

SIERRA VIEW COUNTRY CLUB & SIERRA VISTA SPECIFIC PLAN REDESIGNATION AND REZONING PROJECT

COMBINED CEQA DOCUMENT

MITIGATED NEGATIVE DECLARATION / INITIAL STUDY & 6TH ADDENDUM TO THE SIERRA VISTA SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT (SCH# 2008032115, ADOPTED ON MAY 5, 2010)

Project Titles/File Numbers:	Sierra View (SV) & Sierra Vista Specific Plan (SVSP) Redesignation and Rezoning Project / File No. PL21-0162 & File No. PL21-0161
Project Locations:	360 Diamond Oaks Road, Roseville, CA 95678 (APN 015-011- 029-000) & 3301 Pleasant Grove Boulevard, Roseville, CA 95661 (APN 496-100-030-000) (Parcel WB-41) / 3250 Pleasant Grove Boulevard, Roseville, CA 95661 (APN 496- 100-029-000) (Parcel WB-31)
Project Applicants:	WP Sierra View, LLC & Westpark SV 400, LLC Contact: John Tallman
Property Owners:	SVLC 23, LLC & Westpark SV 400, LLC
Lead Agency Contact:	Kinarik Shallow, Associate Planner, (916) 746-1309
Date:	November 5, 2021

INTRODUCTION

The City of Roseville (City) has prepared this environmental analysis document in accordance with the California Environmental Quality Act (CEQA) (Public Resources Code, Section 21000 et seq.) and the State CEQA Guidelines (14 CCR 15000 et seq.), as well as in accordance with recent housing legislation known as Senate Bill 330 (the Housing Crisis Act of 2019 or S.B. 330). The proposed project is called Sierra View (SV) and Sierra Vista Specific Plan (SVSP) Redesignation and Rezoning Project (SV and SVSP Redesignation and Rezoning Project).

CEQA generally requires that all state and local government agencies consider the environmental consequences of proposed projects over which they have discretionary authority before taking action to approve such proposed projects. As explained below, however, S.B. 330 complicates CEQA for any proposed project that would result

in a reduction in the anticipated housing density in a particular area within a city. No such project can go forward unless the approving city correspondingly increases anticipated housing density somewhere else within its jurisdiction. Under S.B. 330, proposed development projects that would traditionally have been treated separately, with separate CEQA documents, can become joined together for purposes of ensuring the avoidance of any net loss of anticipated housing density within a city. This need to connect otherwise distinct projects exists even if the related projects occur in different areas within a city and involve different planning backgrounds and different operative planning document. Thus, a project that might require a site-specific mitigated negative declaration (MND) might be joined with a project that might be eligible for an addendum to a prior environmental impact report (EIR), or vice versa.

As described below, this “combined environmental document” SV and SVSP Redesignation and Rezoning Project has been prepared with all of these complicated considerations in mind. This document treats what in the past would have been two separate but related projects as a single combined project in order to comply with both CEQA and S.B. 330. Therefore, this CEQA document includes (i) an initial study (IS) supporting a proposed MND for a proposal to reduce permitting density in one area of the City, (ii) a modified IS checklist supporting an addendum to a previously certified final environmental impact report (EIR) to increase housing density in another area of the City, and (iii) a joint cumulative impact analysis that addresses the combined effects of developing both sites as proposed. This combined document thus addresses the impacts associated with development at two different sites located in different planning areas with different background environmental documents. Development approvals for each site also require different actions by City decisionmakers.

The development approvals for the two sites are related, and therefore have been combined, due to relatively recent changes in state law that preclude the City from reducing anticipated housing density in one portion of its jurisdiction without making up for the resulting reduction by increasing anticipated housing density in another area. The goal is to avoid any net reduction in anticipated housing units. As enacted in the 2019 legislative session, Senate Bill 330 (the Housing Crisis Act of 2019 or S.B. 330) created Government Code section 65300. Subdivision (b)(1)(A) of that statute generally prevents a city from changing the residential general plan, specific plan, and zoning designation to “a less intensive use” or to reduce the intensity of the designation below what was allowed on January 1, 2018. An exception to this prohibition exists, however, where the city “concurrently changes the development standards, policies, and conditions applicable to other parcels within the jurisdiction to ensure that there is *no net loss in residential capacity*” (Government Code § 65300 (h)(2)(i)(1), italics added). Here, as discussed below, the Applicants are proposing a reduction in residential capacity on one site (SV) but proposing modification in the designations on two other sites (SVSP) in order to make up for the lost residential capacity at the first site. Because the Legislature, through S.B. 330, has required these consecutive actions, the City has chosen to address the two closely related proposals in a single combined CEQA document, as described above.

Brief Proposed Project Description

The proposed SV and SVSP Redesignation and Rezoning Project consists of two primary actions: (i) amending the City of Roseville General Plan (GP) designation and modifying the zoning for portions of two infill planning parcels (a single assessor’s parcel) adjacent to and east of the SV Country Club to reduce the existing planned residential density by 93 units (aka, the SV project); and (ii) reallocating those 93 residential units to the SVSP area by amending the GP designation and modifying the zoning for one parcel within the SVSP area (Parcel WB-41) and increasing the density on a second parcel (Parcel WB-31) to allow for more units per acre, with corresponding amendments to the specific plan (aka, the SVSP project). The purpose and goal of the SV project is to respond to community requests that future development on the SV project site more closely align with the existing community immediately to the east to promote community cohesion and continuity. The purpose and goal of the SVSP project is to ensure adherence to the statutory requirements of S.B. 330. The two actions proposed together as the SV and SVSP Redesignation and Rezoning Project are described briefly below.

Proposed Sierra View Project

The Applicant proposes to amend the GP designation and to modify the zoning for portions of two parcels located adjacent to and east of the SV Country Club in order to reduce the existing planned residential density. The affected parcels are located within the City's Infill Area and are known as Infill Parcel 100 and Infill Parcel 3. These parcels are contiguous, with Infill Parcel 3 located north of Infill Parcel 100. The majority portion of Infill Parcel 100 would be redesignated from Medium Density Residential to Low Density Residential and rezoned from R3 (Multi-Family Housing) to RS/DS (Small Lot Residential with Development Standards). A small, southern portion of Infill Parcel 3 would be rezoned from R1 (Single-Family Residential) to RS/DS. A Tentative Map is proposed that would include the redesignated and rezoned portions of the parcels. The Map would reduce the total number of residential units allocated for the original Infill Parcel 100 from 223 to 130, which will consist of the existing 55 medium density units plus the proposed 75 low density units.

