1 INTRODUCTION

This Draft Environmental Impact Report (DEIR) has been prepared under the direction of the City of Roseville (City) in accordance with the requirements of the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) and the State CEQA Guidelines (California Code of Regulations, Section 15000 et seq.) This is a Project-level DEIR and evaluates the environmental impacts of the proposed Downtown Roseville Specific Plan (Plan), referred to in this document as the "proposed project" or "Plan".

This chapter of the DEIR is organized into the following sections:

- 1.1 Proposed Project Requiring Environmental Analysis;
- 1.2 The Downtown Roseville Planning process;
- 1.3 Purpose and Intended Uses of this DEIR;
- 1.4 Scope of this DEIR;
- 1.5 Agency Roles and Responsibilities;
- 1.6 Documents Incorporated by Reference; and
- 1.7 Standard Terminology and Acronyms.

1.1 PROPOSED PROJECT REQUIRING ENVIRONMENTAL ANALYSIS

The proposed project would involve implementation of the Downtown Roseville Specific Plan in a 167-acre area comprised of the existing Historic Old Town, Vernon Street Civic Core, and Royer and Saugstad Park. The proposed project area (Plan area) encompasses an infill area completely surrounded by built-out neighborhoods and the Union Pacific Railyard in central Roseville, California. The Plan would establish the appropriate distribution, mix, intensity, physical form, and functional relationships of land uses in the Downtown area to encourage and facilitate infill development, mixed-use, pedestrian scale, urban amenities, transit use, creative design, and general revitalization of the Downtown area. In addition, the Plan establishes policies for pedestrian movement, alternative transportation facilities, transit routes, vehicle traffic, and parking within the Downtown area. Lastly, the Plan would implement improvements related to connectivity, place making, and creek restoration and flood conveyance identified in the Royer/Saugstad Park Master Plan. Section 1.3 further describes the proposed project and improvements included in the Specific Plan.

1.2 DOWNTOWN ROSEVILLE PLANNING PROCESS

The Downtown Roseville Specific Plan is the fundamental guideline and development mechanism by which the proposed project would be implemented. The Specific Plan addresses infill (urban) redevelopment in Downtown Roseville as a result of a desire from the community (e.g., business owners, property owners, other community residents) to revitalize their existing downtown area.

The Downtown Roseville Specific Plan includes the following elements:

- ▶ Introduction to the Specific Plan;
- ► The Site (Specific Plan Area) and its Context;
- ▶ Land Use and Development Regulations;
- ► Mobility (transportation network including pedestrian facilities, transit, parking);
- ► Infrastructure, Utilities, and Public Facilities;
- ► Catalyst Sites (prototype developments);
- ▶ Design Guidelines and Development Standards; and
- ▶ Implementation.

The Design Guidelines element of the Specific Plan (Chapter 8 and 9) includes general design guidelines, as well as specific development standards to guide future development within the Plan area.

The Downtown Roseville Specific Plan and this DEIR have each been prepared for the City and are available for review at the City of Roseville of Planning and Redevelopment Department, 311 Vernon Street, Roseville, California 95678. The point of contact is Ms. Terri Shirhall, who can be reached at (916) 774-5276.

1.3 PURPOSE AND INTENDED USES OF THIS DRAFT ENVIRONMENTAL IMPACT REPORT

An Environmental Impact Report (EIR) is used to inform public agency decision makers and the general public of the significant environmental impacts of a proposed project, to identify possible ways to avoid or substantially minimize significant impacts, and to present a discussion of reasonable alternatives to the project that would avoid or substantially minimize significant impacts while feasibly attaining the basic objectives of the project. According to CEQA, preparation of an EIR is required when a proposed project would potentially result in a significant environmental impact. Public agencies are required to consider the information presented in the EIR when determining whether or not to approve a project.

