

CHAPTER 1 INTRODUCTION

1.1 TYPE AND PURPOSE OF THE ENVIRONMENTAL IMPACT REPORT

The Fiddymment Ranch Specific Plan Amendment (SPA) 3 project would change land use and zoning designations on ±805 acres, increasing residential density compared to the existing designations under the West Roseville Specific Plan (WRSP).

The California Environmental Quality Act (CEQA) requires that consideration of the proposed Fiddymment Ranch SPA 3 project must include preparation of a project Environmental Impact Report (EIR), meeting the EIR content requirements beginning in the California Environmental Quality Act (CEQA) Guidelines Section (§) 15120 and meeting the definition of a project EIR provided in §15161. In accordance with those requirements, this Recirculated Draft Subsequent EIR is an assessment of the environmental effects that reasonably could be expected from construction and occupation of development in a portion of the Fiddymment Ranch area of the WRSP area under the proposed Fiddymment Ranch SPA 3 project. In addition, this Recirculated Draft Subsequent EIR identifies mitigation measures to minimize or compensate for potentially significant impacts, including cumulative impacts, to the extent feasible. As discussed below, this document updates analysis from the 2011 Draft Subsequent EIR that evaluated a previous version of the proposed project; it also updates the analysis from the 2004 Final EIR that evaluated buildout of the WRSP.

Type of EIR – Recirculation

As noted above, this document is a Recirculated Draft Subsequent EIR. A Draft Subsequent EIR that evaluated on a previous version of the proposed project was circulate in October 2011, but the project was put on hold prior to consideration by the City Council, and therefore a Final EIR was not prepared and the EIR was not certified.

The project was resubmitted in 2013 and has been revised to include 244 fewer dwelling units than the original proposal.

CEQA requires a lead agency to recirculate an EIR when significant new information is added to the EIR after public notice is given, but before certification. As used in this section the term “information” can include changes in the project or environmental setting as well as additional data or other information. New information added to an EIR is not “Significant” unless the EIR is changed in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect (CEQA Guidelines 15088.5 (a)).

This Recirculated Draft Subsequent EIR updates the 2011 Draft Subsequent EIR analysis of the project based on the new project description and to take account of changes in the existing, or baseline, environmental conditions.

Under the WRSP, the 1,678-acre Fiddymment Ranch area is currently planned for construction of a total of 4,207 new residential units (of which 1,077 had been completed as of May 2013) and 38.97 acres of commercial land uses. In addition, one residence existing at the time of the WRSP approval would be preserved, resulting in a total of 4,208 dwelling units at buildout. In 2009, the property owner proposed a change in land use that would increase the maximum density

within the project area and would have added 1,905 dwelling units to the project site. Under the 2009 proposed project, a total of 6,112 residential units could have been constructed in Fiddymment Ranch and 46.24 acres of commercial land uses (an increase of 7.27 acres compared to the approved WRSP). The project also proposed to slightly increase the amount of land designated for parks, open space, and public/quasi-public land uses. Specifically, the 2009 project proposed 203.04 acres of parks (compared to 200.02 acres under the WRSP), 340.18 acres of open space (compared to 340.06 acres under the WRSP), and 76.42 acres of public/quasi-public land uses (compared to 74.52 acres under the WRSP).

The 2103 project reduces the proposed amount of new high density residential units. The 2009 proposal called for increasing the density on four parcels (F-21, F-22, F-23, and F-24) from 20 dwelling units per acre (du/ac) to 25 du/ac. These parcels have been eliminated from the proposed project. They would remain at a maximum density of 20 du/ac. The 2013 project proposes to allow for 1,661 new residential units within Fiddymment Ranch, which is 244 fewer dwelling units than proposed in 2009. Compared to the existing WRSP land use allocations, the currently proposed Fiddymment Ranch SPA 3 project (which is referred to in this EIR as the proposed project, the current project, or the 2013 project) would provide for development of 580 additional Low Density Residential units, 609 additional Medium Density Residential units, and 472 additional High Density Residential units; for a total of 1,661 new units as compared to current allocations. Similar to the 2009 project, the 2013 Fiddymment Ranch SPA 3 project would provide 7.3 acres of new community commercial land uses within the project site, slightly increase the acreage allocated to parks and recreation, increase the size of the elementary school site, increase the acreage allocated to roadway rights-of-way, and decrease the acreage allocated to open space and open space (paseo) land uses.

