

NOTICE OF PREPARATION

Date: September 15, 2014

To: State Clearinghouse
Responsible Agencies
Trustee Agencies
Interested Parties

Subject: Notice of Preparation of an Environmental Impact Report
for the proposed VillaSport Athletic Club and Spa Project
and Public Scoping Meeting Notice

Project Title/File Number: VillaSport Athletic Club and Spa Project
2013PL-019

NOP Comment Period: Written comments are due to the City's Planning
Department no later than October 14, 2014 by 5:00 PM

Project Location: 310 Conference Center Drive
Roseville, California

Project Applicant: VillaSport LLC

Lead Agency and Contact Person: City of Roseville
Development Services Department - Planning Division
Wayne Wiley, Associate Planner
311 Vernon Street
Roseville, CA 95678
(916) 774-5276
Fax: (916) 774-5219
Email: wwiley@roseville.ca.us
Website: www.roseville.ca.us/planning

1.0 INTRODUCTION

This Notice of Preparation (NOP) has been issued to notify interested parties that an Environmental Impact Report (EIR) will be prepared pursuant to the California Environmental Quality Act (CEQA) for the proposed VillaSport Athletic Club and Spa Project, and to solicit feedback on the scope and content of the analysis in the VillaSport LLC EIR.

VillaSport LLC has submitted an application to the City of Roseville (City) to construct and operate a premium full-service athletic club and spa project ("VillaSport Athletic Club and Spa Project" or the "proposed project") that would be located on Conference Center Drive within the North Central Roseville Specific Plan (NCRSP) area. The proposed project is consistent with the NCRSP.

In 1990, the City previously prepared and certified an EIR that evaluated and disclosed the potential environmental impacts from the implementation of the entire NCRSP area. The NCRSP EIR was prepared to be consistent with Government Code section 65457 and CEQA Guidelines section 15182. The 1990 EIR was intended to be sufficient for residential approvals,

but not necessarily for all nonresidential projects. For the latter type of development, the document was programmatic in character. Although the NCRSP EIR evaluated commercial development of the site of the proposed project, the analysis was not very detailed. The City has determined that a new stand-alone EIR is a more efficient approach to achieving CEQA compliance than updating the programmatic analysis in the 1990 EIR through a programmatic subsequent or supplemental EIR and then tiering off the updated document. The latter approach, though a potential option from a purely legal standpoint, could be unwieldy and difficult for readers to follow. It is important to note, however, that the Mitigation Measures adopted in connection with the NCRSP still apply to the property, as do the policies of the Specific Plan. These measures and policies, then, are relevant to the City's analysis of the environmental impacts of the proposed project. And the NCRSP EIR, still provides valuable background information with respect to many impacts, and remains relevant for that reason.

The proposed project description, vicinity map, and site plan are provided in this NOP. In addition, the City has prepared an Initial Study/Environmental Checklist for the proposed project to focus the analysis in the EIR on impacts that are potentially significant. Thus, those impacts that are either clearly less than significant or that can clearly be reduced to a less than significant level through mitigation measures to which the applicant has agreed will not be considered at length in the EIR, as set forth in the Initial Study/Environmental Checklist, which is attached to this NOP.

The City of Roseville will be the Lead Agency and is soliciting the views of interested persons and agencies as to the appropriate scope and content of the Draft EIR. In accordance with CEQA, agencies are requested to review the project description provided in this NOP and provide comments on environmental issues related to the statutory responsibilities of the agency. The EIR will be used by the City of Roseville and other Responsible Agencies when considering approval of the proposed project.

NOP Comment Period: Due to the time limits mandated by CEQA, comments on this NOP must be received by the City no later than 30 calendar days after publication of this Notice. Please submit comments, including a return address and contact name, to the City of Roseville no later than 5 PM on October 14, 2014. Please provide written comments by mail, fax, or email to:

Wayne Wiley, Associate Planner
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City of Roseville
311 Vernon Street
Roseville, CA 95678
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2.0 REGULATORY BACKGROUND

This NOP provides notification that an EIR will be prepared for the proposed project. This NOP has been prepared in accordance with CEQA, Public Resources Code Division 13 Section (§) 21000 et seq., and the *State CEQA Guidelines*, Title 14 California Code of Regulations §15000 et seq. This NOP provides information about the Public Scoping Meeting in **Section 3.0**, describes the proposed project in **Section 4.0**, and lists the requested project approvals in **Section 5.0**. The list of potential and probable environmental effects of the proposed project are

based on the Initial Study (IS) and the proposed scope of analysis for the EIR is identified in **Section 6.0**. **Section 7.0** discusses the cumulative impacts analysis. **Section 8.0** references previous studies and reports relevant to the project.

3.0 PUBLIC SCOPING MEETING

The City of Roseville will hold a Public Scoping Meeting in connection with the proposed project. The Scoping Meeting will be held to receive comments from the public and other interested parties and agencies regarding the issues that should be addressed in the Draft EIR. The Scoping Meeting will be held between 4:00 PM and 6:00 PM on September 24, 2014 in the Civic Center meeting rooms located in the Roseville Civic Center at 311 Vernon Street in Roseville, California.

4.0 PROJECT DESCRIPTION

The VillaSport Athletic Club and Spa Project site encompasses approximately 7.5 acres in the City of Roseville and is located within the NCRSP area (see **Figure 1, Regional Location**). The proposed project includes development of a fitness center and spa, and associated parking and landscaping. Project details are provided below.

4.1 Project Location

As shown in **Figure 2, Project Vicinity**, the project site is located adjacent State Highway 65 (SR-65) and approximately 1 mile from Interstate 80. Major arterials in the vicinity of the project site include Roseville Parkway, located approximately 0.25 mile to the south, and Galleria Boulevard, located about 0.25 mile to the east. As shown in **Figure 3, Site Overview**, the site is located at the northwestern end of Conference Center Drive, which connects to Roseville Parkway via Gibson Drive. A business park is located to the west of the project site, while undeveloped commercial land is adjacent to the site to the east and south. SR-65 runs along the northern boundary of the project site. The project site is located on Parcel 40 within the NCRSP area. The assessor parcel number for the project site is 363-011-004-012.

4.2 Project Setting and Surrounding Land Uses

The project site is currently undeveloped and designated for commercial uses (Business Professional/Community Commercial) in the City's General Plan under the NCRSP. The site is zoned Community Commercial/Special Area-Neighborhood Commercial (CC/SA-NC).

The site is bounded by the Shea Center office park to the west, vacant commercial land to the east and south, and SR-65 to the north. Other land uses in the vicinity of the project site include retail uses approximately 350 feet to the north on the opposite side of SR-65, the Roseville Galleria Regional Mall about 1,200 feet beyond the 11 acres of vacant commercial land to the east, the Hyatt Place Hotel approximately 500 feet beyond the 6.7 acres of vacant commercial land to the southeast, and the Venu at Galleria Condominium about 600 feet to the southwest on the opposite side of Gibson Road.

The project site has been previously graded, and contains minimal vegetation. It is relatively flat and does not contain any trees, waterways, or streams. Vegetation primarily consists of non-native grasses. The south branch of Pleasant Grove Creek is located 600 feet to the east.

The most recent California Department of Conservation Important Farmland Map for Placer County designates the site as "Other Land," which is defined as land that is not included in any

other mapping category. An example of land in this category includes vacant and non-agricultural land surrounded on all sides by urban development and greater than 40 acres. As the project site is part of a large vacant parcel that is surrounded by urban development, it is designated Other Land. Land in the vicinity of the project site is designated as Urban and Built Up Land and Other Land.

4.3 Proposed Project

The proposed project includes an approximately 88,000-square-foot building and an approximately 50,000-square-foot outdoor area. The proposed structure would be up to two stories in height. Indoor amenities would include the following: swimming pools; whirlpools; a basketball court; exercise equipment; exercise studios; locker rooms; a spa; a café; and a kid's area with a basketball court, studios for skill-based classes and rotational programs, and play areas. Outdoor amenities would include the following: an outdoor pool area with two swimming pools (one pool would include a waterslide structure that would reach a total height of 30 feet, including the safety railing); whirlpools; an outdoor café; an outdoor play area with play structures; and an area for a potential future artificial turf field. The outdoor pool area would be surrounded by a fence and landscaping. **Figure 4, Site Plan**, provides an overview of the layout of the proposed recreational facility. The operating hours for the proposed facility would be from 5:00 AM to 11:00 PM, seven days a week. The project anticipates hiring approximately 250 employees.

In addition, the proposed project includes a 300-foot extension of Conference Center Drive from where it terminates near the Hyatt Place Hotel to the project site.

Landscaping

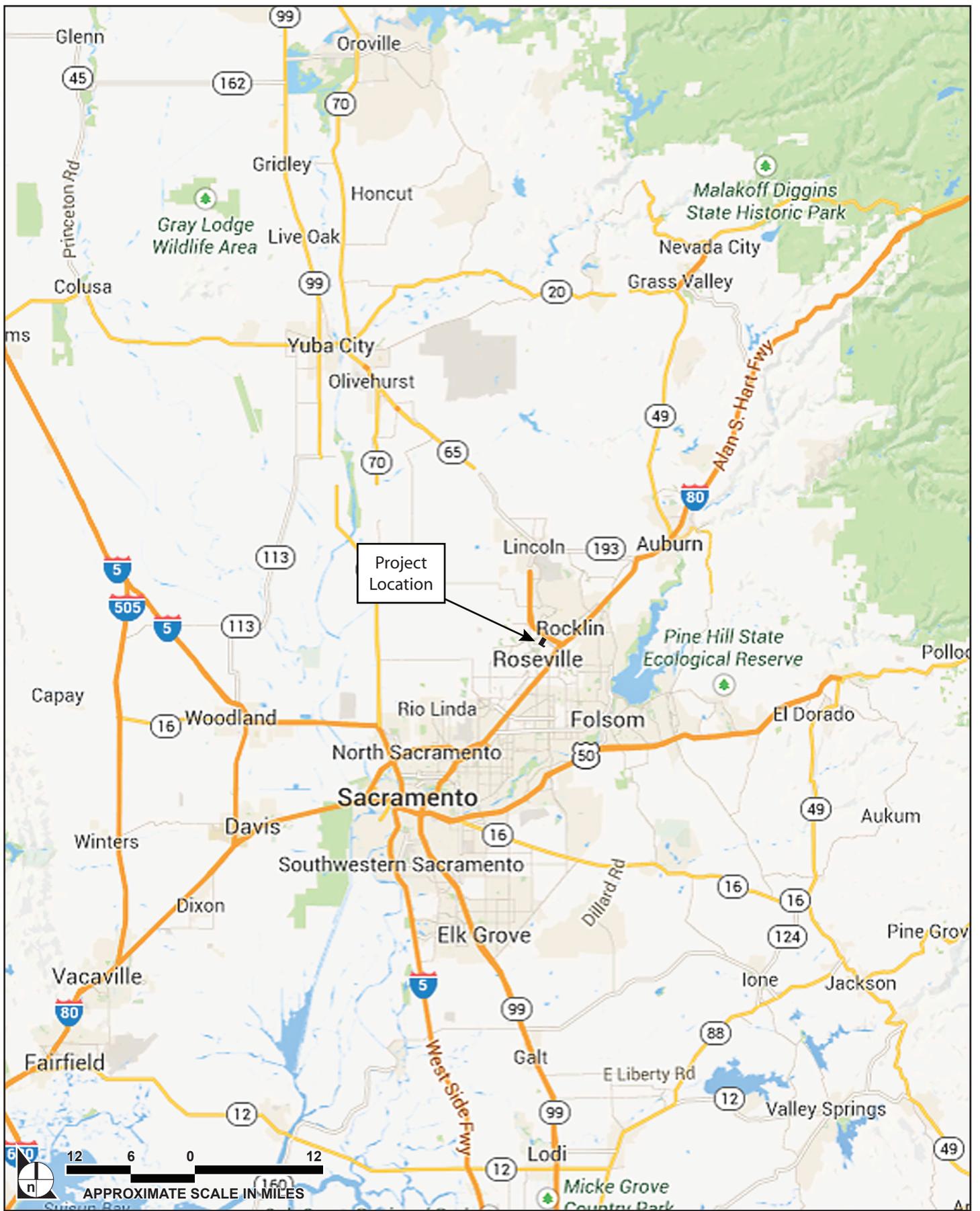
Landscaping design will follow requirements stated in the City of Roseville's Water Efficient Landscape Ordinance (WELO) and will be placed throughout the site for aesthetics and to provide adequate shading. In addition, the project includes a pedestrian path that would connect to an existing bike path located along the western edge of the site and to the office buildings located west of the site.