The proposed project is considered a development project for CEQA purposes. For this reason, this project DEIR has been prepared to meet the requirements of a project-level EIR, as defined by Section 15161 of the State CEQA Guidelines. The project EIR examines the environmental impacts of a specific development project and focuses on changes in the physical environment that would result from the development of a project, including its planning, construction, and operation. The City's intention in preparing this project EIR is that no further environmental review under CEQA would be required for subsequent projects which are consistent with the proposed project (see State CEQA Guidelines Sections 15162–15164 and 15183). This would provide for the streamlined approval of projects proposed within the Plan area that are consistent with land use designations proposed in the Specific Plan, projects adhering to design guidelines specified in the Specific Plan (specifically prototype development), or other projects or improvements falling within the scope of the proposed project and this EIR, as described in Section 1.4 below.

1.4 SCOPE OF THIS DRAFT ENVIRONMENTAL IMPACT REPORT

Chapter 4 of this DEIR includes an evaluation of 12 primary environmental/resource areas, as well as other CEQA-mandated sections, as presented below:

- 4.1 Land Use and Planning;
- 4.2 Aesthetics:
- 4.3 Hazards and Hazardous Materials;
- 4.4 Geology and Soils;
- 4.5 Cultural Resources;
- 4.6 Transportation and Traffic;
- 4.7 Hydrology and Water Quality;
- 4.8 Biological Resources;
- 4.9 Public Services;
- 4.10 Utilities;
- 4.11 Air Quality; and
- 4.12 Noise.

Other CEQA-mandated issues discussed within the context of this DEIR include: Cumulative Impacts (Chapter 5), Growth-Inducing Impacts (Chapter 6), and Significant and Unavoidable Adverse Impacts (Chapter 7). Chapter 8 includes an Alternatives Analysis, as required by Section 15126.6 of the CEQA State Guidelines. Included as Volume II of this DEIR are the Technical Appendices that accompany the text of the DEIR (Volume I). Volume

II of the DEIR includes technical planning documents and other studies prepared to support development and implementation of the Specific Plan and the DEIR.

Under the CEQA statutes and the State CEQA Guidelines, a lead agency may limit the discussion of environmental effects in an EIR when they are not considered potentially significant (Public Resources Code Section 21002.1[e]; State CEQA Guidelines Sections 15128 and 15143). Information used to determine which impacts would be potentially significant was derived, in part, from a review of applicable planning and CEQA documents; fieldwork; a review of the proposed project; and feedback from ongoing public and agency consultation. The Notice of Preparation (NOP) dated October 17, 2007 is included as Appendix A of this DEIR.

Comments received during the public scoping meeting held on November 8, 2007 and comments received following the issuance of the NOP helped to determine the final scope of the DEIR. As a result of the review of existing information and the scoping process, it was determined that each of the issue areas listed above should be evaluated fully in this DEIR. The evaluation of these resource areas is provided in Chapter 4.

The NOP for the Downtown Roseville Specific Plan identified that implementation of the proposed project would result in "no impact" or "less-than-significant impacts" in the following resource areas; therefore these areas are not analyzed in this DEIR:

- Agricultural Resources;
- ► Population and Housing;
- ▶ Recreation; and
- Mineral Resources.

1.5 AGENCY ROLES AND RESPONSIBILITIES

1.5.1 LEAD AGENCY

The City of Roseville is the lead agency for the proposed project. The City, as lead agency, will require and administer regulatory mechanisms to implement the Plan. These actions include the adoption of the Plan itself, including a process for execution and revision; a General Plan amendment; the adoption of rezoning; adoption of the Downtown Parking Management Plan; and adoption of the Royer/Saugstad Park Master Plan.

As lead agency, the City has the principal responsibility for approving and carrying out the project and for ensuring that the requirements of CEQA, as well as all other applicable regulations, are met.

PROJECT ENTITLEMENTS AND OTHER CITY ACTIONS

The following list identifies entitlements currently requested by or from the City for the proposed project. Unless otherwise specified, these entitlements pertain to the proposed project in its entirety, including actions related to streetscape improvements identified in the Plan.