Approvals and entitlements for the SV project from the City include:

- Adoption of the MND
- Approval of Mitigation Monitoring and Reporting Program
- GP Amendment for majority portion of Infill Parcel 100 from Medium Density Residential to Low Density Residential
- Rezoning a portion of Infill Planning Parcel 100 from R3 to RS/DS and a portion of Infill Planning Parcel 3 from R1 to RS/DS
- Tentative Subdivision Map including 75 single-family residential lots
- Tree Permit

Proposed Sierra Vista Specific Plan Project

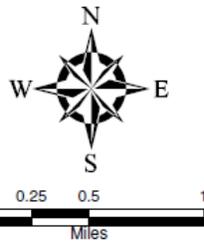
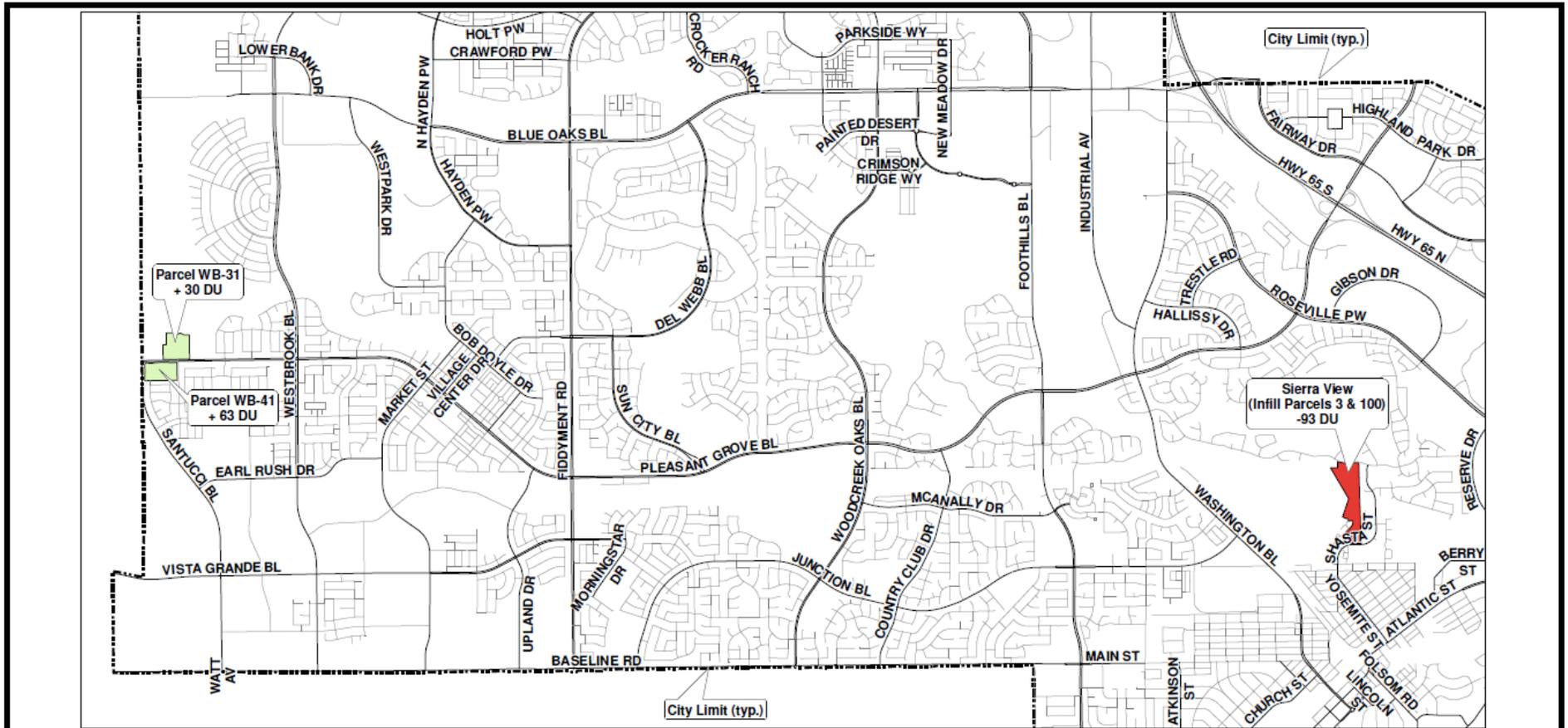
The above proposed changes would result in the reduction of 93 units of previously approved residential capacity on the SV project site. In order to comply with S.B. 330, these 93 units must be reallocated elsewhere in the City. The Applicant proposes to reallocate these units within the SVSP area on Parcels WB-31 and WB-41. SVSP Parcel WB-31 is already designated and zoned for residential with a density of 23.7 units per acre. Under the proposed project, Parcel WB-31 would have its density increased to 26.4 units per acre, as allowable under the GP, to accommodate 30 of the 93 reallocation units. SVSP Parcel WB-41 would be redesignated through a GP amendment from Community Commercial to Medium Density Residential and rezoned from CC (Community Commercial) to RS/DS (Small Lot with Development Standards) to accommodate the remaining 63 of the 93 reallocation units. Both actions would require an amendment to the specific plan.

Approvals and entitlements for the SVSP project from the City include:

- Consideration of the Addendum together with the Final EIR for the Sierra Vista Specific Plan
- GP Amendment for SVSP Parcel WB-41 from Community Commercial to Medium Density Residential
- Rezoning for SVSP Parcel WB-41 from CC to RS/DS
- Amendments to SVSP:
 - Revise text regarding Parcel WB-31 to include the 30 reallocated units
 - Change Parcel WB-41 from Community Commercial to Medium Density Residential and revise the SVSP Land Use Map
 - Revise text regarding Parcel WB-41 to include the zoning change and the 63 reallocated units
 - Delete Section B.12 of the SVSP
 - Revise Sections 6.4 and 6.5 and associated figures
- Amendment to the Westbrook Development Agreement
- Small Lot Tentative Subdivision Map for SVSP Parcel WB-41 including 63 medium-density residential lots.

The figure below depicts the locations of the actions described above and the residential unit distribution. Additional project description information is included in the subsequent CEQA analyses.

Proposed Project Locations and Residential Unit Distribution



Parcel	Existing DU	Proposed DU	Difference
Sierra View (Infill Parcels 3 & 100)	168	75	-93
WB-31	263	293	30
WB-41	0	63	63
TOTAL	431	431	0

DWELLING UNIT TRANSFER EXHIBIT

City of Roseville, California

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS

1025 Creekside Ridge Drive, Suite 150, Roseville CA. 95678

Date: 10/26/2021

Document Description and Contents

As explained earlier, these two proposed actions are presented in a combined CEQA document because they are related. However, each action requires a different type of CEQA analysis based on its site location and the previous planning conducted for that site, and each requires different City approvals and entitlements. The redesignation/rezoning of the SV project site is analyzed pursuant to CEQA Guidelines Sections 15060 et seq. and 15070 et. seq., as an IS with accompanying environmental checklist and MND because the site is not subject to a specific plan with an accompanying specific plan EIR that could be relied upon for project-level CEQA analysis. As a result, the SV project will require site-specific mitigation measures not previously contemplated in any other planning or environmental documents.

