

CHAPTER 1 INTRODUCTION

1.1 TYPE AND PURPOSE OF THE ENVIRONMENTAL IMPACT REPORT

This Draft Subsequent Environmental Impact Report (EIR) is an assessment of the impacts that reasonably could be expected from construction and occupation of development on the Fiddymment Ranch portion of the West Roseville Specific Plan (WRSP) area under the land use designations and densities proposed in the Fiddymment Ranch Specific Plan Amendment 3 project. Development of this area was previously evaluated and approved as part of the WRSP.

The property owner proposes to change the maximum density at which the Fiddymment Ranch development may occur. Under the WRSP, the 1,678-acre project area is currently planned for development of 4,207 residential units and 38.97 acres of commercial land uses. The currently proposed development includes 6,112 residential units and 46.24 acres of commercial land uses. The proposed project would also slightly increase the amount of land designated for parks, open space, and public/quasi-public land uses. The proposed Fiddymment Ranch Specific Plan Amendment 3 project would support 203.04 acres of parks (compared to 200.02 acres under the WRSP), 340.18 acres of open space (compared to 340.06 acres under the WRSP), and 76 acres of public/quasi-public land uses (compared to 74.52 acres under the WRSP).

The project applicant, Signature Homes, has indicated that these changes are proposed in response to market demand and a change in economic climate since the original WRSP approval in 2004. Since that time, the residential housing market has seen a shift towards increasing demand for smaller units, higher density, and lower prices. In order for the Fiddymment Ranch development to better reflect current market trends, the project proposes to amend the WRSP to increase densities for all housing products and provide additional residential units, including additional medium and high density units.

Type of EIR

In accordance with the California Environmental Quality Act (CEQA), consideration of the proposed Fiddymment Ranch Specific Plan Amendment 3 project must include preparation of a project EIR, meeting the EIR content requirements beginning in the California Environmental Quality Act (CEQA) Guidelines Section (§) 15120 and meeting the definition of a project EIR provided in §15161. This Draft Subsequent EIR evaluates the environmental effects of the proposed Fiddymment Ranch Specific Plan Amendment 3 project and identifies mitigation measures to minimize or compensate for potentially significant impacts, including cumulative impacts, to the extent feasible

In addition, this EIR is considered a Subsequent EIR. CEQA Guidelines §15162 establishes that a Subsequent EIR may be prepared when substantial changes are proposed in a previously approved project that was originally evaluated in an EIR, and when the circumstances under which a project is undertaken have been substantially changed. In this case, both conditions are true: the project proposes substantial changes compared with the approved project, and since the time of the original WRSP approval existing conditions in the project area have changed substantially. This Subsequent EIR has been prepared to evaluate whether the project would result in one or more significant effects not discussed in the previous EIR or whether significant effects previously examined will be substantially more severe than shown in the previous EIR.

As a Subsequent EIR, this EIR tiers from the analysis provided in the WRSP EIR, which was certified by the City of Roseville in 2004. The WRSP EIR is available for review at the City's website:

http://www.roseville.ca.us/planning/planning_document_library/default.asp

The City of Roseville, as Lead Agency, determined that the Fiddymment Ranch Specific Plan Amendment 3 project could have a significant effect on the environment and prepared a Notice of Preparation (NOP) of an EIR for public circulation and comment. As discussed in Section 1.2 below and in the NOP, this EIR is focused on the potentially significant impacts of the project that were not evaluated in the WRSP EIR, in accordance with CEQA Guidelines §§ 15128 and 15162. The project's potential impacts were determined in the detailed Initial Study circulated with the NOP, which provides a preliminary analysis of the project's potential impacts.

Purpose of an EIR

CEQA requires that projects be evaluated for their possible effects on the environment. This Draft Subsequent EIR is an informational document prepared to provide public disclosure of potential impacts of the project. As Lead Agency, the City of Roseville "is responsible for the adequacy and objectivity of the draft EIR" [CEQA Guidelines, §15084(e)], and the EIR is not intended to serve as a recommendation of either approval or denial of the project.

An EIR is an informational document which will inform public agency decision-makers and the public generally of the significant environmental effect of the project, identify possible ways to minimize the significant effects, and describe reasonable alternatives to the project. [CEQA Guidelines, §15121(a)]

The Fiddymment Ranch Specific Plan Amendment 3 Draft Subsequent EIR provides an assessment of environmental impacts associated with construction and operation of the proposed project and presents the means and methods of reducing impact significance where possible. This Draft Subsequent EIR has been prepared in accordance with CEQA (Public Resources Code, §21000, et seq.), CEQA Guidelines (14 California Administrative Code, §15000, et seq.) and the City of Roseville's CEQA Implementation Procedures.

