

## NOTICE OF NEGATIVE DECLARATION

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<b>Project Title/File Number:</b>	NCRSP Parcels 38, 39A & 39B – Fountains Phase II - File # 2009PL-029 (SPA-000037)
<b>Project Location:</b>	1160 Roseville Parkway; Roseville; Placer County; APNs 363-010-006-000, 363-010-007-0000 & 363-010-008-000
<b>Project Description:</b>	The applicant requests approval of a Specific Plan Amendment to change the Retail Commercial/Professional Office ratio for Parcels 38, 39A and 39B within the North Central Roseville Specific Plan (NCRSP) area. The adopted land use for these parcels is Business Professional/Community Commercial (BP/CC), with a zoning designation of Community Commercial/Special Area Overlay-North Central (CC/SA-NC). Pursuant to the NCRSP, a maximum of 60% of the total gross floor area utilized on these parcels can be used for retail commercial uses, while the balance of the total gross floor area can be used for business professional offices. The applicant proposes to remove the 60% Retail Commercial restriction on these specific parcels to increase the retail commercial component of the above-referenced parcels in anticipation of development of Phase II of The Fountains Lifestyle Center.
<b>Project Applicant:</b>	Peter B. Bollinger Investment Co. – Paul Bollinger – 540 Fulton Avenue, Sacramento, CA 95825 – (916) 489-4600.
<b>Property Owner:</b>	Peter B. Bollinger Investment Co. – Paul Bollinger – 540 Fulton Avenue, Sacramento, CA 95825 – (916) 489-4600.
<b>Lead Agency Contact Person:</b>	Ron Miller, Associate Planner, Phone (916) 774-5276

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*DECLARATION: The Planning Director has determined that the above project will have no significant effect on the environment and is therefore exempt from the requirement of an Environmental Impact Report. The determination is based on the following findings:*

- 1) The project will not have the potential to degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal community, reduce the number or restrict the range of rare or endangered plants or animals or eliminate important examples of the major periods of California history or prehistory.*
- 2) The project will not have the potential to achieve short-term, to the disadvantage of long-term, environmental goals.*
- 3) The project will not have impacts which are individually limited, but cumulatively considerable.*
- 4) The project will not have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.*
- 5) No substantial evidence exists that the project will have a negative or adverse effect on the environment.*
- 6) There are no potentially significant off-site impacts and cumulative impacts, which were not discussed in the North Central Roseville Specific Plan EIR or the Mitigated Negative Declaration for the approved project.*
- 7) There are no previously identified significant effects which, as a result of substantial new information which was not known at the time the North Central Roseville Specific Plan EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.*
- 8) The mitigation measures contained within the North Central Roseville Specific Plan EIR have been undertaken and the The Fountains Specific Plan Amendment request is compliant with the mitigation measures identified in the North Central Roseville Specific Plan EIR and the Mitigated Negative Declaration for the approved project.*

- 9) *Previously adopted project-specific mitigation measures and the City's uniformly applied development policies or standards will substantially mitigate the environmental effects of the project.*
- 10) *This negative declaration reflects the independent judgment of the lead agency.*

Written comments shall be submitted during the public comment period, **August 7, 2009 through August 27, 2009**. Submit comments to: Planning & Redevelopment Department, 311 Vernon Street, Roseville, CA 95678-2469. Appeal of this environmental determination must be made within 10 days of adoption pursuant to Section 19.80.020 of the Roseville Municipal Code.

The public hearing on this item will be held on **August 27, 2009, at 7:00 p.m.** before the Planning Commission and will be held in the Council Chambers located at 311 Vernon Street, Roseville, California.

Prepared by: \_\_\_\_\_ Date: \_\_\_\_\_  
Ron Miller, Associate Planner

**Placer County Clerk:** Please mail the original of this document back to City Clerk, 311 Vernon Street, Roseville, CA 95678.

## INITIAL STUDY & ENVIRONMENTAL CHECKLIST

- Project Title/File Number:** NCRSP Parcels 38, 39A & 39B – Fountains Phase II - File # 2009PL-029 (SPA-000037)
- Project Location:** 1160 Roseville Parkway; Roseville; Placer County; APNs 363-010-006-000, 363-010-007-0000 & 363-010-008-000
- Project Description:** The applicant requests approval of a Specific Plan Amendment to change the Retail Commercial/Professional Office ratio for Parcels 38, 39A and 39B within the North Central Roseville Specific Plan (NCRSP) area. The adopted land use for these parcels is Business Professional/Community Commercial (BP/CC), with a zoning designation of Community Commercial/Special Area Overlay-North Central (CC/SA-NC). Pursuant to the NCRSP, a maximum of 60% of the total gross floor area utilized on these parcels can be used for retail commercial uses, while the balance of the total gross floor area can be used for business professional offices. The applicant proposes to remove the 60% Retail Commercial restriction on these specific parcels to increase the retail commercial component of the above-referenced parcels in anticipation of development of Phase II of The Fountains Lifestyle Center.
- Project Applicant:** Peter B. Bollinger Investment Co. – Paul Bollinger – 540 Fulton Avenue, Sacramento, CA 95825 – (916) 489-4600.
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- Lead Agency Contact Person:** Ron Miller, 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. The document relies on previous environmental documents and site-specific studies prepared to address in detail the effects or impacts associated with the project.

