

CHAPTER 4 LAND USE

4.1 INTRODUCTION

This chapter addresses the potential land use impacts associated with the proposed Fiddymment Ranch Specific Plan Amendment 3 project. The proposed project would amend the existing West Roseville Specific Plan by changing the land use and zoning designations for some parcels and by changing development densities within the project area. The project would result in the development of 1,905 additional residential units and 7.27 additional acres of commercial land uses compared with the development evaluated in the WRSP EIR. Other changes proposed to the land uses within the Fiddymment Ranch project area include minor adjustments in acreage for parks, open space, public/quasi-public, and roadway rights-of-way. The land use impacts of the overall Specific Plan were evaluated in the West Roseville Specific Plan EIR. This Subsequent Draft EIR evaluates the additional impacts that would be created by the proposed Specific Plan Amendment, particularly the changes in the type, intensity, and distribution of land uses proposed by the project and the compatibility of the proposed land uses with existing and planned uses in the vicinity.

The discussion in this chapter focuses on the proposed project's compatibility with existing and planned land uses; changes in the type, intensity, and distribution of land uses. **CHAPTER 13 PLANNING CONSIDERATIONS**, contains a thorough consistency analysis of the West Roseville Specific Plan (WRSP) in relation to the City of Roseville General Plan, policies of the Placer County Local Agency Formation Commission, the Placer County General Plan, and other relevant planning documents. The analysis in this chapter is based on review of the following documents:

- ❖ *City of Roseville General Plan*, as amended 2010
- ❖ *City of Roseville Zoning Ordinance*, as amended 2006
- ❖ *Placer County General Plan*, as amended 1994
- ❖ *Sierra Vista Specific Plan FEIR*, 2010
- ❖ *West Roseville Specific Plan FEIR*, 2004
- ❖ *Creekview Specific Plan FEIR*, April 2011

The documents listed above are available for review during normal business hours at:

City of Roseville Permit Center
311 Vernon Center
Roseville, California

The Notice of Preparation (NOP) and Initial Study for the proposed project as well as comments received in response to the NOP are provided in Appendix A. The NOP comments include concerns over the proposed increase in housing density, development of additional high density housing, and the potential for the project to support development of low income or subsidized housing under the City's Density Bonus ordinance, which could allow for use of reduced development standards (such as reduced parking) that could result in community

impacts. Impacts related to land use compatibility and land use conflicts are evaluated in Section 4.4 of this EIR.

The City of Roseville General Plan establishes an Affordable Housing Goal that requires ten percent of the housing within each specific plan area be affordable. The currently approved land uses in Fiddymment Ranch allow for development of a total of 4,207 residential units, 421 of which must be affordable. The proposed Fiddymment Ranch Specific Plan Amendment 3 project would increase the total number of units in Fiddymment Ranch by 1,905, requiring an additional 191 affordable units. These units are expected to be developed on parcels F-6B, F-6C, F-11B, and F-22.

No site plans are available for any of these parcels. 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.

It is not known if any of these parcels would be developed under the City's Density Bonus ordinance. The Density Bonus ordinance allows varying percentages of increased density based on the percentage of affordable housing proposed and allows a developer to request a variety of incentives, which are defined as "a reduction in site development standards or a modification of zoning code requirements or architectural design requirements defined as a reduction in site development standards or a modification of zoning code requirements or architectural design requirements" (City of Roseville Municipal Code Section 19.28.020F). It is noted that any development application that includes development under the City's Density Bonus ordinance must include "information indicating that appropriate and sufficient infrastructure capacity (water, sewer, roadway) and water supply is available to serve the bonus units" (City of Roseville Municipal Code Sections 19.28.030 and 19.28.090C). In addition, the City's Density Bonus ordinance requires that a finding be made that any incentive granted to a development under this ordinance "will have no specific adverse impacts upon health, safety, or the physical environment" (City of Roseville Municipal Code Section 19.28.100B.3). Compliance with these requirements would provide for analysis of potential community impacts associated with development under the City's Density Bonus ordinance at the time that such development is proposed. Because it is not known if any parcel within the project area would be proposed for development under the City's Density Bonus ordinance and because that ordinance allows for a wide variety in project design considerations, analysis of a development under the City's Density Bonus ordinance as a component of the currently proposed project would be speculative and is not required under CEQA.

4.2 ENVIRONMENTAL SETTING

Project Location

The WRSP area is located in the northwest corner of the City of Roseville. The 1,678-acre Fiddymment Ranch portion of the WRSP is bound by Blue Oaks Boulevard and Phillip Road to the south, the Roseville Energy Park, the Pleasant Grove Wastewater Treatment Plant and the Creekview Specific Plan area to the west, and Fiddymment Road and Crocker Ranch Road to the

east. The Fiddymment Ranch area is located approximately three miles west of the State Route (SR) 65 interchange at Blue Oaks Boulevard. The northern boundary of the WRSP is coterminous with the City of Roseville city limits. Although the project application has been withdrawn from current consideration, the Placer Ranch Specific Plan was previously proposed north and east of Fiddymment Ranch. The proposed Creekview Specific Plan is located west of the Fiddymment Ranch area, north of the planned western extension of Blue Oaks Boulevard.

Project Site Description

The proposed WRSP amendment would affect ±910 acres in the northern portion of the ±1,678-acre Fiddymment Ranch portion of the Specific Plan area. The proposed Specific Plan Amendment project would change the land use and zoning designations on 28 existing parcels within the Fiddymment Ranch area of the WRSP. The WRSP parcels that would be affected by the proposed amendment are identified in **CHAPTER 3 PROJECT DESCRIPTION**.

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

Existing Land Uses

Project Site

The WRSP was approved by the City on February 4, 2004 and established the land use designations and zoning standards for the Plan Area. Fiddymment Ranch was approved for development of 4,170 residential units in three phases. Previous amendments to the WRSP increased the planned unit count within Fiddymment Ranch to 4,207. Development of Fiddymment Ranch Phases 1 and 2 is underway. Major infrastructure for Phase 1 and portions of Phase 2, including roads, drainage, and utilities, has been completed. At the time the Notice of Preparation was circulated, more than 500 houses had been built, and construction in two residential neighborhoods was ongoing. Fiddymment Road was realigned to provide more direct access through Fiddymment Ranch Phase 2 (eliminated the need for a right and left turn). Limited grading for roadways was started in Fiddymment Ranch Phase 3, but no site work had occurred since the middle of 2009.