- ► Adopt a resolution establishing the Downtown Roseville Specific Plan area and an ordinance adopting the corresponding Downtown Code;
- ► Change General Plan land use designations for parcels on the project site to match land uses designated in the Downtown Roseville Specific Plan;
- ▶ Amend the City's Land Use Map and supporting text in the General Plan as appropriate;
- Adopt rezoning to change zoning designations for parcels on the project site to match land uses designated in the Downtown Roseville Specific Plan;

- ► Amend the General Plan Parks and Recreation Element to waive the nine-acre per 1,000 resident parkland dedication requirement or in-lieu fee requirement in order to facilitate reinvestment and economic development in the Downtown, Riverside, and Historic District Specific Plan areas;
- ► Amend the General Plan Circulation Element adding the intersection of Orlando Drive/Marlin Way/Cirby Way to the list of "Major Intersections Functioning at Less than Level of Service "C" in the City of Roseville Under Buildout Conditions;"
- Amend the General Plan Noise Element to allow the City to elect to approve new noise-sensitive land uses on a case-by-case basis in proximity to sources of transportation noise; in recognition that it is difficult to maintain rural/suburban noise standards in increasingly urbanized areas, and to facilitate the City's goal to encourage reinvestment and economic development in the Downtown, Riverside, and Historic District Specific Plan areas;
- ▶ Adopt text amendments to the to the Zoning Ordinance:
 - To reflect applicability of the Downtown Code to the Downtown Roseville Specific Plan area,
 - Reference the Riverside Gateway Specific Plan,
 - Allow Minor Design Review for projects in the Downtown Roseville Specific Plan area,
 - Address Nightclub uses and references standards in the Downtown Code, and
 - Modify the list of Allowable Land Uses and add Use Types (i.e., live/work) for consistency with the Downtown Code;
- ► Modify Municipal Code Title 17 (Sign Ordinance);
- ► Adopt the Royer/Saugstad Park Master Plan;
- Amend the Roseville Subdivision Ordinance to change zoning designations for parcels on the project site to match land uses designated in the Downtown Roseville Specific Plan;
- ► Establish a Prototype Review Process and other Plan-specific permit approval processes to allow streamlined development consistent with the Downtown Roseville Specific Plan and Downtown Code;
- ▶ Adopt and implement mitigation measures specified in this Specific Plan EIR; and
- ► The City will also rely on this EIR without further environmental review for approval the catalyst sites and, where applicable, other future discretionary entitlements and permits related to subsequent actions consistent with the proposed project (e.g., design reviews, development agreements, use permits) where preparation of a subsequent EIR, supplemental EIR, or addendum is not needed.

Additional requirements and lead agency responsibilities related to subsequent projects or permit applications may be identified during the 20-year Plan build-out period. The City, as lead agency, may impose conditions as are reasonably necessary to ensure project-related activities are in compliance with the proposed project (Specific Plan and Downtown Code), as well as all other applicable policies and requirements, including environmental compliance with federal, state, and local regulations.

City entitlements related to the proposed project anticipated to require regulatory authority are also discussed in Section 3.5 of this DEIR ("Entitlements"). Plan-related regulatory and financial strategies, including other actions

recommended to implement the Plan, are detailed in Chapter 10 of the Specific Plan. Specific Plan amendments, revisions, and other administrative activities are further discussed in Chapter 11 of the Specific Plan.

1.5.2 Trustee and Responsible Agencies

A trustee agency is a state agency that has jurisdiction by law over natural resources that are held in trust for the people of the State of California. Responsible agencies are public agencies, other than the lead agency, that are anticipated to have discretionary approval of and responsibility for reviewing, carrying out, or approving elements of a project. Responsible agencies should participate in the lead agency's CEQA process, review the lead agency's CEQA document, and use the document when making a decision on project-specific elements.