Type of EIR – Subsequent Analysis

This EIR has been prepared as a Recirculated Subsequent EIR. CEQA Guidelines §15162 establishes that a Subsequent EIR may be prepared when substantial changes are proposed in a previously approved project that was originally evaluated in an EIR, and when the circumstances under which a project is undertaken have been substantially changed. In this case, both conditions are true: the Fiddymment Ranch SPA 3 project proposes substantial changes compared with the approved WRSP project, and since the time of the original WRSP approval existing conditions in the project area have changed substantially. This Subsequent EIR has been prepared to evaluate whether the project would result in one or more significant effects not discussed in the previous EIR or whether significant effects previously examined will be substantially more severe than shown in the previous EIR. As a Subsequent EIR, this EIR tiers from the analysis provided in the WRSP EIR, which was certified by the City of Roseville in 2004. The WRSP EIR is available for review at the City's website:

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

The process of preparing a Subsequent EIR includes the following steps:

1. Identify the changes in the project and determine if the changes are substantial
2. Identify whether substantial changes in existing conditions have occurred

3. Evaluate whether the project would result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects, due to the changes to the project or changes in existing conditions
4. For those areas where new or increased effects could occur, evaluate the impacts of the proposed project relative to existing conditions (i.e., complete a new impact analysis for the affected environmental resources)
5. Identify all feasible mitigation measures to avoid, lessen, or compensate for impacts identified in the Subsequent EIR.

The City of Roseville, as Lead Agency, determined that the Fiddymment Ranch SPA 3 project could result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Therefore, the City prepared a Notice of Preparation (NOP) of an EIR for public circulation and comment. An NOP was first released in 2010, and a Draft Subsequent EIR was released in 2011. To address the revisions to the proposed project, a new NOP was released in May 2013, and the Draft Subsequent EIR has been revised and is being recirculated, in accordance with CEQA Guidelines §15088.5.

As discussed in Section 1.2 below and in the NOP, this Recirculated Draft Subsequent EIR is focused on the potentially significant impacts of the project that were not evaluated in the WRSP EIR, in accordance with CEQA Guidelines §§ 15128 and 15162. The project's potential impacts were determined based on the analysis in the detailed Initial Study circulated with the NOP.

Purpose of an EIR

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

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

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

Development of the proposed project site is governed by the goals and policies of the City of Roseville, particularly as expressed in the City's General Plan, the WRSP, the City's Zoning

Ordinance and Community Design Guidelines. Copies of these documents and accompanying EIRs are available from the City of Roseville and at the City's website.

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

Scope

This Recirculated Draft Subsequent EIR is focused on those specific issues and concerns identified by the City of Roseville as being potentially significant. The City of Roseville prepared an NOP, which provided a general description of the project, and a detailed Initial Study, which evaluated possible environmental impacts resulting from construction and operation of the proposed Fiddymment Ranch SPA 3 project. As noted in the Initial Study, it is expected that the proposed project may result in environmental impacts that were not evaluated in the WRSP EIR or may substantially increase impacts that were evaluated in the WRSP EIR in the following six environmental resource areas:

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

The written responses received during the review periods for the 2010 NOP and the 2013 NOP served to refine the focus of this EIR. The NOP and written responses are provided in Appendix A to this Revised Draft Subsequent EIR. Verbal comments were received at public scoping meetings held on September 23, 2010 and May 21, 2013. A summary of these comments is also provided in Appendix A. Written comments in response to the 2010 NOP were received from Caltrans, the California Highway Patrol, the Native American Heritage Commission, Sacramento County Department of Transportation, Sacramento County Airport System, Western Placer Waste Management Authority, Placer County Engineering and Surveying Department and Department of Public Works, the WestPark-Fiddymment Farm Neighborhood Alliance, and the Sun City Roseville Community Association. In response to the 2013 NOP, the Placer County Air Pollution Control District, the City of Rocklin, and the United Auburn Indian Community of the Auburn Rancheria provided comments.

