that must be implemented to minimize impacts to stream channels and riparian vegetation. A Master Streambed Alteration Agreement has been issued for all development within the WRSP in accordance with the original WRSP approval. The proposed project would not change the development footprint and is not expected to result in any additional impacts within CDFG jurisdiction. Should any additional impacts within the CDFG jurisdiction be identified during improvement design, modification to the existing Streambed Alteration Agreement would be required.

2.8 SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impacts and mitigation measures were identified in the Initial Study (circulated with the Notice of Preparation) and in this EIR. *Table 2.3* lists all of the impacts associated with the proposed project, as evaluated in this EIR. The table identifies the level of significance of each impact and presents the mitigation measures necessary to reduce impacts to a less than significant level. The following abbreviations are used in *Table 2.3*:

LTS	Less Than Significant
NI	No Impact
PS	Potentially Significant
S	Significant
SU	Significant and Unavoidable

Table 2.3
Impact Summary Table

Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
Land Use			
Impact 4.1: Conflict with General Plan, Specific Plan and Zoning Designations	NI	None.	NI
Impact 4.2: Conflict with Local and/or Regional Land Use Plans and Policies Adopted for the Purpose of Avoiding or Mitigating an Environmental Effect	S	Various mitigation measures identified throughout chapters 5 through 11.	LTS
Impact 4.3: Creation of Land Use Conflicts or Incompatibility	LTS	None	LTS
Transportation and Circulation			
Impact 5.1: Increased Traffic Volumes Through City of Roseville Intersections Under Existing Plus Project Conditions	S	<p>Mitigation Measure 5.1a: Applicants for tentative map approval within the area affected by the proposed Fiddlyment Ranch Specific Plan Amendment 3 project shall pay fair share costs for intersection improvements identified in the City's current Capital Improvement Program at the following locations:</p> <ul style="list-style-type: none"> ◆ Blue Oaks Boulevard and Foothills Boulevard; and ◆ Baseline Road and Fiddlyment Road. 	LTS
Impact 5.2: Increased Demand for Transit Services Within the City of Roseville under Existing Plus Project Conditions	LTS	None	LTS
Impact 5.3: Increased Demand for Bicycle Facilities Within the City of Roseville under Existing Plus Project Conditions	LTS	None	LTS
Impact 5.4: Increased Traffic Volumes through Intersections Within the City of Rocklin under Existing Plus Project Conditions	S	None	SU
Impact 5.5: Increased Traffic Volumes through Intersections Within Placer County under Existing Plus Project Conditions	S	Mitigation Measure 5.5a: The City of Roseville shall negotiate in good faith to enter into fair and reasonable arrangements with Placer County with the intention of achieving within a reasonable time period after approval of the proposed project commitment for the provision of adequate fair share mitigation from applicants for tentative map	SU

Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
<p>Impact 5.6: Increased Traffic Volumes on Roadways Within Placer County under Existing Plus Project Conditions</p>	S	<p>approval within the area affected by the proposed Fiddlyment Ranch Specific Plan Amendment 3 project. The fair share funding shall cover the following improvements in Placer County:</p> <ul style="list-style-type: none"> ◆ Walerga Road at PFE Road – construct second northbound and southbound through lanes <p>Mitigation Measure 5.6a: The City of Roseville shall negotiate in good faith to enter into fair and reasonable arrangements with Placer County with the intention of achieving within a reasonable time period after approval of the proposed project commitment for the provision of adequate fair share mitigation from applicants for tentative map approval within the area affected by the proposed Fiddlyment Ranch Specific Plan Amendment 3 project. The fair share funding shall cover the following improvements in Placer County:</p> <ul style="list-style-type: none"> ◆ Walerga Road south of Baseline Road – construct additional northbound and southbound through lanes. 	SU
<p>Impact 5.7: Increased Traffic Volumes through Intersections Within Sacramento County Under Existing Plus Project Conditions</p>	LTS	None	LTS
<p>Impact 5.8: Increased Traffic Volumes on Roadways Within Sacramento County Under Existing Plus Project Conditions</p>	S	<p>Mitigation Measure 5.8a: The City of Roseville shall negotiate in good faith to enter into fair and reasonable arrangements with Sacramento County with the intention of achieving within a reasonable time period after approval of the proposed project commitment for the provision of adequate fair share mitigation from applicants for tentative map approval within the area affected by the proposed Fiddlyment Ranch Specific Plan Amendment 3 project. The fair share funding shall cover the following improvements in Sacramento County:</p> <ul style="list-style-type: none"> ◆ Watt Avenue south of Elverta Road – construct third northbound and southbound through lanes <p>Mitigation Measure 5.9a: The City of Roseville shall negotiate in good faith to enter into fair and reasonable arrangements with Sutter County with the intention of achieving within a reasonable time period after approval of the proposed project commitment for the provision of adequate fair share mitigation from applicants for tentative map approval within the area affected by the proposed Fiddlyment Ranch Specific Plan Amendment 3 project. The fair share funding shall cover the following improvements in Sacramento County:</p>	SU
<p>Impact 5.9: Increased Traffic Volumes through Intersections Within Sutter County Under Existing Plus Project Conditions</p>	S	<p>approval within the area affected by the proposed Fiddlyment Ranch Specific Plan Amendment 3 project. The fair share funding shall cover the following improvements in Placer County:</p> <ul style="list-style-type: none"> ◆ Walerga Road south of Baseline Road – construct additional northbound and southbound through lanes. 	SU

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

Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
Impact 5.14: Increased Traffic Volumes through Placer, Sacramento, and Sutter County Intersections under 2025 CIP Plus Project Conditions	LTS	None	LTS
Impact 5.15: Increased Traffic Volumes on Placer, Sacramento, and Sutter County Roadway Segments under 2025 CIP Plus Project Conditions	LTS	None	LTS
Impact 5.16: Increased Traffic Volumes at State Highway Interchanges under 2025 CIP Plus Project Conditions	LTS	None	LTS
Impact 5.17: Increased Traffic Volumes on State Highways under 2025 CIP Plus Project Conditions	S	Mitigation Measure 5.17a: The City of Roseville and applicants for tentative map approval within the area affected by the proposed Fiddlyment Ranch Specific Plan Amendment 3 project shall implement Mitigation Measure 5.12a.	SU
Noise			
Impact 6.1: Expose Existing Sensitive Receptors To Excessive Traffic Noise Levels	LTS	None	LTS
Impact 6.2: Expose Future Sensitive Receptors Within The Project Site To Excessive Traffic Noise Levels	S	Mitigation Measure 6.2a: Future residential development adjacent to Fiddlyment Road, Blue Oaks Boulevard, Hayden Parkway, Crawford Parkway, and Holt Parkway shall include a property line sound wall to reduce traffic noise levels in compliance with the 60 dB L _{dn} standard. If site conditions are such that base of wall, roadway centerline and building pads are all the same elevation, the required height of the sound walls adjacent to Fiddlyment Road and Blue Oaks Boulevard is 8 feet and the required height of the sound walls adjacent to Hayden Parkway, Crawford Parkway, and Holt Parkway is 6 feet. This also assumes a typical setback of 75 feet from the roadway centerline to the barrier, and a setback of 20 to 25 feet from the barrier to the building façade. If site conditions are such that base of wall, roadway centerline and building pads are not all the same elevation, or the setbacks are significantly different than those assumed in the barrier analysis, an analysis of traffic noise barrier effectiveness shall be completed for each Fiddlyment Ranch tentative map that includes residential	LTS

Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
Impact 6.3: Expose Future Sensitive Receptors Within The Project Site To Excessive Noise Levels Associated With The Roseville Energy Park	LTS	development adjacent to these roadways. The analysis shall be conducted by a qualified acoustical consultant and shall specify the measures required to achieve compliance with the City of Roseville 60 dB L _{dn} exterior noise level standard at the outdoor activity areas.	LTS
Impact 6.4: Expose Future Sensitive Receptors Within The Project Site To Excessive Aviation-Related Noise Levels	LTS	None	LTS
Air Quality			
Impact 7.1: Generate Construction Related Emissions That Conflict with the Air Quality Plan or Violate Air Quality Standards	S	<p>Mitigation Measure 7.1a: Each prime contractor for future construction projects within the proposed Fiddlyment Ranch Specific Plan Amendment 3 project shall prepare a construction dust control plan for approval by the Placer County APCD prior to any ground disturbance. This plan shall address the minimum Administrative Requirements found in Section 400 of District Rule 228, Fugitive Dust (www.placer.ca.gov/airpollution/airpolut.htm). Specific required components of the dust control plan include the following:</p> <ul style="list-style-type: none"> A. Control dust and prevent dirt from going offsite. Apply water to control dust as needed to prevent dust impacts off site. Operational water truck(s) shall be on site as required to control fugitive dust. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked offsite. This includes the use of tarpaulins for haul trucks which travel on public streets. B. Cover all trucks delivering or exporting soil, sand, or other loose materials or ensure that all trucks hauling such materials maintain at least two feet of freeboard. C. Suspend grading operations when wind is sufficient to generate visible dust clouds, generally when wind speeds are greater than 20 miles per hour (mph) average during an hour. D. Pave, use gravel cover, or spray a dust control agent on all haul 	SU

Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
		<p>roads.</p> <ul style="list-style-type: none"> E. Install sandbags or other erosion control measures to prevent silt runoff onto public roadways. F. Provide graveled, paved or grass-covered areas for construction employee vehicle parking. G. Institute measures to reduce wind erosion when site preparation is completed. H. Control dust from inactive areas. Apply approved chemical soil stabilizers, vegetative mats, or other appropriate best management practices to manufacturer's specifications, to all-inactive construction areas (previously graded areas which remain inactive for 96 hours). I. Control dust on unpaved roads and adjacent public thoroughfares. Spread soil binders on unpaved roads and employee/equipment parking areas and wet broom or wash streets if silt is carried over to adjacent public thoroughfares. Reduce speeds on unpaved roads to 15 mph or lower (this speed must be posted). J. Immediately following any mass grading phase, the following dust control measures shall be implemented: <ul style="list-style-type: none"> ▪ Apply soil stabilizers or commence reestablishing ground cover to construction areas within 96 hours of completing grading activities; ▪ Develop and implement a wind erosion monitoring program for areas which will remain inactive for extended periods; this program should at a minimum provide for weekly monitoring of inactive sites to assess the effectiveness of wind erosion controls. <p>Mitigation Measure 7.1b: Each prime contractor for future construction projects within the proposed Fiddlym Ranch Specific Plan Amendment 3 project shall provide a list of construction equipment and anticipated construction timeline for approval by PCAPCD. The prime contractor for each construction project shall submit to the District a comprehensive inventory (i.e., make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower or greater) that will be used an aggregate of 40 or more hours for the construction project. The construction timeline shall demonstrate that between May</p>	

CHAPTER 2 EXECUTIVE SUMMARY

Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
<p>Impact 7.2: Generate Emissions During Project Operation That Conflict with the Air Quality Plan or Violate Air Quality Standards</p>	<p>S</p>	<p>and October, the number of vehicles and equipment operating at the same time is minimized.</p> <p>Each prime contractor for future construction projects within the proposed Fiddyment Ranch Specific Plan Amendment 3 project shall also provide a plan for approval by the District demonstrating that the heavy-duty (greater than 50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average 20 percent NOx reduction and 45 percent particulate reduction compared to the most recent CARB fleet average. Acceptable options for reducing emissions may include use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available.</p> <p>Mitigation Measure 7.1c: Architectural coatings applied to newly constructed buildings shall be a low-VOC coating. Coating for residential interiors must have a maximum VOC content of 50 grams per liter (g/l) while coating for residential exteriors must have a maximum VOC content of 100 g/l.</p> <p>Mitigation Measure 7.2a: Conditions of approval shall be adopted for each tentative map processed within the Fiddyment Ranch Specific Plan Amendment 3 project area requiring the following features in all development within each tentative map:</p> <ul style="list-style-type: none"> A. Install only natural gas hookups in all new fireplaces. Wood-burning or pellet appliances shall not be permitted in any new dwelling units. Natural gas or propane burning appliances shall be clearly delineated on floor plans submitted with a Building Permit application. B. Install a natural gas outlet in the backyard of all new residences for gas-burning barbecues. C. Install low-NOx hot water heaters per Placer County APCD Rule 246. D. Use air conditioning units with an Ozone Destruction Catalyst. E. Provide natural gas lines or electrical outlets to all backyards to encourage use of natural gas or electric barbecues, as well as electric lawn equipment. 	<p>SU</p>

Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
<p>Impact 7.3: Generate Substantial Carbon Monoxide Concentrations at Local Intersections</p>	<p>LTS</p>	<p>F. Install Class I bicycle lockers along with bike racks in commercial sites.</p> <p>G. Include high-efficiency heating and other appliances, such as water heaters, cooking equipment, refrigerators, furnaces, and boiler units.</p> <p>H. Include energy-efficient window glazing, wall insulation, and efficient ventilation methods on all new residential units.</p> <p>Mitigation Measure 7.2b: Prior to Improvement Plan approval, the project applicant shall implement one or more of the following mitigation strategies. The mitigation shall be sufficient to offset the amount of summertime project operation emissions of ROG and NOx that exceed 10 pounds per day. The estimated amount that the mitigation must be sufficient to offset is 374.02 pounds per day of ROG and 147.89 pounds per day of NOx, a total of 521.91 pounds per day for a 182-day period (summer days).</p> <p>A. Establish mitigation offsite within west Placer County by participating in an offsite mitigation program, coordinated through the Placer County Air Pollution Control District. Examples include, but are not limited to participation in a "Biomass" program that provides emissions benefits; retrofitting, repowering, or replacing heavy duty engines from mobile sources (i.e. busses, construction equipment, road haulers); or other program that the project proponent may propose to reduce emissions.</p> <p>B. Participate in the Placer County Air Pollution Control District Offsite Mitigation Program by paying the equivalent amount of money, which is equal to the project's contribution of pollutants (ROG and NOx) in excess of the cumulative threshold of 10 pounds per day during summertime. The payment shall be based on the established fee of \$17,080 per ton and shall be calculated based on a single year of summertime emissions (182-days). The actual amount to be paid shall be determined, and satisfied per current California Air Resource Board guidelines, at the time of Improvement Plan approval.</p>	<p>LTS</p>

CHAPTER 2 EXECUTIVE SUMMARY

Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
Climate Change			
Impact 8.1: Generate a Substantial Contribution to GHG Emissions that Conflict with an Applicable Plan or Policy	S	<p>Mitigation Measure 8.1a: Greenhouse gas emissions within the project area shall be reduced by including energy and water efficiency features and designs in each residential unit. All residential units within LDR areas of the Fiddymont Ranch Specific Plan Amendment 3 project site shall achieve a BuildItGreen score of 101; all residential units within MDR areas of the Fiddymont Ranch Specific Plan Amendment 3 project site shall achieve a BuildItGreen score of 97; and all residential units within HDR areas of the Fiddymont Ranch Specific Plan Amendment 3 project site shall achieve a BuildItGreen score of 105.</p> <p>Mitigation Measure 8.1b: Each future applicant for tentative map approval shall demonstrate compliance with the proposed Water Conservation Plan for the Fiddymont Ranch SPA 3 project.</p>	LTS
Impact 8.2: Be Affected by Climate Change Effects	LTS	None	LTS
Public Utilities – Potable Water Supply			
Impact 9A.1: Require New Or Expanded Water Supply Entitlements	LTS	None	LTS
Impact 9A.2: Impact on American River and Delta Associated with Surface Water Diversion	LTS	None	LTS
Impact 9A.3: Require New Or Expanded Water Treatment Facilities	LTS	None	LTS
Impact 9A.4: Deplete Groundwater Supplies	LTS	None	LTS
Public Utilities – Wastewater Conveyance and Treatment			
Impact 9B.1: Impair Water Quality as a Result of Increased Wastewater Discharges	LTS	None	LTS
Impact 9B.2: Construction or Expansion of Wastewater Collection/Conveyance Facilities	LTS	None	LTS
Impact 9B.3: Exceed Wastewater Treatment Capacity or Result in Physical Environmental Effects from Construction or Expansion of	S	Mitigation Measure 9B.3a: The project applicant shall participate financially through connection fees in the construction of additional	LTS

Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
Wastewater Treatment Facilities		wastewater treatment capacity sufficient to accommodate projected flows. The applicant shall also participate on a fair share basis in other financial mechanisms for any additional environmental review required to secure approvals necessary to increase wastewater discharges from the plant. It is recognized that the Fiddlym Ranch Specific Plan Amendment 3 applicant will rely on the City (on behalf of the SPWA partners) to construct regional treatment and regional transmission facilities needed to discharge treated wastewater flows from within the service area boundary. In the event the City is unable to obtain the appropriate permits (e.g. NPDES permit) or is unable to complete the required facility expansions, development within the service area boundary may continue until existing capacity has been exhausted, at which time any additional development will be curtailed until sufficient treatment and discharge capacity becomes available. Further, the applicant and/or the City, as appropriate, shall implement all relevant construction related mitigation measures for expansion of the plant listed in Appendix E6 of this Recirculated Draft Subsequent EIR and all water quality and aquatic resource mitigation measures applicable to this project as listed in Table 9B-1 of this EIR.	
Public Utilities – Recycled Water			
Impact 9C.1: Require Construction or Expansion of Recycled Water Distribution and Storage Facilities	LTS	None	LTS
Public Services			
Impact 10.1: Increase Demands for Fire Protection; Require Construction of New or Expanded Fire Protection Facilities	LTS	None	LTS
Impact 10.2: Increase Demands for Police Protection; Require Construction of New or Expanded Police Protection Facilities	LTS	None	LTS
Impact 10.3: Increase Demands for Library Services; Require Construction of New or Expanded Library Facilities	LTS	None	LTS

CHAPTER 2 EXECUTIVE SUMMARY

Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
Impact 10.4: Increase Demands for School Services; Require Construction of New or Expanded School Facilities	LTS	None	LTS
Impact 10.5: Increase Demands for Park Facilities	LTS	None	LTS
Cumulative Impacts			
Impact 11.1: Land Use Incompatibility	LTS	None	LTS
Impact 11.2: Increased Traffic Volumes on City of Roseville Roadways Under 2025 Cumulative Plus Project Conditions	LTS	None	LTS
Impact 11.3: Increased Traffic Volumes on City of Rocklin Roadways Under 2025 Cumulative Plus Project Conditions	LTS	None	LTS
Impact 11.4: Increased Traffic Volumes on Placer County Roadways Under 2025 Cumulative Plus Project Conditions	LTS	None	LTS
Impact 11.5: Increased Traffic Volumes on Sacramento County Roadways Under 2025 Cumulative Plus Project Conditions	LTS	None	LTS
Impact 11.6: Increased Traffic Volumes on Sutter County Roadways Under 2025 Cumulative Plus Project Conditions	LTS	None	LTS
Impact 11.7: Increased Traffic Volumes at State Highway Interchanges Under 2025 Cumulative Plus Project Conditions	LTS	None	LTS
Impact 11.8: Increased Traffic Volumes on State Highways Under 2025 Cumulative Plus Project Conditions	S	Mitigation Measure 11.8a: If the City of Roseville has entered into an enforceable agreement with Caltrans regarding construction of transportation facilities and/or improvements to state facilities in the vicinity, the project applicant shall contribute project's fair share costs of the construction of improvements to I-80 and SR 65 at the time that building permits are issued	SU
Impact 11.9: Contribute to Cumulative Increases in Noise Levels	PS	Mitigation Measure 11.9a: Future residential development adjacent to Fiddymont Road, Blue Oaks Boulevard, Hayden Parkway, Crawford	LTS

Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
<p>Impact 11.10: 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</p>	<p>S</p>	<p>Parkway, and Holt Parkway shall include a property line sound wall to reduce traffic noise levels in compliance with the 60 dB L_{dn} standard. If site conditions are such that base of wall, roadway centerline and building pads are all the same elevation, the required height of the sound walls adjacent to Fiddlyment Road and Blue Oaks Boulevard is 8 feet and the required height of the sound walls adjacent to Hayden Parkway, Crawford Parkway, and Holt Parkway is 6 feet. This also assumes a typical setback of 75 feet from the roadway centerline to the barrier, and a setback of 20 to 25 feet from the barrier to the building façade. If site conditions are such that base of wall, roadway centerline and building pads are not all the same elevation, or the setbacks are significantly different than those assumed in the barrier analysis, an analysis of traffic noise barrier effectiveness shall be completed for each Fiddlyment Ranch tentative map that includes residential development adjacent to these roadways. The analysis shall be conducted by a qualified acoustical consultant and shall specify the measures required to achieve compliance with the City of Roseville 60 dB L_{dn} exterior noise level standard at the outdoor activity areas. (<i>This measure is the same as Mitigation Measure 6.2a.</i>)</p> <p>Mitigation Measure 11.10a: Prior to Improvement Plan approval, the project applicant shall implement one or more of the following mitigation strategies. The mitigation shall be sufficient to offset the summertime project operation emissions of ROG and NOX above 10 pounds per day. The estimated amount that the mitigation must be sufficient to offset is 374.02 pounds per day of ROG and 147.89 pounds per day of NOX, a total of 521.91 pounds per day for a 182-day period (summer days).</p> <p>a. Establish mitigation offsite within west Placer County by participating in an offsite mitigation program, coordinated through the Placer County Air Pollution Control District. Examples include, but are not limited to participation in a "Biomass" program that provides emissions benefits; retrofitting, repowering, or replacing heavy duty engines from mobile sources (i.e. busses, construction equipment, road haulers); or other program that the project proponent may propose to reduce emissions.</p>	<p>SU</p>

CHAPTER 2 EXECUTIVE SUMMARY

Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
Impact 11.11: Make a Considerable Contribution to Global Climate Change	LTS	None	LTS
Impact 11.12: Contribute to Cumulative Increases in Demands for Potable Water	S	None	SU
Impact 11.13: Contribute to Cumulative Increases in Demands for Wastewater Treatment and Conveyance	S	None	SU
Impact 11.14: Contribute to Cumulative Increases in Demands for Recycled Water	LTS	None	LTS
Impact 11.15: Contribute to Cumulative Increases in Demands for Public Services	LTS	None	LTS

b. Participate in the Placer County Air Pollution Control District Offsite Mitigation Program by paying the equivalent amount of money, which is equal to the project's contribution of pollutants (ROG and NOX) in excess of the cumulative threshold of 10 pounds per day during summertime. The payment shall be based on the established fee of \$17,080 per ton and shall be calculated based on a single year of summertime emissions (182-days). The actual amount to be paid shall be determined, and satisfied per current California Air Resource Board guidelines, at the time of Improvement Plan approval. (This measure is the same as Mitigation Measure 7.2b.)

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CHAPTER 3

PROJECT DESCRIPTION

CHAPTER 3 PROJECT DESCRIPTION

3.1 INTRODUCTION

This chapter provides details of the proposed Fiddymment Ranch Specific Plan Amendment (SPA) 3 project. It includes descriptions of the project site and the surrounding areas, General Plan and Zoning designations for the project site, project objectives, a detailed description of the proposed project, and a list of entitlements and approvals that would be required for the project. Figures are provided to facilitate a thorough understanding of the project's regional location, site characteristics, and project components. The description of the project included in this chapter sets forth the project characteristics from which project impacts are evaluated.

As described in CHAPTER 1 INTRODUCTION, this Recirculated Draft Subsequent Environmental Impact Report (EIR) evaluates the currently proposed Fiddymment Ranch SPA 3 project, which proposes to amend the West Roseville Specific Plan (WRSP). A Notice of Preparation (NOP) for this EIR was circulated in May and June of 2013.

An NOP and Draft Subsequent EIR were prepared to evaluate a previous version of this proposed project, referred to in this Recirculated Draft Subsequent EIR as the 2009 project. The project has been revised to reduce the amount of new high density residential units proposed. Therefore a new NOP and this Recirculated Draft Subsequent EIR have been prepared.

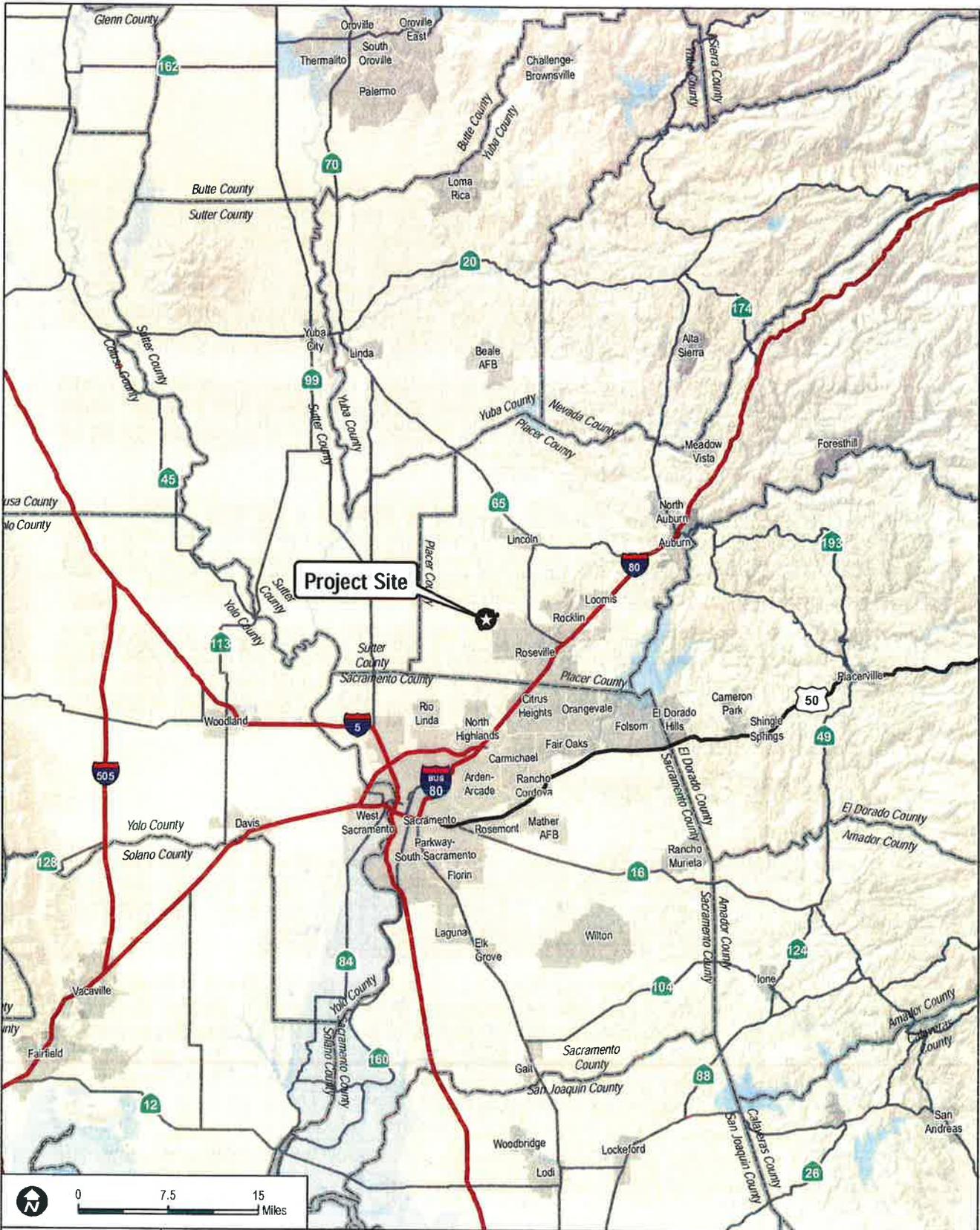
The original Fiddymment Ranch SPA 3 project proposal called for increasing the density on four parcels (F-21, F-22, F-23, and F-24) from 20 dwelling units per acre (du/ac) to 25 du/ac. These parcels have been eliminated from the proposed project. They would remain at a maximum density of 20 du/ac. The currently proposed project would allow for development of 244 fewer dwelling units than the 2010 project proposed.

3.2 STUDY AREA CHARACTERISTICS

Project Location

The 805-acre Fiddymment Ranch SPA 3 project site comprises a portion of the 1,678 Fiddymment Ranch area of the WRSP area, which encompasses approximately ±3,162 acres located in the northwest portion of the City of Roseville, generally west of Fiddymment Road. The WRSP and annexation of the plan area to the City of Roseville were approved in 2004.

As shown in *Figure 3-1 Regional Map* and *Figure 3-2 Vicinity Map*, the WRSP area is located in the northwest corner of the City of Roseville, approximately three miles west of the State Route (SR) 65 interchange at Blue Oaks Boulevard. The project site is bound by Blue Oaks Boulevard and Phillip Road to the south, and Fiddymment Road and Crocker Ranch Road to the east. The Roseville Energy Park (REP) and the Pleasant Grove Wastewater Treatment Plant (WWTP) are located to the southwest. The Creekview Specific Plan area is located to the west, north of the planned western extension of Blue Oaks Boulevard. The northern and western boundaries of the WRSP are coterminous with the Fiddymment Ranch portion of the existing Roseville city limits. Areas to the south of Fiddymment Ranch are part of the Westpark portion of the WRSP.