Surrounding Area

Sunset Industrial Area The area north of the project site is included in the County's Sunset Industrial Area Plan, and is designated "Agricultural." As shown in the aerial photograph is Figure 3-2 of **CHAPTER 3 PROJECT DESCRIPTION**, the area is undeveloped. The land was previously used for rice farming, but does not currently support any agricultural land uses. Under the Placer Ranch Specific Plan, the area was proposed for mixed-use development, but due to the economy the Specific Plan project application was withdrawn from the City in 2008. The land uses in the previously-proposed Placer Ranch Specific Plan included residential, business professional and light industrial, office, commercial, and a branch campus for

California State University Sacramento that would accommodate 25,000 full-time-equivalent students.

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

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

Industrial Uses The Roseville Energy Park (REP) and the Pleasant Grove Wastewater Treatment Plant (WWTP) are located west of the southern portion of the Fiddymment Ranch project site. The planned uses adjacent to these facilities include a regional sports complex and high school.

Creekview Specific Plan North of the proposed extension of Blue Oaks Boulevard, the area west of Fiddymment Ranch Phase 3 was evaluated in the WRSP EIR as a "Remainder Area." The area is within the City's Sphere of Influence but is not within the city limits. This 501-acre area is currently proposed for development as the Creekview Specific Plan, which includes 2,011 dwelling units, 136 acres of open space, 15 acres of mixed-use commercial, 14 acres of parks, and 9 acres of public/quasi-public uses. The Creekview Specific Plan project is currently being processed by the City. The Specific Plan, Draft EIR, and Final EIR are available for review at the City's website. The Draft EIR was circulated to the public beginning in December 2010 and the Final EIR was made available for public review in April 2011.

General Plan Land Use and Zoning Designations

Project Site

Land uses currently allowed in the project area are determined by the WRSP, consistent with the City of Roseville General Plan and the City's Zoning Ordinance.

As listed in Table 4.1 below, the WRSP currently designates ±848.61 acres as Low Density Residential (LDR), 20.54 acres as LDR - Pocket Parks, 17.52 acres as Medium Density Residential (MDR), 67.15 acres as High Density Residential (HDR), 38.97 acres as Community Commercial, 74.52 acres as Public/Quasi Public, 200.02 acres as Parks and Recreation, 340.06 as Open Space, 6.71 acres as Open Space Paseo, and 63.42 acres as Roadway Rights-of-Way. Table 4.1 also identifies the acreage proposed to be allocated to each land use under the proposed Fiddymment Ranch Specific Plan Amendment 3 project.

Table 4.1
Fiddymont Ranch Land Use Allocations

Land Use	Approved Land Uses		Proposed Land Uses	
	Acreage	Dwelling Units or Square Feet	Acreage	Dwelling Units or Square Feet
Low Density Residential	848.61	2,660	756.35	3,240
Low Density Residential – Pocket Parks	20.54	n/a	13.43	n/a
Medium Density Residential	17.52	131	73.32	740
High Density Residential	67.15	1,416	86.03	2,132
Community Commercial	38.97	n/a	46.24	n/a
Public/Quasi-Public	74.52	n/a	76.42	n/a
Parks and Recreation	200.02	n/a	203.04	n/a
Open Space	340.06	n/a	340.18	n/a
Open Space (Paseo)	6.71	n/a	6.71	n/a
Roadway Rights-of-Way	63.42	n/a	75.80	n/a
Totals	1,677.52	4,207	1,677.52	6,112

The proposed project would change the land use designations and densities on 28 existing parcels, but would not introduce any new land use or zoning designations to the project area.

Agricultural Lands

Farmland Classification The evaluation in the WRSP EIR of *Impact 4.1-4: Conversion of Agricultural Land to Developed Uses* determined that a majority of the WRSP site is classified as “Farmland of Local Importance,” and a total of 40.2 acres of land within the WRSP is classified as Prime Farmland. The WRSP EIR determined that a total of approximately 22.4 acres of Prime Farmland would be developed with residential uses and a community garden (2.0 acres) under the WRSP, leaving the remaining 16.8 acres in undeveloped open space. Under Mitigation Measure 4.1-4, the WRSP EIR requires off-site acquisition of conservation easement(s) prior to approval of the 500th building permit to minimize the loss of agricultural land within the WRSP area. The conservation easement required under this mitigation measure has been acquired. The WRSP EIR concluded that following implementation of Mitigation Measure 4.1-4 the resultant conversion of land classified as Prime Farmland and the loss of agricultural productivity would remain a significant and unavoidable impact of development under the WRSP land use plan.

Williamson Act The California Land Conservation Act of 1965 (Williamson Act) is a non-mandated State policy that provides tax incentives for agricultural and open space lands when owners enter a contract prohibiting development of the land, usually for a 10-year term. No land on or in the vicinity of the project site is presently under Williamson Act contract.

Land Development Trends

Through the late 1990s and into the early 2000s, Placer County ranked among the fastest-growing counties in California in terms of jobs and population. The 1990 US Census reported Placer County’s population as 172,796 people. The 2000 Census reported the County’s

population at 248,399 individuals. The U.S. Census estimate for Placer County population in 2009 was 328,829.

Much of the growth in Placer County occurred in the southwestern portion of the county, both in unincorporated areas and in the incorporated cities of Roseville, Lincoln, Rocklin and the Town of Loomis. The State Department of Finance reported that between 1992 and 2004 Roseville's population increased by 95 percent. Although land use development has slowed substantially in recent years, additional population increases in the region are anticipated. The Notice of Preparation for this Subsequent Draft EIR was circulated in August and September of 2010, during the third quarter of that year. As of the end of the third quarter of 2010, the City had issued building permits for 534 single-family residences and 264,770 square feet of non-residential land uses. The January 2011 estimate of City of Roseville population is 118,788 according to the California Department of Finance.