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

The initial study is a public document used by the decision-making lead agency to determine whether a project may have a significant effect on the environment. With respect to this project, this document provides an analysis of the applicability of Public Resources Code Section 21083.3 (contained within CEQA) and CEQA Guidelines Section 15183, because the project is consistent with existing zoning, the North Central Roseville Specific Plan and the City's General Plan, for which Environmental Impact Reports were prepared. If a project meets the criteria of these Sections, as explained in more detail below, only those environmental effects that are peculiar or site specific to the project must be analyzed, as the broader environmental issues have been previously discussed in the earlier environmental impact report(s). Upon analysis, should the agency find no substantial evidence that the impacts peculiar to the project may cause a significant effect on the environment, a negative declaration shall be prepared. If it is determined that this project may have a significant impact on the environment, but that with specific recommended mitigation measures, these impacts will be reduced to less than significant, a mitigated negative declaration shall be prepared. If the lead agency finds substantial evidence that the project, either individually or cumulatively, may have a significant effect on the environment and such effect(s) were not discussed in the prior

environmental impact report, or new information reveals that the effects are greater than described in the prior EIR, the lead agency is required to prepare an environmental impact report for the project. In reviewing the site specific information provided for the proposed project, the City of Roseville Planning Department has analyzed the potential environmental impacts created by this project and a **Negative Declaration** has been prepared pursuant to the provision of CEQA Section 21083.3 and CEQA Guidelines Section 15183.

Prepared by: \_\_\_\_\_  
Ron Miller, Associate Planner

Date: \_\_\_\_\_

## ENVIRONMENTAL SETTING

### ***Project Location***

The North Central Roseville Specific Plan is located in the City of Roseville, Placer County, California (see Figure 1, Regional Location). The NCRSP encompasses approximately 2,330 acres and is situated between Washington Boulevard and Interstate 80. Originally, the NCRSP included a large land area to the north of State Route (SR) 65; however through the Specific Plan entitlement process, this land area was designated as Urban Reserve, and subsequently a separate Specific Plan (Highland Reserve North) and EIR was prepared for that area and approved by the City in May 1990.

The project site is located at 1160 Roseville Parkway on the southwest corner of the intersection of Galleria Boulevard and Roseville Parkway (see Figure 2). The subject property is approximately 51.7 acres in size, identified as Parcels 38, 39A and 39B of the NCRSP. The site is zoned Community Commercial/Special Area Overlay – North Central (CC/SA-NC), and has a Specific Plan and General Plan land use designation of Business Professional/Community Commercial (BP/CC). The project site is bordered by Galleria Boulevard to the east and Roseville Parkway to the north. A residential subdivision and wetlands area are adjacent to the west, with residential, mixed use office development, and a closed landfill to the south. Reserve drive runs north/south through the site and separates NCRSP Parcel 38 (east of Reserve Drive) from Parcels 39A and 39B (west of Reserve Drive).

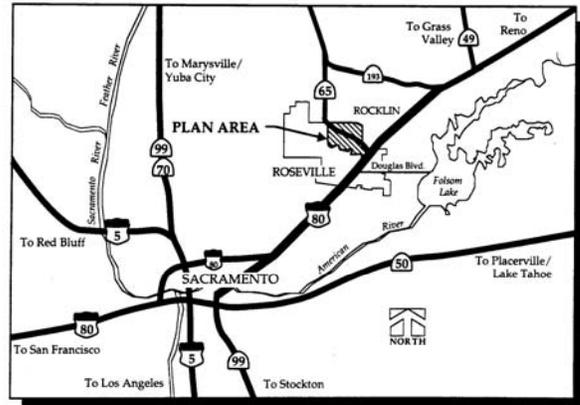


Figure 1: Regional Location



Figure 2: Aerial Photograph

### ***Physical or Natural Features On-Site***

The Fountains Lifestyle Center (Fountains) is located on the project site. Phase 1 of The Fountains, located on NCRSP Parcel 38 (29.5 acres) between Galleria Boulevard and Reserve Drive, is completed and includes 320,200 square feet of retail shops, specialty furniture and home décor shops, restaurants, a specialty grocery store, professional offices, and associated parking (1,478 spaces), lighting, and landscaping. The site has approximately 1,400 linear feet of frontage abutting Roseville Parkway, 1,300 feet abutting Reserve Drive, and 700 linear feet along Galleria Boulevard.

Phase 2 of the Fountains is not yet constructed, and will be located on NCRSP Parcels 39A (19.3 acres) and 39B (2.9 acres), west of Reserve Drive. Phase 2 is proposed to be similar in design and use types as Phase 1, with approximately 202,500 square feet of specialty retail shops, restaurants, professional offices, and a boutique hotel, with associated parking, lighting and landscaping.

Parcels 39A and 39B have been rough graded. Landscaping has been installed along Diamond Oaks Road, at the southwest portion of the project site. No natural features such as wetlands or native oak trees are present on the site.

### ***Physical or Natural Features on Adjacent Property***

NCRSP Parcel 93, located adjacent to the northwest portion of the project site is designated as a park/preserve. This area supports a number of natural and created wetlands and has been set aside as a permanent wetlands preserve. The Diamond Oaks East residential subdivision is located on the property adjacent to the southwest portion of the project site (NCRSP Parcel 13), and is developed with small lot single-family homes.

The adjacent property to the east is developed with the Creekside South Plaza, which includes retail stores, professional offices and restaurants. The property immediately south of the project site is developed with the Vintage Oaks residential subdivision and office park, with a closed landfill site at the easternmost portion of the area south of the project site.

**PROJECT DESCRIPTION**

The applicant requests approval of a Specific Plan Amendment to change the Retail Commercial/Professional Office ratio for Parcels 38, 39A and 39B within the North Central Roseville Specific Plan (NCRSP) area. Pursuant to the NCRSP, a maximum of 60% of the total gross floor area utilized on these parcels can be used for retail commercial uses, while the balance of the total gross floor area can be used for business professional offices. The applicant proposes to remove the 60% Retail Commercial restriction on these specific parcels to increase the retail commercial component of the above-referenced parcels in anticipation of development of Phase II of The Fountains Lifestyle Center.

The adopted land use for the subject parcels is Business Professional/Community Commercial (BP/CC); with a zoning designation of Community Commercial/Special Area Overlay-North Central (CC/SA-NC).The NCRSP’s restriction of 60% maximum Retail Commercial usage was placed on all NCRSP parcels with a land Use designation of BP/CC. This standard was established when the NCRSP was adopted (July 1990) to ensure a flexible mix of uses and a mixed-use character for the designated parcels. Phase I of The Fountains is fully developed with a mix of use types which effectively meets the “mixed-use” intent of the NCRSP for these parcels. The use types include retail, specialty retail and grocery, furniture and home décor, restaurants, personal services, bakeries, and professional office. It is the applicant’s intent to extend this same mix of use types with development of Phase 2 of The Fountains on Parcels 39A and 39B on the west side of Reserve Drive.