The NOP comments voiced concern that a Subsequent EIR would not fully address significant environmental impacts that would be created as a result of the new proposed project conditions. These comments request a new complete EIR. However, as provided by CEQA Guidelines §15162, revisions to an approved project do not constitute a new project and the appropriate analysis approach is to identify new impacts or substantial increases in impacts compared to the prior certified EIR. Specific NOP comments about potential impacts are discussed below and in each resource chapter.

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

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

Aesthetics

The proposed project would not substantially alter the general character of development in Fiddymment Ranch. The area would continue to be developed as a primarily residential community that includes parks, open space, and some commercial and public/quasi-public uses. Development under the proposed Fiddymment Ranch SPA 3 project would be subject to the City's Community Design Guidelines, the WRSP Design Guidelines, and General Plan goals and policies. The WRSP EIR found that development of the Specific Plan would result in a Significant and Unavoidable impact by altering the visual character of the area. Development under the proposed project would contribute to this impact; but would not increase the severity of it, as it would not increase the development footprint, change the City's development standards, or change the general character of the Fiddymment Ranch community. Comments on the 2010 NOP suggested that the increased densities proposed by the project would alter the character of development in Fiddymment Ranch, and that potential development under the City's Zoning Ordinance which allows density bonuses consistent with existing state law for certain projects that propose affordable housing subsidies would further increase densities and allow for reduced development standards such as reduced height restrictions and setbacks. It is noted that there are no specific proposals at this time to develop any portion of the project site under the density bonus provisions of the City's Zoning Ordinance. At the time that specific development is proposed for each parcel (regardless of whether development is proposed using the a density bonus), 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 SPA 3 Recirculated Draft Subsequent EIR. If not, additional environmental review would be required.

The proposed increased densities would slightly alter visual qualities of each neighborhood, for example, lot widths may be decreased to accommodate higher densities, the analysis in the Initial Study for the proposed project found that these changes would not result in impacts that were not evaluated in the WRSP EIR. When compared against existing conditions (vacant land), the visual effects of development at the densities proposed would be the same as the effects evaluated in the WRSP EIR. Further, application of the City's Improvement Standards, General Plan policies, Community Design Guidelines, and WRSP Design Guidelines to all development within the project site would ensure that the visual characteristics of

neighborhoods developed under the proposed Fiddymment Ranch SPA 3 would be compatible with other development in the WRSP.

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

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

- ❖ Retaining walls are to be avoided; however, if necessary they shall be constructed of split-face block and cap, consistent with area soundwall materials
- ❖ Non-garage-dominant plans and detached/setback garages are encouraged in exchanged for relaxation of current City setback and lot standards
- ❖ Variable setbacks and lot widths will be allowed to provide for a mix of housing types and styles
- ❖ Access to home entries shall be broad and visible; porches, entries, and alcoves are encouraged on all homes
- ❖ Multi-family parcel sites are encouraged to have residential units oriented towards parks, opening onto them and reducing the need for excessive amounts of fencing and walls
- ❖ A consistent palette of landscaping materials will be used throughout the multi-family developments
- ❖ Medium-density housing should use high-quality materials and be arranged creatively on the site to allow for varied outdoor spaces and privacy
- ❖ Landscape at multi-family housing shall always be used at building foundations (except at garage doors) so as to transition buildings into their sites as well as provide for a garden environment
- ❖ Blank walls shall be landscaped with taller plant materials so as to break up building mass and provide shading
- ❖ Utilities and mechanical units shall be screened from view from all streets and individual units
- ❖ High-density residential project entries and signage shall be consistent with the individual project themes for Westpark and Fiddymment Ranch
- ❖ All lighting for high-density residential projects shall be themed appropriate with the development. Decorative, non-City-standard fixtures are encouraged