4.3 REGULATORY SETTING

Federal Regulations

There are no federal regulations related to land use planning applicable to the analysis of project impacts.

State Regulations

State Planning and Zoning Laws

Government Code Section 65300 et seq. establishes the obligation of cities and counties to adopt and implement general plans. The general plan is a comprehensive, long-term, and general document that describes plans for the physical development of a city or county and of any land outside its boundaries that, in the city's or county's judgment, bears relation to its planning. The general plan addresses a broad range of topics, including, at a minimum, land use, circulation, housing, conservation, open space, noise, and safety. In addressing these topics, the general plan identifies the goals, objectives, policies, principles, standards, and plan proposals that support the city's or county's vision for the area. The general plan is a long-range document that typically addresses the physical character of an area over a 20-year period. Finally, although the general plan serves as a blueprint for future development and identifies the overall vision for the planning area, it remains general enough to allow for flexibility in the approach taken to achieve the plan's goals. The State Zoning Law (Government Code Section 65800 et seq.) establishes that zoning ordinances, which are laws that define allowable land uses within a specific district, are required to be consistent with the general plan and any applicable specific plans. When amendments to the general plan are made, corresponding changes in the zoning ordinance may be required within a reasonable time to ensure that the land uses designated in the general plan would also be allowable by the zoning ordinance (Government Code Section 65860[c]).

A Specific Plan is another planning device that governs a smaller land area than the general plan, but must be consistent with the overarching general plan. Specifically, it implements the general plan in a particular geographic area (Gov. Code §65450). Generally, it describes the distribution, location, and extent of the land uses and the associated infrastructure, as well as standards governing future development. The specific plan must include a statement of the

relationship between it and the general plan (Gov. Code §65451, subd. (b)). A local jurisdiction's conclusion that a specific plan is consistent with its general plan "carries a strong presumption of regularity" (Napa Citizens for Honest Government v. County of Napa Bd. of Supervisors (2001) 91 Cal.App.4th 342, 357).

AB 32 and SB 375

The California Global Warming Solutions Act of 2006, commonly known as AB 32 (Chapter 488, Statutes of 2006; California Health and Safety Code Sections 38500– 38599) mandates reductions in the emission of greenhouse gases (GHGs). AB 32 establishes regulatory, reporting, and market mechanisms to achieve quantifiable reductions in GHG emissions. AB 32 also establishes a cap on statewide GHG emissions, requiring that statewide GHG emissions be reduced to 1990 levels by 2020. To effectively implement the cap, AB 32 directs California Air Resources Board (ARB) to develop and implement regulations to reduce statewide GHG emissions from stationary sources.

Signed into law in September 2008, SB 375 (Chapter 728, Statutes of 2008) is intended to supplement AB 32 by providing incentives for local land use choices that reduce the reliance on the automobile and reduce GHG emissions, consistent with regional Blueprint efforts. SB 375 aligns regional transportation planning efforts, regional GHG reduction targets, and land use and housing allocations. SB 375 requires Metropolitan Planning Organizations (MPOs) such as the Sacramento Area Council of Governments (SACOG) to adopt a sustainable communities strategy (SCS) or alternative planning strategy (APS) that will stipulate land use allocation in that MPO's regional transportation plan. SACOG is currently drafting an SCS as part of the Metropolitan Transportation Plan (MTP) update. The ARB, in consultation with MPOs, has provided each affected region with reduction targets for GHGs emitted by passenger cars and light trucks in the region for the years 2020 and 2035.

Regional Housing Needs Allocation

California Government Code Section 65580 et. seq. establishes that provision of "housing and a suitable living environment for every Californian, including farmworkers, is a priority of the highest order" and recognizes that providing affordable housing requires participation from both state and local governments. Local agencies, such as cities and counties, meet their responsibilities under State law to provide for affordable housing through adoption of Housing Elements within their General Plans and by ensuring that sufficient land is available for development of affordable housing to meet the local agencies' share of the regional housing needs allocation (RHNA). The RHNA is calculated by the regional planning agency. It quantifies the need for housing within each jurisdiction in the region during specified planning periods. Communities use the RHNA in land use planning, prioritizing local resource allocation, and in deciding how to address identified existing and future housing needs resulting from population, employment and household growth. According to the current City of Roseville Housing Element, adopted in August 2009, the City's RHNA for the current planning period, 2008 to 2013, is 7,120 units.

School Site Selection

The California Department of Education (CDE) School Facilities Planning Division has prepared the Guide to School Site Analysis and Development (CDE 2000), which provides criteria for

locating appropriate school sites in California. CDE's authority for approving proposed sites is contained in Education Code §17251 and in Title 5 §14010 of the California Code of Regulations (CCR). In addition, CEQA §21151.8, the State CEQA Guidelines (CCR §15186[c]), and Education Code §17213(b) identify environmental requirements for school projects in addition to the standard environmental analysis requirements of CEQA. These additional requirements are intended to ensure that, before a school district approves a school project at a given site, the site is evaluated to identify potential health effects that could result from exposure to hazardous materials, wastes, emissions, and substances. The school district, as lead agency, is required to consult with other agencies in this regard, before a school project is considered for approval.

Health and safety are the primary concerns for school site selection, while specific environmental constraints and land use patterns are also important considerations. More detail regarding school site selection is provided in the Sierra Vista Specific Plan EIR recently certified by the City of Roseville, which is incorporated herein by reference as discussed in **CHAPTER 1 INTRODUCTION**. In summary, the following factors are considered in the process of selecting school sites:

- ❖ Airports,
- ❖ Proximity to high-voltage power transmission lines,
- ❖ Presence or proximity to toxic and hazardous substances,
- ❖ Presence of high-pressure pipelines, reservoirs, or water storage tanks,
- ❖ Presence of hazardous air emissions and facilities within one-quarter mile,
- ❖ Presence of other health hazards,
- ❖ Geological studies and soil analysis,
- ❖ Flooding,
- ❖ Access/streets/vehicle circulation,
- ❖ Wetlands, and
- ❖ Compatibility with land use plans.