Development of the proposed project site is governed by the goals and policies of the City of Roseville. Copies of these documents and accompanying EIRs are available from the City of Roseville and at the City's website.

1.2 SCOPE OF THE DRAFT EIR AND EFFECTS FOUND NOT TO BE SIGNIFICANT

Scope

This Draft Subsequent EIR is focused on those specific issues and concerns identified by the City of Roseville as being potentially significant. The City of Roseville prepared an NOP, which provided a general description of the project, and detailed Initial Study, which provided a preliminary evaluation of possible environmental impacts resulting from construction and operation of the proposed Fiddymment Ranch Specific Plan Amendment 3 project. As noted in the Initial Study, it is expected that the proposed project may result in environmental impacts

that were not adequately evaluated in the WRSP EIR in the following six environmental resource areas:

- ❖ Land Use and Planning
- ❖ Transportation/Traffic
- ❖ Noise
- ❖ Air Quality
- ❖ Climate Change
- ❖ Public Utilities
- ❖ Public Services

The written responses received during the NOP review period served to refine the focus of this EIR. The NOP and written responses are provided in Appendix A to this Draft Subsequent EIR. Verbal comments were received at a public scoping meeting held on September 23, 2010. A summary of these comments is also provided in Appendix A. Written comments on the NOP were received from Caltrans, the California Highway Patrol, the Native American Heritage Commission, Sacramento County Department of Transportation, Sacramento County Airport System, Western Placer Waste Management Authority, Placer County Engineering and Surveying Department and Department of Public Works, the WestPark-Fiddymment Farm Neighborhood Alliance, and the Sun City Roseville Community Association.

Effects Found to be Adequately Evaluated in the Previous EIR and Excluded from this Subsequent EIR

In accordance with CEQA Guidelines §15128, the analysis in the Initial Study determined that the proposed Fiddymment Ranch Specific Plan Amendment 3 project would not result in any substantial changes to some impacts evaluated in the WRSP EIR, and that these impacts of the proposed project have been adequately addressed in the previous EIR. Additionally, the mitigation measures identified in the WRSP EIR would continue to be applied to development under the proposed Fiddymment Ranch Specific Plan Amendment 3 project. Resource topics for which it was determined that the project would not result in any substantial changes to the impacts evaluated in the WRSP EIR are not evaluated in this Draft Subsequent EIR. A brief discussion of the prior analysis of each resource topic excluded from evaluation in this EIR is given below. The discussion also reflects consideration given to NOP comments that addressed these topics.

Aesthetics

The proposed project would not substantially alter the general character of development in Fiddymment Ranch. The area would continue to be developed as a primarily residential community that includes parks, open space, and some commercial and public/quasi-public uses. Development under the proposed Fiddymment Ranch Specific Plan Amendment 3 project would be subject to the City's Community Design Guidelines, the WRSP Design Guidelines, and General Plan Goals and Policies. The WRSP EIR found that development of the Specific Plan would result in a Significant and Unavoidable impact by altering the visual character of the area. Development under the proposed project would contribute to this impact but would not increase the severity of it. Comments on the NOP suggested that the increased densities

proposed by the project would alter the character of development in Fiddymment Ranch, and that potential development under the City's Density Bonus Ordinance would further increase densities and allow for reduced development standards such as reduced height restrictions and setbacks. It is noted that there are no specific proposals at this time to develop any portion of the project site under the City's Density Bonus Ordinance, and that assuming such a project would be speculative. Further there are no site-specific development plans for any portion of the project site. At the time that specific development is proposed for each parcel (regardless of whether development is proposed using the City's Density Bonus ordinance), the City will evaluate whether the proposed development meets the City's development standards and will consider whether each project would result in site-specific environmental impacts that have not been fully evaluated under the WRSP EIR or this Fiddymment Ranch Specific Plan Amendment 3 Draft Subsequent EIR.

While it is true that the proposed increased densities would alter visual qualities of each neighborhood, the analysis in the Initial Study for the proposed project found that these changes would not result in impacts that were not evaluated in the WRSP EIR. In other words, the visual effects of development at the densities proposed would be the same as the effects evaluated in the WRSP EIR. Further, the application of the City's Improvement Standards, General Plan policies, Community Design Guidelines, and WRSP Design Guidelines to all development within the project site would ensure that the visual characteristics of neighborhoods developed under the proposed Fiddymment Ranch Specific Plan Amendment 3 would be compatible with other development in the WRSP.