In addition, the WRSP Design Guidelines include detailed requirements for street landscaping that ensure the WRSP is well-integrated into the City's built environment and that a consistent

design will be provided throughout the WRSP area. The requirements for planting concepts, materials, structures (such as masonry walls and fences), and configurations and widths of landscape corridors and sidewalks will soften views of residential areas, which will reduce the noticeable effects of varying levels of density.

Agricultural Resources

The proposed project would not alter the development footprint for Fiddymment Ranch. As discussed in the WRSP EIR, the Fiddymment Ranch project area supports Prime Farmland, which previously supported a pistachio orchard. The site is no longer in active agricultural production. As mitigation for impacts associated with loss of the Prime Farmland, the WRSP EIR required acquisition of offsite conservation easement(s), and this mitigation requirement has already been satisfied. Development under the proposed Fiddymment Ranch SPA 3 project would not change the development footprint nor result in any substantial changes in the agricultural impacts identified in the WRSP EIR. Forestry impacts were not addressed by the WRSP EIR; however the project area does not include any forests or timberland and does not support any timber harvesting activities, and the project would have no impact to forestry resources.

Air Quality - Odors

As discussed in the Initial Study, the WRSP EIR evaluated potential impacts associated with exposure to odors associated with the Pleasant Grove Wastewater Treatment Plant (PGWWTP) and other odor sources in the project area. This analysis found that treatment facilities and operations at the PGWWTP could generate objectionable odors that could affect project site residents. The WRSP EIR concluded that “with normal operation and with the use of chlorine, odors associated with the PGWWTP would be minimal and unlikely to be unpleasant for closest residents.” The proposed project would not place residents any closer to the PGWWTP than was evaluated in the WRSP EIR, therefore the proposed project would not increase the severity of this less than significant impact. The WRSP EIR analysis also found that exposure to odors from other typical sources within and in proximity to the project site, such as restaurants, dry cleaning facilities and gas stations, would not result in significant adverse conditions.

Biological Resources

The proposed project would not alter the development footprint for Fiddymment Ranch. The proposed Fiddymment Ranch SPA 3 project includes construction of new Class I bikeway components within the 50-foot preserve buffer surrounding the ±130-acre open space parcel in the northwest corner of the Fiddymment Ranch area. As noted on page 18 of the Initial Study circulated with the NOP for this EIR, the WRSP anticipated this construction and indicated that the Class I bikeway would be routed to avoid direct impacts to federally protected wetlands and other waters of the United States. The WRSP EIR evaluated impacts to biological resources, including wetlands, special-status species, and sensitive habitats. The mitigation measures identified in the WRSP EIR are applicable to development of the Fiddymment Ranch project area. With implementation of the mitigation measures identified in the WRSP EIR and summarized in the Initial Study for the current project, development under the proposed Fiddymment Ranch SPA 3 project would not result in any substantial changes in the biological resource impacts identified in the WRSP EIR. The WRSP EIR required acquisition of offsite conservation

easement(s), and offsite preservation of wetlands as part of the Clean Water Act Section 404 permits. This mitigation requirement has already been satisfied.

Cultural Resources

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

Geology and Soils

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

Hazards and Hazardous Materials

The proposed project would not alter the development footprint for Fiddymment Ranch or introduce any land use designations that were not included in the WRSP. Based on field and literature review completed as part of the WRSP EIR, there are no known hazardous materials or hazardous site conditions within the Fiddymment Ranch SPA 3 area. In addition, the WRSP EIR includes a mitigation measure applying to all construction in the Specific Plan area requiring identification and remediation of hazardous site conditions should soil contamination be encountered during construction. With implementation of this measure, development under the proposed Fiddymment Ranch SPA 3 project would not result in any substantial changes in the impacts related to hazards and hazardous materials identified in the WRSP EIR.