Local Regulations

Sacramento Area Council of Governments (SACOG)

SACOG is a regional organization that provides a variety of planning functions over its six-county region (Sacramento, Yolo, Placer, Sutter, Yuba, and El Dorado Counties). SACOG's primary functions are to provide transportation planning and funding for the region and to address regional issues. SACOG's recent Blueprint Project establishes a long-range vision for how the Sacramento region will manage an anticipated doubling of population by 2050. Many of the strategies discussed by participants in the Blueprint process (consisting of more than 5,000 residents of the region) called for implementation of the following Blueprint Planning Principles: a variety of housing options, compact development, transportation choices, mixed land uses, conservation of natural resources, better use of existing assets, and quality design.

The Preferred Blueprint Scenario depicts a plan for regional growth through the year 2050 in a manner generally consistent with the Blueprint Planning principles. The Preferred Blueprint

Scenario will serve as a framework to guide local government in growth and transportation planning through 2050. During this planning period, the region's population is projected to grow from 2 million to more than 3.8 million, jobs are projected to increase from 921,000 to 1.9 million, and housing units are projected to increase from 713,000 to 1.5 million.

The starting point for the Blueprint process was the "Base Case Scenario," which shows how the region would develop through the year 2050 if growth patterns of the recent past continue. Under the Base Case Scenario, growth would continue outward into largely rural areas and on the fringes of current development. This would result in longer commute distances and significant increases in congestion in the region.

In contrast, the Preferred Blueprint Scenario promotes compact, mixed-use development and more transit choices. It includes a greater range of housing products, reinvestment in already developed areas, protection of natural-resource areas from urbanization, and more transportation choices. While automobile use would still be prevalent under the Preferred Blueprint Scenario, less time would be devoted to travel, and there would be fewer car trips and fewer single-occupancy vehicle miles traveled to work and local businesses than under the Base Case Scenario. The reduction in traffic would improve air quality in the region by reducing carbon monoxide and particulate matter produced by car exhaust. In addition, the Preferred Blueprint Scenario would result in more mixed-use communities; provide a greater number of small-lot, single-family detached homes; develop a greater number of attached homes; reinvest in existing business and residential areas; and create more pedestrian-friendly neighborhoods. This would allow for the protection of natural resources (because less land would be required for urban uses) and less agricultural land conversion.

The Blueprint process received broad support from most of its member agencies; however, the Blueprint is advisory and therefore does not establish land use restrictions. SACOG has no land use authority. Although it is only advisory, the Blueprint provides policy guidance in the Sacramento region for long-term regional land use and transportation planning. A number of jurisdictions either are adopting the Blueprint concepts or are considering and encouraging projects consistent with the Blueprint. The WRSP is within an area identified for growth in the SACOG Preferred Growth Scenario. It is located within the City of Roseville and in an area with an established utility and roadway network.

Roseville's Implementation Strategies to Achieve Blueprint Project Objectives

In support of SACOG's Blueprint Project for long-term land-use planning at the local level, the Roseville City Council adopted *Smart Choices for Roseville's Future – Implementation Strategies to Achieve Blueprint Project Objectives* in May 2005. The Blueprint Implementation Strategies are intended to guide future planning and policies within the city. Roseville's Blueprint Implementation Strategies are based on SACOG's Seven Growth Principles and founded on eight goals which seek to guide growth that is well-planned, protects open space and farmland, revitalizes the community, provides a mix of reasonable housing opportunities, and encourages more transportation choices.

City of Roseville General Plan

The proposed project is subject to the goals, policies and programs set forth in the *City of Roseville General Plan*. The General Plan serves as a long-term policy guide for the physical,

economic, and environmental growth of Roseville, establishing the community's vision for its ultimate physical growth. State law requires that every county and city prepare and adopt a comprehensive long-range plan to serve as a guide for the development of the community. City actions, such as those relating to land use allocations, annexations, zoning, subdivision and design review, redevelopment, and capital improvements must be consistent with the General Plan.

The General Plan also defines land use designations that govern development within the city. For each land use designation, the General Plan identifies standards and requirements regarding general uses, development conditions, intensity, and siting; it also discusses compatibility between different designations. Roseville's General Plan was adopted by the City Council in 1992. The last major update was in 2010, when the horizon year was updated to 2025. The project proposes to amend some of the General Plan designations for the project site and to amend Table IX-3 relating to exposure of noise sensitive land uses to noises from municipal power plans. This amendment is discussed in **CHAPTER 3 PROJECT DESCRIPTION** and **CHAPTER 6 NOISE**.

The project's consistency with the City of Roseville General Plan goals and policies is evaluated in **CHAPTER 13 PLANNING CONSIDERATIONS** of this Draft Subsequent EIR.

City of Roseville Zoning Ordinance

Development on the project site is restricted to the allowable uses and densities/intensities specified in the City of Roseville Zoning Ordinance. The zoning ordinance is a tool that implements the policies contained in the General Plan. Zoning focuses on the immediate uses of land rather than the longer-term, planned uses contained in the General Plan. Typically, a General Plan land use designation allows a broad range of uses on the property and a zoning classification narrows the uses further by specifying allowable uses and density/intensity standards. The project proposes to amend the zoning designations for portions of the project site, and proposes to modify allowable density ranges for residential zoning districts.