Project Access and Parking

Access to the project is proposed via the main entrance off Conference Center Drive. The project would provide 440 vehicle parking spaces consisting of 355 standard spaces, 82 compact spaces, and nine handicap-accessible spaces.

Lighting

Exterior lighting for the project would consist of light fixtures on the exterior of the building and overhead lights in the parking lot area. The parking lot lights will consist of 20-foot-tall light fixtures for a total of 10 light poles. All lighting will be designed to focus light downward to prevent light spillover effects.



SOURCE: Google, Inc., August 2013

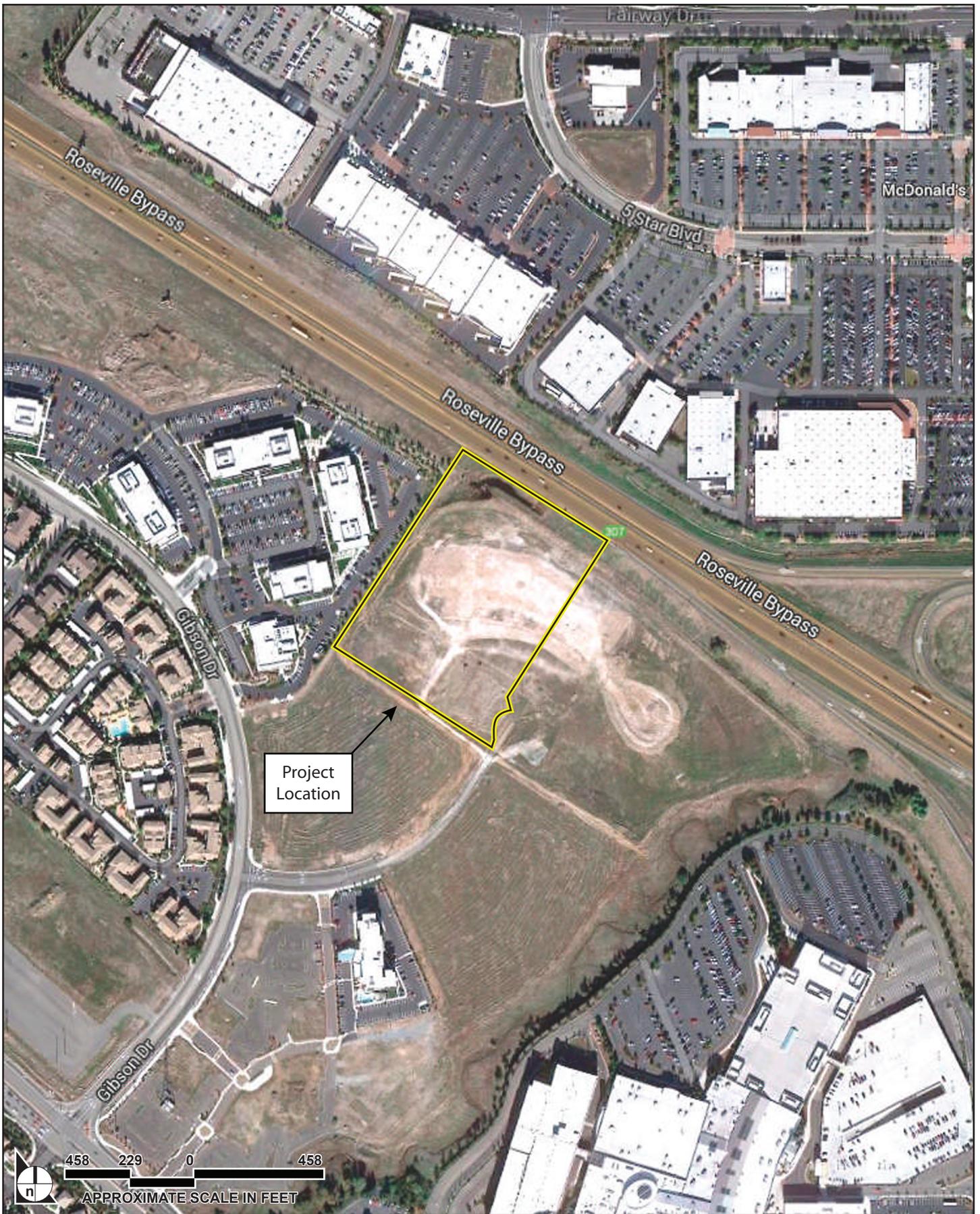
FIGURE 1

Regional Location



FIGURE 2

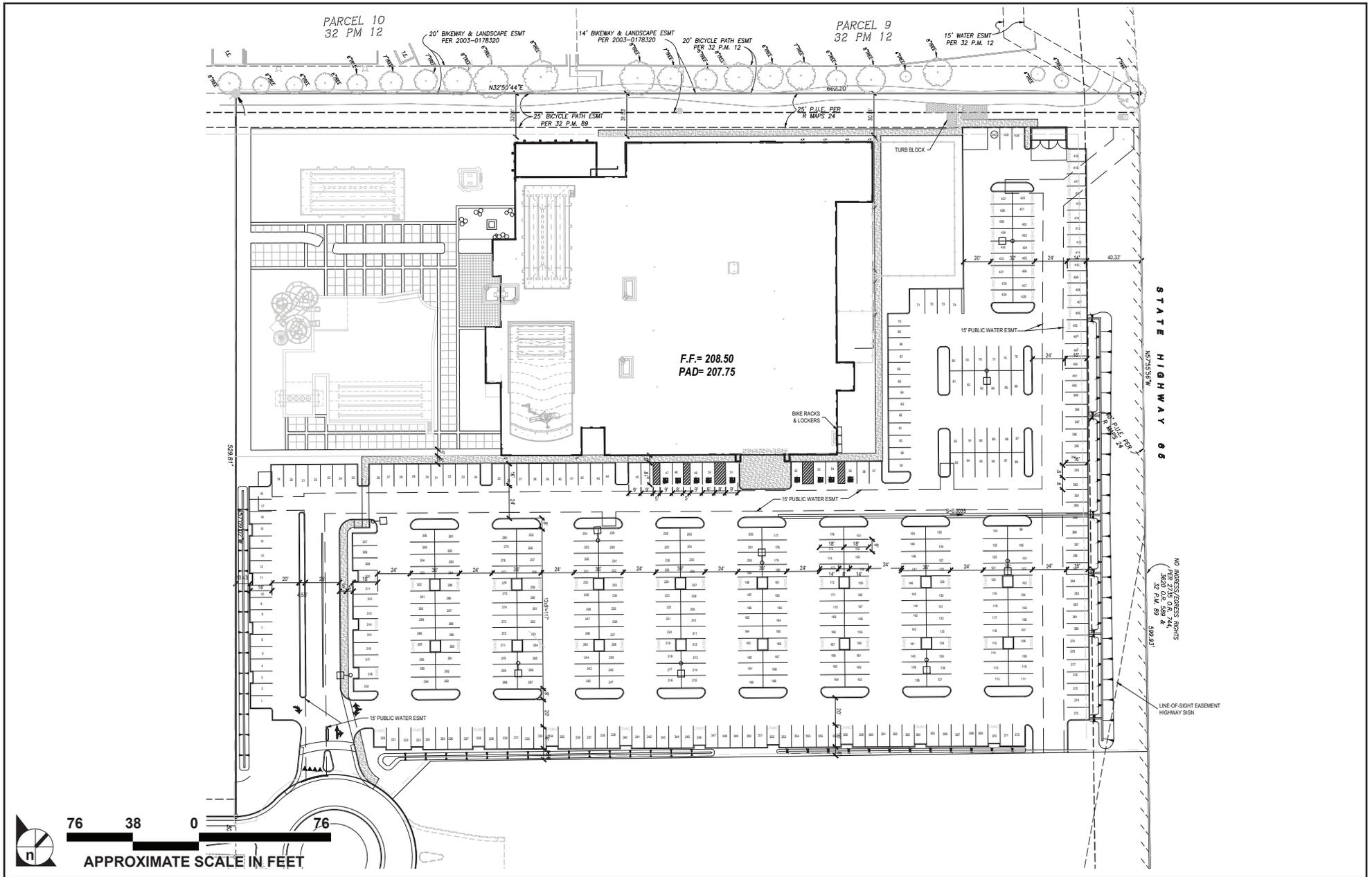
Project Vicinity



SOURCE: Google, Inc., August 2013

FIGURE 3

Site Overview



SOURCE: Morton & Pitalo, Inc., June 2013

FIGURE 4

Site Plan

Sustainability Features

The project applicant is proposing to include a number of features to minimize greenhouse gas emissions and to promote more sustainable practices. For example, the proposed project will utilize energy efficient lighting and water efficient fixtures. In addition, the proposed project will provide access to an existing bicycle path to the north and provide bicycle parking. More details of the project's sustainability features will be provided in the Draft EIR.

Public Utilities

The City will provide sewer, water, and storm drain facilities to serve the project site. Sanitary sewer service is available from the Pleasant Grove Wastewater Treatment Plant located several miles northwest of the project site. Wastewater would be conveyed from the project site through existing sewer interceptors, and trunk mains that include an existing 8-inch sanitary sewer main located in Conference Center Drive.

Potable water to serve the project would be provided by the City from Pressure Zone 1. The City obtains its water supply from Folsom Lake under contracts with the United States Bureau of Reclamation and from the Placer County Water Agency. Water would be conveyed to the project site via an existing 12-inch water main located in Conference Center Drive. As part of its planning process, the City has reserved water for commercial uses at this site.

The project site is located within the Pleasant Grove Creek watershed. The project would discharge storm water into a small tributary of Pleasant Grove Creek located approximately 600 feet to the west. Storm water on the project site would first be directed to grassy swales located along the eastern, southern, and western borders of the project site. The storm water would then be directed to the southwest corner of the site from where it would be conveyed into an 18-inch storm drain heading south. Approximately 60 feet south of the project site the 18-inch storm drain would turn east and about 60 feet later would be widened to a 24-inch storm drain that would discharge into the small tributary.

Construction Timeline

If the project is approved, project construction is anticipated to take a year to 14 months to complete. The first four months would consist of site clearing and grading followed by trenching to install utilities. After the site work is complete, building construction would begin followed by the installation of landscaping and the paving and striping of parking facilities. During construction, the site would be fenced and all construction equipment would be staged on site.

5.0 PROJECT APPROVALS

The EIR will serve as the environmental document for all approvals and entitlements needed from the City in order to implement the project. The EIR will also serve as the environmental document for the construction of any off site public improvements needed to serve the project. These may include roadway, water, wastewater, recycled water, storm drainage infrastructure, and dry utilities. The City has determined that the following approvals will be required:

- Conditional Use Permit to allow Outdoor Recreation uses; and
- Design Review Permit.

6.0 PROBABLE ENVIRONMENTAL EFFECTS AND SCOPE OF THE EIR

The information in an NOP must include the “probable environmental effects” of a proposed project. (*State CEQA Guidelines*, § 15082, subd. (a)(1)(C).) “A copy of the initial study may be sent with the [NOP] to supply the necessary information.” (*Id.*, subd. (a)(2).) Generally, among the uses of an initial study are to “[a]ssist in the preparation of an EIR, if one is required, by: (A) Focusing the EIR on the effects determined to be significant, (B) Identifying the effects determined not to be significant, and (C) Explaining the reasons for determining that potentially significant effects would not be significant[.]” (*Id.*, § 15063, subd. (c)(3).) Consistent with these provisions, the City has prepared a detailed initial study in order to ascertain the probable environmental impacts of the project and, more specifically, to determine which issues need to be examined in detail in the EIR. Based on the Initial Study (attached), the City anticipates that the VillaSport Project EIR will include an analysis of the project’s impacts on the following resources:

- Air Quality
- Biological Resources
- Cultural Resources
- Greenhouse Gases/Climate Change
- Hydrology and Water Quality
- Noise
- Public Utilities
- Transportation and Circulation

7.0 CUMULATIVE IMPACTS ANALYSIS

As required by CEQA, the EIR will evaluate and disclose the cumulative impacts of the proposed project. As stated in CEQA Section 15065(a)(3), projects should be evaluated to determine whether the project’s impacts are “cumulatively considerable,” which means that the “incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of current projects, and the effects of probable future projects.”

8.0 REFERENCES

The documents listed below are relevant to the project and are available for review either electronically or in hard copy.

1. North Central Roseville Specific Plan and Environmental Impact Report (1990); and
2. City of Roseville's 2025 General Plan as amended with the Creekview Specific Plan, September 2012.