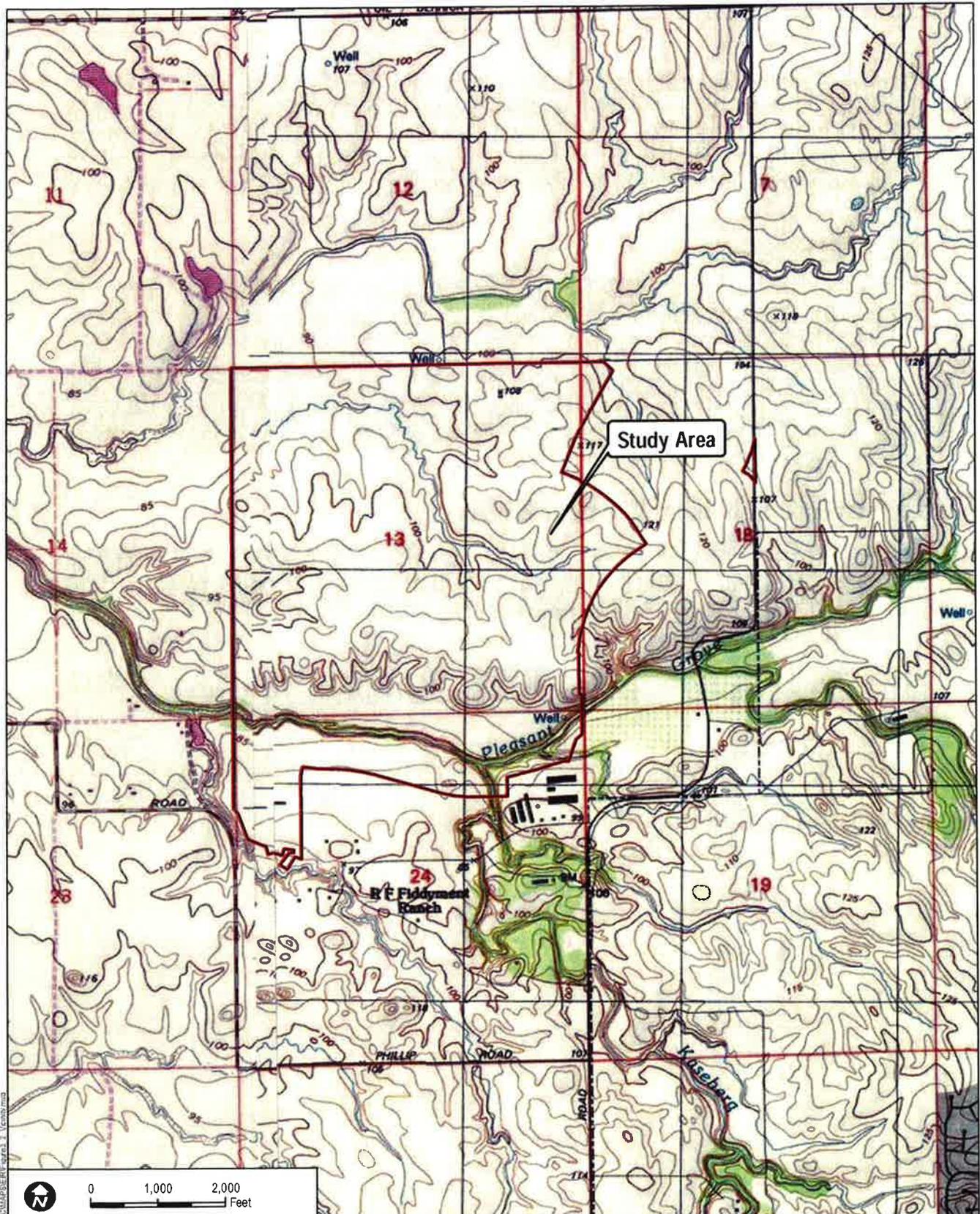
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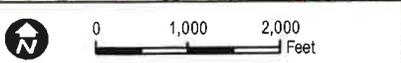
FIDDYMENT RANCH SPA 3 EIR

FIGURE 1
Regional Map

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SOURCE: USGS 7.5 Minute Series Topographic Maps

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FIDDYMONT RANCH SPA 3 EIR

**FIGURE 3-2
Vicinity Map**

The proposed Fiddymment Ranch SPA 3 project would affect ±805 acres in the northwest portion of Fiddymment Ranch. The project site is generally located west of Fiddymment Road and north of Blue Oaks Boulevard. The assessor's parcel numbers for the project site include: 492-010-002, 003, 004, 005, 015, 020, 021, 024, 031, and 033. The site is mapped on the USGS Roseville 7.5 minute topographic quadrangle in Sections: 13, 18, 19, and 24, Township 11N and Range 05E and 06E.

Project Site Description

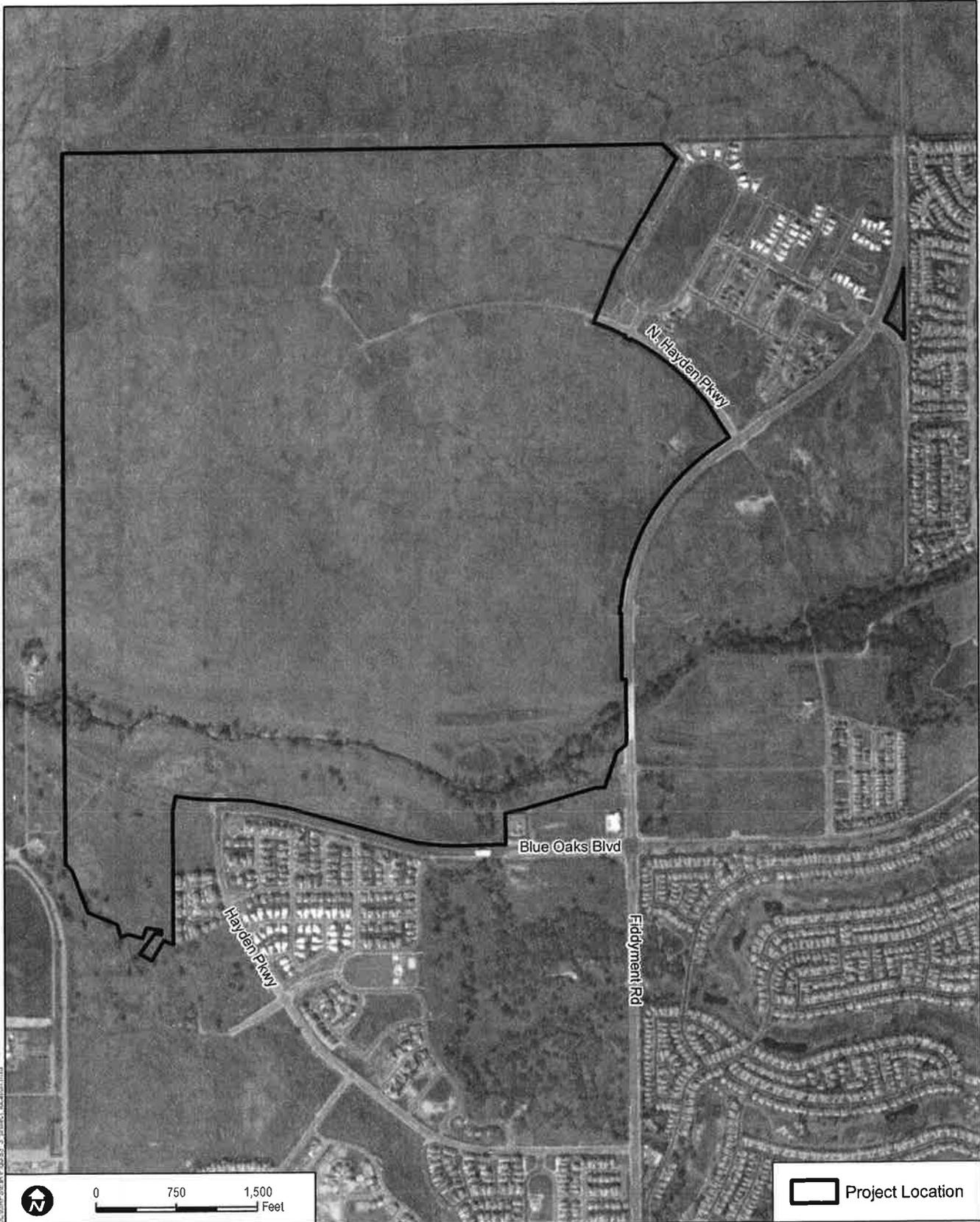
As shown in *Figure 3-3 Aerial Photograph*, the ±805 acres within the project site are vacant. The area primarily supports nonnative annual grasslands that were historically used for grazing activities. The area is relatively flat, with areas of rolling terrain associated with Pleasant Grove Creek in the southern portion of the project site. The creek corridor also supports native oak trees. Wetland areas are dispersed throughout the project area, with the greatest concentration located in the northwest corner of the Fiddymment Ranch property, which is designated Open Space. Physical characteristics of the project site are similar to pre-development conditions throughout the Fiddymment Ranch area.

3.3 GENERAL PLAN AND ZONING DESIGNATIONS

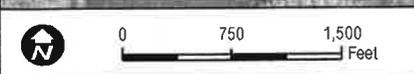
As shown in *Figure 3-4 West Roseville Land Use Plan*, the WRSP is planned as a residential community with a wide range of residential densities and housing types. Other land uses in the plan area include recreation, open space, public/quasi-public (including school sites), commercial, and industrial.

Parcels affected by the proposed Fiddymment Ranch SPA 3 project currently carry designations for Low Density Residential, Parks and Recreation, Public/Quasi-Public, and Open Space.

The proposed project would change some of the land use and zoning designations for the project site parcels. Under the proposed project, the project site would support the land uses currently planned, as well as Medium Density Residential, High Density Residential and Community Commercial land uses.



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 Project Location

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SOURCE: ESRI 2013

**FIGURE 3-3
Aerial Photograph**

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FIDDYMENT RANCH SPA 3 EIR

Table 3.1 identifies the existing and proposed land use designation and size of each parcel that would be affected by the proposed project and the proposed land uses and parcel sizes are shown in Figure 3-5 Conceptual Land Use Plan.