Hydrology and Water Quality

The proposed project would increase the amount of impervious surfaces within the project area, as identified in the Initial Study. Specifically, page 31 of the Initial Study states that based on the drainage study for the WRSP, the proposed Fiddymment Ranch SPA would increase impervious surfaces by 5.54 acres and would increase the volume of stormwater runoff from the project site by 5.46 acre-feet per year. The WRSP EIR identifies mitigation requiring that all development within the WRSP contribute a proportionate amount to fund development of a

regional retention basin at the time that building permits are issued. The WRSP EIR also found that development within the WRSP must comply with City Improvement Standards, Stormwater Management Manual, other City regulations, and the NPDES program. Implementation of the identified mitigation measure and compliance with the applicable regulations would ensure that impacts associated with stormwater runoff and water quality remain less than significant and that the increased rate and volume of stormwater runoff from the project would not contribute to any downstream flooding impacts. Use of groundwater and associated impacts to groundwater supply are evaluated in this Recirculated Draft Subsequent EIR in **CHAPTER 9 PUBLIC UTILITIES**.

Mineral Resources

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

Population and Housing

All population and housing impacts associated with the proposed project have been adequately addressed in the previous EIR. The proposed project would increase the anticipated residential population of Fiddymment Ranch by 4,335 people, based on the 2010 Census average household size for the City of Roseville of 2.61 persons. This would increase the extent of impacts related to population and housing. The WRSP EIR identified population growth as a significant and unavoidable impact. The proposed project would induce additional population growth beyond the level anticipated in the WRSP EIR, but would not significantly increase or exacerbate the impact; the additional population growth associated with the proposed project would be consistent with the significant and unavoidable impact determination reached in the WRSP EIR. The Initial Study found that development of the WRSP under the proposed Fiddymment Ranch SPA 3 project would result in 1.34 jobs per employee housed within the Specific Plan area, which meets the City's standards for jobs/housing balance. The Initial Study also found that development under the proposed project would be required to comply with the City's General Plan policy requiring 10% of new dwelling units to be affordable, which would ensure that the project would have a less than significant impact related to provision of affordable housing.

Recreation

As stated in the NOP for this EIR and documented in Section XV Recreation of the Initial Study, the project's potential impacts related to recreation were adequately addressed in the WRSP EIR.

As discussed in Section XV of the Initial Study, development under the proposed Fiddymment Ranch SPA 3 project would increase the residential population of the WRSP area, which would increase the total amount of parkland and open space necessary to meet the City's required park-to-population standard of nine acres per 1,000 residents. Specifically, the standard requires includes three acres each of city-wide parks, neighborhood parks, and open space per 1,000 residents. With the increased residential population under the proposed Fiddymment Ranch SPA 3 project, the WRSP area would support a total of 26,038 residents, requiring 78.11 credited acres of each type of parkland and open space throughout the WRSP. A traditional active park is normally granted a 1:1 park acreage credit, while open space areas are granted

partial park acreage credits of either 10:1 or 5:1. Most of the open space within the WRSP is credited towards the open space requirement at a 10:1 ratio.

The WRSP land use plan provides more park and open space than is needed to meet the City's required park-to-population standard. When accounting for the partial park acreage credits given to open space areas, the WRSP including the proposed Fiddymment Ranch SPA 3 project, which includes slight increases in parkland and open space, would provide a total of 123.49 acres of City-wide parks, 87.52 acres of neighborhood parks, and 79.48 acres of open space. The parcels allocated for parkland and open space under the WRSP are identified in the Specific Plan, which is available for review at the City of Roseville Permit Center located at 311 Vernon Street and at the City's website at:

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

Park sites and acreage would not change substantially under the proposed Fiddymment Ranch SPA 3 project. The potential environmental effects from developing park sites within the Fiddymment Ranch area are adequately addressed and evaluated throughout the WRSP EIR and the Initial Study for the proposed project.