The agencies listed below may have responsibility for, or jurisdiction over, the implementation of certain elements of the proposed project.

STATE AGENCIES

- ► California Department of Toxic Substances Control (DTSC)
- ► California Public Utilities Commission (CPUC)
- ► California Department of Transportation (Caltrans)—District 3
- ► State Office of Historic Preservation
- ► State Water Resources Control Board (SWRCB)
- ► Central Valley Regional Water Quality Control Board (RWQCB)—Region 5
- ► California Air Resources Board (CARB)
- ► California Department of Fish and Game (DFG)

REGIONAL AND LOCAL AGENCIES

- ► Placer County Air Pollution Control District (APCD)
- ► Placer County Environmental Health Division (PCEHD)
- ► City of Roseville Fire Department

1.5.3 REQUIRED PERMITS AND APPROVALS

The following list identifies permits and other approval actions likely to be required before implementation of individual elements of the proposed project.

STATE ACTIONS/PERMITS

- ► California Public Utilities Commission: Permit for replacement of utility infrastructure; projects that could affect Union Pacific Rail Road right-of-way.
- ► Caltrans—District 3: Encroachment permit for construction of facilities that could affect a State right-of-way;
- ▶ State Office of Historic Preservation Office: Section 106 Consultation; verification of historical properties;
- ► Central Valley RWQCB (Region 5): National Pollutant Discharge Elimination System (NPDES) construction stormwater permit (Notice of Intent to proceed under General Construction Permit);
- ► State Water Resources Control Board (SWRCB);
- ► Streambed Alteration Agreement (Department of Fish and Game).

FEDERAL ACTIONS/PERMITS

- Section 404 permit (Clean Water Act);
- Endangered Species Act Section 7 Consultation

REGIONAL AND LOCAL ACTIONS/PERMITS

- Placer County APCD: Authority to construct, health risk assessment; and/or
- City of Roseville Fire Department Review of Site-Specific Health and Safety Plan (HASP) prior to construction.

DOCUMENTS INCORPORATED BY REFERENCE 1.6

In accordance with Section 15150 of the State CEQA Guidelines, this DEIR incorporates the following documents by reference:

- City of Roseville 2020 General Plan (City of Roseville 2004a):
- City of Roseville 2020 General Plan EIR (City of Roseville 2004b);
- Downtown Roseville Specific Plan and Downtown Code (City of Roseville 2008); and
- Royer/Saugstad Park Master Plan (Carducci 2007).

These documents are referenced, and certain elements are discussed and summarized in this DEIR. Copies of each of these documents, as well as all documents referenced in this DEIR, are available for review at the City of Roseville, 311 Vernon Street, Roseville, California 95678.

1.7 STANDARD TERMINOLOGY/ACRONYMS

This DEIR uses the following terminology. A list of acronyms and abbreviations is provided in Chapter 11, "Acronyms."

STANDARD TERMINOLOGY 1.7.1

| No impact | means no change from existing conditions (no mitigation is needed). |
|------------------------------|---|
| Less-than-significant impact | means no substantial adverse change in the physical environment |

(no mitigation is needed).

means an impact that might cause a substantial adverse change in the Potentially significant impact

environment (mitigation is recommended because potentially significant

impacts are treated as significant).

Significant impact means an impact that would cause a substantial adverse change in the

physical environment (mitigation is recommended).

Significant and unavoidable means an impact that would cause a substantial adverse change in the

impact

physical environment and that cannot be avoided, even with the

implementation of recommended mitigation.

Proposed project refers to the Downtown Roseville Specific Plan, as described above and in

Chapter 3 of this DEIR.

Project site and Plan area refers to the area identified within the Downtown Roseville Specific Plan

boundaries, as described in Chapter 3 of this DEIR. In addition, necessary infrastructure improvements would be implemented outside of the project

area.

Off-site facilities refers collectively to project elements located outside the Downtown

Roseville Specific Plan boundaries, as described in Chapter 3 of this DEIR.