These documents are available electronically at the following web links:

- http://www.roseville.ca.us/planning/planning_document_library/specific_plans/n_central_roseville.asp
- http://www.roseville.ca.us/planning/general_plan_n_development_guidelines.asp

These documents are also available for review in hard-copy format during normal business hours at the Roseville Permit Center (311 Vernon Street, Roseville, California, 95678).

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INITIAL STUDY & ENVIRONMENTAL CHECKLIST

Project Title/File Number	VillaSport Athletic Club and Spa Project, 2013PL-019
Project Location	310 Conference Center Drive, Roseville, Placer County
Project Description	The VillaSport Athletic Club and Spa project encompasses approximately 7.5 acres in the City of Roseville. The proposed project includes development of a fitness center and spa and associated parking and landscaping. Requested project entitlements include: (1) a Conditional Use Permit to allow Outdoor Recreation uses and (2) a Design Review Permit.
Project Applicant	VillaSport LLC, 150 Pelican Way, San Rafael, California 94901
Property Owner	VillaSport Roseville LLC
Lead Agency Contact	Wayne Wiley, Associate Planner; Phone: (916) 774-5276

This Initial Study has been prepared to identify and assess the anticipated environmental impacts of the above described project application. This document has been prepared to satisfy the California Environmental Quality Act (CEQA), (Public Resources Code, Section 21000 et seq.) and the *State CEQA Guidelines* (14 CCR 15000 et seq.). CEQA requires that all state and local government agencies consider the environmental consequences of projects over which they have discretionary authority before acting on those projects. More particularly, this Initial Study has been prepared pursuant to *State CEQA Guidelines* section 15063.

Section 15063 is the provision of the *State CEQA Guidelines* that lays out the general rules for preparing initial studies. Generally, among the uses of an initial study are to “[a]ssist in the preparation of an EIR, if one is required, by: (A) Focusing the EIR on the effects determined to be significant, (B) Identifying the effects determined not to be significant, and (C) Explaining the reasons for determining that potentially significant effects would not be significant[.]” (*State CEQA Guidelines*, § 15063, subd. (c)(3).)

In 1990, the City previously prepared and certified an EIR that evaluated and disclosed the potential environmental impacts from the implementation of the entire North Central Roseville Specific Plan (NCRSP) area. The NCRSP EIR was prepared to be consistent with Government Code section 65457 and *State CEQA Guidelines* section 15182. The 1990 EIR was intended to be sufficient for residential approvals, but not necessarily for all nonresidential projects. For the latter type of development, the document was programmatic in character. Although the NCRSP EIR evaluated commercial development of the site of the proposed project, the analysis was not very detailed. The City has determined that a new stand-alone EIR is a more efficient approach to achieving CEQA compliance than updating the programmatic analysis in the 1990 EIR through a programmatic subsequent or supplemental EIR and then tiering off the updated document. The latter approach, though a potential option from a purely legal standpoint, could be unwieldy and difficult for readers to follow. It is important to note, however, that the Mitigation Measures adopted in connection with the NCRSP still apply to the property, as do the policies of the Specific Plan. These measures and policies are relevant to the City’s analysis of the environmental impacts of the proposed project. And the NCRSP EIR, still provides valuable background information with respect to many impacts, and remains relevant for that reason.

In the course of the analysis, the City has determined that the project may have potentially significant impacts and has determined that an EIR focused on the following issues will be prepared. It is anticipated that the VillaSport Project EIR will include analyses of the proposed project’s impacts on the following resources:

- Air Quality
- Biological Resources
- Cultural Resources
- Greenhouse Gas Emissions
- Hydrology and Water Quality
- Noise
- Public Utilities
- Transportation/Traffic

Prepared by: _____
Wayne Wiley, Associate Planner

Date: _____

PROJECT DESCRIPTION

The VillaSport Athletic Club and Spa project (proposed project) includes the construction and operation of a full-service athletic club and spa (hereinafter “fitness center”) on a vacant 7.5 acre parcel located at the northwestern end of Conference Center Drive in the City of Roseville. The project comprises an approximately 88,000-square-foot building, an approximately 50,000-square-foot outdoor area, parking, landscaping, and improvements to access and utilities. The project site is located on Parcel 40 within the NCRSP area.

The NCRSP covers an area of 1,824 acres in the City of Roseville. The NCRSP was adopted for this area in July 1990. The NCRSP provides for the development of the plan area with a diverse mix of residential, commercial and office uses. Regional commercial sites and significant wetland preservation/compensation areas are also included in the NCRSP. Development approved by the NCRSP includes 4,488 residential units and 6.6 million square feet on non-residential development, which is expected to accommodate approximately 11,397 residents and 15,633 jobs at build out. The NCRSP area is nearing full build out. As of June 2013, 4,249 residential units and approximately 5.5 million square feet of non-residential development have been completed within the plan area (City of Roseville Quarterly Report).

The project site is currently undeveloped and designated for commercial uses (Business Professional/Community Commercial or BP/CC) in the City’s General Plan and in the NCRSP, and is zoned Community Commercial/Special Area-Neighborhood Commercial (CC/SA-NC).

The site is bound by the Shea Center office park to the west, vacant commercial land to the east and south and SR-65 to the north. Other land uses in the vicinity of the project site include retail uses approximately 350 feet to the north on the other side of SR-65, the Roseville Galleria Regional Mall about 1,200 feet beyond the 11 acres of vacant commercial land to the east, the Hyatt Place Hotel approximately 500 feet beyond the 6.7 acres of vacant commercial land to the southeast, and the Venu at Galleria Condominiums about 600 feet to the southwest on the opposite side of Gibson Road.

The project site has been previously graded, and contains minimal vegetation. It is relatively flat and does not contain any trees, waterways, or streams. Vegetation primarily consists of non-native grasses. The south branch of Pleasant Grove Creek is located approximately 600 feet to the east.

CITY OF ROSEVILLE MITIGATING ORDINANCES, GUIDELINES, AND STANDARDS

Like all development projects approved in Roseville, the proposed project will be subject to certain existing policies or standards intended to mitigate environmental impacts. Such policies or standards can be found in the following documents:

- Urban Stormwater Quality Management and Discharge Control Ordinance (RMC Ch.14.20)
- Stormwater Quality Design Manual (Resolution 07-432)
- City of Roseville Design and Construction Standards (Resolution 07-137)
- Community Design Guidelines (Resolution 95-347)
- Noise Regulation (RMC Ch. 9.24)
- Traffic Mitigation Fee (RMC Ch. 4.44)

The City’s mitigating ordinances, guidelines and standards are referenced, where applicable, in this Initial Study Checklist.

ENVIRONMENTAL COMMITMENTS

In addition to the City of Roseville Mitigating Ordinances, Guidelines, and Standards discussed above and applicable mitigation measures from the NCRSP EIR, the project would implement a variety of best management practices (BMPs) and other measures to avoid short- and long-term effects on the physical and human environment. The plans containing these BMPs would be prepared before project activities are initiated, included in the contract specifications for contractors working on the proposed project, and implemented during project construction. The applicable plans and control measures are described below.

Storm Water Pollution Prevention Plan

Because the project would disturb more than an acre of land, the project contractor will be required to develop and implement a storm water pollution prevention plan (SWPPP) to comply with the National Pollutant Discharge Elimination System (NPDES) general permit administered by the State Water Resources Control Board (refer to <http://www.swrcb.ca.gov/stormwtr/index.html> for more information on the NPDES permit process). The SWPPP will identify structural and nonstructural best management practices (BMPs) to control erosion. The SWPPP will also include spill prevention and control plan to ensure transport, storage, and handling of hazardous materials required for construction is conducted in a manner consistent with relevant regulations and guidelines.

In addition, the project will comply with the City's design/construction standards (refer to http://www.roseville.ca.us/pw/engineering/land_development/design_construction_standards.asp) and the City's Stormwater Quality BMP Guidance Manual for Construction (2007). The project will also implement the applicable requirements of the Placer County Flood Control and Water Conservation District's (PCFCWCD's) Stormwater Management Manual (Placer County Flood Control and Water Conservation District 1994).

Traffic Control Plan

The City will require the construction contractor to implement a traffic control plan, including a construction schedule and plan to meet the City's notice procedures, before construction activities are initiated. This plan will identify general methods by which construction activities will be managed to minimize delays to traffic. These methods may include (but are not limited to):

- Sequencing activities (e.g., segment phasing, timing of grading, hours of construction) to minimize effects on traffic flow,
- Maintaining traffic flow in the project area to the extent possible, and
- Maintaining bicycle and pedestrian access.

Noise Control Measures

The following measures will be incorporated into the construction specifications for the proposed project to reduce and control noise generated by construction-related activities, consistent with City ordinances and standards (Chapter 9.24, Noise Regulation of the City's Municipal Code):

- Noise-generating construction activities will be restricted to Monday through Friday from 7 AM to 7 PM, and Saturday and Sunday from 8 AM to 8 PM to comply with the City of Roseville Noise Ordinance.
- All construction equipment will be fitted with factory installed muffling devices and all construction equipment shall be maintained in good working condition.
- Appropriate additional noise-reducing measures will be implemented, including (but not limited to) the following: stationary construction equipment will be located as far as possible from sensitive uses; sensitive uses will be identified on construction drawings; and equipment idling will be prohibited when the equipment is not in use.

INITIAL STUDY CHECKLIST

The Initial Study checklist recommended by the *State CEQA Guidelines* is used to describe the potential impacts of the proposed project on the physical environment.

I. Aesthetics

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?			X	
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?			X	

- a) Although the NCRSP EIR analysis determined that implementation of the NCRSP would result in the loss of broad vistas and expansive view corridors within the plan area, and concluded that this impact would be significant and unavoidable as no mitigation measures are available to mitigate this impact, conditions in the surrounding area have changed dramatically since the adoption of the NCRSP in 1990. In the last 24 years, the plan area has been almost entirely built out and views of the plan area consist of short-range foreground views. The project site is flat and is located in an urbanized area surrounded by commercial uses, some vacant lots, and State Highway 65 (SR-65). No broad vistas are located on or in the vicinity of the project site and the project site is not part of any scenic vista designated in the City of Roseville General Plan or other applicable planning documents. Furthermore, the proposed project involves a low, two-story building that would be similar in scale and mass to the existing development in the vicinity of the project site. Based on these factors, the proposed project would have no impact with regard to this criterion.
- b) The project site is not adjacent to a state scenic highway (CSHP 2013), nor does the project site include any trees, historic buildings, or rock outcroppings that would be considered scenic resources. There would be no impact with regard to this criterion.
- c) The NCRSP EIR analysis determined that the extent of development proposed under the NCRSP will create a significant deviation from the existing character of the plan area, and concluded that this impact would be significant and unavoidable as no mitigation measures are available to mitigate this impact. Since the adoption of the NCRSP, however, the plan area has been almost entirely built out. Low-rise office and commercial buildings dominate the area adjacent to the project site. The project site is a vacant lot that has been extensively disturbed. The vegetation on the site is weedy and the visual quality of the site is low. Given these conditions and based on the fact that the proposed project would be of similar scale to adjacent office and commercial buildings, the proposed project would not substantially change or degrade the existing visual character or quality of the project site and its surroundings. The impact would be less than significant. Findings will be adopted to ensure consistency with the City’s Community Design Guidelines.

- d) The project site is currently undeveloped. The office and commercial properties adjacent to the project site add some amount of light and glare to the area. The potential exists for the proposed project to increase light and glare, both during the construction phase and over the longer term, once the new building, outdoor areas, and parking lot are in place. However, the construction phase would be temporary and short-term, and generally limited to daytime hours. The proposed fitness center would be a two-story structure that would be built with non-reflective materials that do not generate substantial glare. Therefore, the impact related to glare would be less than significant.

The proposed project would be expected to add new sources of light where none currently exist. However, consistent with City standards for lighting, the new lighting will be down-directed and designed to avoid glare and light spill. In addition, where appropriate, cutoff lighting would be used to minimize energy use and reduce light pollution. Furthermore, the project would be located in an area that is already developed with similar uses. Therefore, the increment of nighttime lighting added by the proposed project would result in a less than significant impact related to light.