West Roseville Specific Plan

The WRSP establishes a growth framework for the entire project site, as described in **CHAPTER 3 PROJECT DESCRIPTION**. The WRSP is designed as a residential community supplemented by a mix of support and employment uses. The primary elements that comprise the form of the WRSP land use plan include: the Community Focal Points (Village Center and Activity Core); Residential Neighborhoods, a hierarchy of Service and Neighborhood Nodes, the Employment District, and the City Edge. The portion of Fiddymment Ranch affected by the proposed Fiddymment Ranch Specific Plan Amendment 3 project includes residential neighborhoods and a neighborhood node. The neighborhood node is comprised of the school and park sites adjacent to Hayden Parkway and between Parkway One (Holt Parkway) and Collector One (Crawford Parkway). The WRSP describes residential neighborhood and neighborhood nodes as:

Residential Neighborhoods: Low density single-family residential is the predominant land use within the WRSP, and a defining characteristic of the community. The Residential Neighborhoods surround the Activity Core with approximately 40 percent of Plan Area units to the north and east of the Activity Core, and 60 percent to the south and west. Neighborhoods include a mix of low, medium and high density residential

uses. Schools and parks are located in neighborhoods within walking distance of most residences. Medium and high- density residential is incorporated, proximate to services and recreational areas and provides a separation between single-family residential and more intense land uses. A variety of housing styles similar to that found elsewhere in the City are planned, including affordable housing and designated age restricted neighborhoods.

Neighborhood Nodes: Located internally within the residential areas, the Neighborhood Nodes generally consist of a park combined with an elementary school. Where feasible, the Neighborhood Nodes are located adjacent and connected to open space areas. The Neighborhood Nodes act as a local activity amenity within each neighborhood. Neighborhood streets are planned to be organized around the nodes to provide easy vehicle and pedestrian access, and to establish the node as the visual center of the neighborhood.

WRSP Planning Principles

The WRSP includes planning principles intended to ensure that the community will be desirable and functional for future residents and businesses, and that it will provide new opportunities and benefits accessible to all of Roseville. The following principles are excerpted from Chapter 3 Community Form and Planning Principles of the WRSP. The principles shown below are those that are most applicable to the proposed project; not all of the WRSP principles are cited here.

General

1. Create a comprehensively planned residential based community balanced by a mix of employment, commercial, business professional, service, recreation, open space, and public uses.
2. Provide a logical and orderly extension of the City of Roseville that is compatible with surrounding land uses, that complements the pattern and intensity of existing development in the City and provides new benefits to the City.
4. Aid the City in meeting its recognized obligation to accommodate a percentage of future population growth in the region by increasing the residential holding capacity by 8,468 residential units in an area identified in the City's feasibility analyses as feasible for such development.
5. Ensure compatibility with the adjacent Pleasant Grove Wastewater Treatment Plant and other potential future intensive public uses, including the proposed Roseville Energy Park, through inclusion of appropriate uses within the 1000 foot non-residential buffer area around the plant.

Use and Form

7. Shape a physical form and character of development that is functional and creates a sense of place that will:
 - a. Establish an identifiable western edge of the City of Roseville through inclusion of contiguous permanent open space areas;

- b. Enhance Roseville’s supply of and reputation for quality housing that provides a diversity of housing opportunities available to residents from a wide range of economic levels and all stages of life;
- c. Organize neighborhoods to be identifiable, walkable and to incorporate gathering places, such as parks and schools, for neighborhood activities and interaction;
- d. Encourage the concentration of recreation, education, service, public and community activities, as focal points of the community including:
 - Development of a mixed use Village Center that incorporates “Smart Growth” principles and that is modeled as a traditional hub of services, activity and people gathering;
 - Creation of a central Activity Core that includes two regional parks (Regional Sports Park and Fiddymment Park) and a high school; and
 - Provision of adequate school facilities to serve students generated in the WRSP.
- e. Expand the City’s employment base through the inclusion of commercial, industrial, light industrial and business professional uses; and
- f. Balance development with resource protection, including preservation of cultural resources, significant creek corridors, sensitive habitat, oak woodlands and wetlands in interconnected permanent open space.

Infrastructure and Services:

8. Provide a safe and efficient circulation system that interconnects uses and provides opportunities for alternate transportation options.
9. Create an interconnected Class 1 bikeway system that links the Plan Area with the rest of the City as well as residential neighborhoods, open space, parks, schools, service and activity areas.
11. Provide and maintain services and infrastructure that satisfy City standards, integrate with existing and planned facilities and connections, consider potential development in the remainder of the City-County MOU area, and do not diminish services to existing residents of the City.

Implementation

12. Ensure that the WRSP includes a mix of uses and facilities that are fiscally feasible and implement funding mechanisms to avoid negative impacts to the City’s General Fund.
13. Phase development to link the provision of services with the timing of development to respond to the short-term buildout of residential land use inventory in the City and to accommodate projected long-term residential market demand.

WRSP Design Guidelines and Design Review

The WRSP includes Design Guidelines that apply to all development within the Plan Area, including Fiddymment Ranch. The guidelines provide detailed performance criteria and

standards to be considered by City staff, the Design Committee, the Planning Commission, and the City Council when reviewing individual developments within the Plan Area. All future development under the proposed Fiddymment Ranch Specific Plan Amendment 3 project would be subject to the adopted WRSP Design Guidelines. The Design Guidelines define the administrative process through which projects will be reviewed for consistency with the Design Guidelines.

4.4 IMPACTS

Significance Criteria

The analysis in the Initial Study found that the impacts of the project related to the following criteria were adequately evaluated in the WRSP EIR. Thus, impacts associated with these criteria are not evaluated further in this Draft Subsequent EIR:

- ❖ Physical division or disruption of an established community; and
- ❖ Conflict with any applicable habitat conservation plan or natural community conservation plan.

The analysis below evaluates the potential for the project to result in significant land use impacts related to the following criteria:

- ❖ Conflicts with General Plan, Specific Plan and zoning designations;
- ❖ Conflicts with local and/or regional land use plans and policies adopted for the purpose of avoiding or mitigating an environmental effect; and
- ❖ Development of incompatible uses and/or the creation of land use conflicts.