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

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

Public Utilities

The Initial Study for the proposed Fiddymment Ranch SPA 3 project found that impacts associated with provision of water supply (including recycled water) and wastewater treatment under the proposed project are potentially significant. Therefore those impacts are evaluated in **CHAPTER 9 PUBLIC UTILITIES** of this Recirculated Draft Subsequent EIR. Impacts related to stormwater and drainage are evaluated in the Initial Study in the Hydrology and Water Quality section, as discussed above, and were adequately addressed in the WRSP EIR. The discussion below summarizes the Initial Study analysis and conclusions related to Solid Waste. In addition, comments on the NOP requested consideration of the project's effects on natural gas and electricity supply. These impacts are not addressed in Appendix G of the CEQA Guidelines and therefore are not evaluated in the Initial Study. However they were evaluated adequately in the WRSP EIR, as discussed below.

Solid Waste

As discussed in the Initial Study, development under the proposed Fiddymment Ranch SPA 3 project would increase the amount of solid waste processed at the Materials Recovery Facility (MRF) and the Western Regional Sanitary Landfill (WRSL). The additional material processed at the MRF would not exceed the MRF daily processing capacity. The additional material disposed of at the landfill would contribute to a shortening of the lifespan of the landfill. The WRSP EIR identified several mitigation measures to reduce the amount of solid waste generated at the project site including requiring payment of collection fees, a portion of which shall be used to service bonds necessary to fund expansion of the landfill, providing each residence with a green waste container, and requiring the construction waste stream be reduced by 50%. Development under the proposed project would be required to implement these mitigation measures, but the impact would remain significant and unavoidable, as identified in the WRSP EIR.

Electricity and Natural Gas

Electricity in the area is provided by Roseville Electric and natural gas is provided by Pacific Gas & Electric (PG&E). Impacts 4.11-12 and 4.11-13 in the WRSP EIR evaluated the potential for development of the WRSP to increase demands for electricity and natural gas and found these impacts to be less than significant. The proposed project would increase the amount of residential and commercial development within the WRSP, which would incrementally increase the total demand for electricity and natural gas in the Specific Plan area. There are no known constraints for provision of electric or natural gas service to the WRSP, including the additional residences and commercial land uses that would be developed under the proposed project. Existing and planned facilities would be sufficient to serve the increased demands associated with the proposed Fiddymment Ranch SPA 3 project. Revenue sources for service providers would include direct installation fees collected as a condition of approval for the project as well as electric and natural gas service rates collected from service users (i.e., individual home owners/renters and commercial businesses). As noted in the WRSP EIR, compliance with Title 20 and 24 of the California Code of Regulations, which mandate minimum energy efficiency standards, would ensure that energy consumption from each individual building is minimized. Further, since the time that the WRSP EIR was prepared, a new California Building Code, referred to as CalGreen, has been adopted. CalGreen establishes additional energy efficiency

standards that would further reduce energy consumption and commitments relative to greenhouse gas emissions.

1.3 DEFINITION OF BASELINE

Pursuant to CEQA Guidelines §15125(a), the EIR must include a description of the “physical environmental conditions in the vicinity of the project, as they exist at the time the notice of preparation is published.” This setting constitutes the “baseline physical conditions by which a lead agency determines whether an impact is significant.” Impacts can include direct and indirect physical changes to the baseline conditions. In this EIR, the baseline condition is identified in the Project Description chapter and the Environmental Setting section of each impact analysis chapter. As provided by CEQA Guidelines §15125(a), the baseline conditions are those that existed at the time the Notice of Preparation for this EIR was circulated, which was May 1 through June 3, 2013. In summary, the baseline condition is a vacant site adjacent to existing residential areas and residential areas currently under construction. The site primarily supports nonnative annual grasslands that historically supported agricultural or grazing activities. The area is relatively flat, with areas of rolling terrain associated with Pleasant Grove Creek, which traverses the southern boundary of the Fiddymment Ranch SPA 3 project area. Wetlands are disbursed throughout the project site with the greatest concentration in the northwest corner.