A different approach is appropriate for the proposed modifications to the SVSP, for which a detailed programmatic EIR and a subsequent project-level MND were prepared. The redesignation/rezoning of the SVSP project site is analyzed pursuant to CEQA Guidelines Sections 15162 and 15164 as an addendum to the SVSP EIR, inclusive of the subsequent 2012 MND, with accompanying environmental checklist, because none of the conditions calling for the preparation of a subsequent EIR or other subsequent CEQA document are present. Both actions are then considered cumulatively to provide an analysis of their combined and collective impacts. Because the proposed SV and SVSP Redesignation and Rezoning Project involves different sites in two separate planning areas several miles apart with differing programmatic planning, the City contemplated analyzing these actions in wholly separate CEQA documents. However, that approach seemed confusing given their related nature in light of the requirements of S.B. 330. Equally if not more confusing would be to analyze them in a fully integrated CEQA document because, as previously explained, they require different actions with different approvals in separated planning areas controlled by different underlying planning and CEQA efforts. This type of integrated analysis would require separate but parallel checklists and individual analysis for each site, which, from a practical perspective, would make the document unnecessarily challenging to understand and overly cumbersome and potentially unclear (see Public Resources Code § 21003(b); CEQA Guidelines §§ 15003(g), 15006 (o)–(q)). Also, this style of analysis does not properly account for prior planning efforts and commensurate CEQA tools that agencies are encouraged to use (see, e.g., CEQA Guidelines § 15164(a)).

This situation is a novel one for the City. The City is not aware of any jurisdiction that has yet attempted to balance the requirements of CEQA and the mandates of S.B. 330, though there may be such jurisdictions. Without guidance from the State on how to best jointly navigate these statutes, the City opted to prepare this combined CEQA document that contains an MND/IS for the first action, an Addendum to an EIR for the second action, and a joint cumulative analysis addressing the combined effects of the overall SV and SVSP Redesignation and Rezoning Project. With this approach, the City can accurately present the actions together and also present reader-friendly environmental analysis for two very different sites and areas using the appropriate tools under CEQA. This approach also allows the City to maintain its regular approval and entitlement processes.

This combined CEQA document contains, in the following order:

1. This introduction;
2. The MND for SV project with its accompanying IS and environmental checklist;
3. The Addendum for the SVSP project with its accompanying environmental checklist;
4. Cumulative considerations associated with implementation of both actions; and
5. Attachments for both the MND and Addendum.

MITIGATED NEGATIVE DECLARATION

Project Title/File Number:	Sierra View (SV) Redesignation and Rezoning Project / File No. PL21-0162
Project Location:	360 Diamond Oaks Road, Roseville, CA 95678 (APN 015-011-029-000)
Project Description:	The SV project consists of amending the General Plan designation and modifying the zoning for a portion of Infill Planning Parcel 100 (northern part) from Medium Density Residential to Low Density Residential and from R3 to RS/DS and modifying the zoning for a portion of Infill Planning Parcel 3 (southern part) from R1 to RS/DS. Other approvals and entitlements from the City include a Tentative Subdivision Map for the site that includes 75 residential units, reducing the number of units approved for the site from 223 to 130, and a tree permit.
Project Applicant:	WP Sierra View, LLC Contact: John Tallman
Property Owner:	SVLC 23, LLC
Lead Agency Contact:	Kinarik Shallow, Associate Planner, (916) 746-1309

DECLARATION

The Planning Manager has determined that the above proposed Sierra View Redesignation and Rezoning project (SV project) will not have significant effects on the environment and therefore does not require preparation of an Environmental Impact Report. The determination is based on the attached Initial Study and the following findings:

- A. The SV project will not have the potential to degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, rare or threatened species, reduce the number or restrict the range of rare or endangered plants or animals or eliminate important examples of the major periods of California history or prehistory.
- B. The SV project will not have the potential to achieve short-term, to the disadvantage of long-term, environmental goals.
- C. The SV project will not have impacts, which are individually limited, but cumulatively considerable.
- D. The SV project will not have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly.
- E. No substantial evidence exists that the project may have a significant effect on the environment.
- F. The SV project incorporates all applicable mitigation measures identified in the attached initial study.
- G. This Mitigated Negative Declaration reflects the independent judgment of the lead agency.



INITIAL STUDY

Project Title/File Number:	Sierra View Redesignation and Rezoning Project / File No. PL21-0162
Project Location:	360 Diamond Oaks Road, Roseville, CA 95678 (APN 015-011-029)
Project Description:	The SV project consists of amending the General Plan designation and modifying the zoning for a portion of Infill Planning Parcel 100 (northern part) from Medium Density Residential to Low Density Residential and from R3 to RS/DS and modifying the zoning for a portion of Infill Planning Parcel 3 (southern part) from R1 to RS/DS. Other approvals and entitlements from the City include a Tentative Subdivision Map for 75 residential units that reduces the number of residential units approved for the project site from 223 to 130 and a tree permit.
Project Applicant:	WP Sierra View, LLC Contact: John Tallman
Property Owner:	SVLC 23, LLC
Lead Agency Contact:	Kinarik Shallow, Associate Planner, (916) 746-1309__

This Initial Study (IS) has been prepared to identify and assess the anticipated environmental impacts of the above-described project application. The document relies on site-specific studies prepared to address in detail the effects or impacts associated with the proposed Sierra View Redesignation and Rezoning project (SV project), which is considered in conjunction with the Sierra Vista Specific Plan Redesignation and Rezoning project (SVSP project) as explained in the introduction to this combined CEQA document. Where documents were submitted by consultants working for the Applicant, City staff reviewed such documents in order to determine whether, based on their own professional judgment and expertise, staff found such documents to be credible and persuasive. Staff has only relied on documents that reflect their independent judgment, and has not accepted at face value representations made by consultants for the Applicant.

The IS is a public document used by the City's decision-making bodies to determine whether a project may have a significant effect on the environment. If the lead agency finds substantial evidence that any aspect of the SV project, either individually or cumulatively, may have a significant effect on the environment, regardless of whether the overall effect of the SV project is adverse or beneficial, the lead agency is required to prepare an environmental impact report (EIR). If the agency finds no substantial evidence that the SV project or any of its aspects may cause a significant effect on the environment, a negative declaration shall be prepared. If, in the course of analysis, the lead agency recognizes that the SV project may have a significant impact on the environment, but that by incorporating specific mitigation measures to which the Applicant agrees, the impact will be reduced to a less than significant effect, a mitigated negative declaration shall be prepared (see Public Resources Code Section 21080 (c), (d).) As demonstrated in this IS, the SV project may have a significant impact on the environment and therefore will require mitigation measures to reduce those impacts to less-than-significant levels. As a result, a mitigated negative declaration has been prepared.

