

NOTICE OF PREPARATION

Date: May 1, 2013

To: State Clearinghouse
Responsible Agencies
Trustee Agencies
Interested Parties

Subject: Notice of Preparation of a Revised Draft Subsequent Environmental Impact Report for the proposed Fiddymment Ranch Amendment to the West Roseville Specific Plan (Specific Plan Amendment 3) and Notice of Public Scoping Meeting

Project Title/File Number: Fiddymment Ranch Specific Plan Amendment (SPA) 3
File numbers: 2013PL-005 (SPA-000049, GPA-000068, RZ-000063, SUB-000171, DA-000053)

State Clearinghouse Number: 2010082075

NOP Comment Period: Written comments are due no later than June 3 by 5:00 p.m.

Public Scoping Meeting: In accordance with Public Resources Code Section 21083.9, notice is hereby given that the City of Roseville will conduct a public scoping meeting on **May 21, 2013 at 3:30 p.m. at the Roseville Civic Center** (Meeting Rooms 1 and 2), 311 Vernon Street, Roseville, CA 95678

Project Location: Approximately 815 acres generally north and west of the Blue Oaks Boulevard/Fiddymment Road intersection. Also includes approximately 2 acres east of Fiddymment Road at Angus Road.

Project Applicant: Signature Management Company., 1322 Blue Oaks Blvd. Suite 100, Roseville CA 95678, Attn: Steve Hicks (916) 240-2752

Lead Agency and Contact Person: City of Roseville Planning Department
Ron Miller, Associate Planner
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Website: www.roseville.ca.us/planning

1 INTRODUCTION

As the Lead Agency for the proposed project, the City of Roseville (City) will prepare a Subsequent Environmental Impact Report (EIR) for the proposed Fiddymment Ranch SPA 3 project. This Notice of Preparation (NOP) has been issued to notify interested parties that an EIR will be prepared and to solicit feedback on the scope and content of the analysis in the EIR.

A Draft Subsequent EIR was prepared for the Fiddymment Ranch SPA 3 project in October 2011. Since that time, the proposed project has been revised and revisions to the EIR will be necessary. Therefore, the City of Roseville has updated and re-issued the NOP for this EIR and will prepare a Revised Draft Subsequent EIR. A detailed Project Description is provided in Section 3 of this NOP. Compared to the project that was evaluated in the 2011 Draft Subsequent EIR, the primary changes to the proposed Project Description are to:

- ❖ Reduce the proposed increase in the number of High Density Residential dwelling units;
- ❖ Remove four parcels (F-21, F-22, F-23, and F-24) from the proposed project boundaries (meaning that maximum density on these parcels would remain at the existing 20 dwelling units per acre); and
- ❖ Reduce the proposed increase in acreage allocated to the community commercial land use.

The revised proposed project description is presented in Section 3. This section also provides a vicinity map, conceptual land use plan, phasing plan, and a list of required project approvals. The probable environmental effects of the proposed project and the proposed scope of analysis for the Subsequent EIR are identified in Section 4. Section 5 discusses the project alternatives analysis and Section 6 discusses the cumulative impacts analysis. Section 7 references previous studies and reports applicable to this project.

NOP Comment Period: Due to the time limits mandated by state law, your response to this NOP must be sent at the earliest possible date, but not later than 30 days after April 30, 2013 (the date this notice was first posted). Please submit comments to the City of Roseville no later than May 30, 2013. Please provide written comments to the project planner, Ron Miller at the address shown above.

Public Scoping Meeting: A Public Scoping Meeting regarding the proposed project will be held on May 21, 2013 to receive comments from interested parties regarding the issues that should be addressed in the EIR. The time and location of the Public Scoping Meeting is provided on the first page of this NOP.

2 REGULATORY BACKGROUND

This NOP provides notification that a Subsequent EIR will be prepared for the proposed project. This NOP has been prepared in accordance with the California Environmental Quality Act (CEQA), Public Resources Code Division 13 Section (§) 21000 et seq., and the State CEQA Guidelines, Title 14 California Code of Regulations §15000 et seq. According to CEQA

Guidelines §15064, an EIR must be prepared if there is substantial evidence in light of the whole record that the proposed project may have a significant effect on the environment.

The project proposes a change to the West Roseville Specific Plan (WRSP). The environmental effects of the WRSP were evaluated in an EIR that was certified by the City of Roseville in 2004 (State Clearinghouse Number 2002082057). The proposed changes to WRSP land uses could result in significant environmental effects that were not evaluated in the 2004 EIR. Changes in background conditions since the WRSP was adopted could also contribute to increased environmental effects. CEQA provides for preparation of a Subsequent EIR in this case. Specifically, CEQA Guidelines §15162(a)(1) states that when an EIR has been certified for an approved project, a Subsequent EIR is necessary if “substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.”

Additionally, the currently proposed project is a modification of the proposed Fiddymment Ranch SPA 3 that was evaluated in the October 2011 Draft Subsequent EIR. The currently proposed Fiddymment Ranch SPA 3 project will be evaluated in a Revised Draft Subsequent EIR.

In 2010, the City of Roseville prepared an Initial Study/Environmental Checklist for the originally-proposed Fiddymment Ranch SPA 3 project. The Initial Study provides a detailed analysis of whether the proposed project would increase any impacts identified in the WRSP EIR or result in significant impacts that were not evaluated previously. The project description in the Initial Study has been updated to reflect the current project proposal. However, the impact analysis in the Initial Study has not been updated because the project revisions (reducing the total number of new dwelling units from 1,905 to 1,661 and omitting certain parcels from the project) would not change the Initial Study conclusions. In addition to updating the project description, minor edits to the Initial Study have been made to reflect the Initial Study corrections described in Chapter 1 of the 2011 Draft Subsequent EIR and to address potential impacts related to exposure to objectionable odors. The Initial Study is provided on the CD attached to this NOP.

Based on the Initial Study analysis, the Subsequent EIR will focus on impacts associated with land use, transportation and circulation, noise, air quality, climate change, public services, and utilities (water supply, wastewater treatment, recycled water), as identified in Section 4 of this NOP. The Subsequent EIR will define current conditions and evaluate the environmental effects of the proposed project relative to the existing, or baseline, conditions. Comments received in response to the 2010 NOP and the 2011 Draft Subsequent EIR will be addressed in the Revised Subsequent EIR.

3 PROJECT DESCRIPTION

Project Summary

The project proposes to amend the WRSP to accommodate up to 1,661 additional residential units in an area referred to as Fiddymment Ranch. Under the WRSP, the Fiddymment Ranch area is planned for development of 4,208 residential units. Under the proposed Fiddymment Ranch SPA 3 project, buildout of the Fiddymment Ranch area would accommodate up to a total of 5,869

residential units. (Note that the previous project proposal would have added 1,905 residential units to Fiddymment Ranch, resulting in a total of 6,112 dwelling units in this area.)

More specifically, the proposed project would decrease the acreage allocated to Low Density Residential (LDR) and LDR Pocket Parks land uses by approximately 98.18 acres, and increase the acreages allocated to:

- ❖ Medium Density Residential (MDR) land uses by 55.8 acres,
- ❖ High Density Residential (HDR) land uses by 18.88 acres,
- ❖ Community Commercial (CC) land uses by 7.09 acres,
- ❖ Parks (PR) by 3.03 acres,
- ❖ Open Space (OS) by 0.10 acres,
- ❖ OS (Paseo) by 0.4 acres,
- ❖ Public/Quasi-Public (P/QP) by 1.9 acres, and
- ❖ land dedicated as right-of-way (ROW) by 17.55 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 LDR units, 609 additional MDR units, and 472 additional HDR units. The allowable Floor-Area-Ratio for CC land uses ranges between 0.2 and 0.4. With the proposed 7.09-acre increase in CC area, the project would provide between 61,768 and 123,536 additional square feet of commercial land uses.

Project Approvals

For the City of Roseville to approve the proposed Fiddymment Ranch SPA 3, which would amend the WRSP, the City would need to grant the following five entitlements:

1. A **General Plan Amendment** to revise the WRSP land use plan and text to reflect the proposed unit increase, and increase the City's residential unit allocation;
2. A **Specific Plan Amendment** to revise the land use plan and text to reflect the proposed unit increase;
3. A **Rezone** to modify the City's Zoning Map to reflect the proposed land use plan;
4. A **Large Lot Tentative Map Modification** to divide the property consistent with the new land use and circulation plan; and
5. A **Development Agreement Amendment** to outline developer and City obligations and to account for the changes proposed by this project.