II. Agriculture and Forestry Resources

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X

- a) The project site is not currently used for agriculture, and is not designated as Important Farmland on maps prepared by the State Department of Conservation pursuant to the Farmland Mapping and Monitoring Program. The project site is currently designated as Other Land (FMMP 2010). There would be no impact with regard to this criterion.
- b) The project site is zoned Community Commercial/Special Area-Neighborhood Commercial (CC/SA-NC) per the City of Roseville Municipal Code. Per Chapter 19.12 of the Roseville Zoning Ordinance, the CC designation is intended to serve the principal retail shopping needs of the entire community by providing areas for shopping centers, and other retail and service uses. No portion of the project site is zoned for agricultural use. In addition, there is no Williamson Act contract applicable to the project site or its vicinity. Therefore, the proposed development of the project site with a fitness center would not conflict with

existing zoning for agricultural use or a Williamson Act contract. There would be no impact with regard to this criterion.

- c) As identified in **Item (b)**, above, the project site is zoned Community Commercial/Special Area-Neighborhood Commercial (CC/SA-NC) by the City of Roseville Zoning Ordinance. No portion of the project site or its vicinity is zoned forest land, timber land, or timber production. As a result, proposed development of the project site with a fitness center would not conflict with existing zoning for forest land or timber land. There would be no impact with regard to this criterion.
- d) No part of the project site contains forest lands. Furthermore, the surrounding area does not include any forest land or timber land. There would be no impact with regard to this criterion.
- e) The proposed development of the project site would occur in a densely developed urbanized area and there are no agricultural lands near the site. Therefore, the proposed project would not involve any changes that could directly or indirectly lead to the conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use. There would be no impact with regard to this criterion.

III. Air Quality

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?		X		
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?		X		
c) 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?		X		
d) Expose sensitive receptors to substantial pollutant concentrations?			X	
e) Create objectionable odors affecting a substantial number of people?			X	

a-c) The analysis in the NCRSP EIR determined that emissions of criteria pollutants resulting from the construction of land uses permitted by the NCRSP could exceed the federal 24-hour PM10 standard in place at the time the EIR was prepared. However, the EIR concluded that with the implementation of Mitigation Measure 3.8-1, which requires future development to control dust emissions during construction, this impact would be reduced to a less than significant level. This mitigation measure remains in place, and will apply to the subject property. In addition, the analysis in the NCRSP EIR determined that emissions of carbon monoxide (CO), reactive organic gases (ROG), and nitric oxides during operation would exceed applicable significance thresholds and therefore result in a significant impact on air quality. The EIR concluded that even with the implementation of Mitigation Measure 3.8-3, which requires future development to adhere to Transportation System Management (TSM) measures outlined in the NCRSP, Mitigation Measure 3.8-4, which requires the development of bicycle path ways, Mitigation Measure 3.8-5, which requires future development to take measures to improve traffic flow in an effort to decrease emissions associated with reduced speed, and Mitigation Measure 3.8-6, which requires future development to participate in state and local air quality programs, this impact would remain significant and unavoidable for the NCRSP area as a whole.

A supplemental Air Quality Impact and Greenhouse analysis was prepared for the proposed project (Raney 2013). The analysis showed that total emissions of criteria pollutants from construction and operation of the proposed project would not exceed the Placer County Air Pollution Control District (PCAPCD) recommended thresholds of significance for evaluating impacts from criteria pollutant emissions (Raney 2013). In addition, the proposed project would implement NCRSP EIR Mitigation Measures 3.8-1, 3.8-3 through 3.8-6, which would further reduce emissions from the proposed project during construction and operation. Furthermore, as total emissions would not exceed the PCAPCD recommended significance thresholds; construction and operation of the proposed project would not result in a significant cumulative impact. Finally, the proposed project would not conflict with the

Sacramento Regional 8-hour Ozone Attainment and Reasonable Further Progress Plan, the applicable air quality plan, for the same reason (Raney 2013). The EIR and public discourse would benefit, however, from further discussion of these complicated issues, and therefore they will be further analyzed in the EIR.

- d) The analysis in the NCRSP EIR determined that traffic generated by the land uses permitted by the NCRSP could result in CO concentrations at local intersections that violate the federal ambient 8-hour standard and the California 8-hour and 1-hour standards.

The proposed project includes the development of a new fitness center on a currently vacant lot surrounded by existing non-residential uses. The supplemental Air Quality Impact and Greenhouse analysis indicated that the proposed project would not generate significant localized concentrations of CO on any nearby roadways or intersections as project traffic would not cause these facilities to operate at unacceptable levels of service. This conclusion was expected, as there has been much progress in reducing CO emissions since 1990 due to cleaner vehicle engines on the road today. In addition, the supplemental analysis showed that the proposed project would not result in significant levels of Toxic Air Contaminant (TAC) emissions as the project would not involve the long-term operation of a stationary diesel engine or any other TAC source, nor involve a substantial number of trips by diesel-powered vehicles. Finally, the supplemental analysis showed that diesel particulate matter (DPM) from traffic along SR-65 would not cause a substantial health risk to on-site receptors as the estimated DPM cancer risk is below the screening threshold (Raney 2013). As a result, the proposed project would not expose sensitive receptors to substantial pollutant concentrations, and this impact would be less than significant.

- e) The Initial Study prepared for the NCRSP EIR concluded that land uses developed pursuant to the NCRSP would not create objectionable odors. This conclusion remains valid as to the site of the proposed project, and is bolstered by site-specific analysis. The proposed project involves the construction and operation of a fitness center. The PCAPCD has not identified this land use as a typical source of objectionable odors. The project includes an on-site cafe, which would produce food waste. The supplemental Air Quality Impact and Greenhouse analysis noted that food waste generated on-site would not result in objectionable odors as the proposed project would provide adequate waste receptacles throughout the facility and would utilize outdoor trash dumpsters that would be picked up on a regular basis. The supplemental analysis also noted that diesel fumes from construction equipment and delivery trucks would not be objectionable as construction would be temporary and diesel emissions would be minimal and regulated. Finally, the supplemental analysis indicated that DPM emissions from traffic along SR-65 would not result in objectionable odors on the project site as the amount of traffic on the nearest section of the freeway would not be of sufficient volume to result in high concentrations of DPM. In addition, a buffer would exist between the project site and SR-65 that would further reduce DPM emissions received at the project site (Raney 2013). For these reasons, construction and operation of the proposed project would not create objectionable odors, nor would the project site receptors be affected by any existing objectionable odors, and this impact would be less than significant.

IV. Biological Resources

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	X			
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?				X
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X	
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

The project site is an approximately 7.5-acre parcel that is bordered to the north by the Roseville Bypass (SR-65), to the east and south by undeveloped commercial land, and to the west by a business park. The project site has been subject to past disturbances from mass grading and other earthwork in conjunction with a previous project at the site. A foundation, which had partially been removed, was observed on the site. Additionally, a berm is located along the northern portion of the project site. The central portion of the project site is dominated by weedy vegetation and non-native grasses, including stinkwort (*Dittrichia graveolens*), ripgut brome (*bromus diandrus*), and wild oat (*Avena* sp.).

Prior to the mass grading and construction described above, the project site historically contained wetlands. Construction on the project site was authorized under a prior nationwide permit, and losses of previously existing

wetlands were addressed with off-site mitigation elsewhere in the NCRSP area that was deemed complete by the US Army Corps of Engineers (USACE). During a site reconnaissance in September 2013, the project site contained topographic depressions that appear to be the result of past grading/construction activities. These areas were located primarily along the northern portion of the site (just south of the berm), the northwest corner of the site, and in the southern portion of the site. The depression that was located in the northwestern portion of the site contained standing water while the remaining two depressions showed signs that ponding of water occurs during the wet season (Pacific Biology 2013). The City of Roseville performs annual maintenance activities on the project site, which typically result in the disappearance of the wet depressions. The City recently performed maintenance on the project site resulting in the removal of the depressions that were observed on the site in September 2013.

- a) The project is located on Parcel 40 of the NCRSP. The most recent version of the California Natural Diversity Database (CNDDDB) was reviewed for the project area. No special-status plant and wildlife species have been documented on the project site. However, several special-status plant and animal species associated with vernal pools have been documented in the surrounding area (Pacific Biology 2013). As discussed above, the City of Roseville performs annual maintenance on the project site that results in the removal of depressions associated with past grading/construction activities. As a result of the routine maintenance activities, the habitat on the site is disturbed and degraded and does not support special-status plant or wildlife species. Therefore, the construction of the proposed project would not result in the loss of special status species or their habitat. Furthermore, the loss of these special-status species and their habitat was mitigated in conjunction with the off-site mitigation of wetlands elsewhere in the NCRSP area when construction on the project site first began. For these reasons, the impact to special-status plant and wildlife species associated with vernal pools on the project site is less than significant.

Swainson's hawk (*Buteo swainsoni*) is another special-status wildlife species that has been documented in the planning area (Pacific Biology 2013). While the project site does not provide suitable nesting habitat, it does provide potential foraging habitat as the nearest Swainson's hawk nest is located 3.5 miles to the northwest of the site and the species is known to forage within 5 miles of an active nest (Pacific Biology 2013). The impact due to the loss of Swainson's hawk foraging habitat will be further analyzed in the EIR.

- b) Looking at the entire NCRSP area, the NCRSP EIR analysis determined that future development allowed by the NCRSP could eliminate and disrupt the integrity of oak woodland habitat in the southern portion of the plan area adjacent to Antelope Creek. However, the EIR concluded that with implementation of Mitigation Measure 3.4-3, which required future development to adhere to oak woodland policies in the Specific Plan, Mitigation Measure 3.4-4, which required compliance with the City's tree preservation ordinance, and Mitigation Measure 3.4-5, which required future development to delineate and fence areas to be avoided within oak woodland and designated access corridors, this impact would be reduced to a less than significant level. In addition, the NCRSP EIR indicated that construction within the riparian area along Antelope Creek could disrupt wildlife access along the creek and degrade the value of existing vegetation as habitat. However, the EIR concluded that this impact would be reduced to a less than significant level with implementation of Mitigation Measure 3.5-6, which required future development to adhere to a Specific Plan policy requiring that a spring raptor survey be completed prior to any tree removal and Mitigation Measures 3.7-7 through 3.4-9, which among other actions, required future development to prohibit construction within 100 feet of Antelope Creek.

These impact discussions and mitigation measures, formulated with the entire NCRSP in mind, do not apply here. The project site is located approximately 1 mile to the west of Antelope Creek. No oak trees, riparian habitat, or sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service exists on the project site. There would be no impact with respect to this criterion.

- c) The NCRSP EIR indicated that new development within the plan area could disrupt intermittent drainages and associated seasonal wetlands. However, with implementation of Mitigation Measure 3.4-19, which requires future development to adhere to protection and preservation measures listed in the Specific Plan, this impact would be reduced to a less than significant level. In addition, the NCRSP EIR indicated that implementation of the NCRSP would result in the loss or disruption of vernal pool resources. However, the NCRSP EIR concluded that this impact would be reduced to a less than significant level with implementation of Mitigation Measure 3.4-21, which requires future development to implement Wetlands Avoidance and Preservation policies listed in the Specific Plan, Mitigation Measure 3.4-22, which requires future development to fully implement 404 permit requirements, Mitigation Measure 3.4-23, which requires the implementation of both a short-term and long-term monitoring program to ensure the success of agency required mitigation measures, and Mitigation Measure 3.4-24, which requires the consideration of off-site “mitigation banking” as an alternative to on-site mitigation measures.

These impact discussions and mitigation measures from the NCRSP do not apply here. As discussed above, topographic depressions containing water or exhibiting signs of ponding were observed on the project site during a site visit in September 2013. These depressions appeared to have been the result of the previous construction activities and ongoing mechanical maintenance activities on the project site. The USACE has determined that the aquatic features within the project site are the result of construction activities that have not been abandoned, and therefore, are not considered to be jurisdictional waters of the United States (USACE 2014). In addition, the topographic depressions observed during the 2013 site visit have been removed during routine maintenance activities conducted by the City of Roseville. Project construction activities will not result in an impact on jurisdictional wetlands.

- d) The project site does not have habitat values important enough for it to be used as a wildlife movement corridor or nursery site. The site is located adjacent to a business park to the west and SR-65 to the north with vacant parcels located to the east and south. It is unlikely that any substantial movement of common wildlife occurs via the project site under existing conditions because of existing development in the vicinity. Therefore, construction of the proposed project would not interfere with wildlife movement. For these reasons, the impact would be less than significant.
- e) Chapter 19.66 (Tree Preservation) of the Roseville Municipal Code includes regulations controlling the removal and preservation of trees within the City of Roseville. A Protected Tree is defined in the Roseville Municipal Code as a native oak tree equal to or greater than 6 inches diameter at breast height (DBH) measured as a total of a single trunk or multiple trunks. The project site supports a disturbed, ruderal community of grasses and weed species and there are no trees, including any native oak trees greater than 6 inches in diameter, on the site. Therefore, the proposed project would not result in any impacts on Protected Trees regulated under the Roseville Municipal Code, and as such, would not conflict with any local policies protecting biological resources.
- f) No habitat conservation plan or natural community conservation plan applies to the project site or its vicinity. There would be no impact with respect to this criterion.