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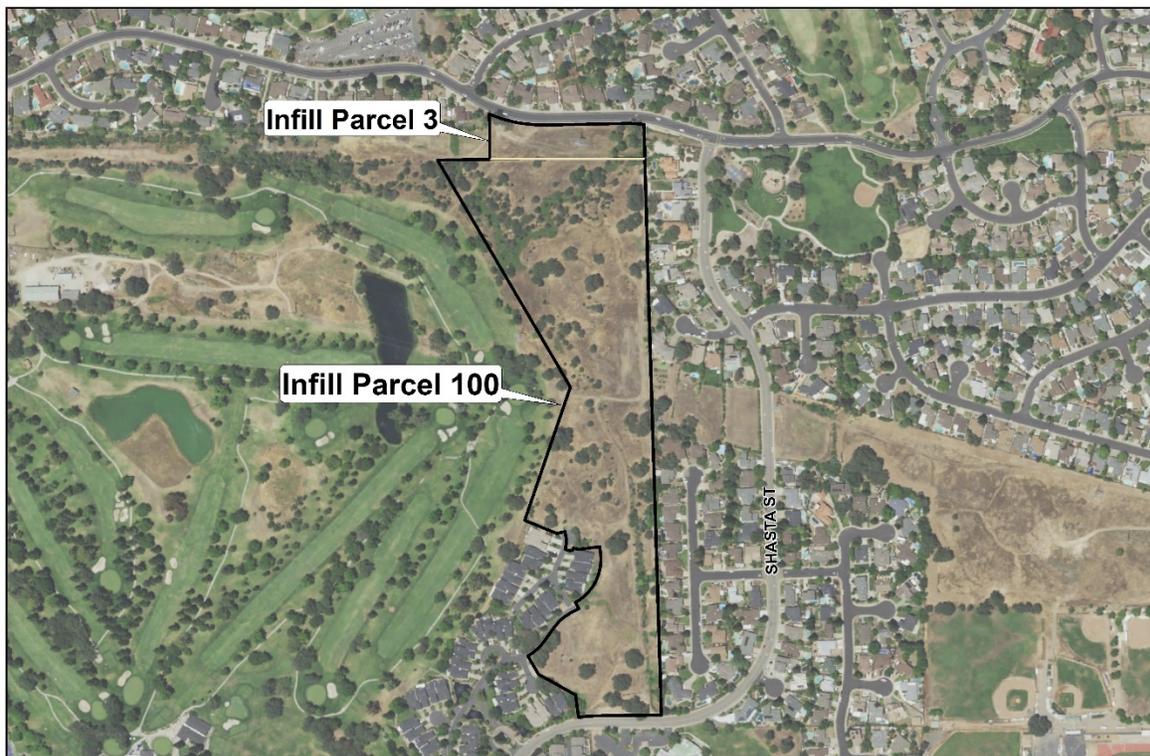
PROJECT DESCRIPTION

As described in the introduction to this combined CEQA document, the SV project is one of two related actions that occur simultaneously in order to comply with the 2019 California Housing Crisis Act (Senate Bill [S.B.] 330), and specifically with Government Code Section 65300. These actions would occur in different areas of the City with different applicable planning documents and require different types of CEQA analysis. To avoid confusion and ensure the most appropriate analysis is conducted, these actions are considered individually using different CEQA tools but in a combined larger document that also considers their combined impacts cumulatively.

SV Project Location

This SV project is located in the City of Roseville (City) Planning Area known as the Infill Area, situated toward the south of the City.¹ The affected property consists of approximately 23.10 acres that includes the majority of Infill Planning Parcel 100 and a small, southern portion of Infill Planning Parcel 3. Both parcels are located adjacent to and east of the Sierra View (SV) Country Club and just north of Shasta Street and south of Diamond Oaks Road. The site address is 360 Diamond Oaks Road, Roseville, CA 95678 and the Assessor's Parcel Number is 015-011-029-000. See **Figure 1** below and **Attachment 1** for additional locational maps. See also the figure in the introductory portion of this combined CEQA document.

Figure 1: SV Project Site Location



¹ See Infill Land Use Plan:

https://p1cdn4static.civiclive.com/UserFiles/Servers/Server_7964838/File/Government/Departments/Development%20Services/Planning/Specific%20Plans%20&%20Planning%20Areas/Infill%20Plan%20Area/Land%20Use%20Tables%20and%20Map.pdf. See also City Land Use Element, pp. II-4 to II-5, II-9:

https://p1cdn4static.civiclive.com/UserFiles/Servers/Server_7964838/File/Government/Departments/Development%20Services/Planning/General%20Plan/Final%20General%20Plan%202020/02%20Land%20Use_Final%20ver.%202021-04.pdf.

Background and Environmental Setting

Infill Planning Parcel 100 is designated in the City of Roseville General Plan (GP) for Medium Density Residential (MDR) and zoned for Multi-Family Housing (R3). Infill Planning Parcel 3 is designated in the GP for Low Density Residential (LDR) and zoned for Single-Family Residential (R1). The southwest portion of Infill Planning Parcel 100 is developed with multi-family townhomes and the remainder is undeveloped. The majority of Infill Planning Parcel 3 is developed with single-family homes save for the small portion included as part of the SV project. The area surrounding the parcels is fully developed and the Infill area in which the parcels exist is almost fully developed.

Table 1: Surrounding Land Uses

Location	Zoning	General Plan Land Use	Actual Use of Property
Site: Infill Planning Parcel 100	Multi-Family Housing (R3)	Medium Density Residential (MDR)	Southwest portion developed with multi-family townhomes; remainder undeveloped
Site: Infill Planning Parcel 3	Single-Family Residential (R1)	Low Density Residential (LDR)	Majority developed with single-family homes
North	R1	Low Density Residential (LDR)	Developed with single-family homes
South	R1	Low Density Residential (LDR)	Developed with single-family homes
Southeast	Public/Quasi-Public (P/QP)	Public/Quasi-Public (P/QP)	Developed with public school; separated by Shasta Street
East	R1	Low Density Residential (LDR)	Developed with single-family homes
West	R1	Parks/Recreation (P/R)	Developed with golf course (SV Country Club)

The SV project site as described above is undeveloped and ungraded, with some dirt roadways used for fire control and maintenance access. The site ranges from approximately 160 to 175 feet above mean sea level (AMSL) with rolling terrain that slopes toward the north and south. Powerlines cross the northern portion of the site and the central portion of the site in an east/west direction. For resource-specific existing conditions, refer to the environmental checklist below.

Proposed SV Project

The SV project consists of amending the GP designation and modifying the zoning for a majority portion of Infill Planning Parcel 100 (northern part) and modifying the zoning for a minor portion of Infill Planning Parcel 3 (southern part), both located immediately east of the SV Country Club, in order to reduce the property's existing planned housing density. The majority of Infill Planning Parcel 100 would be redesignated from Medium Density Residential to Low Density Residential and rezoned from R3 (Multi-Family Housing) to RS/DS (Small Lot Residential with Development Standards). A minor portion of Infill Planning Parcel 3 would be rezoned from R1 (Single-Family Residential) to RS/DS. A Tentative Subdivision Map is proposed that would include the redesignated and rezoned portion of Infill Planning Parcel 100 and the rezoned portion of Infill Planning Parcel 3. The Tentative Map would reduce the total number of residential units previously anticipated for the SV project site from 223 to 130. These 130 units consist of the existing 55 medium density units plus the currently proposed 75 low density units. These changes are proposed in response to community requests that future development on the SV project site more closely align with the existing community immediately to the east.