Specific design criteria for the subject parcels are included within the NCRSP and will not be affected by the proposed change in the Retail Commercial/Professional Office ratio for the three parcels on which The Fountains is located.

The proposed project does not propose changes to the existing approved site plan for Phase 2 of the Fountains. Any changes proposed in the future will require review and approval by the Planning Commission at a Public Hearing.

**ZONING AND LAND USE**

Surrounding zoning and land use is as follows:

Location	Zoning	General Plan Land Use	Actual Use Of Property
Site	Community Commercial/Special Area Overlay – NCRSP (CC/SA-NC)	Business Professional/Community Commercial (BP/CC)	The Fountains Lifestyle Center
North	Regional Commercial/Special Area Overlay – NCRSP (RC/SA – NC)	Regional Commercial (RC)	Westfield Galleria Regional Mall
South	Single-Family Residential/Development Standards (R1/DS), Business Professional/Development Standards (BP/DS), Light Industrial/Development Standards (M1/DS) & General Industrial (M2)	Low Density Residential – 5 Dwelling Units Per Acre (LDR5), Business Professional (BP), Light Industrial (LI) & Transfer Station (TS)	Single Family Residences, Vintage Oaks Office Park, & Closed Landfill
East	CC/SA – NC	CC	Creekside South Plaza
West	Open Space (OS) & Small Lot Residential/Development Standards (RS/DS)	Parks & Recreation (PR) & Low Density Residential – 4.1 Dwelling Units per Acre (LDR4.1)	Diamond Oaks East Residential Subdivision & Wetland Preserve

**Applicable Specific Plan and Standards:** North Central Roseville Specific Plan, Zoning Ordinance, and Community Design Guidelines.

**Total Acreage:** Approximately 51.7 acres

## **PREVIOUS ENVIRONMENTAL DOCUMENTS**

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*The following narrative is provided to summarize the analysis undertaken as it relates to CEQA Section 21083 and CEQA Guidelines Section 15183 and City staff's conclusion to prepare a Negative Declaration for the Fountains Specific Plan Amendment project. As described more specifically below, the California Environmental Quality Act (CEQA) provides for the use of prior environmental documents in specific situations. In this case it has been determined that Public Resources Code Section 21083.3 and its attendant CEQA Guidelines Section 15183 are applicable to the project, which allow for the utilization of prior environmental impact reports in order to streamline the processing of permits and avoid redundancy in environmental documents. This narrative does not address specific impacts of the Fountains Specific Plan Amendment project, but rather is intended to be read in conjunction with the other portions of the Initial Study and Negative Declaration to inform the reader of the process and analysis utilized by the City in its determination of the appropriate environmental document for the project.*

*Public Resources Code Section 21083.3 limits CEQA review of certain projects to environmental effects that are "peculiar" to the parcel or to the project and which were not addressed as significant effects in a prior EIR, or which new information shows will be more significant than described in the prior EIR. The Fountains Specific Plan Amendment project is a qualified project pursuant to Section 21083.3(a) which provides in pertinent part:*

*(a) If a parcel has been zoned to accommodate a particular density of development or has been designated in a community plan to accommodate a particular density of development and an environmental impact report was certified for that zoning or planning action, the application of this division to the approval of any subdivision map or other project that is consistent with the zoning or community plan shall be limited to effects upon the environment which are peculiar to the parcel or to the project and which were not addressed as significant effects in the prior environmental impact report, or which substantial new information shows will be more significant than described in the prior environmental impact report.*

*(b) If a development project is consistent with the general plan of a local agency and an environmental impact report was certified with respect to that general plan, the application of this division to the approval of that development project shall be limited to effects on the environment which are peculiar to the parcel or to the project and which were not addressed as significant effects in the prior environmental impact report, or which substantial new information shows will be more significant than described in the prior environmental impact report.*

*The Fountains property was zoned with the adoption of the North Central Roseville Specific Plan to accommodate a project such as Fountains Phases 1 & 2. Specifically, the property was zoned Community Commercial/Special Area Overlay – NCRSP (CC/SA-NC) and has a Specific Plan and General Plan land use designation of Business-Professional/Community Commercial (BP/CC). The adopted land use for the Fountains site is intended to provide a flexible mix of uses that are not usually found in a conventional office or commercial setting, such as small offices being mixed with specialty retail, restaurants, or leisure activities to serve the Plan area residents, as well as the employees and visitors in the area. The Planning Department has determined that the proposed Specific Plan Amendment is consistent with the vision and uses permitted by the NCRSP.*

*An EIR (SCH #88053010) was prepared for the Specific Plan, the zoning, and Development Agreement, and was ratified by the Roseville City Council in May 1990 (hereinafter referred to as the EIR). Further, in 2004, the City prepared a technical update to its General Plan, which incorporated the land use designation of the subject property and integrated the concepts contained in the Specific Plan as well as other specific plans in the City. The EIR for the original General Plan was adopted in 1992 (SCH #92072064) (the "General Plan EIR"). An EIR for the technical update was adopted on January 21, 2004 (SCH#2002082057). Accordingly, the project is a qualified project within the meaning of Section 21083.3, both under subsection (a) and (b). Further analysis was required however, prior to making a determination of the appropriate environmental document for the processing of the project.*

CEQA Guidelines Section 15183 provides guidance on the criteria to be used in making a determination as to whether Section 21083.3 will apply. Specifically, Guideline Section 15183(b) provides as follows:

(b) In approving a project meeting the requirements of this section, a public agency shall limit its examination of environmental effects to those that the agency determines, in an initial study or other analysis:

- (1) Are peculiar to the project or the parcel on which the project would be located, and
- (2) Were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent,
- (3) Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action, or
- (4) Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.