Table 3.1
Fiddymment Ranch Parcels Affected by Proposed Amendment

Parcel Number		Land Use		Size (acres)	
Current	Proposed	Current	Proposed	Current	Proposed
6		LDR		60.85	
	6A		LDR		34.36
	6B		HDR		7.80
	6C		MDR		26.62
	6D		CC		5.03
7	7	LDR	LDR	38.03	21.71
8		LDR		32.17	
	8A		HDR		11.06
	8B		MDR		11.79
	8C		LDR		14.94
	8D		LDR		11.60
9		LDR		100.13	
	9A		LDR		27.57
	9B		LDR		16.36
	9C		LDR		19.26
	9D		LDR		12.38
10		LDR		83.02	
	10A		LDR		29.09
	10B		LDR		23.51
	10C		LDR		20.43
11		LDR		38.26	
	11A		LDR		31.53
	11B		MDR		17.31
12	12	LDR	LDR	53.24	20.85
13		LDR		54.91	
	13A		LDR		19.81
	13B		LDR		33.22
19		LDR		27.01	
	19A		LDR		31.12
	19B		LDR		32.49
51	51	PR (Park)	PR (Park)	8.91	11.85
55	55	PR (Sports Complex)	PR (Sports Complex)	29.78	29.80
71	71	P/QP (Elementary)	P/QP (Elementary)	8.70	10.59

Parcel Number		Land Use		Size (acres)	
Current	Proposed	Current	Proposed	Current	Proposed
		School)	School)		
80	80	OS	OS	131.94	131.84
81	81	LDR	CC	1.97	2.27
84	84	OS	OS	81.20	81.22
85	85	OS	OS	26.91	26.92
90		OS (Paseo)		1.32	
	90A		OS (Paseo)		0.28
	90B		OS (Paseo)		0.56
	90C		OS (Paseo)		0.96
91		OS (Paseo)		1.38	
	91A		OS (Paseo)		0.82
	91B		OS (Paseo)		0.54
	91C		OS (Paseo)		1.13
92		OS (Paseo)		2.35	
	92A		OS (Paseo)		0.81
	92B		OS (Paseo)		0.64
93	93	OS (Paseo)	OS (Paseo)	1.66	0.93
94	94	LDR (Pocket Park)	LDR (Pocket Park)	4.01	1.25
95	95	LDR (Pocket Park)	LDR (Pocket Park)	4.01	1.27
96	96	LDR (Pocket Park)	LDR (Pocket Park)	2.51	1.30
97	97	LDR (Pocket Park)	LDR (Pocket Park)	2.72	1.32
	101		LDR (Pocket Park)		1.00
200	200	Right-of-Way	Right-of-Way	7.70	17.84
Total				804.69	804.98

Sources: City of Roseville 2004; Wood Rodgers, 2013a and 2013b

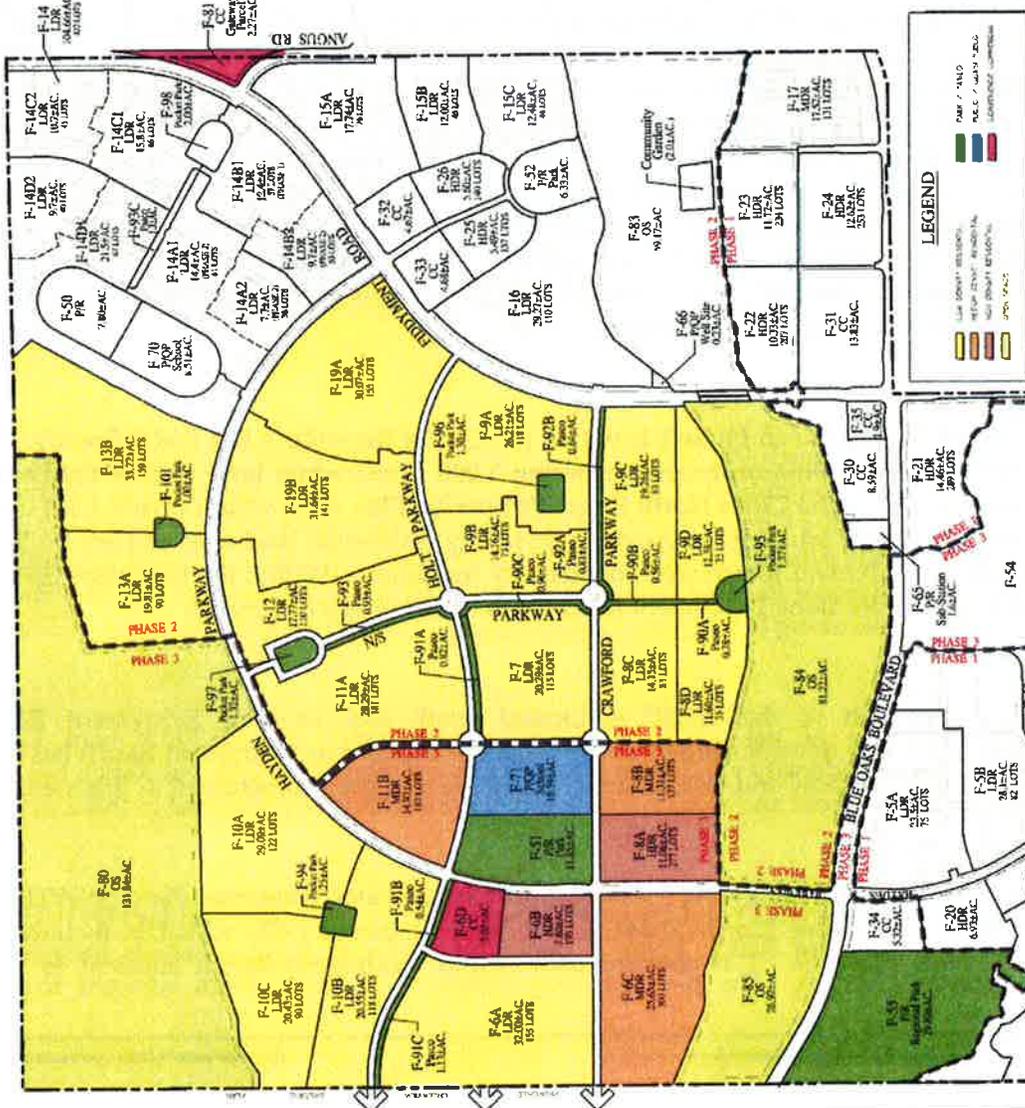
Note: Acreages are based on gross acreages from GPA and SPA exhibits, which do not net out minor collector streets as done by the Specific Plan Land Use Map Figure 4-1 and Table 4-1, except for the HDR, school and park. The proposed acres are slightly more accurate resulting in more right-of-way acreage.

3.4 EXISTING LAND USES

Project Site

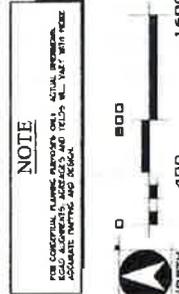
The Fiddymment Ranch SPA 3 project site is undeveloped. There are no active land uses supported within the ±805 acres that would be affected by the proposed amendments to the WRSP.

FIDDYMENT RANCH-PHASE 2 & PHASE 3 (SPA #3)



LAND USE SUMMARY

PHASE	AREA	LAND USE	ACRES	UNITS	DENSITY
PHASE 2	7	LDR	36.63	87	2.3
	8	LDR	100.13	278	2.8
	9	LDR	38.38	64	1.7
	10	LDR	54.93	111	2.0
	11	LDR	33.11	33	1.0
	12	LDR	17.77	16	0.9
	13	LDR	18.85	16	0.8
	14	LDR	30.87	35	1.1
	15	LDR	31.64	35	1.1
	16	CC	2.27	-	-
PHASE 3	17	LDR	4.32	-	-
	18	LDR	4.32	-	-
	19	LDR	1.88	-	-
	20	LDR	2.38	-	-
	21	LDR	1.18	-	-
	22	LDR	1.18	-	-
	23	LDR	4.01	-	-
	24	LDR	2.51	-	-
	25	LDR	2.71	-	-
	26	LDR	60.80	148	2.4
PHASE 4	27	LDR	24.20	74	3.1
	28	LDR	63.10	183	2.9
	29	LDR	8.00	24	3.0
	30	LDR	20.76	62	3.0
	31	LDR	4.70	14	3.0
	32	LDR	24.41	73	3.0
	33	LDR	4.8	14	2.9
	34	LDR	60.80	148	2.4
	35	LDR	7.40	22	3.0
	36	LDR	5.00	15	3.0
PHASE 5	37	LDR	13.09	217	16.6
	38	LDR	11.31	127	11.2
	39	LDR	20.55	124	6.0
	40	LDR	20.43	80	3.9
	41	LDR	14.83	80	5.3
	42	LDR	11.09	30	2.7
	43	LDR	11.09	30	2.7
	44	LDR	11.09	30	2.7
	45	LDR	11.09	30	2.7
	46	LDR	11.09	30	2.7
PHASE 6	47	LDR	0.54	-	-
	48	LDR	1.13	-	-
	49	LDR	1.13	-	-
	50	LDR	1.13	-	-
	51	LDR	1.13	-	-
	52	LDR	1.13	-	-
	53	LDR	1.13	-	-
	54	LDR	1.13	-	-
	55	LDR	1.13	-	-
	56	LDR	1.13	-	-
NUMBER OF UNITS PROPOSED TO BE ADDED WITH SPA #3					2,649
ADDITIONAL LDR UNITS					1,288
ADDITIONAL CC UNITS					0
ADDITIONAL HOR UNITS					0
ADDITIONAL CC ACRES					0
TOTAL # OF UNITS ADDED BY SPA #3					1,288
TOTAL # CC ACRES ADDED BY SPA #3					0
TOTAL # CC ACRES ADDED BY SPA #3					7,300



Fiddymment Ranch

The Fiddymment Ranch property, which includes ±1,678 acres in the northwest portion of the WRSP area, is planned as a residential community with a wide range of residential densities and housing types. At the time the 2013 NOP was circulated, approximately 777 residential units had been constructed in five neighborhoods within the Phase 1 area of Fiddymment Ranch, which is south of Pleasant Grove Creek and the Fiddymment Ranch SPA 3 project site, while in the Phase 2 area east of the Fiddymment Ranch SPA 3 site, approximately 240 residential units were completed in two neighborhoods and construction of Fiddymment Farm Elementary School had begun. Since circulation of the NOP, additional residential units have been completed in Fiddymment Ranch and the Fiddymment Farm Elementary School has opened. No work has been initiated in the Phase 3 portion of the Fiddymment Ranch area other than limited grading for roadways.