In addition, implementation of the project could require approval of various permits from federal, state, and local agencies prior to construction, as listed below. The requirement for these permits was identified in the WRSP EIR.

- ❖ U.S. Army Corps of Engineers Permit under Section 404 of the Clean Water Act for fill of wetland areas;

- ❖ State Water Resources Control Board Water Quality Certification under Section 401 of the Clean Water Act to fill wetland areas;
- ❖ California Department of Fish and Wildlife Streambed Alteration Agreement for work in any water courses;
- ❖ Regional Water Quality Control Board General Construction Activity Stormwater Permit under the National Pollutant Discharge Elimination System (NPDES) program; and
- ❖ Placer County Air Pollution Control District Authority to Construct and Permit to Operate for commercial operations.

3.1 Project Location

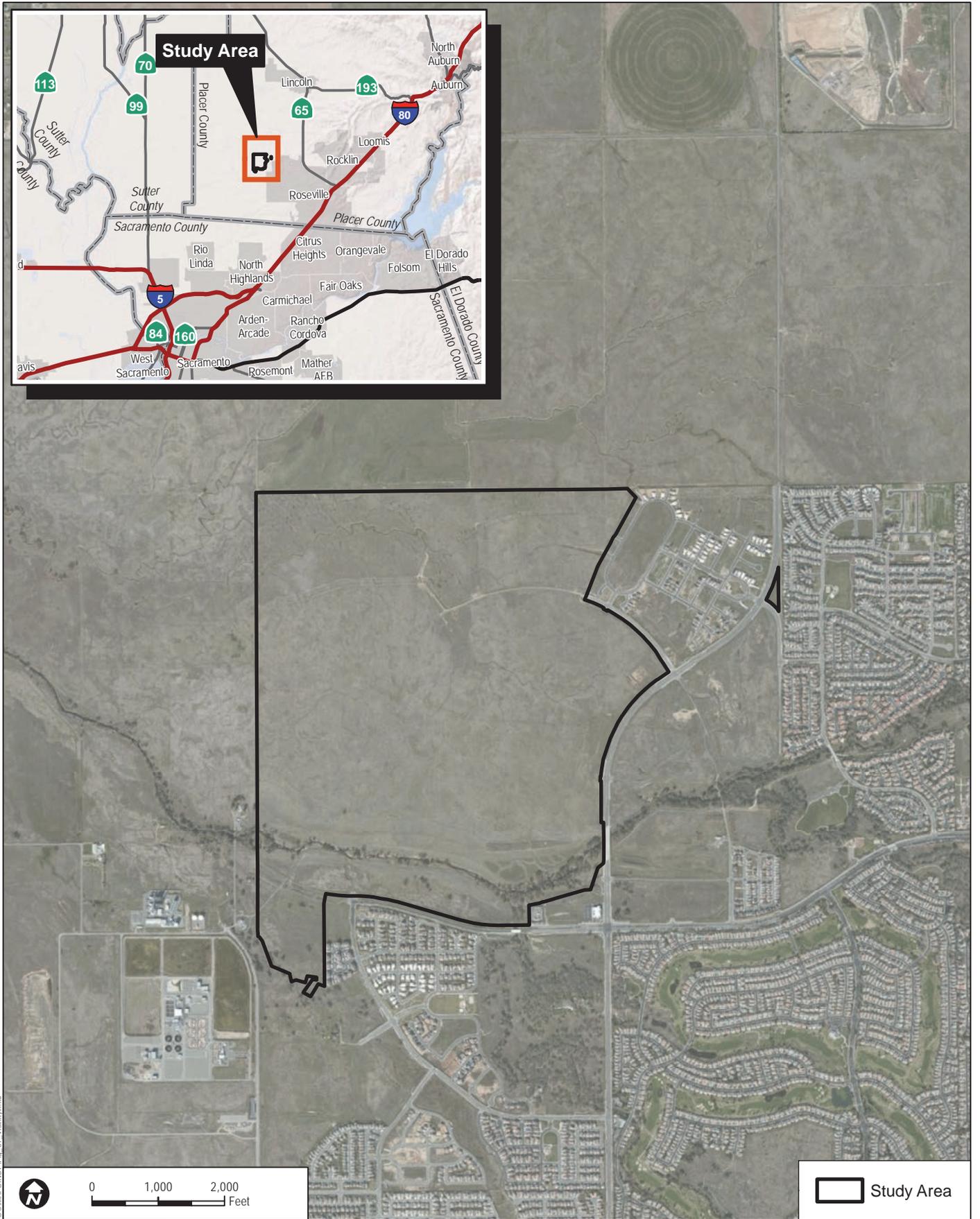
As shown in *Figure 1, Site and Vicinity Map*, the WRSP area is located in the northwest portion of the City of Roseville, approximately three miles west of the State Route (SR) 65 interchange at Blue Oaks Boulevard. The 1,678-acre Fiddymment Ranch portion of the WRSP is bound by Blue Oaks Boulevard and Phillip Road to the south, and Fiddymment Road and Crocker Ranch Road to the east. The Roseville Energy Park (REP) and the Pleasant Grove Wastewater Treatment Plant (PGWWTP) are located to the southwest and the Creekview Specific Plan area is located west of the project's western boundary. The northern boundary of the WRSP is coterminous with the existing Roseville city limits.

The assessor parcel numbers for the project site include: 017-101-038; 017-117-045, 047, and 048; 492-010-002, 003, 004, 005, 015, 020, 021, 031, and 033. The site is mapped on the USGS Roseville 7.5 minute topographic quadrangle in Sections: 13, 18, 19, and 24, Township 11N and Range 05E and 06E.

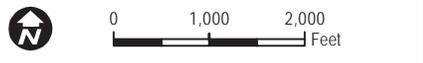
3.2 Project Setting

The proposed project would affect ±815 acres in the northern portion of the ±1,678-acre Fiddymment Ranch area of the WRSP. As shown in the aerial photograph in *Figure 1*, some development has already occurred within Fiddymment Ranch. This includes major infrastructure including roads, landscape corridors, drainage improvements and utilities. Approximately 777 residential units have been constructed in five neighborhoods within the Phase 1 area of Fiddymment Ranch, which is south of Pleasant Grove Creek. In the Phase 2 area, two residential neighborhoods are under construction, with approximately 240 residential units completed. Additionally construction of Fiddymment Elementary School has begun. No work has been initiated in the Phase 3 portion of the project area. Phases 2 and 3 are both primarily located north of Pleasant Grove Creek.

The Fiddymment Ranch area primarily supports nonnative annual grasslands that were historically used for agricultural or grazing activities. The area is relatively flat, with areas of rolling terrain associated with Pleasant Grove Creek, which crosses the project area from east to west north of Blue Oaks Boulevard. Kaseberg Creek traverses a portion of the Fiddymment Ranch Phase 1 area. Each of these riparian corridors support 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.



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 Study Area

DUDEK

SOURCE: ESRI

7677

FIDDYMENT RANCH

FIGURE 1
Vicinity Map

3.3 Project Background

The WRSP was approved by the Roseville City Council on February 4, 2004. The WRSP guides development on ±3,162 acres located west of Fiddymment Road in the City of Roseville. The WRSP area is comprised of two distinct large landholdings: the Westpark Property, which consists of ±1,485 acres in the southwest portion of the WRSP area, and the Fiddymment Ranch Property, which includes ±1,678 acres in the northwest portion of the WRSP area. The WRSP is planned as a residential community with a wide range of residential densities and housing types. Other land uses in the plan area include recreation, open space, public/quasi-public (including school sites), commercial, business professional, and industrial. Since the original WRSP approval in 2004, the City of Roseville has processed several amendments to the specific plan. Table 1 summarizes the total development anticipated under the WRSP (as previously amended) as of March 2013.

