
CHAPTER 1

INTRODUCTION

CHAPTER 1 INTRODUCTION

This document is the Final Subsequent Environmental Impact Report (Final Subsequent EIR) for the proposed Fiddymment Ranch Specific Plan Amendment (SPA) 3 project in the City of Roseville. The Fiddymment Ranch SPA 3 Final Subsequent EIR consists of the Recirculated Draft Subsequent EIR and 2nd Partial Recirculation of the Draft Subsequent EIR, comments and responses to the comments on both of these Draft Subsequent EIR documents as well as comments and responses to comments on the Draft Subsequent EIR prepared in 2011 for a prior version of the project, and revised text of the Recirculated Draft Subsequent EIR. This Final Subsequent EIR has been prepared in accordance with the California Environmental Quality Act (CEQA) Guidelines Section (§) 15132, which states:

“The Final EIR shall consist of:

- a. The Draft EIR or a revision of the draft.
- b. Comments and recommendations received on the Draft EIR either verbatim or in summary.
- c. A list of persons, organizations, and public agencies commenting on the Draft EIR.
- d. The responses of the Lead Agency to significant points raised in the review and consultation process.
- e. Any other information added by the Lead Agency.”

1.1 BACKGROUND

Project Site

The proposed Fiddymment Ranch SPA 3 project site is within the West Roseville Specific Plan (WRSP) area, which encompasses approximately ±3,162 acres located in the northwest portion of the City of Roseville, west of Fiddymment Road. The assessor parcel numbers for the project site include: 492-010-002, 003, 004, 005, 015, 020, 021, 024, 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.

The WRSP area is located in the northwest corner 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 and the Pleasant Grove Wastewater Treatment Plant are located to the southwest and the Creekview Specific Plan area is located west of the project’s western boundary. The northern and western boundaries of the WRSP are coterminous with the Fiddymment Ranch portion of the existing Roseville city limits.

The proposed project would affect ±805 acres in the northern portion of Fiddymment Ranch. Some development has already occurred within Fiddymment Ranch. This includes major infrastructure including roads, landscape corridors, drainage improvements and utilities. At the time that the Notice of Preparation (NOP) for this EIR was issued, approximately 1,017 residential units had been constructed in Fiddymment Ranch Phases 1 and 2. No work has been

initiated on the Phase 3 portion of the development. Since the time that the NOP was circulated, additional homes and the Fiddymment Farm Elementary School have been completed.

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. Kaseberg Creek traverses a portion of the Fiddymment Ranch Phase 1 area. Each of the riparian corridors supports native oaks. Wetland areas are dispersed throughout the project area, with the greatest concentration located in the northwest corner of the Fiddymment Ranch property, which is designated as Open Space.

Proposed Project

The proposed project, as described in the Recirculated Draft Subsequent EIR, would change land use and zoning designations on ±805 acres within Fiddymment Ranch, increasing residential density compared to the existing designations under the WRSP.

A Draft Subsequent EIR evaluating a previous version of the proposed project (referred to as the 2009 project) was circulated in October 2011, but the project was put on hold prior to consideration by the City Council, and therefore a Final Subsequent EIR was not prepared and the Subsequent EIR was not certified. The current project was resubmitted in 2013 and has been revised to include 244 fewer dwelling units than the 2009 project.

The project proposes to changes land use allocations and development densities to provide up to 580 additional Low Density Residential units, 609 additional Medium Density Residential units, and 472 additional High Density Residential units. The allowable Floor-Area-Ratio for Community Commercial land uses ranges between 0.2 and 0.4. With the proposed 7.3-acre increase in Community Commercial area, the project would provide between 63,598 and 127,195 additional square feet of commercial land uses. The proposed project would also 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. Specifically, the project proposes the following changes in land use allocations:

- ❖ decrease the acreage allocated to Low Density Residential by 89.36 acres and decrease the acreage allocated to Low Density Residential (Pocket Parks) land uses by 7.13 acres,
- ❖ add 55.72 acres of Medium Density Residential land uses
- ❖ add 18.86 acres of High Density Residential land uses
- ❖ add 7.3 acres of Community Commercial land uses
- ❖ increase the acreage allocated to Parks and Recreation by 2.96 acres
- ❖ decrease the acreage allocated to Open Space by 0.07 acres
- ❖ decrease the acreage allocated to Open Space (Paseo) by 0.04 acres
- ❖ increase Public/Quasi-Public acreage by 1.89 acres and
- ❖ increase the acreage of land dedicated as right-of-way by 10.14 acres.