Adjacent Areas

North

Fiddymment Ranch is located in the northwestern portion of the City of Roseville and the Fiddymment Ranch SPA 3 project site is located in the northwestern portion of Fiddymment Ranch. The northern boundary of Fiddymment Ranch is coterminous with the City limits, and land to the north is in unincorporated Placer County. The area north of the project site is included in the County's Sunset Industrial Area Plan, and is designated "Agricultural." As shown in *Figure 3-3 Aerial Photograph*, this area is undeveloped. This land was previously used for rice farming, but does not currently support any agricultural land uses. The area was proposed for mixed-use development, including residential, business professional and light industrial, office, commercial, and a branch campus for California State University Sacramento that would accommodate 25,000 full-time-equivalent students. This development was proposed as the Placer Ranch Specific Plan. While that project application was withdrawn in 2008 the site is likely to develop at some point in the future.

East

Land east of Fiddymment Ranch Phase 1 is within the City of Roseville's Del Webb Specific Plan Area, an age-restricted community encompassing 1,200 acres, while land east of Fiddymment Ranch Phase 2 is within the City's North Roseville Specific Plan Area which covers 1,361 acres. Both of these plan areas primarily support single-family residential land uses and are built-out in the vicinity of Fiddymment Ranch with low density residences. Within the Del Webb Specific Plan, there is a park site along Fiddymment Road south of Blue Oaks Boulevard.

South

The Westpark portion of the WRSP is located south and west of Fiddymment Ranch. Construction of the low density residences immediately adjacent to Fiddymment Ranch has been completed. A middle school and elementary school have also been constructed in this area.

West

The Roseville Energy Park (REP) and Pleasant Grove Wastewater Treatment Plant (WWTP) are located west of Fiddymment Ranch Phase 1 and west of parcel F-55, which is included in Fiddymment Ranch Phase 3. The planned uses within Fiddymment Ranch adjacent to these

facilities include a regional sports complex, high school, and other public/quasi-public uses. Land north of the proposed extension of Blue Oaks Boulevard and west of Fiddymment Ranch Phase 3 was evaluated in the WRSP EIR as a "Remainder Area", referred to now as the Creekview Specific Plan area. The 501-acre Creekview Specific Plan was approved in 2012 and the project area was annexed into the City limits in April 2013. The Creekview Specific Plan includes 2,011 dwelling units, 136 acres of open space, 15 acres of mixed-use commercial, 14 acres of parks, and 9 acres of public/quasi-public uses.

3.5 PROJECT OBJECTIVES

The project applicant has identified the following objectives for the proposed Fiddymment Ranch Specific Plan Amendment 3 project.

- ❖ Introduce a variety of housing types to Phases 2 and 3, similar to the diverse housing mix contained in Phase 1. This would be accomplished by adding pods of Medium Density and High Density Residential uses, as well as varying the density of the remaining Low Density Residential areas.
- ❖ Aid the City in meeting its Regional Housing Needs Allocation obligations as identified in the current 2013 - 2021 Housing Element of the General Plan by increasing the amount of High Density Residential dwelling units.
- ❖ Aid the City in meeting the Sacramento Area Council of Governments (SACOG) Blueprint Preferred Growth scenario, the City's Blueprint Implementation Strategies, and the SACOG Sustainable Communities Strategy by increasing the diversity of housing choices within the City, particularly by increasing residential density generally and providing more medium and high density residential units.
- ❖ Introduce a Community Commercial parcel in the northwest portion of Phase 3, providing for a centrally located small-scale commercial use that would promote pedestrian and bicycle access.
- ❖ Given limited services on the western side of the city, change the designation of a two-acre parcel in the northeast portion of Phase 2, at the corner of Angus Road and Fiddymment Road, from residential to Community Commercial in order to provide neighborhood services proximate to planned residential uses.
- ❖ Add further definition to the circulation system by establishing two east/west streets that will intersect both Hayden Parkway and Fiddymment Road. These two streets, Holt Parkway and Crawford Parkway, will provide multiple points of ingress and egress from the Phases 2 and 3 planning areas, improving local circulation opportunities and easing the traffic load on Hayden Parkway.
- ❖ Reconfigure and refine the paseo parcels to connect the open spaces, parks, schools, and residential neighborhoods within the northern portion of Fiddymment Ranch.
- ❖ Reconfigure the F-51 park site and F-71 school site to improve vehicular circulation and pedestrian safety to and from these sites and provide an attractive park frontage along Hayden Parkway for the added benefit of visual open space.
- ❖ Modify the street configuration and Class I bikeway system to provide access to the Creekview Specific Plan Area to the west of the Fiddymment Ranch development.

3.6 PROJECT DESCRIPTION

Project Summary

The project proposes to amend the WRSP to accommodate up to 1,661 additional residential units in the Fiddymment Ranch portion of the specific plan area.

Under the WRSP, the Fiddymment Ranch area is planned for development of 4,207 residential units and preservation of one residence that existed onsite prior to adoption of the WRSP, for a total buildout of 4,208 residential units. Under the proposed Fiddymment Ranch SPA 3 project, buildout of the Fiddymment Ranch area would accommodate up to a total of 5,869 residential units. To accommodate this increase in units, the proposed project would make the following changes in land use allocations, as indicated in the summary of land use and parcel size changes presented in *Figure 3-5* and *Table 3.1*:

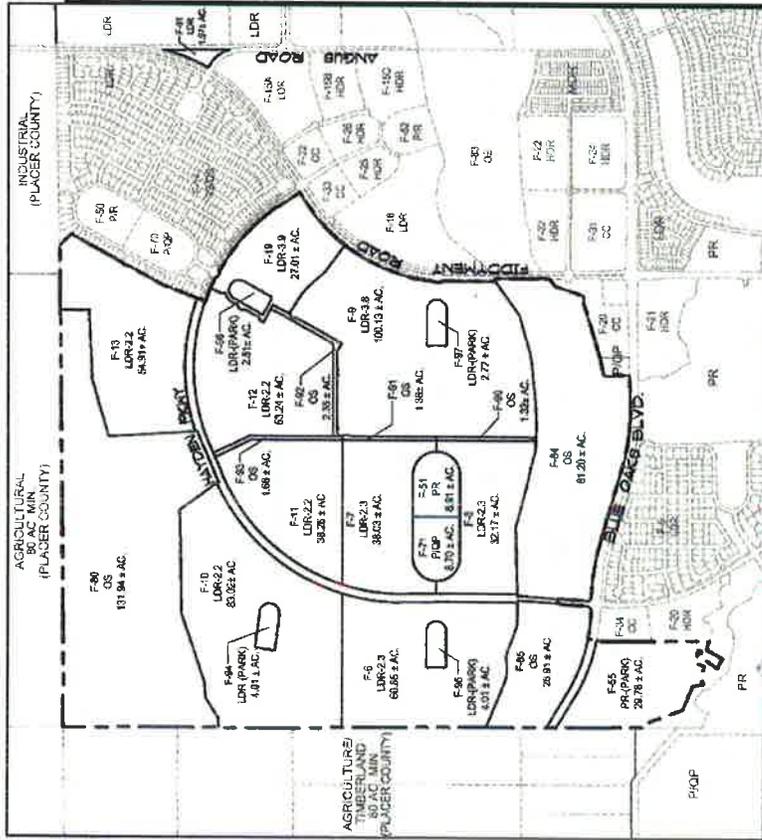
- ❖ decrease the acreage allocated to Low Density Residential by 89.36 acres and decrease the acreage allocated to Low Density Residential (Pocket Parks) land uses by 7.13 acres,
- ❖ add 55.72 acres of Medium Density Residential land uses
- ❖ add 18.86 acres of High Density Residential land uses
- ❖ add 7.3 acres of Community Commercial land uses
- ❖ increase the acreage allocated to Parks and Recreation by 2.96 acres
- ❖ decrease the acreage allocated to Open Space by 0.07 acres
- ❖ decrease the acreage allocated to Open Space (Paseo) by 0.04 acres
- ❖ increase Public/Quasi-Public acreage by 1.89 acres and
- ❖ increase the acreage of land dedicated as right-of-way by 10.14 acres.

In addition, the project proposes to change development densities within Fiddymment Ranch Phase 2 and 3 residential areas. With the proposed changes in land use acreages and density increases, the project would provide up to 580 additional Low Density Residential units, 609 additional Medium Density Residential units, and 472 additional High Density Residential units. The allowable Floor-Area-Ratio for Community Commercial land uses ranges between 0.2 and 0.4. With the proposed 7.3-acre increase in Community Commercial area, the project would provide between 63,598 and 127,195 additional square feet of commercial land uses. *Figure 3-6 Specific Plan Amendment* and *Figure 3-7 General Plan Amendment* identify the specific land use designation revisions proposed for the project site while *Figure 3-8 Rezoning* identifies the specific zoning designation revisions proposed.