Table 1
West Roseville Specific Plan Existing Land Use Allocations

| Land Use | Fiddymment Ranch | | Westpark | | Total WRSP | |
|--|------------------|----------------|-----------------|----------------|-----------------|----------------|
| | Acreeage | Dwelling Units | Acreeage | Dwelling Units | Acreeage | Dwelling Units |
| Low Density Residential | 848.29 | 2,660 | 710.30 | 3,259 | 1,550.17 | 5,802 |
| Low Density Residential – Pocket Parks | 20.54 | n/a | -- | -- | 20.54 | n/a |
| Medium Density Residential | 17.12 | 131 | 46.13 | 387 | 63.62 | 518 |
| High Density Residential | 65.12 | 1,416 | 48.21 | 899 | 115.14 | 2,273 |
| Community Commercial | 38.48 | n/a | 17.72 | 40 | 57.38 | n/a |
| Public/Quasi-Public | 74.64 | n/a | 70.04 | n/a | 144.58 | n/a |
| Parks and Recreation | 200.03 | 1 | 54.15 | n/a | 255.16 | n/a |
| Open Space | 340.19 | n/a | 350.67 | n/a | 690.83 | n/a |
| Open Space Paseo | 6.71 | n/a | 7.65 | n/a | 14.36 | n/a |
| Roadway Rights-of-Way | 66.41 | n/a | 70.98 | n/a | 132.03 | n/a |
| Light Industrial | -- | -- | 74.56 | | 74.56 | |
| Industrial | -- | -- | 34.80 | | 34.80 | |
| Total | 1,677.53 | 4,208 | 1,485.21 | 4,585 | 3,162.74 | 8,793 |

3.4 Surrounding Land Uses

North

Fiddymment Ranch is located in the northwestern portion of the City of Roseville. The northern boundary of Fiddymment Ranch is coterminous with the City limits, and land to the north is in unincorporated Placer County. The area north of the project site is included in the County's Sunset Industrial Area Plan, and is designated "Agricultural." As shown in *Figure 1*, this area is undeveloped. This 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 the Specific Plan project applications were withdrawn in 2008. The land uses in the previously-proposed Placer Ranch Specific Plan included residential, business park and light industrial, office, commercial, and a branch campus for California State University Sacramento that would accommodate 25,000 full-time-equivalent students.

East

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. Both 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.

South

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

West

The REP and PGWWTP are located west of Fiddymment Ranch Phase 1. The planned uses adjacent to these facilities include a regional sports complex and high school. North of Pleasant Grove Creek, the area west of Fiddymment Ranch Phase 3 is within the recently adopted Creekview Specific Plan, which includes 2,011 dwelling units, 136 acres of open space, 19 acres of mixed-use commercial, 16 acres of parks, and 9 acres of public/quasi-public uses on approximately 500 acres. The Creekview Specific Plan area was annexed to the City on April 17, 2013.

3.5 Project Objectives

The project applicant has identified the following objectives for the proposed Fiddymment Ranch SPA 3 project.

- ❖ Introduce a variety of housing types to Phases 2 and 3, similar to the diverse housing mix contained in Phase 1. This would be accomplished by adding pods of medium density and high density residential uses, as well as varying the density of the remaining low density residential planning areas.

- ❖ Aid the City in meeting its Regional Housing Needs Allocation obligations as identified in the Housing Element of the General Plan by increasing the amount of High Density Residential dwelling units.
- ❖ Aid the City in meeting the Sacramento Area Council of Governments (SACOG) Blueprint Preferred Growth scenario, the City’s Blueprint Implementation Strategies, and the anticipated SACOG Sustainable Communities Strategy (required as part of meeting state-mandated regional greenhouse gas emission reduction targets) by increasing the diversity of housing choices within the City, particularly by increasing residential density generally and providing more medium and high density residential units.
- ❖ Introduce a Community Commercial parcel in the central portion of Phase 3, providing for a centrally located small scale commercial use that would promote pedestrian and bicycle access.
- ❖ Given limited services on the western side of the city, change the designation of a two-acre parcel in the northeast portion of Phase 2, at the corner of Angus Road and Fiddymment Road, from residential to Community Commercial in order to provide neighborhood services proximate to planned residential uses.
- ❖ Add further definition to the circulation system by establishing two east/west streets that will intersect both Hayden Parkway and Fiddymment Road. These two streets, Holt and Crawford Parkways, will provide multiple points of ingress and egress from the Phases 2 and 3 planning areas, improving local circulation opportunities and easing the traffic load on Hayden Parkway.
- ❖ Reconfigure and refine the paseo parcels to connect the open spaces, parks, schools, and residential neighborhoods within the northern portion of Fiddymment Ranch.
- ❖ Reconfigure the F-51 park site and F-71 school site to improve vehicular circulation and pedestrian safety to and from these sites and provide an attractive park frontage along Hayden Parkway for the added benefit of visual open space.
- ❖ Modify the street configuration and Class I bikeway system to provide access to the Creekview Specific Plan Area to the west of the Fiddymment Ranch development.

3.6 Currently Planned Land Uses

The proposed Fiddymment Ranch SPA 3 would affect land use designations, development densities, and parcel sizes on approximately 815 acres within the Fiddymment Ranch area of the WRSP. The WRSP parcels that would be affected by the proposed amendment are identified in Table 2 by the existing WRSP Parcel Number, currently planned land use, and size. Note that the acreages reported in Table 2 are based on conceptual land use plans. Actual parcel dimensions, acreages, and road alignments may vary with more accurate mapping and design.

Table 2
Existing Fiddymment Ranch Parcels Affected by Proposed Amendment

| Parcel Number | Planned Land Use | Size (acres) |
|---------------|------------------|--------------|
| 6 | LDR | 60.90 |

| Parcel Number | Planned Land Use | Size (acres) |
|---------------|---|---------------|
| 7 | LDR | 38.03 |
| 8 | LDR | 32.20 |
| 9 | LDR | 100.13 |
| 10 | LDR | 83.10 |
| 11 | LDR | 38.26 |
| 12 | LDR | 54.95 |
| 13 | LDR | 54.95 |
| 19 | LDR | 27.01 |
| 51 | PR (Park & Recreation) | 8.90 |
| 55 | PR | 29.76 |
| 71 | P/QP (Public/Quasi-Public: Elementary School) | 8.70 |
| 80 | OS (Open Space) | 131.80 |
| 81 | LDR | 1.98 |
| 84 | OS (Open Space) | 81.20 |
| 85 | OS (Open Space) | 26.91 |
| 90 | OS (Paseo) | 1.32 |
| 91 | OS (Paseo) | 1.38 |
| 92 | OS (Paseo) | 2.35 |
| 93 | OS (Paseo) | 1.66 |
| 94 | LDR (Pocket Park) | 4.01 |
| 95 | LDR (Pocket Park) | 4.01 |
| 96 | LDR (Pocket Park) | 2.51 |
| 97 | LDR (Pocket Park) | 2.72 |
| 200 | Right-of-Way | 12.80 |
| Total | | 811.54 |