The City's Community Design Guidelines address multi-family residential development as well as compact residential development. The multi-family guidelines address a variety of concerns regarding site design (for example, multi-family buildings should be clustered to define public open spaces and activity areas and side and rear setbacks shall allow for sufficient planter areas to buffer impacts and screen views when adjacent to single-family residences, integrating natural topography into the site design, using grade changes and berming in conjunction with landscaping to screen views), architectural designs, form, massing, and materials; and public space design. The compact residential design guidelines address similar concepts for medium density residential land uses.

Some of the WRSP Design Guidelines referenced in the WRSP EIR (pages 4.13-28 and 4.13-29) that would be applicable to development under the proposed project include:

- ❖ Retaining walls are to be avoided; however, if necessary they shall be constructed of split-face block and cap, consistent with area soundwall materials
- ❖ Non-garage-dominant plans and detached/setback garages are encouraged in exchanged for relaxation of current City setback and lot standards
- ❖ Variable setbacks and lot widths will be allowed to provide for a mix of housing types and styles
- ❖ Access to home entries shall be broad and visible, porches, entries, and alcoves are encouraged on all homes
- ❖ Multi-family parcel sites are encourage to have residential units oriented towards parks, opening onto them and reducing the need for excessive amounts of fencing and walls

- ❖ A consistent palette of landscaping materials will be used throughout the multi-family developments for unit
- ❖ Medium-density housing should use high-quality materials and be arranged creatively on the site to allow for varied outdoor spaces and privacy
- ❖ Landscape at multi-family housing shall always be used at building foundations (except at garage doors) so as to transition buildings into their sites as well as provided for a garden environment
- ❖ Blank walls shall be landscaped with taller plant materials so as to break up building mass and provide shading
- ❖ Utilities and mechanical units shall be screened from view from all streets and individual units
- ❖ High-density residential project entries and signage shall be consistent with the individual project themes for Westpark and Fiddymment Ranch
- ❖ All lighting for high-density residential projects shall be themed appropriate with the development. Decorative, non-City-standard fixtures are encouraged

In addition, the WRSP Design Guidelines include detailed requirements for street landscaping that ensure the WRSP is well-integrated into the City's built environment and that a consistent design will be provided throughout the WRSP. The requirements for planting concepts, materials, structures (such as masonry walls and fences), and configurations and widths of landscape corridors and sidewalks will soften views of residential areas, which will reduce the noticeable effects of varying levels of density.

Agricultural Resources

The proposed project would not alter the development footprint for Fiddymment Ranch. As discussed in the WRSP EIR, the Fiddymment Ranch project area supports Prime Farmland, which previously supported a pistachio orchard. The site is no longer in active agricultural production. As mitigation for impacts to the Prime Farmland, the WRSP EIR required acquisition of offsite conservation easement(s), and this mitigation requirement has already been satisfied. Development under the proposed Fiddymment Ranch Specific Plan Amendment 3 project would not result in any substantial changes in the agricultural impacts identified in the WRSP EIR. Forestry impacts were not addressed by the WRSP EIR; however the project area does not include any forests and the project would have no impact to forestry resources.

Biological Resources

The proposed project would not alter the development footprint for Fiddymment Ranch. The proposed Fiddymment Ranch Specific Plan Amendment 3 project includes construction of new Class I bikeway components within the 50-foot preserve buffer surrounding the ±130-acre open space parcel in the northwest corner of the Fiddymment Ranch area. As noted on page 17 of the Initial Study circulated with the Notice of Preparation for this EIR, the WRSP identified that this construction was anticipated in the WRSP and that the Class I bikeway would be routed to avoid direct impacts to federally protected wetlands and other waters of the United States. The WRSP EIR evaluated impacts to biological resources, including wetlands, special-status species, and sensitive habitats. The mitigation measures identified in the WRSP EIR are applicable to

development of the Fiddymment Ranch project area. With implementation of the mitigation measures identified in the WRSP EIR and summarized in the Initial Study for the current project, development under the proposed Fiddymment Ranch Specific Plan Amendment 3 project would not result in any substantial changes in the biological resource impacts identified in the WRSP EIR. The WRSP EIR required acquisition of offsite conservation easement(s), and offsite preservation of wetlands as part of the 404 permits. This mitigation requirement has already been satisfied.