1.4 SIGNIFICANCE CRITERIA

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

1.5 MITIGATION MONITORING AND REPORTING PROGRAM

A Mitigation Monitoring and Reporting Program (MMRP) will be prepared in accordance with §21081.6 of the Public Resources Code and will be included in the Final Recirculated Subsequent EIR. The MMRP will describe the implementation program for mitigation measures included in this EIR to avoid impacts or reduce them to less than significant levels. The implementation program will identify timing and performance criteria to ensure mitigation measures are implemented correctly and are effective at minimizing, reducing, compensating for, or avoiding impacts.

1.6 ORGANIZATION OF THE EIR AND DEFINITION OF TERMS

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

- ❖ Introduction – this section identifies the content of the chapter and any comments received on the 2010 NOP, 2011 Draft Subsequent EIR, and 2013 NOP, or raised at either of the Scoping Meetings relevant to that chapter.
- ❖ Environmental Setting – this section identifies existing conditions in the project area that could be affected by the proposed project.

- ❖ Regulatory Framework – this section identifies federal, state, and local policies, regulations, and laws that are applicable to the proposed project.
- ❖ Impacts – this section identifies the significance criteria and evaluates potential impacts of the project on the existing environment, including the level of significance of the impact before and after implementation of mitigation measures.
- ❖ Mitigation Measures – this section lists the full text of each mitigation measure required to be implemented as discussed in the Impacts section.

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

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

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

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

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

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

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

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

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

1.7 PROJECT REVIEW AND CEQA PROCESS

CEQA Statute

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

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

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

CEQA Guidelines

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

CEQA Implementation

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

A primary goal of CEQA is to inform decision makers and the public of the potential environmental impacts of discretionary actions, and to disclose to the public the reasoning used

by the agency to reach their decision. To facilitate this disclosure, both the CEQA Statutes and Guidelines establish requirements for public notice and review of CEQA documents. (CEQA Statute §21105, CEQA Guidelines §§15082, 15083, 15087).

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

Public Review Process

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

Notice of Preparation

When the Lead Agency identifies potentially significant environmental impacts of a proposed project or action, an NOP for an EIR is prepared pursuant to §15082 of the Guidelines. The NOP, which includes a description of the project and its probable environmental effects, is circulated to the public and to agencies that may have jurisdiction over some aspect of the project or the resources that would be affected by the project. An NOP for the EIR evaluating the 2009 Fiddymment Ranch SPA 3 project was released for public circulation on August 30, 2010. A public scoping meeting to inform the public of the CEQA process and the proposed scope of the EIR was conducted on September 23, 2010. An NOP for the 2013 Fiddymment Ranch SPA 3 EIR was released on May 1, 2013, and a public scoping meeting was held on May 21, 2013. The general public and agencies were thus provided the opportunity to comment on the scope and content of the EIR. As required by Section 15084(c) of the Guidelines, the comments generated during the circulation of both NOPs were considered during preparation of this EIR and are included in Appendix A.

Draft EIR

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

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

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

Ron Miller, Associate Planner
Development Services - Planning Division
City of Roseville
311 Vernon Street
Roseville, CA 95678
Phone: (916) 774-5276
Fax: (916) 774-5129
Email: rmiller@roseville.ca.us

Response to Comments/Final EIR

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

Comments received on the Draft Subsequent EIR circulated in 2011 are addressed throughout this Recirculated Draft Subsequent EIR. In addition, formal responses to those comments will be provided in the Final Subsequent EIR.

Certification of the EIR/Project Consideration

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