The balance of this section of the Initial Study is devoted to discussing the basis upon which this partial exemption provided by Section 21083.3 is utilized for The Fountains Specific Plan Amendment project. Most importantly, it summarizes the findings of the City relating to the prior EIR and how the criteria set forth in Guidelines Section 15183 have been met.

Guideline Section 15183(f) provides guidance as to what effects will be considered “peculiar” to a project and states in part as follows:

- (f) An effect of a project on the environment shall not be considered peculiar to the project or the parcel for the purposes of this section if uniformly applied development policies or standards have been previously adopted by the city or county with a finding that the development policies or standards will substantially mitigate the environmental effect when applied to future projects, unless substantial new information shows that the policies or standards will not substantially mitigate the environmental effect.

The City has adopted a number of development policies and standards on a citywide basis, which shall be discussed below in the context of the checklist. Where a Citywide policy or standard is discussed it is identified in **shaded text**.

The EIR studied the environmental effects of the approval of the North Central Roseville Specific Plan, which included the land use designation of BP/CC and zoning of the subject site of CC/SA-NC. The EIR carefully considered the consistency of the Specific Plan with the City’s existing General Plan. The EIR identified a number of potentially significant impacts associated with the development of the Specific Plan, including some that could not be feasibly mitigated. In approving the Specific Plan, the Roseville City Council adopted findings of overriding considerations for those impacts that could not be mitigated to a less than significant level.

Those impacts that were determined to be infeasible to mitigate to a level of less than significant are:

**Impacts deemed significant and unavoidable at project specific level**

- Conversion of agricultural and open space to urban uses.
- Visual impacts.
- Impacts to wetland features.

**Impacts deemed significant and unavoidable based on both project specific and cumulative impact.**

- Impacts on affordable housing.
- Increase in population.

- *Decreased regional air quality.*
- *Increased solid waste generation.*

***Impacts deemed cumulatively significant and unavoidable***

- *Growth-inducing impacts.*
- *Impacts to water quality.*
- *Impacts to vegetation and wildlife.*
- *Disruption of vernal pools.*
- *Traffic impacts.*
- *Public services.*

*The mitigation measures contained within the North Central Roseville Specific Plan EIR and the General Plan EIR (Attachments 3 and 4) have been undertaken and The Fountains Specific Plan Amendment project is compliant with the mitigation measures identified in the North Central Roseville Specific Plan EIR and General Plan EIR.*

In addition to the North Central Roseville Specific Plan EIR, this document incorporates several prior environmental documents into this Initial Study by reference. Each of these documents is noted below and can be reviewed at the City of Roseville Planning Department located at 311 Vernon Street, Roseville, CA, from Monday through Friday during the hours of 8 a.m. to 5 p.m.

**1. GENERAL PLAN EIR**

The City's 2020 General Plan was adopted on February 4, 2004 by Resolution #04-39. The current General Plan contains in large part the same goals, policies, and implementation measures as the previous 2010 General Plan (adopted on November 18, 1992, by Resolution #92-321), for which a formal General Plan EIR was prepared. However, the current General Plan has been updated to reflect the current level of development in the City and to reflect the 3,100-acre West Roseville Specific Plan annexation that was approved in 2004. Changes between the 2010 General Plan and the current 2020 General Plan were analyzed as part of the West Roseville Specific Plan Environmental Impact Report (WRSP EIR) (SCH #2002082057).

Each element of the General Plan (GP) references and provides policies relating to specific plans. The specific plans are viewed as the primary mechanism for implementing the goals and policies of the GP. The plans are consistent with, and incorporated by reference into, the Land Use Element of the GP (page II-59 of the GP). Specific plan land uses are reflected on the GP land use map. The specific plans establish detailed policies and implementation programs for portions of the City, consistent with the goals and policies established in the GP.

The City Council adopted a Statement of Overriding Considerations when they certified the GP EIR, identifying the following impacts as significant and unavoidable:

- flood hazard
- vehicular air emissions (ozone)
- construction air emissions (ozone)
- vehicle noise
- railroad noise
- noise from fixed sources
- conversion of open space outside of infill area
- jobs/housing imbalance
- affordable housing
- increased traffic/degraded LOS
- loss of annual grasslands
- loss of oak trees and oak woodlands
- loss of riparian woodlands
- loss of vernal pools
- loss of intermittent drainages and other seasonal wetland habitat

- habitat fragmentation and loss of wildlife habitat
- risk of hazardous materials-related emergencies due to rail operations
- cumulative air quality, land use, jobs/housing, traffic, biological, cultural, risk of upset, open space, public services and utilities, and water impacts
- growth inducement

## **2. SUBSEQUENT ENVIRONMENTAL IMPACT REPORT AND ROSEVILLE 2020 TRANSPORTATION SYSTEM CAPITAL IMPROVEMENTS PROGRAM UPDATE**

The Subsequent Environmental Impact Report and Roseville 2020 Transportation System Capital Improvements Program Update (2020 CIP EIR) was adopted by the Roseville City Council on June 20, 2007 by Resolution #07-311. The 2020 CIP EIR updated the City's Roadway Capitol Improvement Program (CIP) and General Plan to reflect changing conditions and ensure an adequate transportation system, consistent with the City's General Plan. The 2020 CIP EIR reflects the most current level of development in the City, including the 3,100-acre West Roseville Specific Plan annexation that was approved in 2004.

The EIR identified the following impacts associated with the project as significant and unavoidable:

### **Existing Plus Project Conditions**

- Increased traffic on City of Roseville roadways
- Increased traffic on state highways
- Increased traffic on Placer County roadways
- Increased traffic on Sacramento County roadways
- Growth-inducing impacts

### **2020 Plus Project Conditions**

- Increased traffic on City of Roseville's roadways
- Increased traffic on state highways
- Increased traffic on Placer County roadways
- Growth-inducing impacts

### **2025 Cumulative Plus Project Conditions**

- Increased traffic on City of Roseville roadways
- Increased traffic on state highways
- Increased air emissions
- Loss of biological resources
- Growth-inducing impacts

## **3. INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION and ADDENDUM – THE FOUNTAINS**

The Initial Study and Mitigated Negative Declaration for the Fountains was approved by the Planning Commission on October 26, 2000. An Addendum to the Mitigated Negative Declaration for the MPP Modification was approved by the Planning Commission on March 24, 2005.