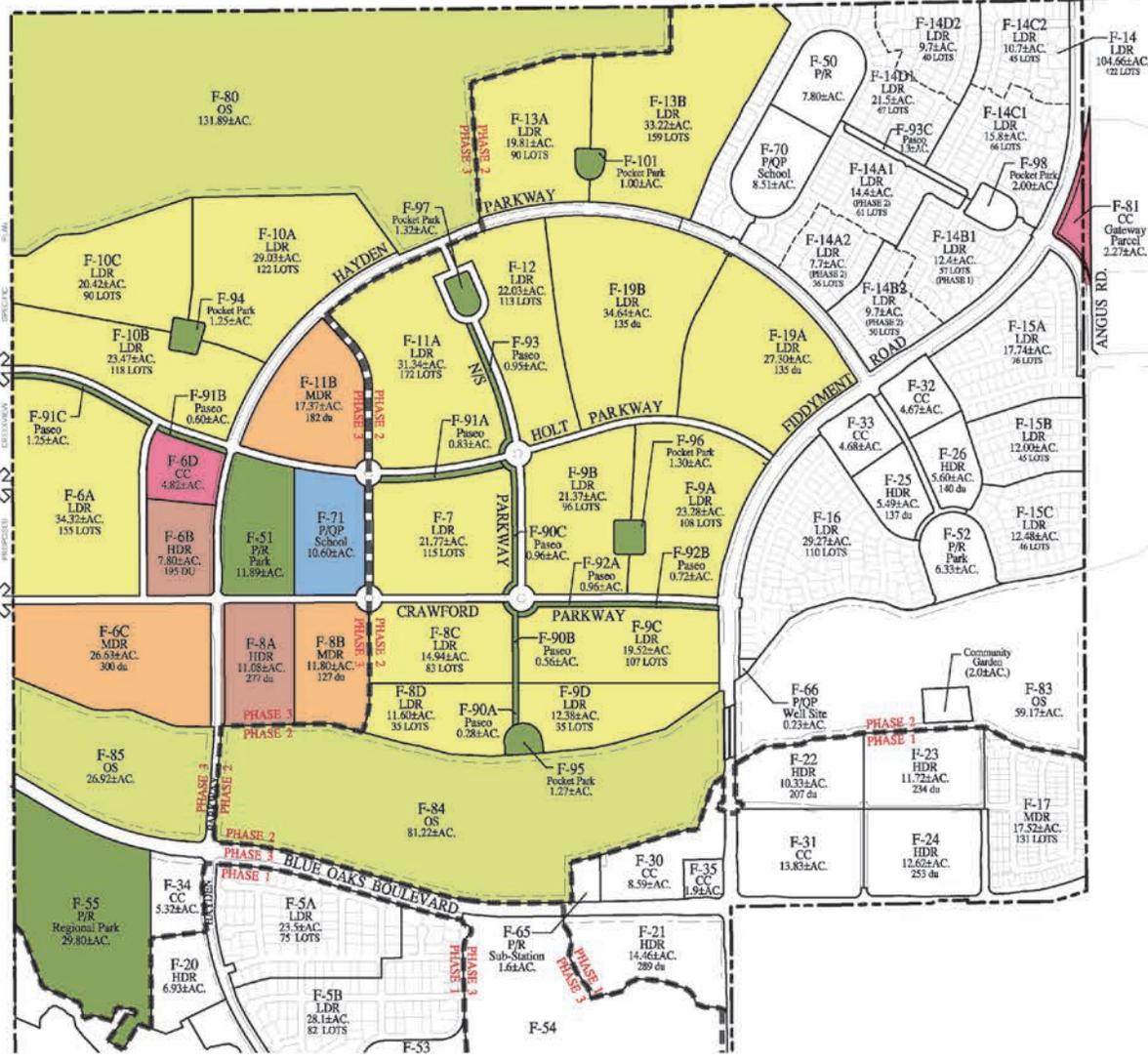
3.7 Proposed Land Uses

The project proposes to amend the WRSP to allow 1,661 additional residential units and 7.09 additional acres of commercial land uses in the Fiddymment Ranch portion of the specific plan area. The land uses included in the area affected by the proposed Specific Plan Amendment are described below and are shown on *Figure 2 Conceptual Land Use Plan*.

Residential

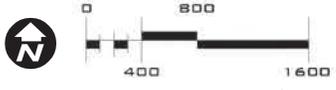
Under the proposed Fiddymment Ranch SPA 3 project the Fiddymment Ranch property would support a total of 5,869 residential units on ±915 acres. The proposed average density of all land designated for residential uses is 6.41 units per acre. Residential units are proposed in three density ranges. If the proposed Fiddymment Ranch SPA 3 project is approved, development within the full Fiddymment Ranch area would include the following:

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LAND USE SUMMARY

| CURRENT APPROVALS | | | | | AFTER PROPOSED SPA #3 | | | | |
|---|-----------|--------|--------------|---------|--------------------------------|-----------|--------|--------------|---------|
| PLANNING AREA | LAND USE | ACRES | # OF UNITS | DENSITY | PLANNING AREA | LAND USE | ACRES | # OF UNITS | DENSITY |
| PHASE 2 | | | | | PHASE 2 | | | | |
| 7 | LDR | 38.03 | 87 | 2.3 | 7 | LDR | 21.77 | 115 | 5.3 |
| - | - | - | - | - | 8C | LDR | 14.94 | 83 | 5.6 |
| - | - | - | - | - | 8D | LDR | 11.60 | 35 | 3.0 |
| 9 | LDR | 100.13 | 378 | 3.8 | 9A | LDR | 23.28 | 108 | 4.6 |
| - | - | - | - | - | 9B | LDR | 21.37 | 96 | 4.5 |
| - | - | - | - | - | 9C | LDR | 19.52 | 107 | 5.5 |
| - | - | - | - | - | 9D | LDR | 12.38 | 35 | 2.8 |
| 11 | LDR | 38.26 | 84 | 2.2 | 11A | LDR | 31.34 | 172 | 5.5 |
| 12 | LDR | 54.95 | 117 | 2.1 | 12 | LDR | 22.03 | 113 | 5.1 |
| 13 | LDR | 54.95 | 121 | 2.2 | 13A | LDR | 19.81 | 90 | 4.5 |
| - | - | - | - | - | 13B | LDR | 32.22 | 159 | 4.8 |
| 19 | LDR | 27.01 | 104 | 3.9 | 19A | LDR | 27.30 | 135 | 4.9 |
| - | - | - | - | - | 19B | LDR | 34.64 | 135 | 3.9 |
| 81 | LDR | 1.58 | - | - | 81 | CC | 2.27 | - | - |
| 84 | OS | 81.20 | - | - | 84 | OS | 81.22 | - | - |
| 90 | OS(PASEO) | 1.32 | - | - | 90A | OS(PASEO) | 0.28 | - | - |
| - | - | - | - | - | 90B | OS(PASEO) | 0.56 | - | - |
| - | - | - | - | - | 90C | OS(PASEO) | 0.96 | - | - |
| 91 | OS(PASEO) | 1.38 | - | - | 91A | OS(PASEO) | 0.83 | - | - |
| 92 | OS(PASEO) | 2.35 | - | - | 92A | OS(PASEO) | 0.96 | - | - |
| - | - | - | - | - | 92B | OS(PASEO) | 0.72 | - | - |
| 93 | OS(PASEO) | 1.66 | - | - | 93 | OS(PASEO) | 0.95 | - | - |
| 95 | PARK | 4.01 | - | - | 95 | PARK | 1.27 | - | - |
| 96 | PARK | 2.51 | - | - | 96 | PARK | 1.30 | - | - |
| 97 | PARK | 2.72 | - | - | 97 | PARK | 1.32 | - | - |
| - | - | - | - | - | 101 | PARK | 1.00 | - | - |
| PHASE 3 | | | | | PHASE 3 | | | | |
| 6 | LDR | 60.90 | 140 | 2.3 | 6A | LDR | 34.32 | 155 | 4.5 |
| - | - | - | - | - | 6B | HDR | 7.80 | 155 | 25.0 |
| - | - | - | - | - | 6C | MDR | 26.63 | 300 | 11.3 |
| - | - | - | - | - | 6D | CC | 4.82 | - | - |
| 8 | LDR | 32.20 | 74 | 2.3 | 8A | HDR | 11.08 | 277 | 25.0 |
| - | - | - | - | - | 8B | MDR | 11.80 | 127 | 10.8 |
| 10 | LDR | 83.10 | 183 | 2.2 | 10A | LDR | 29.03 | 122 | 4.2 |
| - | - | - | - | - | 10B | LDR | 23.47 | 118 | 5.0 |
| - | - | - | - | - | 10C | LDR | 20.42 | 90 | 4.4 |
| - | - | - | - | - | 11B | MDR | 17.37 | 182 | 10.5 |
| 53 | PARK | 8.90 | - | - | 51 | PARK | 11.89 | - | - |
| 55 | PARK | 29.76 | - | - | 55 | PARK | 29.80 | - | - |
| 71 | P/QP | 8.70 | - | - | 71 | P/QP | 10.60 | - | - |
| 80 | OS | 131.80 | - | - | 80 | OS | 131.89 | - | - |
| 85 | OS | 26.91 | - | - | 85 | OS | 26.92 | - | - |
| - | - | - | - | - | 91B | OS(PASEO) | 0.60 | - | - |
| - | - | - | - | - | 91C | OS(PASEO) | 1.25 | - | - |
| 94 | PARK | 4.01 | - | - | 94 | PARK | 1.25 | - | - |
| PH 2 & 3 CURRENTLY APPROVED LDR UNITS | | | 1,288 | | PH 2 & 3 LDR UNITS AFTER SPA 3 | | | 1,868 | |
| PH 2 & 3 CURRENTLY APPROVED MDR UNITS | | | 0 | | PH 2 & 3 MDR UNITS AFTER SPA 3 | | | 609 | |
| PH 2 & 3 CURRENTLY APPROVED HDR UNITS | | | 0 | | PH 2 & 3 HDR UNITS AFTER SPA 3 | | | 472 | |
| PH 2 & 3 CURRENTLY APPROVED CC ACRES | | | 0 | | PH 2 & 3 CC ACRES AFTER SPA 3 | | | 7.1 | |
| TOTAL | | | 1,288 | | TOTAL | | | 2,949 | |
| NUMBER OF UNITS PROPOSED TO BE ADDED WITH SPA #3 | | | | | | | | | |
| ADDITIONAL LDR UNITS | | | | | 580 lots | | | | |
| ADDITIONAL MDR UNITS | | | | | 609 units | | | | |
| ADDITIONAL HDR UNITS | | | | | 472 units | | | | |
| ADDITIONAL CC ACRES | | | | | 7.09 acres | | | | |
| TOTAL # OF UNITS ADDED BY SPA #3 | | | | | 1,661 units | | | | |
| TOTAL # CC ACRES ADDED BY SPA #3 | | | | | 7.09 acres | | | | |



NOTE: For conceptual planning purposes only. Actual dimensions, road alignments, acreages, and yields will vary with more accurate mapping and design.