Cultural Resources

The WRSP EIR identified that the project area supported a historically significant site – the Fiddymment Ranch Main Complex. The proposed Fiddymment Ranch Specific Plan Amendment 3 project does not affect land in the area of this site. As is typical of most projects in the area, there is the potential that subsurface cultural resources could be uncovered during project construction. The likelihood of subsurface resources is no greater with or without the project since earthmoving would be required under the existing WRSP as well as under the proposed Fiddymment Ranch Specific Plan Amendment 3 project. The WRSP EIR identifies mitigation measures to ensure that any subsurface archeological or paleontological resources uncovered during project construction are adequately protected. With implementation of these measures, development under the proposed project would not result in any substantial changes in the cultural resource impacts identified in the WRSP EIR.

Geology and Soils

The proposed project would not alter the development footprint for Fiddymment Ranch or introduce land uses that require more substantial grading than was evaluated in the WRSP EIR. Development under the proposed Fiddymment Ranch Specific Plan Amendment 3 project would not result in any substantial changes in the impacts related to geology and soils identified in the WRSP EIR. All impacts related to geology and soils associated with the proposed project have been adequately addressed in the previous EIR. The WRSP EIR determined that all impacts related to geology and soils would be less than significant and no mitigation measures were required.

Hazards and Hazardous Materials

The proposed project would not alter the development footprint for Fiddymment Ranch or introduce any land use designations that were not included in the WRSP. The WRSP EIR identifies a mitigation measure requiring identification and remediation of hazardous site conditions associated with a fuel storage tank, pesticide use areas, and locations containing debris. With implementation of this measure, development under the proposed Fiddymment Ranch Specific Plan Amendment 3 project would not result in any substantial changes in the impacts related to hazards and hazardous materials identified in the WRSP EIR.

Hydrology and Water Quality

The proposed project would increase the amount of impervious surfaces within the project area, as identified in the Initial Study. Specifically, page 31 of the Initial Study states that based on the drainage study for the WRSP, the proposed Fiddymment Ranch Specific Plan Amendment would increase impervious surfaces by 5.54 acres and would increase the volume of stormwater runoff from the project site by 5.46 acres-feet per year. The WRSP EIR identifies mitigation

requiring that all development within the WRSP contribute a proportionate amount to fund development of a regional retention basin at the time that building permits are issued. The WRSP EIR also found that development within the WRSP must comply with City Improvement Standards, Stormwater Management Manual, other City regulations, and the NPDES program. Implementation of the identified mitigation measure and the applicable regulations would ensure that impacts associated with stormwater runoff and water quality remain less than significant and that the increased rate and volume of stormwater runoff from the project would not contribute to any downstream flooding impacts. Use of groundwater and associated impacts to groundwater supply are evaluated in this Draft Subsequent EIR in the Public Utilities chapter.

Mineral Resources

There are no known mineral resources within the WRSP area. Development of Fiddymment Ranch under the proposed Fiddymment Ranch Specific Plan Amendment 3 project would not result in any significant impacts to mineral resources.

Population and Housing

All population and housing impacts associated with the proposed project have been adequately addressed in the previous EIR. The proposed project would increase the anticipated residential population of Fiddymment Ranch by 4,839 people. This would increase the extent of impacts related to population and housing. The WRSP EIR identified population growth as a significant and unavoidable impact. The proposed project would induce additional population growth beyond the level anticipated in the WRSP EIR, but would not significantly increase or exacerbate the impact; the additional population growth associated with the proposed project would be consistent with the significant and unavoidable impact determination reached in the WRSP EIR. The Initial Study found that development of the WRSP under the proposed Fiddymment Ranch Specific Plan Amendment 3 project would result in 1.34 jobs per employee housed within the Specific Plan area, which meets the City's standards for jobs/housing balance. The Initial Study also found that development under the proposed project would be required to comply with the City's General Plan policy, which would ensure that the project would have a less than significant impact related to provision of affordable housing.

Recreation

As stated in the NOP for this EIR and documented in Section XV Recreation of the Initial Study, the project's potential impacts related to recreation were adequately addressed in the WRSP EIR. It is noted that the checkboxes in Section XIV Public Services of the Initial Study erroneously indicated that impacts related to parks may be Potentially Significant. The brief statement following these checkboxes referred to the parks and recreation analysis in Section XV. To correct the discrepancy between the checkbox in Section XIV and the analysis provided in Section XV, the checkbox in Section XIV has been revised as shown, where deleted text is shown in strikethrough (~~strikethrough~~) font and inserted text is underlined:

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

As discussed in Section XV of the Initial Study, development under the proposed Fiddymment Ranch Specific Plan Amendment 3 project would increase the residential population of the WRSP area, which would increase the total amount of parkland and open space necessary to meet the City’s required park-to-population standard of nine acres per 1,000 residents. This standard includes three acres each of city-wide parks, neighborhood parks, and open space. With the increased residential population under the proposed Fiddymment Ranch Specific Plan Amendment 3 project, the WRSP area would support a total of 26,649 residents, requiring 79.95 credited acres of each type of parkland and open space throughout the WRSP. A traditional active park is normally granted a 1:1 park acreage credit, while open space areas are granted partial park acreage credits of either 10:1 or 5:1.