## **CLIMATE CHANGE**

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### **Background**

Global climate change is a change in the average weather of the earth, which can be measured by wind patterns, storms, precipitation, and temperature. It is exacerbated by greenhouse gases, which trap heat in the atmosphere (thus the "greenhouse" effect). Greenhouse gases include carbon dioxide, methane, and nitrous oxide, and are emitted by natural processes and human activities. The accumulation of greenhouse gases in the

atmosphere regulates the earth's temperature, and is natural and desirable, as without it the Earth's surface would be about 61 degrees cooler.<sup>1</sup>

Scientific evidence suggests that emissions from human activities, such as electricity production and vehicle emissions, have elevated the concentration of these gases in the atmosphere, and are increasing the rate and magnitude of climate change to a degree that could present hazardous conditions. Potential adverse effects of global warming include the exacerbation of air quality problems, a reduction in the quality and supply of water to the state from the Sierra snowpack, a rise in sea levels, changes to ecosystems and the natural environment, and an increase in the incidences of infectious diseases, asthma, and other human health-related problems.<sup>2</sup>

The potential for climate change impacts at specific locations remains uncertain, and to assign specific impacts to the project site would be speculative. Some conclusions can be drawn about the potential in general for the project area to be subject to increased likelihood of flooding, drought, and susceptibility to the increased potential for infectious diseases as cited above. An individual project, even a very large project, does not in itself generate enough greenhouse gas emissions to significantly influence global climate change. Global climate change is a cumulative process. A project contributes to this potential impact through its cumulative incremental contribution combined with the emissions of all other sources of greenhouse gases.

### **Legislation**

In 2006, the State Legislature signed AB 32, which acknowledged global climate change and charged the California Air Resources Board (CARB) with developing regulations to address global climate change. CARB is mandated to achieve feasible and cost-effective reductions in greenhouse gases by 2020, and to approve an implementation plan no later than January 1, 2009.

There are currently no established thresholds for measuring the significance of a project's cumulative contribution to global climate change. However, individual projects can contribute to greenhouse gas emission reductions by incorporating features that reduce vehicle emissions, and maximize energy-efficiency. The City has existing programs in place that reduce and minimize greenhouse gas emissions:

- City Adopted National Action Plan for Energy Efficiency (2006)
- Joined California Climate Action Registry (2006)
- City adopted "Smart Choices for Roseville's Future: Implementation Strategies to Achieve Blueprint Project Objectives (June 2005)
- City has installed solar electric generation (PV) on several City Facilities.
- City's Civic Center and Roseville Electric buildings with clean, renewable power by purchasing 100% of their energy use from Green Roseville.
- 20% renewable power resources in Roseville Electric's power portfolio.
- Shade Tree Program
- Solar Electric (PV) Incentive Programs
- Asphalt Recycling
- Residential Energy Efficiency Programs
- Energy Efficiency Programs for Low Income Residents
- Commercial Energy Efficiency Programs
- Tree Mitigation Ordinance
- Parking Lot Shade Tree Ordinance

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<sup>1</sup> "Recommendations by the Association of Environmental Professionals on How to Analyze Greenhouse Gas Emissions and Global Climate Change in CEQA Documents, Comment Draft". March 5, 2007.

<sup>2</sup> Division 25.5 California Global Warming Solutions Act of 2006, Part 1. General Provisions. Section 38501 (a).

- Roseville Electric goal to reduce energy requirements by 5% by 2012
- Alternatively Fueled City Vehicles
- Electric Vehicle Charging Stations
- City Traffic Signal Head Retrofit from traditional incandescent to LED
- City facilities retrofitted with a HVAC efficiency management program
- Recycling Drop-Offs throughout City
- Summer Youth Bus Pass
- Bicycle Incentive Programs
- ITS (Intelligent Transportation System) for traffic management
- Alternatives to Paper at the Library

Since there are no thresholds of significance against which to measure the impacts of the project, the project has been evaluated qualitatively relative to its incremental contribution to the overall issue of global warming. The magnitude of global warming is such that the contributions of the proposed project itself are negligible. It is acknowledged that the project would include sources of greenhouse gas emissions; however, the project also includes mitigating features that are beneficial in terms of minimizing greenhouse gas emissions.

**As demonstrated in the checklist discussions below and the discussion that follows, no project changes resulting in important revisions to the previous EIRs, substantial changes in circumstances or substantially important new information (CEQA Guidelines thresholds per Sections 15162 and 15163) have occurred or become available in any environmental issue area since the time the NCRSP EIR, GP EIR, and WRSP EIR were certified.**

## **EXPLANATION OF INITIAL STUDY CHECKLIST**

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The California Environmental Quality Act (CEQA) Guidelines recommend that lead agencies use an Initial Study Checklist to determine potential impacts of the proposed project to the physical environment. The Initial Study Checklist provides a list of questions concerning a comprehensive array of environmental issue areas potentially affected by this project. This section of the Initial Study incorporates a portion of Appendix "G" Environmental Checklist Form, contained in the CEQA Guidelines. The Appendix "G" Environmental Checklist Form has been modified to include a reference to CEQA Section 21083 and CEQA Guidelines Section 15183 in order to identify impact areas that do not require further analysis than that which was provided in the NCRSP EIR, General Plan EIR, or WRSP EIR. Impact questions and responses are included in both tabular and narrative formats for each of the 17 environmental topic areas.