- ❖ A total of 3,240 dwelling units would be constructed as LDR units on 757.54 acres. The density of LDR parcels would range between 2.3 and 5.6 dwelling units per acre (du/ac), with an average density of 4.3 du/ac.
- ❖ A total of 740 units would be constructed as MDR units on 72.92 acres. The density of MDR parcels would range between 7.5 and 11.3 du/ac, with an average density of 10 du/ac.
- ❖ A total of 1,888 units would be constructed as HDR units on 84 acres. The maximum density of most HDR parcels would be 20 du/ac, while the maximum density on two HDR parcels within the Fiddymment Ranch SPA 3 project area would be 25 du/ac. The average density of HDR property in Fiddymment Ranch would be approximately 22 du/ac.

Of the 5,869 dwelling units in Fiddymment Ranch under the proposed project, 55.2 percent would be LDR, 12.6 percent would be MDR, and 32.2 percent would be HDR. With an average household occupancy of 2.62 persons per dwelling unit, development under the proposed Fiddymment Ranch SPA 3 project could accommodate 4,352 more residents than are anticipated under the currently approved land uses.

Within the LDR areas, the existing WRSP includes 20.54 acres intended for Pocket Parks. The proposed project would reduce the size of several of these parcels and create one additional pocket park parcel, resulting in 13.43 acres of pocket parks. The individual pocket park parcels are proposed to range in size between 1 and 2.77 acres. The WRSP describes pocket parks as small facilities that are:

“located centrally within specific subdivisions north and west of Phillip Road (Fiddymment portion of WRSP). Pocket parks are sized and positioned to provide for passive recreation and a social gathering spot for the immediate neighborhood. They differ from neighborhood parks in that they are less formal with a strong emphasis on passive recreation uses rather than active play areas. Typical facilities and uses may include tot lots, picnic tables, benches, informal turf areas, landscaping, shade structures, and under age 8 soccer fields. Pocket parks are to be situated along the primary entry axis of the proposed subdivision and will be ringed by local streets with residential units fronting the adjacent road and park to provide a strong entry statement and increase visibility.”

Community Commercial

Under the existing WRSP, six parcels totaling 38.97 acres within Fiddymment Ranch are designated CC. The proposed project would designate two additional parcels totaling 7.09 acres as CC. This includes a 2.27-acre site on the east side of Fiddymment Road at the eastern boundary of the Fiddymment Ranch area (parcel F-81), and a 4.82-acre site in the southwest quadrant of the intersection of Hayden Parkway and Holt Parkway (parcel F-6D). These sites would provide a mix of retail and services. Typical uses permitted within the CC land use include grocery stores, retail stores, banks, restaurants, personal services, professional offices and gas stations. The allowable Floor-Area-Ratio for CC land uses ranges between 0.2 and 0.4. (The Floor-Area-Ratio identifies the allowable amount of building space relative to the overall parcel size. A Floor-Area-Ratio of 0.2 limits the building space to 20 percent of the parcel size.)

With the proposed 7.09-acre increase in CC area, the project would provide between 61,768 and 123,536 additional square feet of commercial land uses.

Parks and Open Space

Under the existing WRSP, Fiddymment Ranch includes seven parcels covering 200.03 acres designated Parks and Recreation, eight parcels covering 340.19 acres designated Open Space, and four parcels covering 6.71 acres designated Open Space (Paseos). In total, there are 546.93 acres intended for parks and open space uses. This includes a ±96-acre regional park located south of Blue Oaks Boulevard (parcel F-54), a ±75-acre sports complex near the high school south of Blue Oaks Boulevard (parcels F-55 and F-56), a ±8.9-acre park site adjacent to the elementary school site (parcel F-51), ±167 acres of open space around Pleasant Grove Creek (parcels F-83, F-84, and F-85), and a ±132-acre open space area (parcel F-80) in the northwest corner of Fiddymment Ranch where vernal pools and other wetlands occur.

The proposed project would provide small increases in the size of several of these parcels. It would also further divide the Open Space (Paseo) parcels, resulting in a total of nine paseo parcels. These changes would result in a total of 550.34 acres intended for parks and open space uses, an overall increase of 3.41 acres.

Paseos are proposed along the westerly segment of Holt Parkway, the easterly segment of Crawford Parkway, and the N/S Parkway located in the middle of the project area. While most paseos would provide for circulation internal to the project area, the Holt Parkway paseo would provide a connection to the Creekview Specific Plan area to the west. The WRSP describes paseos as “landscaped open space corridors established primarily to provide linkages through neighborhoods to parks, schools and commercial areas as an alternative to major roadway links.” Paseos within the WRSP range from 25 to 75 feet in width. The paseos within Fiddymment Ranch would typically function as a wide landscape corridor along one side of a street. They would include Class 1 bike paths and may also accommodate other informal recreational activities, providing passive recreation opportunities for residents.

Public/Quasi-Public

One Public/Quasi-Public parcel intended as an elementary school site is included in the project area. The site is located south of Holt Parkway, east of Hayden Parkway, and north of Crawford Parkway. Under the existing WRSP, this site is 8.7 acres. The proposed project would increase the size of this parcel to 10.6 acres. This site would be dedicated to the Roseville City School District.

Land Use Allocations

Table 3 identifies the proposed acreage allocated to each land use compared with the currently approved land uses. This information is provided for the Fiddymment Ranch development, not the entire WRSP. Note that the acreages reported in Table 3 are based on conceptual land use plans. Minor variances in the acreages result in a ±6.6-acre discrepancy in the total land area. Actual parcel dimensions, acreages, and road alignments may vary with more accurate mapping and design.

Table 3
Fiddymment Ranch Land Use Allocations

| Land Use | Approved Specific Plan | | Proposed Project | |
|--|------------------------|-------------------------------|------------------|-------------------------------|
| | Acreage | Dwelling Units or Square Feet | Acreage | Dwelling Units or Square Feet |
| Low Density Residential | 848.29 | 2,660 | 757.54 | 3,241 |
| Low Density Residential – Pocket Parks | 20.54 | n/a | 13.43 | n/a |
| Medium Density Residential | 17.12 | 131 | 72.92 | 740 |
| High Density Residential | 65.12 | 1,416 | 84.00 | 1,888 |
| Community Commercial | 38.48 | n/a | 46.06 | n/a |
| Public/Quasi-Public | 74.64 | n/a | 76.42 | n/a |
| Parks and Recreation | 200.03 | 1 | 203.05 | n/a |
| Open Space | 340.19 | n/a | 340.18 | n/a |
| Open Space (Paseo) | 6.71 | n/a | 7.11 | n/a |
| Roadway Rights-of-Way | 66.41 | n/a | 80.97 | n/a |
| Totals | 1,677.53 | 4,208 | 1,684.11 | 5,869 |

Proposed Land Uses by Parcel

The proposed project would change the land use designations and densities on 24 existing parcels, as shown in Table 2. The project would also further divide some of those parcels, resulting in 43 parcels, and modify the development phasing plan. Table 4 shows the proposed parcel numbers, sizes, land use, density, unit count, and development phase for only those parcels that would be affected by the proposed Fiddymment Ranch SPA 3 project.