The future development on this site will include internal roadways and other infrastructure and utilities, such as sanitary sewer pipes, water lines, storm drains and pipes, stormwater facilities, and retaining walls. The

development will be gated with an entrance onto Diamond Oaks Road and pedestrian and emergency vehicle only access onto Shasta Street. The corridors under the existing two powerlines crossing the property will remain open, totaling 4 acres of open space. The resulting net housing density will be 4 units per acre. Modified RS/DS development standards would apply. All of the proposed residential units at the SV project site will pay City neighborhood and City-wide park fees. It is anticipated that grading for development will require approximately 23,000 cubic yards of cut and 65,000 cubic yards of fill. As part of the SV project, approximately 158 to 168 trees would be removed from the site. For more technical detail, see **Attachment 1** for the proposed Tentative Subdivision Map and exhibits showing the proposed roadways and utilities, as well as the GP amendment and rezone.

This action will require the following approvals and entitlements from the City:

- Adoption of the MND;
- Approval of a Mitigation Monitoring and Reporting Program;
- GP Amendment for majority portion of Infill Planning Parcel 100 from Medium Density Residential to Low Density Residential;
- Rezoning a portion of Infill Planning Parcel 100 from R3 to RS/DS and a portion of Infill Planning Parcel 3 from R1 to RS/DS;
- Tentative Subdivision Map including 75 single-family residential lots; and
- Tree Permit.

CITY OF ROSEVILLE MITIGATION ORDINANCES, GUIDELINES, AND STANDARDS

Because the SV project is not consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified, the City is not be able to rely on the specific process set forth in CEQA Guidelines Section 15183(f) for relying on previously adopted development policies or standards as mitigation for the environmental effects as a means of excluding particular categories of environmental impacts from CEQA analysis. Even so, however, many such policies and standards apply to the SV project, and compliance with them will have the consequence of reducing the severity of, or avoiding, environmental impacts. On January 20, 2021, the City adopted the most recent version of its CEQA Implementing Procedures (Implementing Procedures), along with Findings of Fact describing the effectiveness of particular policies and standards in reducing or avoiding environmental effects (Findings of the Implementing Procedures). The regulations and ordinances identified below apply to the SV project and have the tendency to reduce or avoid some of its environmental effects.

- Noise Regulation (Roseville Municipal Code [RMC] Ch.9.24)
- Flood Damage Prevention Ordinance (RMC Ch.9.80)
- Traffic Mitigation Fee (RMC Ch.4.44)
- Drainage Fees (Dry Creek [RMC Ch.4.49] and Pleasant Grove Creek [RMC Ch.4.48])
- City of Roseville Improvement Standards (Resolution 02-37 and as further amended)
- City of Roseville Design and Construction Standards (Resolution 01-208 and as further amended)
- Tree Preservation Ordinance (RMC Ch.19.66)
- Internal Guidance for Management of Tribal Cultural Resources and Consultation (Tribal Consultation Policy) (Resolution 20-294)
- Subdivision Ordinance (RMC Title 18)
- Community Design Guidelines
- Specific Plan Design Guidelines: None applicable
- City of Roseville 2035 General Plan

- City of Roseville CEQA Implementing Procedures for Preparation, Processing, and Review of Environmental Documents (updated on January 20, 2021) (Implementing Procedures)

ENVIRONMENTAL DOCUMENTS RELIED UPON

- 2035 General Plan Update EIR, certified August 5, 2020 (SCH# 2019080418)

The *2035 General Plan Update EIR* (GP EIR) updated all Citywide analyses, including for vehicle miles traveled, greenhouse gas emissions, water supply, water treatment, wastewater treatment, and waste disposal. When applicable, the topical sections within the Initial Study summarize the findings within the GP EIR. The GP EIR is available for review at the Civic Center, 311 Vernon Street, Roseville, CA or online at https://www.roseville.ca.us/government/departments/development_services/planning/general_plan_development_guidelines.

EXPLANATION OF INITIAL STUDY CHECKLIST

The CEQA Guidelines recommend that lead agencies use an Initial Study (IS) Checklist to determine the potential impacts of a proposed project on the physical environment. The IS Checklist provides a list of questions concerning a comprehensive array of environmental issue areas potentially affected by the SV project. This section of the IS incorporates a portion of Appendix G Environmental Checklist Form, contained in the CEQA Guidelines. Within each topical section (e.g. Air Quality) a description of the setting is provided, followed by the checklist responses, thresholds used, and finally a discussion of each checklist answer.

There are four (4) possible answers to the Environmental Impacts Checklist on the following pages. Each possible answer is explained below:

- 1) A “Potentially Significant Impact” is appropriate if there is enough relevant information and reasonable inferences from the information that a fair argument based on substantial evidence can be made to support a conclusion that a substantial, or potentially substantial, adverse change may occur to any of the physical conditions within the area affected by the SV project. When one or more “Potentially significant Impact” entries are made, an EIR is required.
- 2) A “Less Than Significant with Mitigation” answer is appropriate when the lead agency incorporates mitigation measures to reduce an impact from “Potentially Significant” to “Less than Significant.” For example, floodwater impacts could be reduced from a potentially-significant level to a less-than-significant level by relocating a building to an area outside of the floodway. The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level. Mitigation measures are identified as MM followed by a number.
- 3) A “Less Than significant Impact” answer is appropriate if there is evidence that one or more environmental impacts may occur, but the impacts are determined to be less than significant, or the application of development policies and standards to the SV project will reduce the impact(s) to a less-than-significant level. For instance, the application of the City’s Improvement Standards reduces potential erosion impacts to a less-than-significant level.
- 4) A “No Impact” answer is appropriate where it can be demonstrated that the impact does not have the potential to adversely affect the environment. For instance, a project in the center of an urbanized area with no agricultural lands on or adjacent to the SV project area clearly would not have an adverse effect on agricultural resources or operations. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources cited in the Initial Study. Where a “No Impact” answer is adequately supported by the information sources cited in the Initial Study, further narrative explanation is not required. A “No Impact” answer is explained when it is based on project-specific factors as well as generous standards.

All answers must take account of the whole action involved, including off- and on-site, indirect, direct, construction, and operation impacts, except as provided for under State CEQA Guidelines.

INITIAL STUDY CHECKLIST

I. Aesthetics

The SV project is located in a residential area in the southern portion of the City. The site is undeveloped and contains several native oak trees with grasses and small annual plants. The site is surrounded by residential and recreational uses. All of the area surrounding the site has been developed with primarily low density residential to the northwest, north, northeast, and east. Just south of the site is developed with medium-density residential with more low density residential below the medium density. The southeast is developed with more low density residential and an elementary school. The west is developed with a golf course. There are limited direct public views of the site from Diamond Oaks Road and also from the eastern parts the adjacent golf course. The site is currently zoned for medium density residential.