V. Cultural Resources

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historic resource as defined in Section 15064.5?		X		
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?		X		
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
d) Disturb any human remains, including those interred outside of formal cemeteries?		X		

- a, b) According to the NCRSP EIR, seven prehistoric sites have been recorded in the specific plan area, and the analysis determined that these sites as well as unknown sites could be disturbed during project construction. However, the EIR concluded that with the implementation of Mitigation Measure 3.11-1, which requires future development to adhere to a policy in the Specific Plan that requires future development to incorporate prehistoric sites into the design of future landscaping, Mitigation Measure 3.11-2, which requires future development to preserve known sites, and Mitigation Measure 3.11-3, which provides steps for future development to take in the event that unknown sites are discovered, this impact would be reduced to a less than significant level.

The North Central Information Center (NCIC) of the California Historical Resources Information System (CHRIS) conducted an archaeological records search for the project site and surrounding area. The records search indicated that the project site contains no recorded prehistoric archaeological sites. Prehistoric resources have been recorded within one-half mile of the project site. Given the past ground disturbance on the project site, there is low potential for prehistoric or ethnohistoric-period Native American sites to be present on the project site. The records search also indicated that the project site contains no recorded historic-period resources although there are such resources with one-quarter mile of the project site. Given recorded resources and known patterns of local historic land use, there is low potential for encountering previously unknown historic-period cultural resources on the project site (NCIC 2013).

For the reasons listed above, the NCIC recommended that no further archival and/or field study by a cultural resource professional be conducted prior to initiating any ground-breaking activity. The proposed project would, however, implement NCRSP EIR Mitigation Measure 3.11-3, which identifies steps to take to protect previously unknown site or artifacts in the event that any are uncovered during project construction. In addition, the proposed project would adhere to the steps contained in the City of Roseville Construction Standards (Resolution 01-208), which require that a contractor stop construction and notify a qualified archaeologist if signs of an archaeological site are discovered during construction of the project. For these reasons, and with the incorporation of NCRSP EIR Mitigation Measure 3.11-3, potential impacts of the proposed project to unknown cultural resources would be reduced to a less than significant level. Because the EIR and public discourse would benefit, however, from further discussion of this complicated issue, it will be further analyzed in the EIR.

- c) According to the NCRSP EIR, the project site is underlain by the Mehrten mudflow. This deposit consists of tightly cemented ash and andesitic materials of volcanic origin and has no potential to contain the fossilized remains of plants or animals because of the high temperatures at which they formed. There would be no impact with regard to this criterion.
- d) As discussed in **Item (b)**, above, the site is not located in an area with known prehistoric or historic period archaeological resources. As a result, it is unlikely that any human remains are present in the areas that would be affected by excavation. However, should such remains be discovered and damaged during project construction, the impact would be considered potentially significant. With the implementation of NCRSP Mitigation Measure CUL-1, which outlines procedures to be followed in the event that previously unidentified human remains are discovered, the impact would be reduced to a less than significant level. The EIR and public discourse would benefit, however, from further discussion of this complicated issue, and therefore it will be further discussed in the EIR.

Mitigation Measure CUL-1: In the event of a discovery of human bone, potential human bone, or a known or potential human burial, all ground-disturbing work in the vicinity of the find will halt immediately and the area of the find will be protected until a qualified archaeologist determines whether the bone is human. If the qualified archaeologist determines the bone is human, the project proponent will notify the County Coroner of the find. Consistent with California Health and Safety Code Section 7050.5(b), which prohibits disturbance of human remains uncovered by excavation until the Coroner has made a finding relative to the requirements of Public Resources Code Section 5097, the project proponent will ensure that the remains and vicinity of the find are protected against further disturbance.

If it is determined that the find is of Native American origin, the project proponent will comply with the provisions of Public Resources Code Section 5097.98 regarding identification and involvement of the Most Likely Descendant (MLD).

If the human remains cannot be protected in place following the Coroner's determination, the project proponent shall ensure that the qualified archaeologist and the MLD are provided the opportunity to confer on repatriation and/or archaeological treatment of human remains, and that any appropriate studies, as identified through this consultation, are carried out prior to reinterment. The project proponent shall provide results of all such studies to the Native American community, and shall provide an opportunity for Native American involvement in any interpretative reporting. As stipulated by the provisions of the California Native American Graves Protection and Repatriation Act, the project proponent shall ensure that human remains and associated artifacts recovered from the project site are repatriated to the appropriate local tribal group if requested.

VI. Geology and Soils

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)				X
ii) Strong seismic ground shaking?		X		
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?		X		
c) Be located in a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?		X		
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?		X		
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X

- a)(i) The project site is not located within the immediate vicinity of a fault. According to the City's General Plan, the closest fault is the Deadman Fault, which is not active, and located approximately 4 miles to the east (City of Roseville 2010a). There would be no impact with regard to this criterion.
- a)(ii) The NCRSP EIR analysis determined that future development allowed by the NCRSP would be subject to seismic groundshaking. However, with the implementation of Mitigation Measure 3.2.12, which requires future development in the plan area to adhere to the Uniform Building Code and City of Roseville standards, this impact would be reduced to a less-than significant level. The project site is located in a low-severity seismic zone according to the California Department of Mines and Geology (City of Roseville 2011a). Construction of the proposed project would be required to adhere to Mitigation Measure 3.2.12 listed in the NCRSP EIR. Therefore, the impact associated with risks due to seismic ground shaking would be reduced to a less than significant level.

- a)(iii) According to the City's General Plan, liquefaction and subsidence is not a significant problem within the City (City of Roseville 2010a). Damage related to lateral spreading is not expected to be a concern because of the site's flat topography. Therefore, impacts associated with risks due to seismic-related ground failure would be less than significant.
- a)(iv) The project site and the surrounding area are characterized by flat topography and therefore would not be at risk from landslides. There would be no impact with regard to this criterion.
- b) The NCRSP EIR analysis determined that grading and trenching activities during construction of future development allowed by the NCRSP could result in wind and water erosion and siltation of local waterways. However, with the implementation of Mitigation Measure 3.2-7, which requires future development to adhere to soil protection guidelines outlined in the Specific Plan, and Mitigation Measure 3.2-8, which requires steps to be taken to limit wind and water erosion, this impact would be reduced to a less than significant level. Construction of the proposed project would be required to adhere to the Mitigation Measures 3.2-7 and 3.2-8 listed in the NCRSP EIR. In addition, the improvement plan for the proposed project would be reviewed by the City's Public Works Department, Engineering Division, for consistency with the City's erosion prevention standards. Grading activities would require a grading permit from the Engineering Division, which requires including the provision of proper drainage, and appropriate dust control and erosion control measures. Grading and erosion control measures would be incorporated into the required grading plan. Additionally, project construction is subject to the requirements of the National Pollutant Discharge Elimination System (NPDES) and the City's 2013 Design/Construction Standards, which requires preparation and implementation of a Stormwater Pollution Prevention Plan (SWPPP). The SWPPP would identify measures that would be taken to prevent sedimentation and erosion during project construction. For these reasons, and with the incorporation of NCRSP EIR Mitigation Measures 3.2-7 and 3.2-8, impacts related to erosion and the loss of top soil would be reduced to a less than significant level.
- c, d) The NCRSP EIR indicated the plan area is subject to constraints such as shallowness to rock or hardpan associated with Mehrten mudflow formation, steepness of slope, high shrink-swell potential (expansive soils), low permeability, and rock outcrops. However, the implementation of Mitigation Measure 3.2-1, which requires adherence to special landscaping design considerations identified in the Specific Plan for areas underlain by Mehrten, and Mitigation Measure 3.2-2, which requires future development to utilize accepted engineering and construction techniques to compensate for soil constraints, this impact would be reduced to a less than significant level. Construction of the proposed project would be required to adhere to the NCRSP EIR Mitigation Measures 3.2-1 and 3.2-2. In addition, the proposed project would be required to comply with all applicable state and local building codes. The City's Public Works Department, Engineering Division, requires preparation of a geotechnical report to address suitability of the site to support buildings and to recommend measures to reduce risk of soil instability or ground failure. The City of Roseville Building Department would review construction plans before a building permit is issued and the Engineering Division would review and approve all rough grading plans to insure that all grading and proposed structures would withstand potential shrink-swell or any other unstable conditions in this area. For these reasons, and with the incorporation of NCRSP EIR Mitigation Measures 3.2-1 and 3.2-2, impacts related to unstable or expansive soils would be reduced to a less than significant level.
- e) The proposed project would be connected to the City's sanitary sewer system and would not involve the installation of septic tanks or alternative wastewater disposal systems. There would be no impact with regard to this criterion.

VII. Greenhouse Gas Emissions

Would the project:

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

a, b) The NCRSP EIR did not address greenhouse gas emissions, as CEQA documents prepared in 1990 rarely did. Construction and operation of the proposed project would generate greenhouse gas (GHG) emissions. A supplemental Air Quality Impact and Greenhouse Gas analysis was prepared for the proposed project. The analysis stated that direct and indirect GHG emissions from the operation of the proposed project would not exceed the PCAPCD recommended thresholds for the evaluation of GHG impacts (Raney 2013). The supplemental report utilizes a threshold of a 21 percent reduction from projected 2020 Business As Usual (BAU) levels, where projected 2020 BAU levels are based on 2010 levels, compared to a project's estimated 2020 levels. The Raney 2013 analysis also shows that the project will be well within the bright-line threshold of 10,000 metric tons per year established by the Bay Area Air Quality Management District (BAAQMD). In addition, the proposed project will include a number of features to minimize GHG emissions and to promote more sustainable practices. These features include energy efficient lighting, water-efficient landscapes, irrigation systems, and fixtures, interior and exterior storage areas for recyclables and green waste, and a connection to an existing bicycle path. For these reasons, the project's impacts with regard to GHG emissions would be less than significant. Because the EIR and public discourse would benefit, however, from further discussion of this complicated issue, impacts from greenhouse gas emissions will be further analyzed in the EIR.

VIII. Hazards and Hazardous Materials

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?		X		
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?		X		
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing in the project area?				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X

a, b) The NCRSP EIR analysis determined that the development of the plan area, particularly light industrial uses, would have the potential for increased use and handling of hazardous materials which could expose the public or the environment to a significant hazard from these materials. However, this impact

would be reduced to a less than significant level with the implementation of Mitigation Measure 3.15-2, which requires future development to comply with governing City regulations and ordinances, and Mitigation Measure 3.15-3, which requires the City to designate truck routes within the plan area to prevent the transport of hazardous materials through residential areas. The proposed project does not involve a light industrial use, and thus would not be a major user of hazardous materials. Construction of the proposed project would, however, use small quantities of hazardous materials such as fuel, oils, concrete, paints, and adhesives, while operation of the proposed project would involve the use of hazardous materials typically associated with fitness centers such as fertilizer and pesticides for landscaping, chlorine and other chemicals for the swimming pool and whirlpool facilities, and common cleaning and maintenance materials used in buildings. Construction of the proposed project would be required to adhere to Mitigation Measure 3.15-2 listed in the NCRSP EIR. Furthermore, the City requires the following to ensure that the project would not create a significant hazard to the public or environment:

- Compliance with the City's Multi-Hazard Mitigation Plan (approved by the Federal Emergency Management Agency), which requires contractors to transport and store materials in appropriate and approved containers along designated truck routes, to maintain required clearances, and to handle materials using fire department–approved protocols, as illustrated in Roseville Fire Code Ordinance 4594.
- Implementation of a spill prevention and control plan (SPCP) to minimize the exposure of people and the environment to potentially hazardous materials. The SPCP would include measures to ensure that the safe transport, storage, and handling of hazardous materials required for construction is conducted in a manner consistent with relevant state and local regulations and guidelines.
- Compliance with the City of Roseville Design and Construction Standards and the City's Stormwater Quality BMP Guidance Manual for Construction (2007) and implementation of the requirements of the Placer County Flood Control and Water Conservation District's (PCFCWCD's) Stormwater Management Manual (Placer County Flood Control and Water Conservation District 1994).