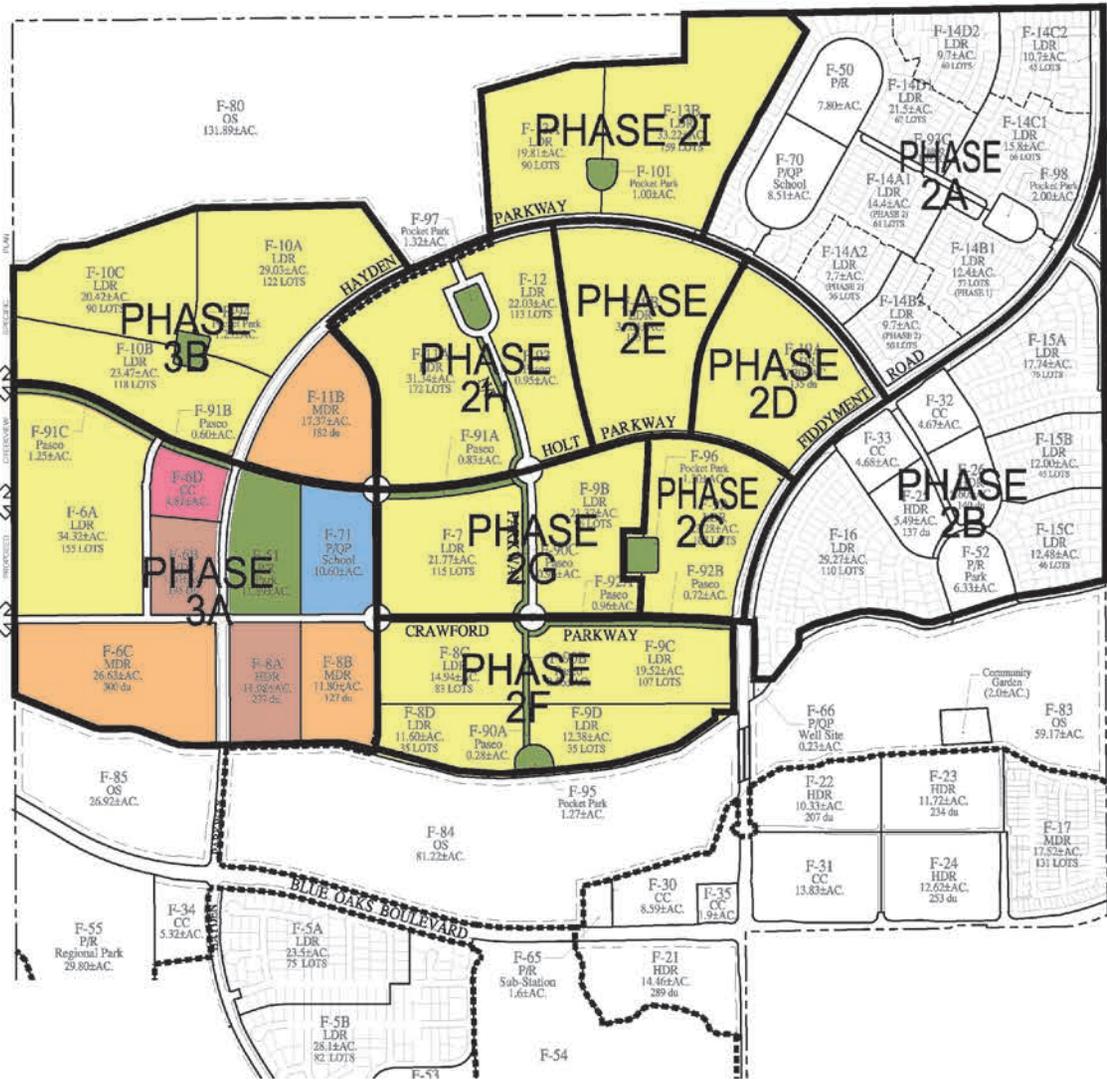
Table 4
Proposed Land Uses

| Parcel Number | Size (acres) | Land Use | Density | Unit Count |
|----------------|--------------|----------|---------|------------|
| Phase 2 | | | | |
| 7 | 21.77 | LDR | 5.3 | 115 |
| 8C | 14.94 | LDR | 5.6 | 83 |
| 8D | 11.6 | LDR | 3.0 | 35 |
| 9A | 23.28 | LDR | 4.6 | 108 |
| 9B | 21.37 | LDR | 4.5 | 96 |
| 9C | 19.52 | LDR | 5.5 | 107 |
| 9D | 12.38 | LDR | 2.8 | 35 |
| 11A | 31.34 | LDR | 5.5 | 172 |
| 12 | 22.03 | LDR | 5.1 | 113 |
| 13A | 19.81 | LDR | 4.5 | 90 |
| 13B | 33.22 | LDR | 4.8 | 159 |
| 19A | 27.30 | LDR | 4.9 | 135 |
| 19B | 34.64 | LDR | 3.9 | 135 |
| 81 | 2.27 | CC | n/a | n/a |

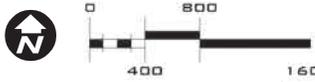
| Parcel Number | Size (acres) | Land Use | Density | Unit Count |
|----------------|--------------|--------------------------|---------|------------|
| 84 | 81.22 | OS | n/a | n/a |
| 90A | 0.28 | OS (Paseo) | n/a | n/a |
| 90B | 0.56 | OS (Paseo) | n/a | n/a |
| 90C | 0.96 | OS (Paseo) | n/a | n/a |
| 91A | 0.83 | OS (Paseo) | n/a | n/a |
| 92A | 0.96 | OS (Paseo) | n/a | n/a |
| 92B | 0.72 | OS (Paseo) | n/a | n/a |
| 93 | 0.95 | OS (Paseo) | n/a | n/a |
| 95 | 1.27 | LDR (Pocket Park) | n/a | n/a |
| 96 | 1.30 | LDR (Pocket Park) | n/a | n/a |
| 97 | 1.32 | LDR (Pocket Park) | n/a | n/a |
| Phase 3 | | | | |
| 6A | 34.32 | LDR | 4.5 | 155 |
| 6B | 7.80 | HDR | 25.0 | 195 |
| 6C | 26.63 | MDR | 11.3 | 300 |
| 6D | 4.82 | CC | n/a | n/a |
| 8A | 11.08 | HDR | 25.0 | 277 |
| 8B | 11.80 | MDR | 10.8 | 127 |
| 10A | 29.03 | LDR | 4.2 | 122 |
| 10B | 23.47 | LDR | 5.0 | 118 |
| 10C | 20.42 | LDR | 4.4 | 90 |
| 11B | 17.37 | MDR | 10.5 | 182 |
| 51 | 11.89 | PR (Park) | n/a | n/a |
| 55 | 29.80 | PR (Sports Complex) | n/a | n/a |
| 71 | 10.60 | P/QP (Elementary School) | n/a | n/a |
| 80 | 131.89 | OS (Open Space) | n/a | n/a |
| 85 | 26.92 | OS (Open Space) | n/a | n/a |
| 91B | 0.60 | OS (Paseo) | n/a | n/a |
| 91C | 1.25 | OS (Paseo) | n/a | n/a |
| 94 | 1.25 | LDR (Pocket Park) | n/a | n/a |
| 101 | 1.00 | LDR (Pocket Park) | n/a | n/a |

3.8 Phasing

As shown in Table 4, the proposed project would affect parcels in Fiddlyment Ranch phases 2 and 3. These phases would be further defined as shown in *Figure 3 Phasing Plan*, which indicates development would generally occur from east to west. The development in Phase 2 would primarily consist of LDR land uses, including pocket parks and paseos. OS parcels F-83 and F-84 are also included in Phase 2. Development in Phase 3 would complete LDR development and include MDR, HDR, CC, parks, the elementary school, and OS parcels F-80 and F-85.