Project Impacts

IMPACT 4.1:	Conflict With General Plan, Specific Plan and Zoning Designations
APPLICABLE POLICIES AND REGULATIONS:	City of Roseville General Plan West Roseville Specific Plan City of Roseville Zoning Ordinance
SIGNIFICANCE WITH POLICIES AND REGULATIONS:	No Impact
MITIGATION MEASURES:	None
SIGNIFICANCE AFTER MITIGATION:	No Impact

The WRSP is planned primarily as a residential community. Other land uses in the Plan Area include recreation, open space, employment and public facilities (including schools). The Fiddymment Ranch portion of the WRSP is currently approved for development of 4,207 residential units and 38.97 acres of commercial land uses as well as open space, parks, and public/quasi public land uses. The proposed Fiddymment Ranch Specific Plan Amendment 3 project would increase the amount of residential and commercial development at the site, providing for development of 6,112 residential units and 46.24 acres of commercial land uses. More specifically, the proposed project would decrease the acreage allocated to Low Density

Residential and Low Density Residential (Pocket Parks) land uses by 99.37 acres, and increase the acreages allocated to:

- ❖ Medium Density Residential land uses by 55.8 acres,
- ❖ High Density Residential land uses by 18.88 acres,
- ❖ Community Commercial land uses by 7.27 acres,
- ❖ Parks by 3.02 acres,
- ❖ Open Space by 0.12 acres,
- ❖ Public/Quasi-Public by 1.9 acres, and
- ❖ Land dedicated as right-of-way by 12.38 acres.

In addition, the project proposes to change development densities within Fiddymment Ranch residential areas. With the proposed changes in land use acreages and density increases, the project would provide up to 580 additional Low Density Residential units, 609 additional Medium Density Residential units, and 716 additional High Density Residential units.

These proposed land use and density changes require amendments to the land use and zoning designations for many parcels within Fiddymment Ranch. The existing and proposed land use and zoning designations for each affected parcel is shown in *Table 4.2*. The General Plan and WRSP apply the same land use designations to each parcel.

Table 4.2
Existing and Proposed Land Use and Zoning Designations

Parcel Number		Land Use		Zoning	
Existing	Proposed	Existing	Proposed	Existing	Proposed
6		LDR-2.3		R1-DS	
	6A		LDR-4.8		RS/DS
	6B		HDR-25.0		R3
	6C		MDR-11.3		RS/DS
	6D		CC		CC
7	7	LDR-2.3	LDR-5.1	R1/DS	RS/DS
8		LDR-2.3		R1/DS	
	8A		HDR-25.0		R3
	8B		MDR-10.8		RS/DS
	8C		LDR-5.6		RS/DS
	8D		LDR-3.0		RS/DS
9		LDR-3.8		R1/DS	
	9A		LDR-5.1		RS/DS
	9B		LDR-4.5		RS/DS
	9C		LDR-5.0		RS/DS
	9D		LDR-2.8		RS/DS
10		LDR-2.2		R1/DS	
	10A		LDR-4.2		RS/DS

Parcel Number		Land Use		Zoning	
Existing	Proposed	Existing	Proposed	Existing	Proposed
	10B		LDR-5.3		RS/DS
	10C		LDR-4.4		RS/DS
11		LDR-2.2		R1/DS	
	11A		LDR-5.5		RS/DS
	11B		MDR-10.5		RS/DS
12	12	LDR-2.2	LDR-5.1	R1/DS	RS/DS
13		LDR-2.2		R1/DS	
	13A		LDR-4.5		RS/DS
	13B		LDR-4.8		RS/DS
19		LDR-3.9		RS/DS	
	19A		LDR-4.9		RS/DS
	19B		LDR-3.9		RS/DS
21	21	HDR-20.0	HDR-25.0	R3	R3
22	22	HDR-20.0	HDR-25.0	R3	R3
23	23	HDR-20.0	HDR-25.0	R3	R3
24	24	HDR-20.0	HDR-25.0	R3	R3
51	51	PR (Park)	PR (Park)	P/R	P/R
55	55	PR (Park)	PR (Park)	P/R	P/R
71	71	P/QP (Elementary School)	P/QP (Elementary School)	P/QP	P/QP
80	80	OS (Open Space)	OS (Open Space)	OS	OS
81	81	LDR	CC	R1/DS	CC
84	84	OS (Open Space)	OS (Open Space)	OS	OS
85	85	OS (Open Space)	OS (Open Space)	OS	OS
90		OS (Paseo)		OS	
	90A		OS (Paseo)		OS
	90B		OS (Paseo)		OS
	90C		OS (Paseo)		OS
91		OS (Paseo)		OS	
	91A		OS (Paseo)		OS
	91B		OS (Paseo)		OS
	91C		OS (Paseo)		OS
92		OS (Paseo)		OS	
	92A		OS (Paseo)		OS
	92B		OS (Paseo)		OS
93	93	OS (Paseo)	OS (Paseo)		OS
94	94	LDR (Pocket Park)	LDR (Pocket Park)	R1/DS	RS/DS

Parcel Number		Land Use		Zoning	
Existing	Proposed	Existing	Proposed	Existing	Proposed
95	95	LDR (Pocket Park)	LDR (Pocket Park)	R1/DS	RS/DS
96	96	LDR (Pocket Park)	LDR (Pocket Park)	RS/DS	RS/DS
97	97	LDR (Pocket Park)	LDR (Pocket Park)	R1/DS	RS/DS
	101		LDR (Pocket Park)		RS/DS
200	200	Right-of-Way	Right-of-Way	ROW	ROW

If the proposed Fiddymment Ranch Specific Plan Amendment 3 project is approved, the approval would include amendment of the General Plan, Specific Plan, and zoning designations for each affected parcel. With the approved amendments to the land use and zoning designations, the project would have no impact related to consistency with those designations.

IMPACT 4.2:

Conflict With Local and/or Regional Land Use Plans and Policies Adopted for the Purpose of Avoiding or Mitigating an Environmental Effect

APPLICABLE POLICIES AND REGULATIONS:

City of Roseville General Plan
 West Roseville Specific Plan
 Roseville Blueprint Implementation Strategies

SIGNIFICANCE WITH POLICIES AND REGULATIONS:

Significant

MITIGATION MEASURES:

As identified in Chapters 5 through 13

SIGNIFICANCE AFTER MITIGATION:

Less than Significant

Under the proposed Fiddymment Ranch Specific Plan Amendment 3 project, the project site would be developed primarily with residential land uses, consistent with the general layout of the WRSP land use plan. The effect of the proposed amendment would be to increase the overall development intensity throughout the Fiddymment Ranch portion of the WRSP. Development within the project area would be required to be consistent with the land use policies and development standards of the WRSP, and would be required to implement mitigation measures identified in both the WRSP EIR and this Draft Subsequent EIR.