In addition, the City of Roseville Fire Department is the Certified Unified Program Agency (CUPA) for Roseville. The Fire Department would review construction plans when finalized to ensure the proper safety and storage protocols and procedures are in place to avoid accidental releases and to respond to releases in the event a release occurs. The Fire Department is available to respond to hazardous materials complaints or emergencies, if any, during construction.

For these reasons and with the incorporation of NCRSP EIR Mitigation Measure 3.15-3, the proposed project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, and would not result in reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Therefore, this impact would be reduced to a less than significant level.

- c) See the responses to **Items (a) and (b)**, above regarding the types of hazardous materials that would be used on the site and the programs that will govern the storage and use of those chemicals. The proposed project does not involve any land use or operations that would produce hazardous emissions. Furthermore, the project is not located within 0.25 mile of a school. The closest school to the project site is the Catheryn Gates Elementary School, located a half mile southwest of the project site. There would be no impact with respect to this criterion.
- d) According to an Environmental Data Resources, Inc., (EDR) report that was prepared for the project site, the site is not included on the Cortese List (prepared pursuant to Government Code Section

65962.5) or any other federal, state, and local databases (EDR 2013). There would be no impact with regard to this criterion.

- e-f) The closest public airport to the project site is McClellan Airport, located approximately 9.7 miles to the southwest. The closest private airstrip is Holtsman Airport, located approximately 7.1 miles to the west. Given the distance of the project site from these facilities, the proposed project would not place persons within an airport hazard zone. There would be no impact with regard to these criteria.
- g) The Initial Study prepared for the NCRSP EIR concluded that future development allowed by the NCRSP would not interfere with an emergency response plan or an emergency evacuation plan. While the proposed project would extend Conference Center Drive to the project site, the extension would not interfere with the City's emergency response or evacuation plans. The project would be designed to facilitate emergency traffic through and around the site, in accordance with the City's Fire Department development standards. During construction, emergency routes would remain open and emergency response plans would not be affected. The impact would be less than significant.
- h) The project site is located in an urban area. It is not located in a wildland area, and therefore would not expose people to any risk from wildland fire. There would be no impact with regard to this criterion.

IX. Hydrology and Water Quality

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?		X		
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			X	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	X			
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	X			
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?		X		
f) Otherwise substantially degrade water quality?		X		
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			X	
j) Inundation by seiche, tsunami, or mudflow?				X

- a, f) The NCRSP EIR analysis determined that construction activities associated with future development allowed under the NCRSP could result in short-term degradation of surface water quality. However, with the implementation of Mitigation Measure 3.3-6, which requires future development to adhere to soil protection policies contained in the Specific Plan, this impact would be reduced to a less than significant level. In addition, the NCRSP EIR stated that buildout of future development allowed under the NCRSP could result in long-term degradation of surface water quality. However, the EIR concluded that this impact would be reduced to a less than significant level with the implementation of Mitigation Measure 3.3-8, which requires future development to adhere to water quality policies listed in the Specific Plan, Mitigation Measure 3.3-9, which requires individual projects to incorporate Best Management Practices (BMP) in the design of drainage systems, and Mitigation Measure 3.3-10, which requires that the effectiveness of pollution control measures be monitored.

Construction and operation of the proposed project could also result in the short-term and long-term degradation of surface water quality. The proposed project would be required to implement NCRSP EIR Mitigation Measures 3.3-6, 3.3-8, and 3.3-9. In addition, project construction will be subject to the NPDES requirements and the City's 2013 Design/Construction Standards, which require preparation and implementation of a SWPPP. Finally, all permanent stormwater quality control measures will be designed to comply with the City's Manual for Stormwater Quality Control Standards for New Development, the City's 2013 Design/Construction Standards, Urban Stormwater Quality Management and Discharge Control Ordinance, and Stormwater Quality Design Manual for the Sacramento and South Placer Regions. For these reasons, impacts related to water quality would be reduced to a less than significant level.

- b) The NCRSP EIR analysis determined that the development of impervious surfaces within the plan area would reduce the area available for infiltration. However, because domestic water would be provided to the plan area from the Roseville municipal system, which predominantly relies on surface water sources, the fact that groundwater in the project area occurs 70 to 100 feet below the surface, and because most soils in the area exhibit limited permeability, the EIR concluded that the impact of the NCRSP development on groundwater recharge, volume, and quality would be less than significant.

For reasons presented in the NCRSP EIR, the impervious surfaces added by the proposed project would not interfere substantially with groundwater recharge. With respect to the potential effect of the proposed project on groundwater levels due to groundwater withdrawal, as discussed in **Item XVII (d)**, below, during normal/wet hydrologic years and dry hydrologic years, water demand within the City, including demand from the proposed project, would be met using surface water and recycled water supplies, and mandatory water conservation efforts, and groundwater would not be used. In the critically dry years however, these sources would need to be supplemented by groundwater supplies, and in all year types, groundwater may also be used as an emergency backup for recycled water supplies under current City policy. Therefore in critically dry years, the demand associated with the proposed project in conjunction with other cumulative demand in the City could rely on groundwater.

The removal of the 1,754-acre (710 hectare) Reason Farms property from rice production in 2003 has resulted in a sharp decrease in groundwater use. With rice farming and associated groundwater withdrawals halted, approximately 3,151 acre-feet per year (afy) of groundwater is being conserved, and is considered as banked by the City, to meet future needs consistent with designated beneficial uses (City of Roseville. 2010a. Sierra Vista Specific Plan Final Environmental Report). Additionally, the Western Placer County Groundwater Management Plan planning group of which the City is a participant completed the Western Placer County Sustainable Yield report dated November 2013. That report concludes that the Western County Portion of the North American River Groundwater Subbasin (subbasin) has a sustainable yield of about 100,000 afy. As well the study concludes that groundwater levels indicate equilibrium conditions exist within the subbasin. Because the development in the City, including the proposed project, is expected to use less groundwater than would be banked, groundwater withdrawal to serve the City during dry hydrologic years would not adversely affect groundwater levels during dry years. As a result, the effect of the proposed project on the regional groundwater levels would be less than significant.

- c, d) The proposed project would increase the amount of impervious surface on the project site, thus altering the existing drainage pattern of the project site. All stormwater generated on the project site would be directed toward storm drainage facilities to be constructed by the project. Ultimately, these storm drainage facilities would discharge stormwater flow generated on the project site into the south branch of Pleasant Grove Creek located approximately 600 feet to the east. If the increase in stormwater runoff from the project site is substantial, it could result in erosion of the creek bed and flooding. This is considered a potentially significant impact. The effects of off-site erosion and off-site flooding will be analyzed in the EIR.
- e) The NCRSP EIR analysis determined that future development within the plan area will increase runoff volume and decrease the time required to reach peak discharge for areas within the Pleasant Grove Creek and South Branch Pleasant Grove Creek watersheds. However, the EIR concluded that this impact would be reduced to a less than significant level with the implementation of Mitigation Measure 3.3-1, which requires the implementation of a master drainage plan, Mitigation Measure 3.3-2, which requires the dedication of land to serve as a floodplain within the lower watershed, and Mitigation Measure 3.3-3, which requires the review of the designs of all proposed drainage facilities by the Public Works Department

The storm drainage facilities to be installed by the proposed project would be sized to adequately convey stormwater flows generated on the project site to the south branch of Pleasant Grove Creek, located approximately 600 feet to the east. In addition, the design of the proposed drainage facilities would be reviewed by the Public works Department, as required by the NCRSP EIR. Therefore with the above-listed mitigation, the impact related to storm drain capacity would be reduced to a less than significant level.

- g-h) According to the City's 2025 General Plan Floodplain Map, the project is not located within a designated 100-year floodplain (City of Roseville 2010a). The proposed project does not include residential uses. As a result, implementation of the proposed project would not place housing or any structures within an area at risk of flood flows. There would be no impact with regard to this criterion.
- i) Folsom Dam, which is located approximately 7.5 miles southeast of the project site, is the closet dam to the project site. While portions of the City could be subject to flooding in the event of failure or damage of Folsom Dam, the project site is not located in an area that would be subject to inundation due to dam failure (City of Roseville 2011a). Therefore, the impact would be less than significant.
- j) No bodies of water are located in the vicinity of the project site. As a result, the project is not at risk of seiche or tsunami inundation. Because the proposed project is located within an area of flat topography there is no risk of debris flow or mudflow. There would be no impact with regard to this criterion.

X. Land Use and Planning

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Physically divide an established community?				X
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			X	
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

- a) The proposed project would not physically divide an existing community as the project site is located on an empty graded lot within an existing developed area. There would be no impact with regard to this criterion.
- b) The project site is designated Business Professional/Community Commercial in the NCRSP and the City's General Plan and is also zoned Community Commercial/Special Area-Neighborhood Commercial, which allows an indoor fitness center by right. The NCRSP states that Parcel 40 "may be developed with large users including support retail, a hotel, conference center, or cultural facilities such as theater arts center or concert hall." The project is consistent with the City's desire to provide support retail uses in this location. The project is requesting a Conditional Use Permit to allow outdoor recreation uses and a Design Review Permit. The City requires all projects to comply with their Improvement Standards and Construction Standards in order to receive grading and building permits. Therefore, a safeguard is in place to ensure the project complies with the City's current regulations and requirements. In addition, the project has been designed consistent with the NCRSP Design Guidelines.

The project has been designed consistent with all applicable City land use and planning documents adopted to avoid or mitigate an environmental effect. Therefore, the impact would be less than significant.

- c) The NCRSP EIR did not address conflicts with any applicable habitat conservation plan or natural community conservation plan, as none existed in the plan area or surrounding areas at the time. The project site is still not located within the boundaries of a habitat conservation plan or a natural community conservation plan. There would be no impact with respect to this criterion.

XI. Mineral Resources

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				X

- a, b) The NCRSP EIR analysis determined that implementation of the NCRSP would introduce land uses into two areas currently classified by the State Geologist as Mineral Resource Zone-3 (MRZ-3), and would preclude extraction of mineral resources south of SR-65. However, because existing land uses located south of SR-65 may already preclude mineral resource extraction in this area and since it was not known at that time whether or not commercial quantities of aggregate were present in both MRZ-3 areas in the plan area, the EIR considered this impact less than significant. Since the adoption of the NCRSP in 1990, the two areas classified as MRZ-3 have been developed. The project site is not designated by the City as a mineral resource area, and no known or potential mineral resources are located on the site (City of Roseville 2010a). There would be no impacts with regard to these criteria.

XII. Noise

Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			X	
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	X			
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	X			
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

a, c) The NCRSP EIR analysis determined that operation of future land uses allowed by the NCRSP would result in an increase in ambient noise over the long-term, and that noise from traffic could expose proposed residential uses to noise levels above acceptable levels. However, the EIR concluded that this impact would be reduced to a less than significant level with the implementation of Mitigation Measure 3.9-5, which requires that future development adhere to noise reduction policies listed in the NCRSP, Mitigation Measure 3.9-6, which requires that future non-residential development comply with City noise standards for non-residential land uses (light industrial), Mitigation Measure 3.9-7, which requires that future development provide berms for parks which may be subject to noise levels that exceed standards, Mitigation Measure 3.9-8, which requires that additional noise analysis be conducted to refine appropriate mitigation measures for those land uses in which projected noise levels exceed standards with proposed mitigation, Mitigation Measure 3.9-9, which requires the setback of low-density residential development if other mitigation measures are not adequate, and Mitigation Measure 3.9-10, which encourages construction techniques that reduce interior noise levels of individual residential units.

A supplementary noise assessment was prepared for the proposed project to determine if noise from SR-65 would expose patrons and employees to noise levels in excess of the City standard for playgrounds and neighborhood parks (70 dB Ldn) in the outdoor activity areas of the fitness center. The assessment demonstrated that noise from SR-65 would not exceed the City standard in the outdoor activity areas (Bollard 2013). As a result, the proposed project would not expose persons to noise levels in excess of standards established in the local general plan or noise ordinance, and this impact is less

than significant. The EIR and public discourse would benefit, however, from further discussion of these complicated issues, so this issue will be further analyzed in the EIR.

Hotel and residential uses are located approximately 500 to 600 feet, respectively, from the project site. Operation of the proposed project could result in increases in noise levels from sources such as stationary sources and increased vehicular traffic. The proposed project would implement Mitigation Measures 3.9-5, 3.9-6 and 3.9-8 listed in NCRSP EIR to control noise during operation. However, given the location of nearby sensitive uses, noise generated by the project during operation could negatively affect these uses by subjecting them to noise levels above City standards and/or result in a substantial permanent increase in ambient noise levels. These impacts are considered potentially significant. The EIR will evaluate the potential for the proposed project to expose people to noise in excess of City standards or result in a substantial permanent increase in ambient noise levels.