1.2 CEQA PROCESS

Analysis of the 2009 Project

As stated above, a Draft Subsequent EIR was prepared in 2011 to evaluate the 2009 project. An NOP for the 2011 Draft EIR was prepared and circulated in 2010, and the Draft EIR was circulated between October and December 2011. The project was put on hold in December 2011 and no further analysis or documents were prepared.

2013 Notice of Preparation

A revised project application was submitted to the City of Roseville in early 2013. The NOP for the current Fiddymment Ranch SPA 3 project, which includes a description of the project and its probable environmental effects, was circulated to the public and agencies that may have jurisdiction over some aspect of the project, between May 1, 2013 and June 3, 2013, which provided slightly more than the minimum required 30-day review period. A public scoping meeting was held on May 21, 2013.

Recirculated Draft Subsequent EIR

Comments on the 2013 NOP and on the NOP issued for the 2009 project were considered in preparation of the Recirculated Draft Subsequent EIR. The potentially significant impacts of the project and alternatives to the project were evaluated in the Recirculated Draft Subsequent EIR (State Clearinghouse No. 2010082075), which was circulated for public review between November 6, 2013 and December 23, 2013, which was slightly more than the minimum required 45-day review period. A public hearing at the City of Roseville Planning Commission was held on November 14, 2013 to introduce the project and EIR to the Planning Commission and the public, and a second public hearing to receive comments on the EIR was held at the City of Roseville Planning Commission on December 12, 2013.

The Recirculated Draft Subsequent EIR is an evaluation of a modified version of a project that was previously evaluated in a Draft Subsequent EIR released in 2011. Since the release of the 2011 Draft Subsequent EIR, the proposed project has been modified to the extent that a new environmental analysis is required under CEQA. The Recirculated Draft Subsequent EIR represents this new analysis, revised to account for the modifications in proposed project as well as changes in background conditions. Additionally, as a Subsequent EIR, the Recirculated Draft Subsequent EIR tiers from analysis provided in the WRSP EIR, as the proposed project consists of substantial changes relative to the approved WRSP project. (See Chapter 1 Introduction in the Fiddymment Ranch SPA 3 Recirculated Draft Subsequent EIR for more information regarding recirculation and subsequent analysis.)

Partial 2nd Recirculation of the Draft Subsequent EIR

In response to comments received on December 23, 2013 from the Placer County Air Pollution Control District (Placer County APCD) regarding the analysis of air impacts associated with the proposed project, portions of three chapters (Chapter 2 Executive Summary, Chapter 7 Air Quality and Chapter 11 Cumulative Impacts) of the Recirculated Draft Subsequent EIR were revised. The revisions included the addition of substantial new information as defined in CEQA Guidelines §15088.5. The three revised chapters and additional air quality appendix information were recirculated to provide for additional public review to ensure the public had a meaningful

opportunity to comment upon the substantial adverse environmental effects identified in the revised chapters. The Partial 2nd Recirculation of the Fiddymment Ranch SPA 3 Recirculated Draft Subsequent EIR was circulated for public review between February 10 and March 26, 2014.

Final EIR

Upon completion of the Draft EIR, CEQA requires the Lead Agency (City of Roseville) to consult with and solicit comments from public agencies that have jurisdiction over the proposed project as well as provide the public with an opportunity to comment on the Draft EIR. CEQA Guidelines §15200 states that the intent of public review of a Draft EIR is to allow for the sharing of expertise as well as disclosure of analysis methods and results in order to confirm accuracy, identify omissions and public concerns, and solicit counter proposals (i.e., suggestions for alternative development scenarios and/or mitigation measures). These objectives are met through the comment and response process that comprises public review as required by CEQA.