There are five (5) possible answers to the Environmental Impacts Checklist on the following pages. Each possible answer is explained herein:

- 1) A "Potentially Significant Impact" is appropriate if there is enough relevant information and reasonable inferences from the information that a fair argument can be made to support a conclusion that a substantial, or potentially substantial, adverse change may occur to any of the physical conditions within the area affected by the project. When one or more "Potentially Significant Impact" entries are made, an EIR is required.
- 2) A "Potentially Significant Unless Mitigation Incorporated" answer is appropriate where the applicant has agreed to incorporate a mitigation measure to reduce an impact from "Potentially Significant" to a "Less than Significant." For instance, impacts to flood waters could be reduced from a "potentially significant impact" to a "less than significant impact" by relocating a building to an area outside of the floodway. The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level.
- 3) A "Less Than Significant Impact" answer is appropriate if there is evidence that one or more environmental impacts may occur, but the impacts are determined to be less than significant, or that the application of development policies and standards to the project will reduce the impact(s) to a less than significant level. For instance, the application of the City's Improvement Standards reduces potential erosion impacts to a less than significant impact.

- 4) A "No Impact" answer is appropriate where it can be clearly seen that the impact at hand does not have the potential to adversely affect the environment. For instance, a project in the center of an urbanized area will clearly not have an adverse affect on agricultural resources or operations.
- 5) A "Exempt per 15183/21083.3" answer is appropriate where the project meets the criteria for a project pursuant to CEQA Guidelines Section 15183 and CEQA Section 21083.3, therefore not requiring any further environmental review. The CEQA Guidelines Section 15183 (a) states:

"(a) CEQA mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies."

"(j) This section does not affect any requirement to analyze potentially significant offsite or cumulative impacts if those impacts were not adequately discussed in the prior EIR. If a significant offsite or cumulative impact was adequately discussed in the prior EIR, then this section may be used as a basis for excluding further analysis of that offsite or cumulative impact.

All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project level, indirect as well as direct, and construction as well as operational impacts except as provided for under CEQA Guidelines Section 15183 and CEQA Section 21083.3.

A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources cited in the parentheses following each response. A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards.

## Initial Study Checklist

### 1. Aesthetics

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact	Exempt per 15183/ 21083.3
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		

#### Discussion of Checklist Answers:

- a.-c. The NCRSP EIR concluded that modification of visual resources and visual resource quality would occur as a result of conversion of the NCRSP from an undeveloped rural landscape to urban development, including adverse effects on scenic corridors and long-range views. Other than general design guidelines established in Chapter 3 in the NCRSP, the EIR concluded that no feasible mitigation was possible to reduce this effect.

- d. New sources of light and glare will not result from the proposed change and light and glare will not increase as a result of the proposed increase in the retail commercial component of The Fountains Phase 2 development.

**2. Agricultural 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.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact	Exempt per 15183/21083.3
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) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?					X

**Discussion of Checklist Answers:**

- a.-c. NCRSP Parcel 38 is completely developed with an existing 320,200 square foot lifestyle center, and Parcels 39A & 39B have been graded in preparation for an approved development. No agricultural resources are present on the site. Therefore, the proposed change in land use would have no impact on agricultural resources.

**3. 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	Exempt per 15183/21083.3
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					

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact	Exempt per 15183/21083.3
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		

**Discussion of Checklist Answers:**

a-e. Under the California Clean Air Act, Placer County has been designated a "serious non-attainment" area for ozone and a "non-attainment" area for PM10 (particulate matter less than 10 microns in diameter). Under the Federal Clean Air Act, Placer County is designated as severe non-attainment for ozone, and South Placer County is in attainment for the federal PM10 standards. The Placer County Air Pollution Control District (PCAPCD) is responsible for administration of air quality standards.

The City of Roseville, along with the South Placer County area, is located in the Sacramento Air Quality Maintenance Area (SAQMA). The Sacramento Area Council of Governments (SACOG), in conjunction with SAQMA air quality management districts, and the California Air Resources Board, developed the SAQMA portion of the State Implementation Plan (SIP). The SIP is required to demonstrate compliance with the Federal Clean Air Act Amendments. The U.S. EPA approved the SIP in 1996, and the SAQMA has since been operating under the SIP control measures.

Air quality impacts due to construction projects have been addressed in the Roseville 2020 General Plan EIR (Resolution No. 92-320), and the Fountains Mitigated Negative Declaration. The City determined that proposed development would create potentially unmitigatable impacts to air quality and has adopted statements of overriding considerations relative to unavoidable and unmitigatable air quality impacts.

No specific construction activities are associated with this Specific Plan Amendment request; however, the construction activities associated with Phase 2 of The Fountains project will impact a small area for a short time, but will result in short-term air quality impacts. This impact has already been analyzed in previously-approved environmental documents (2020 General Plan EIR, NCRSP EIR, and Mitigated Negative Declaration for the Fountains). The proposed project has no impact on any construction related effects.

A minor increase in traffic will result in a less than significant increase in vehicle emissions.

**4. Biological Resources**

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact	Exempt per 15183/21083.3
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special					X

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact	Exempt per 15183/21083.3
status species in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?					
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 Game or U.S. 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

**Discussion of Checklist Answers:**

a.-f. NCRSP Parcel 38 is completely developed with an existing 320,200 square foot lifestyle center, and Parcels 39A & 39B have been graded in preparation for an approved development. No biological resources are present on the site; therefore, the proposed change in land use will not result in any new impact to biological resources.

**5. Cultural Resources**

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact	Exempt per 15183/21083.3
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					X

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact	Exempt per 15183/21083.3
resource pursuant to Section 15064.5?					
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

**Discussion of Checklist Answers:**

a.-d. NCRSP Parcel 38 is completely developed with an existing 320,200 square foot lifestyle center, and Parcels 39A & 39B have been graded in preparation for an approved development. No cultural resources are present on the site; therefore, the proposed change in land use will not result in any new impact to cultural resources.

**6. Geology and Soils**

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact	Exempt per 15183/21083.3
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:					X
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 wastewater disposal systems					X

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact	Exempt per 15183/21083.3
where sewers are not available for the disposal of wastewater?					