- b) Persons working in the area surrounding the project site could be exposed to excessive groundborne vibration or groundborne noise levels from construction activities on the project site. Groundborne vibrations from construction activities very rarely reach the levels that can damage structures, particularly newer construction, but they can achieve the audible range and be felt in buildings closest to the site. The primary and most intensive vibration source associated with the proposed project would be the use of heavy equipment during construction. For example, large bulldozers are capable of producing approximately 81 vibration decibels (VdB) at 50 feet. However, land uses surrounding the project site consist of office and commercial uses that do not contain sensitive equipment, do not contain spaces where persons sleep, and are not considered institutional uses. In addition, sensitive receptors in the vicinity of the project site are located approximately 500 to 600 feet from the project site, and construction-related vibration would be intermittent and temporary. Finally, the City's Noise Ordinance (Chapter 9, Health and Safety, 9.24 Noise Regulation) exempts "private construction (e.g., construction, alteration or repair activities) between the hours of 7:00 AM and 7:00 PM Monday through Friday, and between the hours of 8:00 AM and 8:00 PM Saturday and Sunday; provided, however, that all construction equipment shall be fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order (Ord. 3638 §1, 2001.)". Compliance with the City's Noise Ordinance would not permit noisy activities to occur during the nighttime or early morning hours when most people are at home and could be disturbed. For these reasons, this impact is considered less than significant.

- d) The NCRSP EIR analysis determined that construction of future land uses allowed by the NCRSP would result in a temporary increase in noise levels in the plan area. Construction noise levels can range from 70 to 95 dB(A) at a distance of 50 feet or 100 dB(A) within 50 feet if blasting is required. However, the EIR concluded that this impact would be reduced to a less than significant level with the implementation of Mitigation Measure 3.9-2, which requires the construction of future development to utilize noise suppression devices (i.e., mufflers) on heavy equipment, Mitigation Measure 3.9-3, which limit the construction of future development to day time hours, and Mitigation Measure 3.9-4, which requires that any blasting be performed in accordance with City-imposed conditions.

Hotel and residential uses are located approximately 500 to 600 feet, respectively, from the project site. In addition, the proposed extension of Conference Center Drive would be located adjacent to the hotel to the south of the project site. As discussed above, noise levels due to construction can range from 70 to 95 dB(A) at a distance of 50 feet. No blasting will be required. The proposed project would be required to implement NCRSP EIR Mitigation Measures 3.9-2 and 3.9-3 to control noise during construction. In addition, the proposed project would adhere to the requirements specified in the City's Noise Ordinance, as discussed above in **Item (b)**, during construction. However, given the location of nearby sensitive uses, noise generated by the project during construction could negatively affect these uses by resulting in a temporary increase in ambient noise levels. This impact is considered potentially significant. The EIR will evaluate the potential for the proposed project to result in a substantial temporary increase in ambient noise levels.

e, f) The proposed project site is not located within an airport land use plan area or within 2 miles of an airport or in the vicinity of a private airstrip. The closest public airport to the project site is McClellan Airport, located approximately 9.7 miles to the southwest. The closest private airstrip is Holtsman Airport, located approximately 7.1 miles to the west. There would be no impact with regard to these criteria.

XIII. Population and Housing

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X	
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

- a) The NCRSP EIR indicated that build out of the proposed residential development in the NCRSP area would result in a population increase of approximately 9,000 people. The NCRSP EIR concluded that this increase was substantial and that the impact would be significant and unavoidable, as no mitigation measures are available to mitigate this impact. The project would employ approximately 250 employees, with a substantial number of these employees employed as part-time workers. Given the high regional unemployment rates (over 10 percent) in recent years and the type of jobs created by the project, the majority of these positions are expected to be filled by people who already reside in the region. The project is unlikely to cause workers to relocate into the region in response to the jobs created at the site. Therefore, the project would not induce substantial population growth resulting in the need to construct new homes and provide new services for the new population. It would not indirectly induce population growth because it would not extend roads or infrastructure into previously undeveloped areas. Implementation of the proposed project would have a less than significant impact with respect to this criterion.
- b, c) The project site is vacant. No housing exists on the project site, and there would be no impact with respect to these criteria.

XIV. Public Services

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

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

- a) The NCRSP EIR analysis determined that future development allowed by the NCRSP would increase demand for fire protection and emergency services and that build out of the Specific Plan would require an additional 18 firefighters. The EIR concluded that with the implementation of Mitigation Measure 3.10-24, which requires early review of projects within the plan area by the fire department, this impact would be reduced to a less than significant level.

The proposed project would result in a slight increase in demand for fire protection services. It is anticipated that the proposed project would be served by Station No. 7, located approximately 0.5 mile to the northwest of the project site. The proposed project would comply with NCRSP EIR Mitigation Measure 3.10-24, which would allow enough time for the fire department to make accommodations to serve the proposed project. In addition, the project would not result in an increased residential population in the City, and would only result in a minimal increase in the daytime population (employees and members) at the project site. Finally, the project developer would be required to pay a fire service construction tax that is used for purchasing capital facilities for the Roseville Fire Department. For these reasons, the project would not require the construction or expansion of any fire facilities that would have a significant effect on the environment, and this impact is less than significant.

- b) The NCRSP EIR analysis determined that future development allowed by the NCRSP would increase demand for law enforcement services and that to maintain the present level of service, approximately 12 additional officers would be required at the build out of the Specific Plan. The EIR concluded that this impact would be reduced to a less than significant level with the implementation of Mitigation Measure 3.10-20, which encourages future development to include security features such as high-quality door and window hardware and alarm systems, Mitigation Measure 3.10-21, which requires early review of projects within the plan area by the police department, and Mitigation Measure 3.10-22, which requires future development to implement “neighborhood watch” programs.

The proposed project would result in a slight increase in demand for law enforcement services. Police headquarters is located approximately 2 miles to the southwest of the project site. The proposed project would comply with NCRSP EIR Mitigation Measures 3.10-20 and 3.10-21, which would require the proposed project to include security features and allow enough time for the police department to make accommodations to serve the proposed project. In addition, the project would not result in an increased residential population in the City, and would only result in a minimal increase in the daytime population (employees and members) at the project site. Finally, the collection of development impact fees, as well as revenues generated by sales tax and property taxes associated with development of the proposed project, would increase the City’s General Fund, a portion of which could pay for the additional law enforcement personnel needed to serve the area.

Collection of this fee would alleviate any potential impacts to law enforcement services (which, in any event, is not an environmental impact within the meaning of CEQA). For these reasons, the project would not require the construction or expansion of any police facilities that would have a significant effect on the environment, and this impact is less than significant.

- c) The NCRSP EIR analysis determined that future development allowed by the NCRSP would increase the population of school-age children in school districts operating at capacity. However, this impact would be reduced to a less than significant level with the implementation of Mitigation Measure 3.10-13, which requires future development to adhere to policies identified in the Specific Plan for the provision of school facilities, Mitigation Measure 3.10-14, which requires the investigation of specific funding mechanisms to finance construction of on-site school facilities, and Mitigation Measure 3.10-15, which requires the provision of a school site in the urban reserve area for a continuation high school. The proposed project does not include any residential uses. Therefore, the proposed project would not result in a direct impact on schools due to an increase in residential population. The 1990 NCRSP EIR was prepared at a time when the law governing the mitigation of school impacts was different than it is today. Since later in the 1990s, Government Code section 65996 has prohibited public agencies from using CEQA or “any other provision of state or local law” to deny approval of “a legislative or adjudicative act, or both, involving, but not limited to, the planning, use, or development of real property or any change in governmental organization or reorganization” on the basis of the project’s impacts on school facilities. The same statute also sets forth the “exclusive methods of considering and mitigating impacts on school facilities” resulting from any state or local planning and/or development project, regardless of whether its character is legislative, adjudicative, or both. Government Code section 65995 further provides that “[t]he payment or satisfaction of a fee, charge, or other requirement levied or imposed” as permitted by Senate Bill No. 50 is “deemed to be full and complete mitigation of the impacts of any legislative or adjudicative act, or both, involving, but not limited to, the planning, use, or development of real property, or any change in governmental organization...on the provision of adequate school facilities.” Consistent with these laws not in effect in 1990, any new development on the project site would pay required impact fees for non-residential uses imposed by the Roseville Unified School District. In addition, any employees who move into Roseville as a result of the project would either move into an area already served by schools, or into a new residential development subject to school mitigation fees. For all of these reasons, the indirect impact on schools would be less than significant.

- d) The NCRSP EIR analysis determined that future development allowed by the NCRSP would increase demand for parkland and recreational facilities. However, the EIR concluded that this impact would be reduced to a less than significant level with the implementation of Mitigation Measure 3.10-16, which requires future development to adhere to policies identified in the Specific Plan specifying the siting and design of parks, and Mitigation Measure 3.10-17, which requires the dedication of park land by individual developers.

The proposed project does not include any residential uses; therefore, the project would not result in a population increase that would require new parks to serve new city residents. Moreover, because the project would provide on-site recreational opportunities, the project would expand the range of potential recreational options in the area in which it is located, potentially reducing demand for the use of city parks that might otherwise deteriorate through time if overused. For these reasons, there would be no impact with regard to this criterion.

- e) The NCRSP EIR analysis determined that future development allowed by the NCRSP would increase demand for additional library facilities. However, with a site set aside for branch library within the Specific Plan area that could accommodate a facility capable of providing adequate library services, this impact was determined to be less than significant. The proposed project does not include any residential uses. Therefore, the proposed project would not result in a direct impact on libraries due to an increase in residential population. There would be no impact with respect to this criterion.

XV. Recreation

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

- a) See the response to **Item XIV (d)**, above. The proposed project would provide another private recreational facility in the City, thereby potentially decreasing the use of other regional parks and recreational facilities by providing an additional option for project vicinity residents. The project would have no adverse impact with regard to this criterion. In fact, the project could have a beneficial impact by reducing demand for public recreational facilities by providing private opportunities to recreate.
- b) The proposed project would include the construction of new recreational facilities. The potential adverse physical effects on the environment from the construction and operation of this facility are analyzed throughout this Initial Study. Construction and operation of the project could result in potentially significant impacts to air quality, biological resources, greenhouse gas emissions, hydrology and water quality, noise, and traffic. All of these issues will be further evaluated in the EIR prepared for this project.

XVI. Transportation/Traffic

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?		X		
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?			X	
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d) Substantially increase hazards due to design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
e) Result in inadequate emergency access?				X
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				X

a-b) The NCRSP EIR examined two traffic scenarios. Scenario 1 evaluated traffic impacts from the partial buildout of the Northwest Specific Plan, Northeast Specific Plan and South East Specific Plan and full build out of the NCRSP in the year 2005, while Scenario 2 examined full build out of the three Specific Plan areas and the NCRSP in the year 2005. The NCRSP EIR indicated that several intersections would operate at unacceptable levels of service under Scenarios 1 and 2. However, the EIR concluded that this impact would be reduced to a less than significant level with the implementation of Mitigation Measures 3.7-1 through 3.7-26, which require transportation improvements and participation in programs to reduce vehicle trips.

Since the adoption of the NCRSP in 1990, several other Specific Plans have been adopted by the City and the population of the City has more than doubled in size. In addition, the buildout year for the traffic analysis contained in the NCRSP EIR has long passed. As a result, future traffic conditions contained in the NCRSP EIR no longer provide an accurate picture of traffic conditions in the area. For these

reasons, a transportation impact study was prepared to determine if traffic generated by the proposed project would conflict with the City's level of service standards for affected facilities. In addition, the study also determined whether the proposed project would conflict with Caltrans standards for nearby freeway facilities. The study demonstrated that project impacts to study intersections and freeway facilities would be less than significant under existing plus project conditions. In addition, project impacts to the bicycle, pedestrian, and transit systems would also be less than significant under this scenario. The study also analyzed potential project impacts under cumulative (2025 CIP) conditions. While the analysis found that traffic from the project under this scenario would not cause significant impacts to freeway facilities, the analysis did find that traffic from the project under cumulative (2025 CIP) conditions would cause significant impacts at three study area intersections. However, mitigation is available to reduce impacts to these intersections to a less than significant level (Fehr & Peers 2013). As a result, the proposed project would not conflict with City of Roseville standards for signalized intersections or Caltrans standards for freeway facilities, and this impact is less than significant. The EIR and public would benefit, however, from further discussion of this complicated issue; therefore it will be further analyzed in the EIR.