Comment letters were received from state agencies, local agencies, local organizations, and individual citizens. A list of comments received on the Recirculated Draft Subsequent EIR, the Partial 2nd Recirculation of the Recirculated Draft Subsequent EIR, and the 2011 Draft Subsequent EIR is provided on page 2-1 of this Final Subsequent EIR. As required by CEQA Guidelines §15132, the Lead Agency's responses to all written and verbal comments are presented in this Final Subsequent EIR.

1.3 FINAL EIR ORGANIZATION

This Final EIR is organized into four chapters as described below:

Chapter 1: Introduction

Chapter 1 describes the CEQA process as implemented for this project and provides information on the contents of this Final Subsequent EIR. *Table 1.1* below lists the text changes identified in responses to comments received on the Draft Subsequent EIR, as well as other changes to the Draft Subsequent EIR identified as necessary by the Lead Agency.

Chapter 2: Comments and Responses

This chapter presents the comments received on the Recirculated Draft Subsequent EIR and the Partial 2nd Recirculation and the Lead Agency's direct responses to each comment. The comments include written comments from agencies, organizations, and individuals, as well as verbal comments made at the Planning Commission hearing. Each comment letter is immediately followed by the responses to that letter. The individual comments within each letter and the corresponding responses are numbered. The first comment/response is labeled 1-1; the first "1" indicates that it is the first letter being responded to and "-1" indicates that it is the first comment in that comment letter.

When responding to comments, the Lead Agency need only respond to significant environmental issues and does not need to provide all information requested by reviewers, as long as a good faith effort at full disclosure of environmental impacts is made in the EIR (CEQA Guidelines §15204(a)). This Final Subsequent EIR responds to all comments addressing the adequacy of the Recirculated Draft Subsequent EIR and 2nd Partial Recirculation.

Chapter 3: Draft EIR Revisions

Three comments received on the Recirculated Draft Subsequent EIR necessitated revisions to the text of that document. The responses to comments 3-1, 4-1, and 6-11 describe the nature of the revisions made, while the revised text of the Recirculated Draft Subsequent EIR is included in Chapter 3. Text deleted from the EIR is shown in strikethrough font (~~strikethrough~~) and text added to the EIR is shown in underline font (underline). *Table 1.1* in Section 1.5 below identifies the specific pages where changes were made to the Draft EIR, provides a summary of the text changes, and notes the reason for the edits.

Chapter 4: Mitigation Monitoring and Reporting Program

Chapter 4 presents the Mitigation Monitoring and Reporting Program (MMRP), which identifies the implementation program for each mitigation measure included in the EIR. The MMRP will ensure that mitigation measures, which present specific means to avoid impacts, reduce impacts to less than significant levels, or compensate for unavoidable impacts, will be effectively implemented. In addition, projects within the Fiddymont Ranch area are required to also comply with the MMRP adopted with the WRSP EIR.

1.4 TEXT CHANGES IN THE DRAFT EIR

As noted above, Chapter 3 of this Final Subsequent EIR presents the revised Draft Subsequent EIR text. These revisions are summarized in *Table 1.1* below. The changes made to EIR text are minor and were completed to provide updated information based on comments received. The revisions do not provide substantial new information and no further recirculation is necessary.

Table 1.1
Recirculated Draft Subsequent EIR and Partial 2nd Recirculation Revisions

Draft EIR page number	Primary Change Made	Reason for Change
2R-13 and 5-55	Omit "interchanges" from Mitigation Measure 5.12a	Response to Comment 3-1 to ensure mitigation appropriately addresses project effects on State Route 65
8-17 through 8-21	Updated operational GHG emissions estimates, correct construction timeline	Response to Comment 6-11, to appropriately land use characteristics that may reduce GHG emissions under both the BAU and proposed project scenarios
9-1	Updated operational data regarding the Western Regional Sanitary Landfill	Response to Comment 4-1, to correctly characterize remaining capacity and lifespan of the landfill

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