The analyses presented in the WRSP EIR, the Initial Study for the Fiddymment Ranch Specific Plan Amendment 3 project, and chapters 5 through 13 of this Draft Subsequent EIR evaluate the potential environmental effects of the project, and identify mitigation measures to reduce those effects to the extent feasible. A summary of the project’s significant impacts and associated mitigation measures is presented in *Table 4.3* below. The analysis in **CHAPTER 13 PLANNING CONSIDERATIONS** to this Draft Subsequent EIR considers the environmental effects of the project in the context of the applicable General Plan and Specific Plan policies. The analysis finds that the project as proposed is consistent with all applicable plan policies. While the

project would result in Significant and Unavoidable environmental effects in some resource areas, these impacts are reduced to the extent feasible in compliance with plan policies. Neither the General Plan nor the Specific Plan precludes approval of a project that has Significant and Unavoidable impacts as long as the impacts have been mitigated to the extent feasible.

Table 4.3
Significant Impacts and Associated Mitigation Measures

Impact	Mitigation Measure
Impact 5.1: Increased Traffic Volumes Through City of Roseville Intersections Under Existing Plus Project Conditions	Mitigation Measure 5.1a
Impact 5.5: Increased Traffic Volumes through Intersections Within Placer County Under Existing Plus Project Conditions	Mitigation Measure 5.5a. The impact remains Significant and Unavoidable.
Impact 5.6: Increased Traffic Volumes on Roadways within Placer County under Existing Plus Project Conditions	Mitigation Measure 5.6a. The impact remains Significant and Unavoidable.
Impact 5.8: Increased Traffic Volumes on Roadways within Sacramento County under Existing Plus Project Conditions	Mitigation Measure 5.8a. The impact remains Significant and Unavoidable.
Impact 5.9: Increased Traffic Volumes on Roadways within Sutter County under Existing Plus Project Conditions	Mitigation Measure 5.9a. The impact remains Significant and Unavoidable.
Impact 5.11: Increased Traffic Volumes at State Highways Interchanges under Existing Plus Project Conditions	Mitigation Measure 5.11a. The impact remains Significant and Unavoidable.
Impact 5.12: Increased Traffic Volumes on State Highways under Existing Plus Project Conditions	Mitigation Measure 5.12a. The impact remains Significant and Unavoidable.
Impact 5.13: Increased Traffic Volumes Through City of Roseville Intersections Under 2025 CIP Plus Project Conditions	Mitigation Measure 5.13a
Impact 5.18: Increased Traffic Volumes on State Highways Under 2025 CIP Plus Project Conditions	Mitigation Measure 5.18a. The impact remains Significant and Unavoidable.
Impact 6.2: Expose Future Sensitive Receptors Within The Project Site To Excessive Traffic Noise Levels	Mitigation Measure 6.2a
Impact 7.1: Generate Construction Related Emissions That Conflict with the Air Quality Plan or Violate Air Quality Standards	Mitigation Measures 7.1a through 7.1d. The impact remains Significant and Unavoidable.
Impact 7.2: Generate Emissions During Project Operation That Conflict with the Air Quality Plan or Violate Air Quality Standards	Mitigation Measure 7.2a. The impact remains Significant and Unavoidable.
Impact 8.2: Generate Greenhouse Gas Emissions During Project Operation	Mitigation Measure 8.2a
Impact 8.3: Conflict With an Applicable Plan, Policy or Regulation Adopted for the Purpose of Reducing the Emissions of Greenhouse Gases	Mitigation Measure 8.3a
Impact 9B.3: Exceed Wastewater Treatment Capacity or Result in Physical Environmental Effects from Construction or Expansion of Wastewater Treatment	Mitigation Measure 9B.3a

Impact	Mitigation Measure
Facilities	
Impact 11.2: Increased Traffic Volumes on City of Roseville Roadways under 2025 Cumulative Plus Project Conditions	Mitigation Measure 11.2a. The impact remains Significant and Unavoidable.
Impact 11.8: Increase Traffic Volumes on State Highways Under 2025 Cumulative Plus Project Conditions	Mitigation Measure 11.8a. The impact remains Significant and Unavoidable.
Impact 11.9: Contribute to Cumulative Increases in Noise Levels	No feasible mitigation measures are available. The impact remains Significant and Unavoidable.
Impact 11.10: Result in a cumulatively considerable net increase of any criteria for which the project region is non-attainment under an applicable federal or state ambient air quality standard	Mitigation Measure 11.10a. The impact remains Significant and Unavoidable.
Impact 11.12: Contribute to Cumulative Increases in Demands for Potable Water	No feasible mitigation measures are available. The impact remains Significant and Unavoidable.
Impact 11.13: Contribute to Cumulative Increases in Demands for Wastewater Treatment and Conveyance	No feasible mitigation measures are available. The impact remains Significant and Unavoidable.

IMPACT 4.3:

Creation of Land Use Conflicts or Incompatibility

APPLICABLE POLICIES AND REGULATIONS:	City of Roseville Community Design Guidelines City of Roseville General Plan West Roseville Specific Plan Design Guidelines City of Roseville Zoning Ordinance
SIGNIFICANCE WITH POLICIES AND REGULATIONS	Less than Significant
MITIGATION MEASURES	None
SIGNIFICANCE AFTER MITIGATION:	Less than Significant

Land use conflicts can arise when characteristics of one land use cause adverse impacts on persons or the physical environment at an adjacent or nearby land use.