- c) The NCRSP EIR did not address safety risks to air traffic. The project site is not located in the immediate vicinity of an airport. The closest public airport to the project site is McClellan Airport, located approximately 9.7 miles to the southwest. The closest private airstrip is Holsman Airport, located approximately 7.1 miles to the west. Given the distance of the project site from these facilities, the proposed project would not necessitate any change in air traffic patterns, nor would it result in safety risks to air traffic. There would be no impact with respect to this criterion.
- d) The project includes the extension of Conference Center Drive to the project site, the construction of which would be required to follow City design standards. Any development on the project site would be required to comply with City standards for ingress and egress. Because the proposed project would be consistent with existing zoning and the surrounding land uses, development on the project site would not create safety hazards related to incompatible uses or types of traffic, such as farm equipment. Overall, development of the project site is not expected to result in any design features or incompatible uses that would result in a transportation safety hazard. This impact is considered less than significant.
- e) Routine and emergency access to the project site would occur via Conference Center Drive, which would be extended to the project site. All access would be designed and constructed in accordance with City standards and would not introduce hazardous conditions. There would be no impact with regard to this criterion.
- f) The project includes 440 parking spaces consistent with City policies (RMC Sec.19.26.030), as well as bike racks. In addition, the project connects to an existing adjacent bicycle path to the east. Roseville Transit provides bus service in the vicinity of the project site. The proposed project would not conflict with any adopted policies, plans, or programs regarding alternative transportation since no changes to the existing transportation policies, plans, or programs would result, either directly or indirectly, from development on the project site. There would be no impact with regard to this criterion.

XVII. Utilities and Service Systems

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X	
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	X			
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X	
e) Result in a determination by the wastewater treatment provider which serves the project that it has adequate capacity to serve the project's projected demand in addition of the provider's existing commitments?			X	
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
g) Comply with federal, state, and local statutes and regulations related to solid waste?			X	

- a) The proposed project would be served by the Pleasant Grove Waste Water Treatment Plant (WWTP) the effluent from which is regulated for quality and quantity by the Central Valley Regional Water Quality Control Board (RWQCB). The Pleasant Grove WWTP has the capacity to treat 12 million of gallons per day (mgd) and is currently treating 7 mgd. As discussed in **Item (b)**, below, the volume of wastewater generated by the proposed project could be accommodated by the facility. Consequently, the proposed project is not expected to contribute to an exceedance of applicable wastewater treatment requirements. The impact would be less than significant.
- b) Domestic water in the City of Roseville is treated at the City's Water Treatment Plant (WTP) on Barton Road. As discussed in **Item (d)**, below, water demands at buildout of the City under the General Plan, which includes the proposed project, are estimated at 58,334 afy. This equates to an average day treatment demand of 52.8 million gallons per day (mgd). Based on a peaking factor of 1.83 for the maximum day demand, water treatment plant capacity of 96.6 mgd would be required to meet future demand. The City's Water Treatment Plant (WTP) currently has a total capacity of 100 mgd, which is greater than the anticipated demand. Therefore, the City's WTP would have adequate capacity to meet the demands of Roseville at buildout of the General Plan, including the proposed project, and this impact would be less than significant.

The NCRSP EIR analysis determined that the City's Dry Creek WWTP had enough wastewater treatment capacity to serve future development allowed by the NCRSP. However, since the adoption of the NCRSP in 1990, a majority of the plan area is now served by the Pleasant Grove WWTP, which went online in 2003. The proposed project would generate about 108,736 gallons per day (gpd)¹ of wastewater. The current capacity of the WWTP is 12 mgd and the current flows that are treated at the plant are only 7 mgd. Therefore, there is adequate WWTP capacity at this time to serve the proposed project, and this impact would be less than significant.

- c) New storm drain facilities will be constructed as part of the proposed project. The potential adverse physical effects on the environment associated with the construction of these facilities are analyzed throughout this Initial Study. Construction and operation of the project could result in potentially significant impacts to air quality, biological resources, greenhouse gas emissions, hydrology and water quality, noise, and traffic. These issues will be further analyzed in the EIR prepared for this project.
- d) The NCRSP EIR analysis determined that adequate water supplies exist to serve future development allowed by the NCRSP. Since the adoption of the NCRSP in 1990, several other Specific Plans have been adopted by the City and City population has more than doubled in size. As a result, the City has had to increase its water supply to meet an increase in demand. Even so, the City has reserved water for the project site in expectation of its eventual development. Potable water to serve the project would be provided by the City of Roseville. The City has contracts with the US Bureau of Reclamation (USBR), Placer County Water Agency (PCWA), and San Juan Water District (SJWD) for 66,000 acre-feet per year (afy) of surface water. The City maintains a contract entitlement with the USBR for 32,000 afy of Central Valley Project supplies. This supply is received through the Folsom Lake Municipal and Industrial (M&I) intake. Roseville's water supply contract with PCWA allows for 30,000 afy of American River Middle Fork Project water. Finally, the City has a current contract with SJWD for 4,000 afy. The SJWD supply is a normal or wet year supply and is served from part of SJWD's contract with PCWA for 25,000 afy of Middle Fork Project water. The PCWA and SJWD supplies are also received through USBR facilities at Folsom Lake (City of Roseville 2012).

The City participated in the Water Forum, a regional stakeholder effort concerned with the protection of the Lower American River and reliable water supplies. The Water Forum resulted in the development of purveyor-specific agreements that outline how suppliers will meet commitments agreed to as part of the Water Forum efforts. The goal of the Water Forum was to provide a safe and reliable water supply through the year 2030, while protecting resources associated with the Lower American River. Roseville's agreement included a limitation of diversion from the American River in both wet and dry years. Under the City's Water Forum Agreement, the City is only able to divert from the American River between 39,800 afy during critically dry years up to 54,900 afy in normal/wet years. Through its agreement with SJWD, the City increased its normal/wet year water supplies by an additional 4,000 afy, for a total normal/wet year supply of 58,900 afy (City of Roseville 2012). These water supply contracts and Water Forum limitations are summarized in **Table 1, City of Roseville Surface Water Contracts**.

¹ Based on 90 percent of water demand (120,818 gpd).

Table 1
City of Roseville Surface Water Contracts

Contracted Water Supply Source	Contract Amount (afy)
USBR	32,000
PCWA	30,000
SJWD (normal/wet years only)	4,000
Total Contracted Supplies	66,000
Available Supplies: Normal/Wet Years	58,900
Available Supplies: Driest/Critically Dry Years	39,800

Source: City of Roseville, 2012

In addition to potable water supplies, the City utilizes recycled water supplies to meet a portion of the City's non-potable water demands. The City currently uses approximately 1,709 afy of recycled water for irrigation and industrial customers within the City of Roseville. Recycled water supplies are expected to increase to 4,462 afy at build out of the City under the current General Plan (City of Roseville 2012). The use of recycled water as an assured source of supply reduces the total potable water supply need of the City.

It is estimated that the proposed project would generate a water demand of 120,818 gpd or 135 afy². Detailed information on the City's water supply and water demands are documented in the City's most recent Water Supply Assessment prepared for the Fiddymont Ranch Specific Plan Amendment Phase 3 Project, dated October 2013 (<http://www.roseville.ca.us/civicax/filebank/blobdload.aspx?blobid=23269>). As documented in the Fiddymont Ranch Specific Plan Amendment Phase 3 Project Water Supply Assessment (WSA), City water demand at build out of the General Plan (which is beyond the planning horizon for this Project) is expected to reach 63,235 afy, which includes the water demand from this project. With the inclusion of recycled water, the surface water demand is lowered to 58,826 afy (63,235 afy – 4,409 afy). According to the Fiddymont Ranch Specific Plan Amendment Phase 3 WSA, the City has sufficient water supplies to meet the City's water demand under normal/wet, dry, and critical dry years. Therefore, the impact of the proposed project on the City's water supplies would be less than significant. However, because the EIR and public discourse would benefit from further discussion of this complicated issue, these impacts will be further analyzed in the EIR.

- e) See response to **Item (b)**, above. The Pleasant Grove WWTP has enough capacity to serve the proposed project, and this impact is less than significant.
- f, g) The NCRSP EIR analysis determined that future development allowed by the NCRSP would contribute to the need for expansion of the regional landfill and even with the implementation of Mitigation Measure 3.10-12, which encourages the development of private recycling programs for commercial, professional, office and light industrial uses, this impact would remain significant and unavoidable. The Western Placer Waste Management Authority is the regional agency handling recycling and waste disposal for Roseville and surrounding areas. The regional waste facilities include a Material Recovery Facility (MRF) and the Western Regional Sanitary Landfill (WRSL).

The operators of the WRSL has expanded its capacity since 1990, eliminating any danger of a near-term lack of capacity. Currently, the WRSL is permitted to accept up to 1,900 tons of municipal solid waste per day, and in 2013 the facility received an average of 638 tons per weekday. The WRSL has a permitted design capacity of 36,350,000 cubic yards. As of December 2013, a total of 10,672,443 cubic

² Based on water demand from an existing sports club of similar size.

yards have been disposed at the landfill, leaving a remaining capacity of 25,677,557 cubic yards. Under current land use and development conditions, the landfill has a permitted lifespan extending through 2058. In addition, the MRF has a permitted processing capacity of 1,750 tons per day; for the period of January 1 through December 31, 2013, the average weekday tonnage received at the MRF was 844 tons. The MRF expanded in 2007, increasing its processing capacity of municipal solid waste and construction and demolition debris to 2,200 tons per day. The compost portion of the facility has a permitted processing capacity of 75,000 cubic yards or approximately 37,500 tons and a design capacity of approximately 164,000 cubic yards or 82,000 tons. All solid waste generated by the project would first be processed by the MRF first and then disposed of in the WRSL (City of Roseville 2010b). Given the available capacity at each facility, the additional solid waste generated by the project is not anticipated to cause the MRF or the WRSL to exceed the daily permitted capacity of each facility. In addition, the proposed facility will include interior and exterior storage areas for recyclables and green waste, provide adequate recycling containers in public areas, and implement NCRSP EIR Mitigation Measure 3.10-12, which would reduce the amount of solid waste generated by the proposed project. Finally, as specified in the City's design/construction standards for solid waste (section 151), the City will ensure that the project's construction contractor meets with the designated Roseville Environmental Utilities inspector prior to beginning work to ensure that an approved plan is in place to store and dispose of all construction debris, according to relevant federal, state, and local statutes. For these reasons, solid waste impacts would be less than significant.

XVIII. Mandatory Findings of Significance

Environmental Issue	Potentially Significant	Potentially Significant Unless Mitigated	Less Than Significant	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, rare or threatened species or eliminate important examples of the major periods of California history or prehistory?	X			
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	X			
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	X			

- a) As discussed above in the section on biological resources, the project site provides potential forging habitat for Swainson's hawk, a special-status wildlife species. As a result, implementation of the proposed project has the potential to reduce wildlife habitat. This impact is considered potentially significant. The site does not contain any known historical resources or prehistoric resources, as discussed above in the section on cultural resources, and compliance with the City's required mitigation would reduce potential impacts to cultural resources to less than significant. Even so, as discussed earlier, cultural resources will be addressed in the EIR.
- b) The proposed project may result in cumulative impacts to air quality, biological resources, greenhouse gases, hydrology and water quality, noise, and traffic. These impacts may be cumulatively considerable and potentially affect the general public and the environment. Therefore, the cumulative effects of the proposed project may be considered potentially significant and would require further analysis in the EIR.
- c) A discussed above in the sections on air quality and transportation/traffic, the increase in air emissions and traffic generated by the proposed project would not directly or indirectly have an adverse impact on residents living in the area. However, with the purpose of providing full disclosure of air emissions and traffic impacts, these issues will be further analyzed in the EIR. The proposed project would generate an increase in noise associated with project construction and operation that may directly or indirectly have an adverse effect on residents living in the area. This is considered potentially significant and will be further evaluated in the EIR.

ENVIRONMENTAL DETERMINATION

In reviewing the site-specific information provided for this project, the City of Roseville has analyzed the potential environmental impacts created by this project and determined that at least one impact is considered to be significant. Therefore, **on the basis of the following initial evaluation**, we find that the proposed project **may** have a significant effect on the environment, and an **Environmental Impact Report** will be required to evaluate the following impacts:

- Air Quality
- Biological Resources
- Cultural Resources
- Greenhouse Gas Emissions
- Hydrology and Water Quality
- Noise
- Public Utilities
- Transportation/Traffic

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