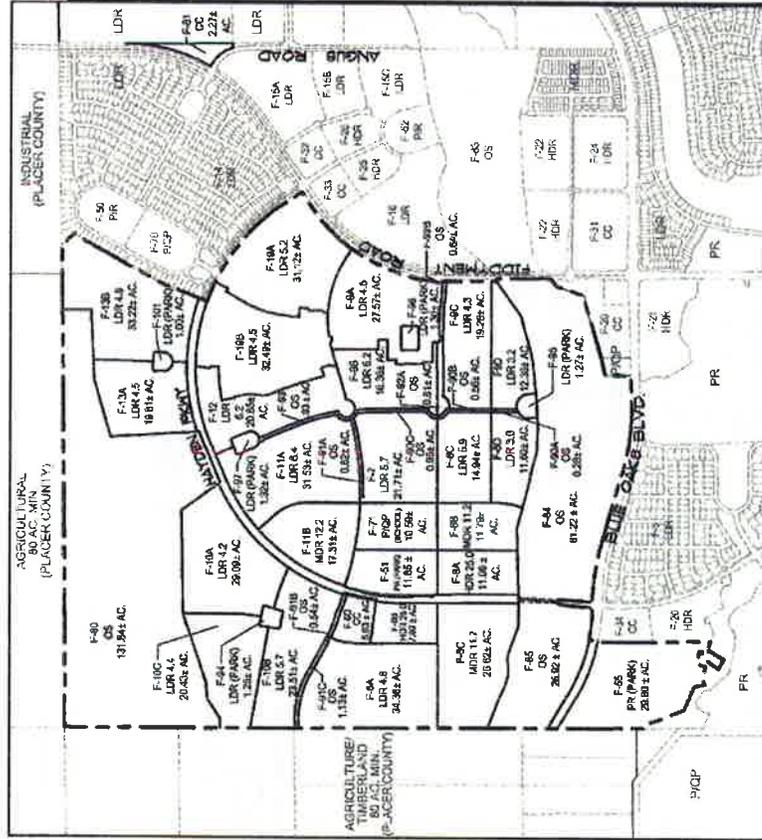
Proposed Land Uses

The proposed Fiddymment Ranch SPA 3 project would affect land use designations and development densities on ±805 acres within the Fiddymment Ranch area of the WRSP. As described above, the project proposes to amend the WRSP to allow 1,661 additional residential units and 7.3 additional acres of commercial land uses in the Fiddymment Ranch portion of the WRSP area.

FIDDYMENT RANCH - PHASE 2 & 3



Existing General Plan Designations

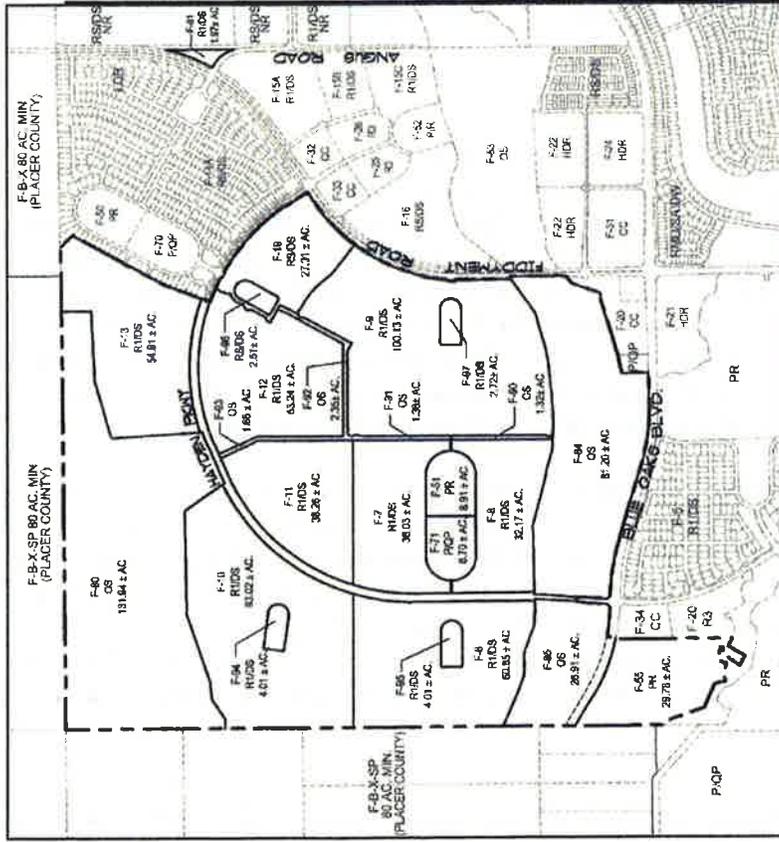


Proposed General Plan Designations

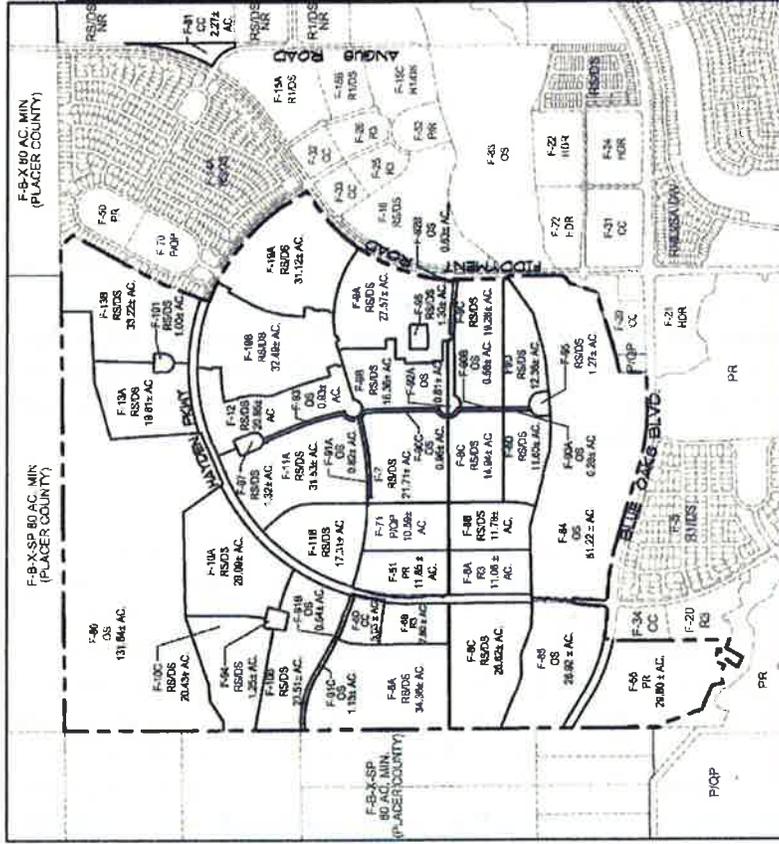
- NOTES:
- EXISTING ACRESAGES BASED ON CITY GIS AND TABLE 4.2 FROM WRSP.
 - PROPOSED ACRESAGES BASED ON LARGE LOT TENTATIVE SUBDIVISION MAP, WHICH IS SLIGHTLY MORE ACCURATE APPROXIMATELY 1% DEVIATION IN ACRESAGES.

GENERAL PLAN	LAND USE	EXISTING	PROPOSED	DIFF.
OS	OFFICE	131,841	131,841	0
LDR	LOW DENSITY RESIDENTIAL	20,425	153,549	

FIDDYMENT RANCH - PHASE 2 & 3



Existing Zoning Designations



Proposed Zoning Designations

SUMMARY TABLE

DESIGNATION	LAND USE	EXISTING	PROPOSED	DIFT
F-80	RESIDENTIAL SINGLE-FAMILY	478.81	17.05	461.76
F-10	RESIDENTIAL SINGLE-FAMILY	46.52	46.52	0.00
F-11	RESIDENTIAL SINGLE-FAMILY	3.00	0.84	2.16
F-12	RESIDENTIAL SINGLE-FAMILY	0.00	7.82	7.82
F-13	RESIDENTIAL SINGLE-FAMILY	0.00	1.89	1.89
F-14	RESIDENTIAL SINGLE-FAMILY	0.00	4.25	4.25
F-15	RESIDENTIAL SINGLE-FAMILY	444.75	444.75	0.00
F-16	RESIDENTIAL SINGLE-FAMILY	27.84	27.84	0.00
F-17	RESIDENTIAL SINGLE-FAMILY	254.87	254.87	0.00

- NOTES:
- EXISTING ACRESAGES BASED ON CITY GIS AND TABLE 4.2 FROM WRSP
 - PROPOSED ACRESAGES BASED ON LARGE LOT TESTIMATE SUBDIVISION MAP WHICH IS SLIGHTLY MORE ACCURATE APPROXIMATELY 1% DEVIATION IN ACRESAGES.



SOURCE: Wood Rodgers 2013

DUDEK

7677-05

FIGURE 3-8
Rezone

FIDDYMENT RANCH SPA 3 EIR

Residential

Under the proposed Fiddymment Ranch SPA 3 project the Fiddymment Ranch portion of the WRSP area would support a total of 5,869 residential units on ±906 acres. The proposed average density of all land designated for residential uses is 6.48 units per acre. Residential units are proposed in three density ranges. Of the 5,869 dwelling units in Fiddymment Ranch under the proposed project, 55 percent would be LDR, 12.6 percent would be MDR, and 32 percent would be HDR. Based on the City's average household size of 2.61 people, the 1,661 additional units proposed under the Fiddymment Ranch SPA 3 project would support a population of 4,335 people. Within the LDR areas, the existing WRSP includes 20.54 acres intended for Pocket Parks. The proposed project would reduce the size of several of these parcels and create one additional pocket park parcel, resulting in a total of 13.41 acres of pocket parks. The individual pocket parks are proposed to range in size between 1 and 1.32 acres.