**Discussion of Checklist Answers:**

NCRSP Parcel 38 is completely developed with an existing 320,200 square foot lifestyle center, and Parcels 39A & 39B have been graded in preparation for an approved development. The proposed change in land use will not result in any new impact to geology and soils.

**7. Hazards and Hazardous Materials**

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact	Exempt per 15183/21083.3
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					X

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact	Exempt per 15183/21083.3
emergency evacuation plan?					
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

**Discussion of Checklist Answers:**

The proposed changes from the land use component associated with the currently-approved project (Fountains-Phase 2) to the proposed increase in the retail commercial land use component of the project do not result in additional exposure of people or structures to hazards or hazardous materials; therefore, there is no impact.

**8. Hydrology and Water Quality**

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact	Exempt per 15183/21083.3
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					X

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact	Exempt per 15183/21083.3
polluted water?					
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

**Discussion of Checklist Answers:**

The proposed changes from the land use component associated with the currently-approved project (Fountains-Phase 2) to the proposed increase in the retail commercial land use component of the project do not result in changes to hydrology and water quality. .

**9. Land Use and Planning**

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact	Exempt per 15183/21083.3
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	

**Discussion of Checklist Answers:**

- a. The project will not divide an existing community; therefore, no impact would occur.
- b. The Fountains parcels (NCRSP Parcels 38, 39A & 39B) were zoned and granted land use with the adoption of the North Central Roseville Specific Plan (July 5, 1990) to accommodate development of The Fountains. The

property was zoned CC/SA – NC with a General Plan and Specific Plan land use designation of BP/CC. All future tenants of The Fountains (Phase1 & 2) will be required to comply with the land use and zone district designations. The proposed change in the ratio of Retail Commercial/Professional Office as requested in the proposed Specific Plan Amendment is consistent with the NCRSP’s CC/SA - NC zone designation and BP/CC land use designation associated with the subject parcels.

- c. There are no Habitat Conservation Plans or Natural Community Conservation Plans covering the project site. Therefore, no impact would occur.

**10. Mineral Resources**

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact	Exempt per 15183/21083.3
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

**Discussion of Checklist Answers:**

- a-b. The proposed changes from the land use component associated with the currently-approved project (Fountains-Phase 2) to the proposed increase in the retail commercial land use component of the project do not impact mineral resources.

**11. Noise**

Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact	Exempt per 15183/21083.3
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					X

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact	Exempt per 15183/21083.3
without the project?					
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	

**Discussion of Checklist Answers:**

- a-b. The proposed change in the ratio of Retail Commercial/Professional Office does not impact construction activities that will be associated with Phase 2 development over and above that which would occur with the already approved project. Future construction activities on the site could expose nearby tenants/landowners to increased noise levels, including ground-born vibrations. These impacts are temporary in nature (being associated with construction of the facility) and are considered less than significant since the City's Noise Regulation Standards (Roseville Municipal Code Section 9.24) limits construction to daytime hours (7:00 a.m. to 7:00 p.m., Monday through Friday, and 8:00 a.m. to 8:00 p.m., Saturday, Sunday, and Holidays). Compliance with the City of Roseville Noise Regulation Standards would prevent exposure to, or generation of noise levels in excess of established noise standards. The ordinance establishes maximum noise exposure standards that apply to construction and operational activities for private development projects. The thresholds provide for the protection of noise sensitive receptors.
- c. A slight increase in project-related traffic will cause a slight increase in traffic-related noise. No permanent noise increase from a different mix of uses will occur.
- d. As stated under item (a) above, all operations associated with the facility will be required to comply with the provisions of the City of Roseville Noise Ordinance and the General Plan Noise Element. The existing Fountains operations do not exceed existing noise regulations; the proposed change in the ratio of Retail Commercial/Professional Office does not propose any new sources of significant noise. Compliance with the provisions of these documents will reduce potential noise impacts to less than significant levels.
- e. The proposed project site is not located within an airport land use plan area nor is it located within two miles of an airport or within the vicinity of a private airstrip. No housing is proposed as part of the project. No impact would occur relative to exposing people to excessive airport related noise levels.

Because the project would comply with the provisions of the City's General Plan and Noise Ordinance, impacts related to noise are considered less than significant.

**12. Population and Housing**

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact	Exempt per 15183/21083.3
a) Induce substantial population growth					

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact	Exempt per 15183/21083.3
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

**Discussion of Checklist Answers:**

- a. The proposed changes from the land use component associated with the currently-approved project (Fountains-Phase 2) to the proposed increase in the retail commercial land use component of the project have no impact on population and housing.
- b-c. The proposal will not displace any existing homes or people, and therefore, will not necessitate the construction of replacement housing elsewhere; therefore, there is no impact.

**13. 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	Exempt per 15183/21083.3
a) Fire protection?					X
b) Police protection?					X
c) Schools?					X
d) Parks?					X
e) Other public facilities?					X

**Discussion of Checklist Answers:**

Phase 1 of The Fountains is fully developed (Parcel 38) with a Lifestyle Center, and Phase 2 of the project is approved for Parcels 39A and 39B. The General Plan anticipated the need for public services and facilities. The proposed change in land use will not increase the need for said services and facilities. The proposed change in land use will not create additional need for public services or facilities. Therefore, there is no impact on utility services.

**14. Recreation**

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact	Exempt per 15183/21083.3
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

**Discussion of Checklist Answers:**

- a. The proposed changes from the land use component associated with the currently-approved project (Fountains-Phase 2) to the proposed increase in the retail commercial land use component of the project does not impact recreational facilities. As a non-residential development project, the proposal is not expected to generate any significant additional demand for recreation opportunities or impact existing or proposed recreational facilities in Roseville. Therefore, impacts to park facilities are considered less than significant.
- b. The proposal will not generate additional demand for recreation opportunities or impact the recreational facilities in Roseville. Therefore, the project will not significantly impact the existing and planned park facilities.