Except as provided in Public Resources Code Section 21099, would the SV project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, within a state scenic highway?				X
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?		X		
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?			X	

Thresholds of Significance and Regulatory Setting:

The significance of an environmental impact cannot always be determined through the use of a specific, quantifiable threshold. CEQA Guidelines Section 15064(b) affirms this by the statement “an ironclad definition of significant effect is not always possible because the significance of an activity may vary with the setting.” This is particularly true of aesthetic impacts. As an example, a proposed residential development in a heavily developed

area would have markedly different visual effects than the same development near an abundance of undeveloped open space. For the purpose of this study, the significance thresholds are based on the questions set forth in CEQA Guidelines Appendix G, as shown in a–d of the checklist below. The Findings of the Implementing Procedures indicate that compliance with the Zoning Ordinance (e.g., building height, setbacks, etc.), Subdivision Ordinance (RMC Ch. 18), and the adopted Community Design Guidelines (CDG) (Resolution 95-347) for common design elements and expectations for development within the City will prevent significant impacts in urban settings as it relates to items a, b, and c, below.

Discussion of Checklist Answers:

a, b) There are no designated or eligible scenic vistas or scenic highways within or adjacent to the City (see GP EIR, p. 4.14-5, 4.14-18). Therefore, there would be no impact to these resources. No mitigation is required.

c) The SV project site is located in an urbanized area that is almost fully developed within the City's Infill Area. The CDG includes provisions related to architectural design, site design and landscape design, to enhance the visual character of the urban environment. The CDG recommends preserving, to the extent feasible, visual resources such as native oak trees and creek or wetland resources. The site contains more than 300 native oak trees and the SV project will require the removal of at least 158 trees but perhaps up to 168 (see Section IV. Biological Resources for more detail). Thus, the SV project requires a Tree Permit. Consistent with the City's Tree Preservation ordinance (RMC Ch. 19.66), the Tree Permit will contain conditions of approval that include protective measures for the trees that will remain onsite, and other measures such as payment of in-lieu fees to compensate for native oak tree encroachment and removal (see also MM BIO-4). The site also contains wetland resources. Some of these wetland resources would be removed or affected by the SV project. However, impacts would be mitigated to a less-than-significant level (see Section IV. Biological Resources, MM BIO-3). The SV project has been reviewed by City staff and was found to be consistent with the goals and policies of the CDG and applicable zoning regulations related to the proposed zone change. As such, impacts related to this criterion would be less than significant with mitigation presented in Section IV. Biological Resources.

d) The SV project would eventually involve new nighttime lighting, such as street lights, for the security and safety of future residents. However, the SV project site is located within an urbanized, fully developed, infill setting with many existing light sources. In addition, lighting must comply with City standards contained in the CDG that limit the height of lighting sources, require cut-off lenses and glare shields to minimize light and glare impacts, etc. Further, no proposed elements of the future site development would include highly reflective surfaces. Therefore, there would be a less-than-significant impact associated with light and glare. No mitigation is required.

II. Agricultural & Forestry Resources

The State Department of Conservation oversees the Farmland Mapping and Monitoring Program, which was established to document the location, quality, and quantity of agricultural lands, and the conversion of those lands over time. The primary land use classifications on the maps generated through this program are: Urban and Built Up Land, Grazing Land, Farmland of Local Importance, Unique Farmland, Farmland of Statewide Importance, and Prime Farmland. According to the current California Department of Conservation Placer County Important Farmland Map (2012), the majority of the City is designated as Urban and Built Up Land and most of the open space areas of the City are designated as Grazing Land. There are a few areas designated as Farmland of Local Importance and two small areas designated as Unique Farmland located on the western side of the City along Baseline Road. The current Williamson Act Contract map (2013/2014) produced by the Department of Conservation shows that there are no Williamson Act contracts within the City, and only one (on PFE Road) that is adjacent to the City (GP EIR, p. 4.1-5). None of the land within the City is considered forest land by the Board of Forestry and Fire Protection.

Would the SV project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (V.1b-DEIR volume)				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?				X

Thresholds of Significance and Regulatory Setting:

Unique Farmland, Farmland of Statewide Importance, and Prime Farmland are called out as protected farmland categories within CEQA Guidelines Appendix G. Neither the City nor the State has adopted quantified significance thresholds related to impacts to protected farmland categories or to agricultural and forestry resources. For the purpose of this study, the significance thresholds are based on the questions set forth in CEQA Guidelines Appendix G, as shown in a–e of the checklist above. Agricultural and forestry resources are regulated pursuant to the above-referenced programs and agencies.

Discussion of Checklist Answers:

a–e) The SV project site is not used for agricultural purposes, does not include agricultural zoning, is not within or adjacent to one of the areas of the City designated as a protected farmland category on the Placer County Important Farmland map, is not within or adjacent to land within a Williamson Act Contract, and is not considered forest land. Therefore, the SV project would have no impact on agricultural and forestry resources. No mitigation is required.

III. Air Quality

The City, along with the south Placer County area, is located in the Sacramento Valley Air Basin (SVAB). The SVAB is within the Sacramento Valley Air Basin Federal Ozone Non-Attainment Area. Under the Clean Air Act, Placer County has been designated a “serious non-attainment” area for the federal 8-hour ozone standard, “non-attainment” for the state ozone standard, and a “non-attainment” area for the federal and state PM₁₀ standard (particulate matter less than 10 microns in diameter) (GP EIR, p. 4.4-8). Within Placer County, the Placer County Air Pollution Control District (PCAPCD) is responsible for ensuring that emission standards are not violated.

Would the SV project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?			X	
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?			X	
c) Expose sensitive receptors to substantial pollutant concentrations?			X	
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			X	

Thresholds of Significance and Regulatory Setting:

To determine if a project would conflict with an applicable air quality plan, result in cumulatively considerable net increases of criteria pollutants, or expose sensitive receptors to substantial pollutant concentrations (see checklist items a–c), the City looks to PCAPCD adopted thresholds of significance, which were developed by considering both the health-based ambient air quality standards and the attainment strategies outlined in the State Implementation Plan. If a threshold is violated, then a significant impact may occur. The PCAPCD-recommended significance threshold for reactive organic gases (ROG) and nitrogen oxides (NO_x) is 82 pounds daily during construction and 55 pounds (lbs) daily during operation, and for particulate matter (PM) is 82 pounds per day during both construction and operation. For all other constituents, significance is determined based on the concentration-based limits in the Federal and State Ambient Air Quality Standards. Toxic Air Contaminants (TAC) are also of public health concern, but no thresholds or standards are provided by PCAPCD or adopted by the City because they are considered to have no safe level of exposure. Analysis of TAC is based on the *Air Quality and Land Use Handbook – A Community Health Perspective* (April 2005, California Air Resources Board), which lists TAC sources and recommended buffer distances from sensitive uses. PCAPCD’s *CEQA Air Quality Handbook* recommends that the same thresholds used for project analysis be used for the cumulative impact analysis. Neither PCAPCD nor the City has adopted quantified significance thresholds for exposure to objectionable odors or other emissions. Significance is determined by multiple factors, including screening distances from odor sources (as found in the PCAPCD CEQA Handbook), the direction and frequency of prevailing winds, the time of day when emissions are detectable/present, and the nature and intensity of the emission source.