| LAND USE SUMMARY | | | | | |
|------------------|-----------------|---------------|---------------------|-----------------|------------|
| PHASE # | VILLAGE # | USE | ACRES | UNITS | DENSITY |
| PHASE 2C | F-9A | LDR | 23.25 | 105 | 4.6 |
| | F-9C | PARK | 1.30 | - | - |
| | SUBTOTAL | | 24.55 | 105 | |
| PHASE 2D | F-19A | LDR | 27.30 | 135 | 4.9 |
| PHASE 2E | F-19B | LDR | 34.64 | 135 | 3.9 |
| PHASE 2F | F-5C | LDR | 14.94 | 83 | 5.6 |
| | F-5D | LDR | 11.60 | 35 | 3.0 |
| | F-9C | LDR | 19.52 | 107 | 5.5 |
| | F-9D | LDR | 12.38 | 35 | 2.8 |
| | F-90A | OS(PASFO) | 0.28 | - | - |
| | F-90B | OS(PASFO) | 0.56 | - | - |
| | F-92A | OS(PASFO) | 0.96 | - | - |
| | F-92B | OS(PASFO) | 0.72 | - | - |
| | F-95 | PARK | 1.27 | - | - |
| | SUBTOTAL | | 62.23 | 260 | |
| PHASE 2G | F-7 | LDR | 22.59 | 115 | 5.1 |
| | F-9B | LDR | 21.37 | 96 | 4.5 |
| | F-90C | OS(PASEO) | 0.96 | - | - |
| | F-91A | OS(PASEO) | 0.63 | - | - |
| SUBTOTAL | | 45.55 | 211 | | |
| PHASE 2H | F-11A | LDR | 31.34 | 172 | 5.5 |
| | F-12 | LDR | 22.03 | 113 | 5.1 |
| | F-93 | OS(PASEO) | 0.95 | - | - |
| | F-97 | PARK | 1.32 | - | - |
| SUBTOTAL | | 55.64 | 285 | | |
| PHASE 2I | F-13A | LDR | 19.51 | 90 | 4.5 |
| | F-13B | LDR | 33.22 | 159 | 4.8 |
| | F-101 | PARK | 1.00 | - | - |
| SUBTOTAL | | 54.03 | 249 | | |
| PHASE 3A | F-6A | LDR | 34.32 | 155 | 4.5 |
| | F-6B | HDR | 7.80 | 195 | 25.0 |
| | F-6C | MDR | 26.63 | 300 | 11.3 |
| | F-6D | CC | 5.00 | - | - |
| | F-6A | HDR | 11.06 | 277 | 25.0 |
| | F-6B | MDR | 11.80 | 127 | 10.8 |
| | F-51 | PARK | 11.89 | - | - |
| | F-71 | P/QP | 10.60 | - | - |
| | F-91B | OS(PASEO) | 0.60 | - | - |
| | F-91C | OS(PASEO) | 1.25 | - | - |
| SUBTOTAL | | 120.97 | 1,054 | | |
| PHASE 3B | F-10A | LDR | 29.03 | 122 | 4.2 |
| | F-10B | LDR | 23.47 | 115 | 5.0 |
| | F-10C | LDR | 20.42 | 90 | 4.4 |
| | F-11B | MDR | 17.37 | 182 | 10.5 |
| | F-94 | PARK | 1.25 | - | - |
| SUBTOTAL | | 91.54 | 512 | | |
| TOTAL | | | 516.68 ACRES | 2,949 DU | 5.7 |



NOTE: For conceptual planning purposes only. Actual dimensions, road alignments, acreages, and yields will vary with more accurate mapping and design.

Path: Z:\Projects\16770\16770\MAPDOC\MAPS\MOP\Fig. 03 - PhasingPlan.mxd

3.9 Transportation and Circulation

The proposed Fiddymment Ranch SPA 3 project would not alter the overall circulation system in the WRSP. Primary roadway access to Fiddymment Ranch is provided by Fiddymment Road, Hayden Parkway, and Blue Oaks Boulevard. The circulation system also includes a pedestrian/bikeway network and public transportation facilities. Fiddymment Road and Blue Oaks Boulevard already exist through the plan area.

The portion of Hayden Parkway in Fiddymment Ranch Phase 1 has already been constructed. Construction of this roadway through Phases 2 and 3 would occur as part of buildout of these areas. Hayden Parkway would be constructed as a 2-lane collector with a 12-foot median and 25-foot landscape corridors on either side. To connect to the portion of Hayden Parkway that has already been constructed through Phase 1, a bridge over Pleasant Grove Creek would be constructed as part of Phase 3.

Holt Parkway would be constructed through Phases 2 and 3 and would extend westerly into the Creekview Specific Plan area. Crawford Parkway would be constructed as a parallel route to the south. Three north-south roads would be constructed to connect the east-west roadways with Hayden Parkway, creating a modified grid pattern. The layout of local streets would be defined as tentative maps are processed for development of each of the large lot parcels.

The following list identifies the type of traffic control anticipated at key intersections:

- ❖ Hayden Parkway/Fiddymment Road: signal
- ❖ Hayden Parkway/Holt Parkway: all-way stop-control
- ❖ Fiddymment Road/Holt Parkway: two-way stop control (stop signs on Holt Parkway)
- ❖ Hayden Parkway/Crawford Parkway: all way stop control
- ❖ Fiddymment Road/Crawford Parkway: signal
- ❖ N/S Parkway/Holt Parkway: roundabout
- ❖ N/S Parkway/Crawford Parkway: roundabout

Two additional roundabouts would be used at the intersections of Holt and Crawford parkways with the north-south street adjacent to the elementary school site (parcel F-71).

The WRSP road standards provide a network of pedestrian facilities and bike lanes along streets, paseos, and other routes. The proposed project would not change the requirements and standards for pedestrian and bicycle facilities. Turnouts to accommodate bus stops would be constructed along Hayden Parkway.

3.9 Public Utilities and Services

The WRSP includes provisions for water, wastewater, recycled water, storm drainage and flood control, police and fire, solid waste, electrical service, schools and parks. By increasing the residential population of the WRSP, the proposed project could increase demands for public services, however the project would not alter how services are provided to the project area. Refer to the WRSP for a description of the public facilities and services that would serve the

proposed development. As discussed in Section 4 of this NOP, the project's effects related to water supply, wastewater generation, fire protection, police protection, library services, and school services will be evaluated in the Revised Draft Subsequent EIR.

3.10 Project Design

The WRSP includes Design Guidelines that apply to all development within the specific plan area, including Fiddymment Ranch. The guidelines provide detailed performance criteria and standards to be considered by City staff, Design Review Committee, Planning Commission, and City Council in the review of individual developments within the Plan Area. All future development under the proposed Fiddymment Ranch SPA 3 project would be subject to the adopted WRSP Design Guidelines. The WRSP defines the administrative process through which projects are reviewed for consistency with the Design Guidelines.

4 PROBABLE ENVIRONMENTAL EFFECTS AND SCOPE OF THE SUBSEQUENT EIR

Potential environmental impacts resulting from the proposed Fiddymment Ranch SPA 3 project will be evaluated in the Revised Draft Subsequent EIR. CEQA Guidelines §15021 establishes a duty for public agencies to avoid or minimize environmental damage, where feasible, and stipulates that a public agency:

- ❖ Is required to give major consideration to preventing environmental damage when regulating public or private activities;
- ❖ Should not approve a project as proposed if there are feasible alternatives or mitigation measures available that would substantially lessen any significant effects that the project would have on the environment;
- ❖ May consider specific economic, environmental, legal, social, and technological factors when determining whether changes in a project or project alternatives are feasible; and
- ❖ Has an obligation to balance a variety of public objectives, including economic, environmental, and social factors.

Impacts to be Evaluated in the Subsequent EIR

As discussed previously, the Revised Draft Subsequent EIR will address the potentially significant environmental impacts of construction and operation of the project. Based on the Initial Study analysis, it is anticipated that the Subsequent EIR will address the following potential project impacts:

- ❖ **Land Use** – land use compatibility, consistency with General Plan, Zoning Code, and land use policies;
- ❖ **Transportation and Circulation** – conflict with established performance measures (such as level of service standards);
- ❖ **Noise** – permanently increase ambient noise levels, expose people to noise levels in excess of City standards;

- ❖ **Air Quality** – conflict with applicable air quality plan, violate air quality standards, result in cumulatively considerable increases in criteria pollutants;
- ❖ **Climate Change** – generate cumulatively considerable greenhouse gas emissions; conflict with greenhouse gas emission reduction measures;
- ❖ **Public Services** – adversely affect provision of fire and police protection, library services, and school services;
- ❖ **Utilities and Service Systems** – adversely affect the City’s provision of water, wastewater, and recycled water services;
- ❖ **Growth inducing impacts;** and
- ❖ **Cumulative impacts.**

Impacts Focused Out of the Subsequent EIR

The Initial Study prepared for this project provides additional details on the potential impacts the proposed project may have on the environment. The analysis demonstrates that the project would have no impact, a less than significant impact, or the same impacts as were evaluated in the WRSP EIR for the impacts identified below. In accordance with CEQA Guidelines §§15128 and 15162, the Fiddymment Ranch SPA 3 Subsequent EIR will not include additional analysis of impacts that have not changed substantially from the analysis in the WRSP EIR. These impacts are “focused out” of the Subsequent EIR.