The City’s required park-to-population standard is met with the WRSP land use plan, and the proposed project provides slight increases in parkland and open space areas. When accounting for the partial park acreage credits given to open space areas, the WRSP including the proposed Fiddymment Ranch Specific Plan Amendment 3 project would provide a total of 123.53 acres of City-wide parks, 87.41 acres of neighborhood parks, and 79.97 acres of open space. The parcels allocated for parkland and open space under the WRSP are identified in the Specific Plan, which is available for review at the City of Roseville Permit Center located at 311 Vernon Street and at the City’s website at:

http://www.roseville.ca.us/planning/planning_document_library/default.asp

The potential environmental effects from developing park sites within the Fiddymment Ranch area are adequately addressed and evaluated throughout the WRSP EIR and the Initial Study for the proposed project.

In addition to meeting the City’s requirements for City-wide parks, neighborhood parks, and open space, Fiddymment Ranch would include 13.43 acres of Pocket Parks, which are five individual sites ranging in size from 1.0 to 1.32 acres associated with each LDR neighborhood. Pocket parks would be landscaped and include opportunities for informal recreation, including features such as children’s play areas, picnic areas, benches, informal turf areas, and shade structures. Each pocket park would be constructed by the home builders for each LDR area and are not included in the calculations of parkland dedication. Ongoing maintenance for each pocket park would be funded by a services district, separate from and in addition to the funding mechanism for neighborhood and City-wide park maintenance. If residents eliminate the services district, the City's obligation to retain the pocket parks would change.

Parks and recreation facilities in Roseville are funded through a variety of mechanisms. The proposed Fiddymment Ranch Specific Plan Amendment 3 project would pay fees that would help build improvements in the proposed neighborhood parks within the WRSP. The Neighborhood and City Wide Park Fees would be collected upon issuance of building permits for each residential unit. The applicants for development within the project area would be required to pay park development fees, and any identified in-lieu fees for park dedication. Pocket parks are not paid for through the park development fees and are the sole responsibility of the developer. As outlined in the Fiddymment Ranch Development Agreement, CFDs will pay for ongoing maintenance of the neighborhood parks and pocket parks. With the amount of parkland and open space dedication meeting the City's standards and ongoing parkland maintenance fees provided, adequate park and open space facilities would be available to serve all residents of the WRSP, including the additional residents that would be accommodated by the proposed project. Therefore, the proposed project would not have any adverse effects on existing neighborhood or regional parks or other recreation facilities.

Public Utilities

The Initial Study for the proposed Fiddymment Ranch Specific Plan Amendment 3 project found that impacts associated with provision of water supply (including recycled water) and wastewater treatment under the proposed project are potentially significant. Therefore those impacts are evaluated in the Public Utilities chapter of this Draft Subsequent EIR. Impacts related to stormwater and drainage are evaluated in the Initial Study in the Hydrology and Water Quality section, as discussed above, and were adequately addressed in the WRSP EIR. The discussion below summarizes the Initial Study analysis and conclusions related to Solid Waste. In addition, comments on the NOP requested consideration of the project's effects on natural gas and electricity supply. These impacts are not addressed in the Initial Study, in accordance with Appendix G of the CEQA Guidelines. However they were evaluated adequately in the WRSP EIR, as discussed below.

Solid Waste

As discussed in the Initial Study, development under the proposed Fiddymment Ranch Specific Plan Amendment 3 project would increase the amount of solid waste processed at the Materials Recovery Facility (MRF) and the Western Regional Sanitary Landfill (WRSL). The additional material processed at the MRF would not exceed the MRF processing capacity. The additional material disposed of at the landfill would contribute to a shortening of the lifespan of the landfill. The WRSP EIR identified several mitigation measures to reduce the amount of solid waste generated at the project site. Development under the proposed project would be required to implement these mitigation measures, but the impact would remain significant and unavoidable, as identified in the WRSP EIR.