Discussion of Checklist Answers:

a–c) Analyses are not included for sulfur dioxide, lead, and other constituents because there are no mass emission thresholds; these are concentration-based limits in the Federal and State Ambient Air Quality Standards that require substantial, point-source emissions (e.g., refineries, concrete plants, etc.) before exceedance will occur, and the SVAB is in attainment for these constituents. Likewise, carbon monoxide is not analyzed because the SVAB is in attainment for this constituent, and the pollutant requires high localized concentrations (called carbon monoxide “hot spots”) before the ambient air quality standard would be exceeded. “Hot spots” are typically associated with heavy traffic congestion occurring at high-volume roadway intersections. The GP EIR analysis of Citywide traffic indicated that more than 70 percent of signalized intersections would operate at level of service C or better—that is, they will not experience heavy traffic congestion. It further indicated that analyses of existing CO concentrations at the most congested intersections in Roseville show that CO levels are well below federal and state ambient air quality standards. Therefore, no carbon monoxide “hot spots” would result from the SV project (see GP EIR, p. 4.4-49). The discussion below focuses on emissions of ROG, NO_x, or PM.

For SV project operation, PCAPCD recommends that lead agencies use the California Emissions Estimator Model (CalEEMod) to quantify operational emissions for criteria air pollutants (NO_x, ROG, and PM) for certain projects. The results are then compared to the significance thresholds detailed above. However, PCAPCD published screening criteria establishing that residential projects with less than 617 single family units will not result in operational NO_x emissions that exceed 55 lbs/day, and thus modeling is not required. Because NO_x emissions are substantially higher than ROG and PM₁₀, it can be assumed that projects not exceeding the operational NO_x threshold will not exceed the operational ROG and PM₁₀ thresholds. Because operation of the proposed development at the SV project site would not exceed applicable thresholds, it would likewise not conflict with an applicable air quality plan, result in cumulatively considerable net increases of criteria pollutants, and expose sensitive receptors to substantial pollutant concentrations. The SV project includes the eventual development of 75 residential units, which is well below the PCAPCD threshold for impacts or modeling of potential impacts. It can accordingly be assumed that SV project operation would not result in the exceedance of any applicable thresholds of significance. As a result, there would be no conflict with an applicable air quality plan, no cumulatively considerable net increases of criteria pollutants, and no sensitive receptors exposed to substantial pollutant concentrations. Therefore, any potential impacts resulting from SV project operation would be less than significant. No mitigation is required.

For project construction, activities such as grading, excavation, building, operating construction equipment, etc., can result in temporary, short-term emissions. Pollutant emissions would vary daily depending on the level of activity, specific operations, and prevailing weather. Earth-moving, such as excavation and grading would likely result in the highest daily fugitive dust generation. Operation of diesel and gasoline powered construction equipment, such as trucks, tractors, excavators, backhoes, etc., that runs on would generate criteria pollutant emissions. Because the area is in non-attainment for ozone and PM, emissions during construction are a potential concern. However, these emissions are temporary and short-term. Also, the site developer would be required to comply with all PCAPCD rules and regulations for construction, including but not limited to Rule 202 for visible emissions, Rule 217 for volatile organic compounds, and Rule 228 for fugitive dust (GP EIR, pp. 4.4-17 to 4.4-18). In addition, the project developer would be required to comply with City-adopted construction standards that apply to all projects within City limits. The City’s Department of Public Works Construction Standards (Section 111) are intended to minimize fugitive dust and PM₁₀ emission during construction activities.² Compliance with all of these rules and standards would be noted on City-approved construction plans and ensure that no thresholds of significance were exceeded. As a result, there would be no conflict with an applicable air quality plan, no cumulatively considerable net increases of criteria pollutants, and no sensitive receptors exposed

² See City Department of Public Works Construction Standards (Section 111):

https://p1cdn4static.civiclive.com/UserFiles/Servers/Server_7964838/File/Government/Departments/Development%20Services/Engineering/Design%20and%20Construction%20Standards/2020%20CS%20Sections/CS-SECTION%20111%20-%20Jan.2020.pdf

to substantial pollutant concentrations. Therefore, any potential impacts resulting from project construction would be less than significant. No mitigation is required.

d) Residential development is not typically associated with the creation of objectionable odors (GP EIR, pp. 4.4-50 to 4.4-51). The proposed change in designation and zoning does not affect the type of land use on the SV project site—it remains residential—and in fact reduces the environmental severity of the previously anticipated use by reducing the number of planned units. Eventual project construction would result in some odors related to the operation of diesel-powered construction equipment, but those odors would be short-term, intermittent, temporary, localized, emitted during the daytime only, and are not considered objectionable (GP EIR, p. 4.4-52). The City is not aware of any other project-related emissions that could adversely affect a significant number of people. Therefore, any potential impacts resulting from odors or other emissions would be less than significant. No mitigation is required.

IV. Biological Resources

The SV project site is currently undeveloped and consists primarily of nonnative annual grasses with oak woodlands and 324 native oak trees (see **Attachment 2**, Arborist Report (June 18, 2020) by California Tree and Landscape Consulting, Inc.; see also **Attachment 3**, Tree Removal Information for Tree Permit for Sierra View (August 3, 2020) by MacKay & Soms). Vegetation is sparse in the southern portion of the site and denser in the northern portion with more grass species represented; however, no special-status plant species are known to exist onsite (see **Attachment 4**, Special-Status Plant Survey Report for Sierra View (August 2020) by Madrone Ecological Consulting).

Also not detected onsite were the special-status species Valley Elderberry Longhorn Beetle (*Desmocerus californicus dimorphus*) and vernal pool branchiopods (fairy shrimp [*Branchinecta lynchi*] or tadpole shrimp [*Lepidurus packardii*]) (see **Attachment 5**, Valley Elderberry Longhorn Beetle Habitat Survey for Sierra View (August 18, 2020) by Madrone Ecological Consulting; **Attachment 6**, Dry-Season & Wet-Season Branchiopod Survey (August 19, 2020) by Madrone Ecological Consulting). Likewise, no special-status fish species occur onsite because no waterways exist onsite that could support their existence. However, some special-status species have potential to occur on the SV project site with varying degrees of likelihood.

As assessed by a qualified biologist at Madrone Ecological Consulting, several special-status insect, amphibian, and reptile species have the potential to occur in the region; but these species are not likely to occur on the SV project site given their historical lack of presence within City boundaries or because suitable habitat does not occur on site. Species that may occur in the region, but for which the site lacks suitable habitat, include: California tiger salamander (*Ambystoma californiense*), foothill yellow-legged frog (*Rana boylei*), and giant gartersnake (*Thamnophis gigas*) (GP EIR, pp. 4.8-24 to 4.8-27). The western pond turtle (*Actinemys marmorata*) has a moderate likelihood of occurring onsite (GP EIR, p. 4.8-26). While the western spadefoot (*Spea hammondi*) could occur within the large vernal pool onsite, it is highly unlikely to be present given that, if they were, qualified biologists at Madrone Ecological Consulting would have detected tadpoles in their surveys during the wet season (see Attachment 6).