**15. Transportation/Traffic**

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact	Exempt per 15183/21083.3
a) Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume-to-capacity ratio on roads, or congestion at intersections)?			X		
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads and 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 a design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm				X	

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact	Exempt per 15183/21083.3
equipment)?					
e) Result in inadequate emergency access?				X	
f) Result in inadequate parking capacity?			X		
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X	

**Discussion of Checklist Answers:**

As described in further detail in this analysis, the City’s Mitigating Policies and Standards that have been adopted as they relate to transportation/traffic (i.e. City Improvement Standards) will substantially mitigate any potential impacts.

a-b. A long-term traffic study was prepared for the project by Fehr & Peers and is included as Attachment 2. The potential cumulative impacts associated with the proposed project were evaluated by comparing the trip generation assumptions in the City’s traffic demand model with that which would be generated with the proposed increase in the retail commercial land use for the site. The City has established a criteria threshold that requires a long-term traffic study, should the proposed project generate 50 or more p.m. peak hour trips above what has been anticipated in the City’s traffic demand model.

In June of 2007, the City Council approved an update to the City’s Transportation System Capital Improvement Program (CIP). This included an updated year 2020 CIP travel demand model for forecasting traffic volumes and intersection levels of service. The land use assumptions within the updated travel demand model for The Fountains – Phase 2 included 197,600 square feet of business professional and 80,600 square feet of retail. The proposed change in the ratio of Retail Commercial/Professional Office would result in approximately 186,302 square feet of retail usage and 16,200 square feet of business professional, and a 150-room hotel.

Attachment 2 provides a comparison of the currently-assumed traffic demand model p.m. peak hour trip generation, based on adopted land use for the site, with projected trip generation utilizing the proposed land use. As the table indicates, the 2020 traffic model assumes a total of 547 p.m. peak hour trips, while the proposed land uses result in 613 p.m. peak hour trips, or an increase of 66 p.m. peak hour trips.

The long-term traffic study was run with the proposed land uses to compute the level of service (LOS) at the 179 planned signalized intersections in the City. The results indicate that the proposed change in land use allocation for Phase 2 of The Fountains would reduce the service level for the intersection of Pleasant Grove and Fairway Drive from LOS D to E. This intersection is currently being widened to its ultimate as part of the City’s SR 65/Pleasant Grove Boulevard interchange improvements. Although the proposed change in land use would cause degraded operations at this intersection, this is offset by improved LOS at two other critical City intersections.

The intersection of Fiddymont Road and Pleasant Grove would improve from LOS F to E, and the Sunrise Avenue & Eureka Road intersection would improve from LOS E to D. The LOS would not change at any of the intersections on Roseville Parkway or Galleria Boulevard.

The City’s Public Works Department has reviewed the proposed change in use and has determined that long-term study results conform with the City’s current Capital Improvement Program (CIP) and that no additional mitigation is required. The total number of intersections within the City operating at LOS C or better would remain unchanged with the proposed change in land use. Citywide, 77% of the 179 planned signalized intersections would operate at LOS C or better during the PM peak hour under 2020 conditions, which

exceeds the City's 2020 CIP, or the General Plan LOS policy of maintaining LOS C or better at a minimum of 70% of all signalized intersections. Therefore, the project will have a less than significant impact on transportation/traffic.

- c-g. The Fountains is not in the vicinity of any airports; therefore, there will be no impact on air traffic patterns. The City's Fire Department reviewed the proposed change in land use and determined that there will be no impact to emergency access. The Fountains - Phase 2 will provide parking in compliance with the City's parking standards, therefore, impacts to parking are considered less than significant. There is no impact on the City's alternative transportation programs or policies. Based on the information noted above, potential transportation impacts are considered to be less than significant.

## 16. Utilities and Service Systems

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact	Exempt per 15183/21083.3
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 storm water 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		

**Discussion of Checklist Answers:**

- a-g. Phase 1 of The Fountains is fully developed (Parcel 38) with a Lifestyle Center, and Phase 2 of the project is approved for Parcels 39A and 39B. The General Plan anticipated the need for services to the site, and the proposed change in land use will not increase the need for said services. All of the noted utility services are available to the site. The utility providers have reviewed the request and determined that adequate capacity is present to service the project without impacting their ability to maintain existing levels of service. The proposed change in land use will not create additional utility need for utility services. Therefore, the impacts on utilities and service systems are considered less than significant.

**17. Mandatory Findings of Significance**

Would the project:

Environmental Issue	Potentially Significant	Potentially Significant Unless Mitigated	Less Than Significant	No Impact	Exempt per 15183/21083.3
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?					X
b) Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects).			X		
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X		

**Discussion of Checklist Answers:**

Long term environmental goals are not impacted by the proposed project. The cumulative impacts do not deviate beyond what was contemplated by the 2020 General Plan EIR. The proposed change in land use does not have the potential to degrade the quality of the environment, substantially reduce the habitat of any wildlife species nor create adverse effects on human beings.

**ENVIRONMENTAL DETERMINATION:**

*As shown in the checklist prepared as part of this Initial Study, City staff has not identified any impacts that are not peculiar to the parcel that cannot be mitigated to less than significant levels, whether offsite or cumulative in nature, which were not discussed in the North Central Roseville Specific Plan or General Plan EIRs or for which the impacts are greater than anticipated in either EIR. This determination is based on a review of the project specific studies, General Plan EIR, the North Central Roseville Specific Plan EIR, and the WRSP EIR. City staff has determined through review of these documents and the subsequent development conducted there under that the mitigation measures contained within these documents have been undertaken. Specifically, City staff has determined that the Fountains Specific Plan Amendment project is compliant with the mitigation measures identified in the North Central Roseville Specific Plan and General Plan EIRs.*

On the basis of this initial evaluation:

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

Initial Study Prepared by:

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Ron Miller, Associate Planner  
City of Roseville, Planning & Redevelopment Department

#### ATTACHMENTS

1. Approved Site Plan – Phase 1 & Phase 2
2. Conceptual Site Plan Reflecting Proposed Use Types – Phase 1 & Phase 2
3. Fehr & Peers Long-Term Traffic Analysis (December 2008)