To clarify information related to the existing conditions at the WRSL and MRF, the text on page 44 of the Initial Study has been edited as shown below. Deleted text is shown in strikethrough format (~~strikethrough~~) and inserted text is underlined. These edits are reflected in the Initial Study included in Appendix A to this Draft Subsequent EIR. These edits do not affect the conclusions in the Initial Study. Impacts related to solid waste were adequately addressed in the WRSP EIR.

f, g) The analysis in the WRSP EIR of *Impact 4.11-9 Increased Demand for Solid Waste Services at the Landfill*, *Impact 4.11-10 Increased Demand for Solid Waste Services at the MRF*, and *Impact 4.11-11 Construction Debris Demand for Solid Waste Services* found that the WRSP would increase the amount of solid waste being handled at Western Placer Waste Management Authority (WPWMA) facilities. The WPWMA is a regional agency that owns and operates the Materials Recovery Facility (MRF) and Western Regional Sanitary Landfill (WRSL). The MRF and WRSL is are located on 320 acres approximately one mile north of the WRSP area. ~~The facility also includes a Materials Recovery Facility (MRF)~~. The WRSP EIR evaluated the would increase in the amount of solid waste received by the MRF and WRSL over a twenty to thirty year period. The WRSP EIR concluded that the WRSP would accelerate the rate at which the MRF could exceed its available capacity and could—by approximately 314,340 to 471,510 tons, with additional waste generated during construction throughout the area. ~~This could shorten the lifetime of the landfill WRSL by more than 1.75 years.~~

Mitigation Measure 4.11-7 requires that development in the WRSP pay collection fees to the City of Roseville, and stipulates that a portion of these fees shall be used to service bonds necessary to fund expansion of the landfill. While this measure would contribute funding for the anticipated landfill expansion, the City of Roseville cannot compel the Western Placer Waste Management Authority (WPWMA) to expand the landfill, thus it is uncertain when this expansion would occur. Mitigation Measure 4.11-8 requires that all residences within the WRSP be provided with a green waste container. This would reduce the amount of solid waste being delivered to the WRSL by approximately 1,335 tons per year. This would reduce the impact of the WRSP on landfill capacity, however because of the uncertainty regarding landfill expansion; the WRSP EIR concluded that this impact would remain significant and unavoidable. Mitigation Measure 4.11-10 requires expanded capacity of the MRF, but as with expansion of the landfill, the City of Roseville cannot compel this expansion to occur. Since approval of the WRSP EIR, the MRF has increased its processing capacity to 2,220 tons per day. Mitigation Measure 4.11-11 requires that the construction waste stream be reduced by 50 percent, and requires that developers provide records of waste diversion and disposal to the City to verify compliance with this measure. These measures could reduce the impacts to the landfill and MRF. However, due to the uncertainty related to expansion of the landfill and MRF, these impacts remain significant and unavoidable.

Electricity and Natural Gas

Electricity in the area is provided by Roseville Electric and natural gas is provided by Pacific Gas & Electric (PG&E). Impacts 4.11-12 and 4.11-13 in the WRSP EIR evaluated the potential for development of the WRSP to increase demands for electricity and natural gas and found these impacts to be less than significant. The proposed project would increase the amount of residential and commercial development within the WRSP, which would incrementally increase the total demand for electricity and natural gas in the Specific Plan area. There are no known constraints for provision of electric or natural gas service to the WRSP, including the additional residences and commercial land uses that would be developed under the proposed project. Existing and planned facilities would be sufficient to serve the increased demands associated with the proposed Fiddymont Ranch Specific Plan Amendment 3 project, and revenue sources for service providers would include direct installation fees collected as a condition of approval

for the project as well as electric and natural gas service rates collected from service users (i.e., individual home owners/renters and commercial businesses). As noted in the WRSP EIR, compliance with Title 20 and 24 of the California Code of Regulations, which mandate minimum energy efficiency standards, would ensure that energy consumption from each individual building is minimized. Further, since the time that the WRSP EIR was prepared, a new California Building Code, referred to as CalGreen, has been adopted. CalGreen establishes additional energy efficiency standards that would further reduce energy consumption.

1.3 DEFINITION OF BASELINE

Pursuant to CEQA Guidelines §15125(a), the EIR must include a description of the “physical environmental conditions in the vicinity of the project, as they exist at the time the notice of preparation is published.” This setting constitutes the “baseline physical conditions by which a lead agency determines whether an impact is significant.” Impacts can include direct and indirect physical changes to the baseline conditions. In this EIR, the baseline condition is identified in the Project Description chapter and the Environmental Setting section of each impact analysis chapter. As provided by CEQA Guidelines §15125(a), the baseline conditions are those that existed at the time the Notice of Preparation for this EIR was circulated, which was August 30 through September 30, 2010.