- ❖ ***Aesthetics.*** The project will not change the impact analysis and mitigation requirements identified in the WRSP EIR for these impacts: Alteration of Visual Character of the Site; New Sources of Light and Glare; Visual Incompatibility Between Land Uses; and Degradation of Scenic Resources.
- ❖ ***Agricultural and Forestry Resources.*** The project site is not zoned for agricultural uses, does not support any forest or timberland, and is not under a Williamson Act contract. The project will not change the impact analysis and mitigation requirements identified in the WRSP EIR for these impacts: Potential Incompatibility with Existing Agricultural and other Land Uses in the Remainder Area, the County, and the City of Roseville; and Conversion of Agricultural Land to Development Uses.
- ❖ ***Air Quality.*** The project will not change the impact analysis and mitigation requirements identified in the WRSP EIR for these impacts: Exposure of Sensitive Receptors to Unacceptable TAC Levels; Exposure to Objectionable Odors.
- ❖ ***Biological Resources.*** The project will not change the impact analysis and mitigation requirements identified in the WRSP EIR for these impacts: Loss of Federally Protected Wetlands and “Other Waters” of the United States; Loss of Federally Listed Vernal Pool Crustaceans and Their Habitat; Loss of Rare Plant Populations; Loss or Degradation of Habitat for Western Spadefoot (toad); Disruption of Swainson’s Hawk, Burrowing Owl, and Other Legally Protected Raptors; Loss of Grassland Habitat; Substantial Interference with the Movement of Resident and Migratory Wildlife Species; Loss of Oak Trees of Greater than 6 Inches dbh; Loss of

Riparian Habitat; Loss of Biological Resources due to Construction of Off-Site Infrastructure; Changes in General Plan Policies Regarding Flood Control Facilities in Open Space; Conflict with the Provisions of an Adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other Approved Local, Regional, or State Habitat Conservation Plan.

- ❖ ***Cultural Resources.*** The project will not change the impact analysis and mitigation requirements identified in the WRSP EIR for these impacts: Disturb, Damage or Destroy Unidentified Subsurface Archaeological Resources During Project Construction; Removal of Historically Significant Properties and/or Loss of Historic Integrity of Such Resources; Disturb Unknown Paleontological Resources During Site Preparation; Damage or Destroy Historic or Prehistoric Resources During Construction of Off-Site Infrastructure.
- ❖ ***Geology and Soils.*** The project will not change the impact analysis and mitigation requirements identified in the WRSP EIR for these impacts: Exposure of People and Structures to Seismic Hazards; Development of Structures on Expansive Soils or on Soils with Other Limitations; Soil Erosion from Grading Activities; Slope Instability and Increased Erosion Along Stream Channels; Loss of Topsoil Due to Conversion of Agricultural Land to Urban Uses. No use of septic systems is planned or proposed.
- ❖ ***Hazards and Hazardous Materials.*** The project will not change the impact analysis and mitigation requirements identified in the WRSP EIR for these impacts: Increased Potential for Accidental Release or Spill of Hazardous Materials During Construction or Occupancy; Increased Demand for Hazardous Materials Incident Emergency Response; Risk of Exposure to Accidental Releases of Hazardous Materials from the Pleasant Grove Wastewater Treatment Plant; Increased Risk of Soil or Water Contamination from Improper Disposal of Household Hazardous Waste; Soil or Groundwater Contamination Related to Past Uses; Use of Recycled Water for Landscape Irrigation in Areas Accessible to the Public; Potential Effects of Electromagnetic Fields (EMFs) from High-Voltage Transmission Lines; Temporary Truck Route for Transportation of Hazardous Materials Through the WRSP Area; Siting of a School Within One-Fourth Mile of the Handling or Transportation of Hazardous Materials. In addition, the project site is not located within an airport land use plan or within two miles of a public or private airport or airstrip and there would be no impact associated with public safety hazards related to air traffic.
- ❖ ***Hydrology and Water Quality.*** The project will not change the impact analysis and mitigation requirements identified in the WRSP EIR for these impacts: Changes in the Rate of Stormwater Runoff (Peak Flows) Through the Development of New Impervious Surfaces; Increase in the Amount of Surface Runoff, Which Would Exceed the Capacity of Existing Storm Drainage Systems and Increase the Potential for Downstream Flooding; Placement of Fill or Structures in 100-Year Floodplain Could Affect Water Surface Elevations, Which Could Increase the Risk of Flooding; Erosion and Runoff from Construction Sites Containing Soil or Other Materials Could Degrade Water Quality if Discharged to Local Streams; Changes in Surface Water or Groundwater Quality Resulting from Urban Stormwater Runoff;

Groundwater Use During Dry Years; Changes in Groundwater Recharge Potential Through the Development of Impervious Surfaces. In addition, the project site is not subject to inundation by seiche, tsunami, or mudflow.

- ❖ **Land Use and Planning.** The project will not physically divide an established community, and the project is generally consistent with applicable policies and regulations adopted for the purpose of avoiding or mitigating environmental effects. The project will not change the impact analysis and mitigation requirements identified in the WRSP EIR for the impact Conflict with the Provisions of an Adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other Approved Local, Regional, or State Habitat Conservation Plan.
- ❖ **Mineral Resources.** There are no mineral resources within the project area.
- ❖ **Noise.** The project will not change the impact analysis and mitigation requirements identified in the WRSP EIR for the following impacts: Short-Term Noise Generated by Construction Activity; Commercial Noise Sources; Industrial Noise; Noise from School Related Activities; Citywide Park Noise; Pleasant Grove Wastewater Treatment Plant Noise; Fire Station Noise; and Groundborne Vibration Levels. In addition, the project site is not located within an airport land use plan or within two miles of a public or private airport or airstrip and there would be no impact associated with air traffic noises.
- ❖ **Population and Housing.** The project will not change the impact analysis and mitigation requirements identified in the WRSP EIR for these impacts: Changes in Jobs/Housing Balance; Provision of Affordable Housing; Displacement of Existing Housing; Inducement of Substantial Population Growth.
- ❖ **Recreation.** The project will not change the impact analysis and mitigation requirements identified in the WRSP EIR for the impact Increased Demand for Park Facilities.
- ❖ **Transportation/Traffic.** The project site is not located in proximity to an airport or airstrip and would not introduce any airport or airstrip land uses. The project would have no impact related to air traffic. The project would not generate incompatible vehicle traffic, create roadway design hazards, or result in inadequate emergency access. The roads developed in the project site would be consistent with the road standards and roadway network identified in the WRSP.
- ❖ **Utilities and Service Systems:** The project will not change the impact analysis and mitigation requirements identified in the WRSP EIR for the impacts addressed in the Hydrology and Water Quality section related to stormwater drainage or for the impacts Increased Demand for Solid Waste Services at the Landfill; Increased Demand for Solid Waste Services at the MRF; and Construction Debris Demand for Solid Waste Services.

5 PROJECT ALTERNATIVES ANALYSIS

As required by CEQA, the EIR will evaluate alternatives to the proposed project. As stated in CEQA Guidelines §15126.6(c), the primary intent of the alternatives evaluation in an EIR is to evaluate a range of alternatives to the project that “could feasibly accomplish most of the basic objectives of the project and could avoid or substantially lessen one or more of the significant effects.” Generally it is expected that significant impacts could result from the increase in land use density and the overall intensity of development. The additional residential land uses proposed could generate a greater volume of traffic and air pollutant emissions than the approved amount of development. Therefore, it can be anticipated that the alternatives analysis will address a project that reduces the amount of development proposed. It is preliminarily expected that this reduced development alternative would provide for increasing development within Fiddymment Ranch by approximately 1,300 dwelling units, instead of the 1,661 additional units proposed under Fiddymment Ranch SPA 3.

CEQA also requires that the project alternatives analysis include consideration of the “no project” alternative. The “no project” alternative may be defined as “no development” or it may be defined as “some other development.” The Subsequent EIR will consider both scenarios. One “no project” alternative will assume that no development will occur on the parcels affected by the proposed project; the other “no project” alternative will consider development under the existing land use entitlements for the parcels affected by the proposed project.

6 CUMULATIVE IMPACTS ANALYSIS

As required by CEQA, the Subsequent EIR will evaluate the cumulative impacts of the proposed project. As stated in CEQA Guidelines §15065(a)(3), projects should be evaluated to determine whether the impacts are “cumulatively considerable,” which means that the “incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of current projects, and the effects of probable future projects.” The Subsequent EIR will identify other current and future projects in the region, define the impacts anticipated as a result of the cumulative development scenario, and evaluate whether the proposed Fiddymment Ranch SPA 3 project would make considerable contributions to those impacts.

7 REFERENCES

The following documents that relate to the project are available for review at the City of Roseville Planning Department (311 Vernon Street, Roseville, California, 95678) and at the City’s website at www.roseville.ca.us:

1. West Roseville Specific Plan and Sphere of Influence Amendment Area Environmental Impact Report, February 2004; and
2. Fiddymment Ranch Draft Subsequent EIR, October 2011).