Development of the Fiddymment Ranch project area as a primarily residential community and the potential for land use compatibility impacts both internal to the site and with adjacent properties were evaluated in the WRSP EIR. The proposed Fiddymment Ranch Specific Plan Amendment 3 project would not change the overall character of the planned land uses for the site. Land uses at the northern and western boundaries of the Fiddymment Ranch site would generally continue to consist of low density residential and open space. In addition, as specific development projects are proposed within the project area, each project would be subject to the City’s environmental review and development review procedures and requirements. Through this project-specific review, the City would consider whether specific project components or design elements could contribute to land use compatibility conflicts.

Medium Density Residential

One parcel along the western boundary would be changed from low density residential to medium density residential. The adjacent land to the west is part of the Creekview Specific Plan, which is currently being processed by the City. As noted above, the Creekview Specific Plan Draft EIR was circulated to the public beginning in December 2010 and the Final EIR was made available for public review in April 2011. The Creekview Specific Plan proposes to designate land adjacent to Fiddymment Ranch and south of Parkway One (renamed Holt Parkway) as Urban Reserve. Land within the Creekview Specific Plan west of the Urban Reserve parcel is proposed to be designated for LDR development. At the time that a specific development proposal is made for the Urban Reserve parcel, the City of Roseville will evaluate whether that proposed land use is compatible with the low and medium density residential land uses surrounding it.

High Density Residential

The project proposes to increase the density of four existing high density residential parcels from 20 units to the acre to 25 units to the acre, and to create two new high density residential parcels interior to the project site.

One of the existing HDR parcels (F-21, as shown on *Figure 3-2* in **CHAPTER 3 PROJECT DESCRIPTION**) is located south of Pleasant Grove Creek and Blue Oaks Boulevard and west of Fiddymment Road. This parcel is adjacent to a planned regional park site, and single family residences within the Del Webb Specific Plan area are located east of this site, east of Fiddymment Road. The other three existing HDR parcels (F-22, F-23, and F-24) are located south of Pleasant Grove Creek, east of Fiddymment Road, and north of Blue Oaks Boulevard, adjacent to a Community Commercial parcel (F-31) and an MDR parcel (F-17). The land use south of Blue Oaks Boulevard in the vicinity of these parcels consists of single family residences within the Del Webb Specific Plan area. These four existing HDR parcels range in size from 10.3 to 14.4 acres. At the currently planned density of 20 units to the acre, these parcels would support between 206 and 288 units each. At the proposed density of 25 units to the acre, these parcels are proposed to support between 258 and 361 units each. The additional density could be realized by increasing building height within each parcel, generally requiring buildings to be one-story taller than under the currently approved density. Development would continue to be subject to the development standards of the City of Roseville Zoning Ordinance, the City's Community Design Guidelines, and the WRSP Design Guidelines. Compliance with these requirements would ensure that the potential for land use conflicts and incompatibility are kept to less than significant levels.

The two new high density residential parcels (F-6B and F-8A) would be located north of Pleasant Grove Creek a distance of between approximately 1,000 and 2,500 feet from the nearest existing residential land uses. One of these parcels would be located across a minor collector roadway from a planned low density residential parcel (F6-A), adjacent to a proposed community commercial parcel (F6-D), and across a minor collector roadway from a proposed medium density residential parcel (F6-C). The other proposed new HDR parcel would be located adjacent to one proposed medium density residential parcel (F8-B) and across a minor collector roadway from another proposed medium density residential parcel (F6-C). Both of the new high density residential parcels would be across a minor collector roadway from a neighborhood park parcel (F-51). With compliance with the WRSP Design Guidelines, it is

anticipated that there would be no conflicts or incompatibilities between the different densities of residential development. While the addition of HDR parcels to this area would increase the overall residential density and intensity, this would be consistent with the WRSP principles which focus on creating a primarily residential community that provides a wide range of housing types and products, aids the City in meeting its regional housing obligations, incorporates “Smart Growth” techniques, and protects natural resources.

As discussed in Section 4.1, it is possible that some of the parcels on which high-density residential land uses develop may propose to develop under the City’s Density Bonus ordinance. This ordinance allows increased densities and development incentives (typically reduced development standards such as reduced setback requirements) when a development provides affordable housing meeting standards set forth in that ordinance. However, no specific development plans for any parcel, including whether or not development would be proposed under the City’s Density Bonus ordinance, have been proposed at this time. It would be speculative to assume any specific use of the City’s Density Bonus ordinance in this analysis.

Community Commercial

The proposed project would change the designation of two parcels from low density residential to community commercial. One of these parcels (F-81) is located at the eastern boundary of the project site, adjacent to existing low density residential in the North Roseville Specific Plan Area. The other parcel (F6-D) is located near the western project site boundary adjacent to proposed high density residential and across minor collector roadways from low density residential areas. These parcels would provide commercial land uses in close proximity to residential areas, in support of the WRSP principles of balancing residential uses with commercial/employment uses, providing walkable neighborhoods, and expanding the City’s employment base.

Development of these commercial parcels would be subject to the City’s Community Design Guidelines, which require that commercial development adjacent to residential areas include side and rear setbacks with a sufficient planter area to screen any undesirable views or the placement of sound barriers or fencing. The Design Guidelines also regulate lighting to avoid light spillage or glare affecting adjacent properties. Development of these commercial parcels would be subject to the WRSP Design Guidelines, which include requirements for walls to screen views of service and delivery areas, and subject to the City’s Zoning Ordinance, which mandates other measures to minimize conflicts between commercial and residential land uses. Compliance with these requirements would ensure that impacts related to land use conflicts and compatibility remain less than significant.

4.5 MITIGATION MEASURES

Conflict with General Plan, Specific Plan and zoning designations

The project would have no impact with respect to land use and zoning designations. No mitigation measures are necessary.

Conflict with local and/or regional land use plans and policies adopted for the purpose of avoiding or mitigating an environmental effect

Mitigation measures are required to ensure that the project is consistent with applicable policies of the *City of Roseville General Plan* and *West Roseville Specific Plan*. These measures are provided in their respective chapters, as indicated in *Table 4.3* above.

Creation of land use conflicts or incompatibility

This impact is determined to be less than significant. No mitigation measures are necessary.

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