1.4 SIGNIFICANCE CRITERIA

Significance criteria are used to determine whether the proposed project would have a significant environmental impact on existing resources. The significance criteria used throughout this Draft Subsequent EIR were established based on Appendix G of the CEQA Guidelines, City of Roseville policies established in the General Plan and the West Roseville Specific Plan, and applicable City ordinances.

1.5 MITIGATION MONITORING AND REPORTING PROGRAM

A Mitigation Monitoring and Reporting Program (MMRP) has been prepared in accordance with §21081.6 of the Public Resources Code and is included in this Draft Subsequent EIR. The MMRP describes the implementation program for mitigation measures included in this EIR to avoid impacts or reduce them to less than significant levels.

1.6 ORGANIZATION OF THE EIR AND DEFINITION OF TERMS

Each resource chapter in the EIR includes the following five sections:

- ❖ Introduction – this section identifies the content of the chapter and any comments received on the NOP or raised at the Scoping Meeting relevant to that chapter.
- ❖ Environmental Setting – this section identifies existing conditions in the project area that could be affected by the proposed project.
- ❖ Regulatory Framework – this section identifies federal, state, and local policies, regulations, and laws that are applicable to the proposed project.

- ❖ Impacts – this section identifies the potential impacts of the project on the existing environment, including the level of significance of the impact before and after implementation of mitigation measures.
- ❖ Mitigation Measures – this section lists the full text of each mitigation measure required to be implemented as discussed in the Impacts section.

The EIR includes mitigation measures intended to reduce identified impacts. If the EIR is certified and the project approved (refer to Section 1.7 below), the project applicant will be required to implement all mitigation measures included in the EIR as certified. As discussed in CEQA Guidelines §15370, mitigation strategies can include:

- ❖ Avoiding the impact altogether by not taking a certain action or parts of an action.
- ❖ Minimizing the impact by limiting the degree of magnitude of the action and its implementation.
- ❖ Rectifying the impact by repairing, rehabilitating or restoring the impacted environment.
- ❖ Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action.
- ❖ Compensating for the impact by replacing or providing substitute resources or environments.

In the Impacts section, each impact is numbered with the chapter number followed by the impact number – for example, the first impact in the Land Use chapter is Impact 4.1. The mitigation measures specifically associated with that impact carry the same number, and multiple mitigation measures for the same impact are denoted by a letter. For example, the first two mitigation measures for Impact 4.1 would be numbered Mitigation Measure 4.1a and Mitigation Measure 4.1b. The impacts and mitigation measures are identified in a table format that lists the impact number and title, the significance before mitigation is implemented, the mitigation measures, and the impact significance after implementation of all mitigation measures. If a mitigation measure applies to more than one impact, it is repeated and/or referenced for each impact.

The following are the definitions of the terms used to denote the significance of each impact:

No change: No change in existing conditions is anticipated if the project is implemented.

Less than Significant: No substantial adverse environmental change is anticipated. Mitigation for a less than significant impact is usually not necessary.

Potentially Significant: Substantial environmental change may result from implementing the project. Mitigation is identified to reduce the magnitude of the impact.

Significant: Adverse environmental change is likely to occur. Mitigation is identified to reduce the magnitude of this impact.

Significant and Unavoidable: Substantial adverse environmental change will occur. This impact cannot be avoided. While the magnitude may be reduced with implementation of mitigation, there is no feasible mitigation that would reduce the impact to a less than significant level.

1.7 PROJECT REVIEW AND CEQA PROCESS

CEQA Statute

CEQA was adopted in 1970 with the goal of protecting the environment.

It is the intent of the Legislature that all agencies of the state government which regulate activities of private individuals, corporations, and public agencies which are found to affect the quality of the environment, shall regulate such activities so that major consideration is given to preventing environmental damage, while providing a decent home and satisfying living environment for every Californian. [CEQA Statutes, §21000(g)]

This legislative intent is met through the preparation of comprehensive, multi-disciplinary analyses of environmental impacts. The analyses are required to disclose to decision makers and the public the significant impacts to the environment of proposed activities and to identify feasible alternatives and mitigation measures to avoid or reduce impacts. Section 21002 of the CEQA Statutes directs that “public agencies should not approve projects as proposed if there are feasible alternatives or feasible mitigation measures available which would substantially lessen the significant environmental impacts of such projects.”