Community Commercial

Under the existing WRSP, six parcels totaling 38.97 acres within Fiddymment Ranch are designated Community Commercial. The proposed project would designate two additional parcels totaling 7.3 acres as Community Commercial. These sites would provide a mix of retail and services. Typical uses permitted within the Community Commercial land use include grocery stores, retail stores, banks, restaurants, personal services, professional offices and gas stations. The allowable Floor-Area-Ratio for Community Commercial land uses ranges between 0.2 and 0.4. With the proposed 7.3-acre increase in Community Commercial area, the project would provide between 63,598 and 127,195 additional square feet of commercial land uses. Assuming buildout at a Floor-Area-Ratio of 0.25, the project site would support 79,497 square feet of commercial land uses. Further, assuming an average employment density of one employee per 350 square feet of commercial uses, the commercial uses within the project site would support 227 employees.

Parks and Open Space

Under the existing WRSP, Fiddymment Ranch includes seven parcels covering 200.02 acres designated Parks and Recreation, eight parcels covering 340.06 acres designated Open Space, and four parcels covering 6.71 acres designated Open Space (Paseos). In total, there are 546.93 acres intended for parks and open space uses. This includes a ±96-acre regional park located south of Blue Oaks Boulevard, a ±75-acre sports complex near the high school south of Blue Oaks Boulevard, a ±7.8-acre park site adjacent to the elementary school site on parcel F-70, an ±8.9-acre park site adjacent to the elementary school site on parcel F-71, ±167 acres of open space around Pleasant Grove Creek, and a ±132-acre open space area in the northwest corner of Fiddymment Ranch where vernal pools and other wetlands will be preserved.

The proposed project would provide small increases in the size of several of these parcels. It would also further divide the Open Space (Paseo) parcels, resulting in a total of nine paseo parcels. These changes would result in a total of 549.78 acres intended for parks and open space uses within the Fiddymment Ranch portion of the WRSP, an overall increase of 2.85 acres. As discussed in CHAPTER 1 INTRODUCTION, the Open Space and Open Space (Paseo) parcels are credited towards the City's required park-to-population standard at either a 10:1 or 5:1 ratio. Development of Fiddymment Ranch under the proposed SPA 3 project combined with the park

land in the Westpark portion of the WRSP would include a total of 123.49 credited acres of City-Wide parks, 87.52 credited acres of neighborhood parks, and 79.48 credited acres of open space.

Public/Quasi-Public

One Public/Quasi-Public parcel intended as an elementary school site is included in the project area (parcel F-71). The site is located south of Holt Parkway and east of Hayden Parkway. Under the existing WRSP, this site is 8.7 acres. The proposed project would increase the size of this parcel to 10.59 acres. This site would be dedicated to the Roseville City School District and is planned for development of an elementary school.

Land Use Allocations

Table 3.2 identifies the proposed acreage allocated to each land use compared with the currently approved land uses. This information is provided for the Fiddymment Ranch development, not the entire WRSP. The acreages allocated to parks and recreation and open space shown in this table are actual acres, not credited acres for the purposes of meeting the City’s park-to-population standard.

**Table 3.2
Fiddymment Ranch Land Use Allocations**

Land Use	Approved Land Uses		Proposed Land Uses	
	Acreage	Dwelling Units or Square Feet	Acreage	Dwelling Units or Square Feet
Low Density Residential	848.30	2,660	739.62	3,240
Low Density Residential – Pocket Parks	20.54	n/a	13.43	n/a
Medium Density Residential	17.12	131	69.01	740
High Density Residential	65.12	1,416	83.98	1,888
Community Commercial	38.48	n/a	45.78	n/a
Public/Quasi-Public	74.64	n/a	76.53	n/a
Parks and Recreation	200.03	n/a	202.99	n/a
Open Space	340.19	n/a	340.2	n/a
Open Space (Paseo)	6.71	n/a	6.67	n/a
Roadway Rights-of-Way	66.39	n/a	99.39	n/a
Totals	1,677.52	4,207	1677.52	5,868

Source: City of Roseville 2004

Note: In addition to these planned land uses, one residential unit existed in the Fiddymment Ranch area at the time of WRSP approval. That unit will be preserved onsite, resulting in a total unit count at buildout of 4,208 under the approved land uses or 5,869 under the proposed land uses.

Circulation

The proposed Fiddymment Ranch SPA 3 project would slightly alter the overall circulation system in the specific plan area by adding two new east/west collector roadways. Primary roadway access to Fiddymment Ranch is provided by Fiddymment Road, Hayden Parkway, and Blue Oaks Boulevard. The circulation system also includes a pedestrian/bikeway network and public transportation facilities. Fiddymment Road and Blue Oaks Boulevard already exist through the plan area.

The portion of Hayden Parkway in Fiddymment Ranch Phase 1 has already been constructed. Construction of this roadway through Phases 2 and 3 would occur as part of buildout of these areas. Hayden Parkway would be constructed as a 2-lane collector with a 12-foot median and 25-foot landscape corridors on either side. To connect to the portion of Hayden Parkway that has already been constructed through Phase 1, a bridge over Pleasant Grove Creek would be constructed as part of Phase 3.

Holt Parkway would be constructed through Phases 2 and 3 and would extend westerly into the Creekview Specific Plan area. Crawford Parkway would be constructed as a parallel route to Holt Parkway and would be located between Holt Parkway and Blue Oaks Boulevard. Two north-south roads would be constructed between Hayden Parkway and Crawford Parkway, and a third north-south road would be constructed between Holt and Crawford parkways, creating a modified grid pattern. The layout of local streets would be defined as tentative maps are processed for development of each of the large lot parcels.

The following list identifies the type of traffic control anticipated at key intersections:

- ❖ Hayden Parkway/Fiddymment Road: signal
- ❖ Hayden Parkway/ Holt Parkway: all-way stop-control
- ❖ Fiddymment Road/ Holt Parkway: two-way stop control (stop signs on Holt Parkway)
- ❖ Hayden Parkway/ Crawford Parkway: all way stop control
- ❖ Fiddymment Road/ Crawford Parkway: signal
- ❖ Street One/ Holt Parkway: two-way stop control (stop signs on Street One)
- ❖ Street One/ Crawford Parkway: two-way stop control (stop signs on Street One)
- ❖ Street Two/ Holt Parkway: roundabout
- ❖ Street Two/ Crawford Parkway: roundabout
- ❖ Street Three/ Holt Parkway: roundabout
- ❖ Street Three/ Crawford Parkway: roundabout

The WRSP road standards provide a network of pedestrian facilities and bike lanes along streets, paseos, and other routes. The proposed project would not change the requirements and standards for pedestrian and bicycle facilities. Turnouts to accommodate bus stops would be constructed along Hayden Parkway.

Public Utilities and Services

The WRSP includes provisions for water, wastewater, recycled water, storm drainage and flood control, police and fire, solid waste, electrical service, schools and parks. By increasing the residential population of the WRSP, the proposed project could increase demands for public services. However, the project would not alter how services are provided to the project area. Refer to the WRSP for a description of the public facilities and services that would serve the proposed development and to CHAPTER 9 PUBLIC UTILITIES and CHAPTER 10 PUBLIC SERVICES of this Recirculated Draft Subsequent EIR for analysis of the proposed project's impacts to the provision of public services and utilities within the City.

Project Design

The WRSP includes Design Guidelines that apply to all development within the specific plan area, including Fiddymment Ranch. The guidelines provide detailed performance criteria and standards to be considered by City staff and the City’s Design Committee, Planning Commission, and City Council in the review of individual developments within the Plan Area. All future development under the proposed Fiddymment Ranch SPA 3 project would be subject to the adopted WRSP Design Guidelines. The WRSP defines the administrative process through which projects will be reviewed for consistency with the Design Guidelines. Some of the applicable provisions of the WRSP Design Guidelines are summarized in CHAPTER 1 INTRODUCTION of this Recirculated Draft Subsequent EIR.

Property Disclosures

As part of the project, the following disclosures will be provided to buyers and occupants of residential property within all parcels affected by the proposed Fiddymment Ranch SPA 3 project. The disclosures will ensure that future residents are adequately notified regarding certain existing land uses and associated noise events in the project vicinity.

- ❖ **McClellan Over-Flight Noise:** McClellan Airfield is located approximately 7.5 miles from the southern boundary of the project area. Properties in the project area could be exposed to noise from aircraft on approach or departure due to the potential for aircraft approach or departure below 3,000 feet to occur over the project area. In order to notify owners or other sensitive users of this, all owners and occupants of residential property within the Fiddymment Ranch SPA 3 project area will be provided with a deed disclosure or similar notice approved by the City Attorney regarding the proximity and nature of McClellan aircraft in the vicinity and the potential for over-flight noise.
- ❖ **Generation of Occasional Noise at the Roseville Energy Park:** The Roseville Energy Park is located approximately 2,000 feet southwest of the project area. In order to adequately inform owners or other sensitive users of the potential noise from the Roseville Energy Park, all owners and occupants of residential property within the Fiddymment Ranch SPA 3 project area will be provided with a deed disclosure or similar notice approved by the City Attorney regarding the proximity and nature of the Roseville Energy Park in the vicinity and the potential for noise.

3.7 ENTITLEMENTS AND REQUIRED APPROVALS

Table 3.3 lists the entitlements and approvals required from the City of Roseville and from other responsible agencies for the proposed project. CHAPTER 2 EXECUTIVE SUMMARY includes the same table, as well as an explanation of each of the entitlements, approvals, and permits.

**Table 3.3
Required Approvals and Permits**

Required Permit	Responsible Agency
General Plan Amendment	City of Roseville
Specific Plan Amendment	City of Roseville
Rezone	City of Roseville
Large Lot Tentative Map Modification	City of Roseville

Required Permit	Responsible Agency
Development Agreement Amendment	City of Roseville
Section 402 National Pollutant Discharge Elimination System Permit Compliance	Regional Water Quality Control Board-Central Valley Region
Permit for Commercial Operations	Placer County Air Pollution Control District
Previously Issued Permits for which Modifications May be Required During Improvement Design	
Clean Water Act Section 404 Permit	U.S. Army Corps of Engineers
Clean Water Act Section 401 Water Quality Certification	Regional Water Quality Control Board-Central Valley Region
Streambed Alteration Agreement	California Department of Fish and Game