CEQA Guidelines

In addition to the requirements expressed in the CEQA Statutes, the State Office of Planning and Research developed the CEQA Guidelines (Guidelines) to provide guidance to public agencies in the appropriate implementation of the CEQA Statutes. The Guidelines were adopted by the State Resources Agency at the direction of the Legislature, as expressed in §21083 of the CEQA Statutes. They are updated regularly in response to legislative amendments to the CEQA Statutes and changes in interpretations of CEQA based on judicial decisions.

CEQA Implementation

CEQA applies to all discretionary activities of public agencies. A discretionary activity is one in which the public agency has the authority to approve or deny issuance of permits or project approvals. Section 15002(i) of the Guidelines defines a discretionary action as one in which “a governmental agency can use its judgment in deciding whether and how to carry out or approve a project.” In formulating the decisions of “whether and how” to act, the public agency must adhere to the CEQA requirements for evaluating the potential environmental impacts of the action.

A primary goal of CEQA is to inform decision makers and the public of the potential environmental impacts of discretionary actions, and to disclose to the public the reasoning used by the agency to reach their decision. To facilitate this disclosure, both the CEQA Statutes and Guidelines establish requirements for public notice and review of CEQA documents. (CEQA Statute §21105, CEQA Guidelines §§ 15082, 15083, 15087).

As discussed above, when the Lead Agency has determined that an EIR must be prepared, the Agency first circulates an NOP that describes the proposed project, the probable environmental effects, and the scope of the EIR analysis. Preparation of the EIR proceeds upon completion of the NOP circulation period. The contents of the EIR are governed by §§21100 and 21100.1 of the CEQA Statutes and by §§15120 through 15132 of the Guidelines. The EIR must describe the proposed project and the existing environmental setting of the project area; evaluate the potential environmental impacts of the project, including cumulative impacts in the project vicinity; and consider mitigation measures and alternatives to the project that could avoid or reduce those impacts.

Public Review Process

Public review of the Draft and Final EIR involves the following general process:

Notice of Preparation

When the Lead Agency identifies potentially significant environmental impacts of a proposed project or action, an NOP of an EIR is prepared pursuant to §15082 of the Guidelines. The NOP, which includes a description of the project and its probable environmental effects, is circulated to the public and to agencies that may have jurisdiction over some aspect of the project or the resources that would be affected by the project. The NOP for the Fiddymment Ranch project was released for public circulation on August 30, 2010. A public scoping meeting to inform the public of the CEQA process and the proposed scope of the EIR was conducted on September 23, 2010. The general public and agencies were thus provided the opportunity to comment on the scope and content of the EIR. As required by Section 15084(c) of the Guidelines, the comments generated during the circulation of the NOP were considered during preparation of this EIR and are included in Appendix A.

Draft EIR

In accordance with §15087 of the CEQA Guidelines the City of Roseville provided public notice of availability of the Draft Subsequent EIR and submitted the Draft Subsequent EIR to the State Clearinghouse for distribution to State agencies.

A public hearing regarding the information contained in this Draft Subsequent EIR will be held during the 45-day public comment period. Public notice of the meeting will be provided.

Public comment on the Draft Subsequent EIR will be accepted in written form and shall be limited to the scope and content of the EIR. All comments or questions regarding the Draft Subsequent EIR should be addressed to:

Ron Miller, Associate Planner
Planning & Housing Department
City of Roseville
311 Vernon Street
Roseville, CA 95678
Phone: (916) 774-5282
Fax: (916) 774-5129
Email: rmiller@roseville.ca.us

Response to Comments/Final EIR

The Final Subsequent EIR will be prepared upon completion of the Draft Subsequent EIR review period. The Final Subsequent EIR will provide direct responses to each comment submitted on the Draft Subsequent EIR. Responding to some comments may also require revisions to the text of the Draft Subsequent EIR; those revisions will also be presented in the Final Subsequent EIR. The Final Subsequent EIR will be made available for review by the agencies, organizations, and individuals who commented on the Draft Subsequent EIR as well as by the general public.

Certification of the EIR/Project Consideration

The City of Roseville will review and consider the Final Subsequent EIR. If the City of Roseville finds that the Final Subsequent EIR is “adequate and complete,” pursuant to CEQA Guidelines §15090 the City of Roseville will certify the Final Subsequent EIR. Upon review and consideration of the Final Subsequent EIR, the City of Roseville may take action to approve, revise, or reject the project. A Mitigation Monitoring and Reporting Program (as discussed in Section 1.5 above) would also be adopted to ensure that mitigation measures required by the Subsequent EIR to reduce or avoid significant effects on the environment are carried out during project implementation.

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