Several special-status bird species are known to regularly occur within City boundaries and the immediate area and potential for their nesting and foraging habitat exists onsite, including: Cooper's hawk (*Accipiter cooperii*), Western burrowing owl (*Athene cunicularia*), Ferruginous hawk (*Buteo regalis*), Swainson's hawk (*Buteo swainsoni*), northern harrier (*Circus hudsonius*), white-tailed kite (*Elanus leucurus*), loggerhead shrike (*Lanius ludovicianus*), Long-billed curlew (foraging only, *Numenius americanus*), and bank swallow (foraging only *Riparia riparia*) and purple martin (foraging only, *Progne subis*) (GP EIR, pp. 4.8-27, 4.8-29 to 4.8-32). Other special-status bird species are known to occur within City boundaries or in the adjacent areas, but not with any regularity. These species include: tricolored blackbird (*Agelaius tricolor*), grasshopper sparrow (*Ammodramus savannarum*), short-eared owl (*Asio flammeus*), and song sparrow (*Melospiza melodia*) (GP EIR, pp. 4.8-27 to 4.8-28, 4.8-31). A few special-status bird species are highly unlikely to occur on the SV project site given the lack of suitable habitat and historical lack of occurrence in the City and region. These species include: golden

eagle (*Aquila chrysaetos*), bald eagle (*Haliaeetus leucocephalus*), California black rail (*Laterallus jamaicensis coturniculus*), western yellow-billed cuckoo (*Coccyzus americanus occidentalis*), and American peregrine falcon *Falco (Peregrinus anatum)* (GP EIR, pp. 4.8-28, 4.8-30 to 4.8-32).

A few special-status mammal species could occur onsite because the potential for suitable habitat exists. But historical records show these species occurring only outside City boundaries and not within adjacent areas. These species include: pallid bat (*Antrozous pallidus*), , Yuma myotis (*Myotis yumanensis*), and American badger (*Taxidea taxus*). (GP EIR, pp. 4.8-31 to 4.8-32).

The SV project site contains several aquatic resources, including a central drainage ditch that flows south the north into an intermittent tributary that flows east to west. There are also a number of seasonal wetland and vernal pool features scattered around the site (see **Attachment 7**, Aquatic Resources Delineation Report for Sierra View (July 31, 2020) by Madrone Ecological Consulting) and a narrow band of riparian woodland surrounding the intermittent tributary (GP EIR, p. 4.8-3).

Would the SV project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?		X		
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?			X	
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?		X		
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X	
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?		X		

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X
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Thresholds of Significance and Regulatory Setting:

There is no ironclad definition of significance as it relates to biological resources. Thus, the significance of impacts to biological resources is defined by the use of expert judgment supported by facts, and relies on the policies, codes, and regulations adopted by the City and by regulatory agencies which relate to biological resources (as cited and described in the Discussion of Checklist Answers section). Thresholds for assessing the significance of environmental impacts are based on the questions set forth the CEQA Guidelines checklist (see items a–f, above). Under CEQA, a “substantial adverse effect” is synonymous with “significant effect” and is defined by CEQA Guidelines Section 15382 as “a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the SV project including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance” (see also *Preserve Poway v. City of Poway* (2016) 245 Cal.App.4th 560, 574; *County of Amador v. El Dorado County Water Agency* (1999) 76 Cal.App.4th 931, 945; and Public Resources Code, Sections 21060.5, 21080 (c)(2), 21083(b)). A modest, isolated environmental impact would be considered incremental and not significant.

Consistent with CEQA Guidelines Section 15065(a)(1), a project may have a significant effect on the environment if:

The project has the potential to ... substantially reduce the habitat of a fish or wildlife species; cause a fish or wildlife population to drop below self-sustaining levels; threaten to eliminate a plant or animal community; [or] substantially reduce the number or restrict the range of an endangered, rare or threatened species.

Various agencies regulate impacts to the habitats and animals addressed by the CEQA Guidelines checklist. These include the U.S. Fish and Wildlife Service (USFWS), National Oceanic and Atmospheric Administration–Fisheries (also known as the National Marine Fisheries Service), U.S. Army Corps of Engineers, Central Valley Regional Water Quality Control Board, and California Department of Fish and Wildlife (CDFW). The primary regulations affecting biological resources are described in the sections below.

Checklist item a addresses impacts to special status species. A “special status” species is one which has been identified as having relative scarcity and/or declining populations. Special status species include those formally listed as threatened or endangered, those proposed for formal listing, candidates for federal listing, and those classified as species of special concern. Also included are those species that are “fully protected” under various provisions of the California Fish and Game Code (i.e., Sections 3511, 3513, 4700, and 5050), those granted “special animal” status for tracking and monitoring purposes, and those plant species considered to be rare, threatened, or endangered in California by the California Native Plant Society (CNPS). The primary regulatory protections for special status species are within the Federal Endangered Species Act, California Endangered Species Act, California Fish and Game Code, and the Federal Migratory Bird Treaty Act.

Checklist item b addresses all “sensitive natural communities” and riparian (creekside) habitat that may be affected by local, state, or federal regulations/policies, while checklist item c focuses specifically on one type of such a community: protected wetlands. Focusing first on wetlands, the 1987 Army Corps Wetlands Delineation Manual is used to determine whether an area meets the technical criteria for a wetland. A delineation verification by the Army Corps verifies the size and condition of the wetlands and other waters in question, and determines the extent of government jurisdiction as it relates to Section 404 of the Federal Clean Water Act and Section 401

of the State Clean Water Act. In addition to the Clean Water Act, several other regulations protect wetlands, including the State's Porter-Cologne Water Quality Control Act and the City's GP, pursuant to the GP Open Space and Conservation Element. Federal, State and City regulations/policies all seek to achieve no net loss of wetland acreage, values, or function.

Aside from wetlands, checklist item b also addresses other "sensitive natural communities" and riparian habitat, which includes any habitats protected by local or regional plans, policies, or regulations, or by CDFW or USFWS. The City GP Open Space and Conservation Element includes policies for the protection of riparian areas and floodplain areas; these are Vegetation and Wildlife Section Policies 2 and 3. Policy 4 also directs preservation of additional area around stream corridors and floodplains if there are sensitive woodland, grassland, or other habitats that could be made part of a contiguous open space area. Other than wetlands, which were already discussed, USFWS and CDFW habitat protections generally result from species protections, and are thus addressed via checklist item a.

For checklist item d, there are no regulations specific to the protection of migratory corridors. This item is addressed by an analysis of the habitats present in the vicinity and analyzing the probable effects on access to those habitats that will result from a project. The City's Tree Preservation ordinance (RMC Ch.19.66) requires protection of native oak trees, and compensation for oak tree removal. The Implementing Procedures indicate that compliance with the City's Tree Preservation ordinance (RMC Ch.19.66) will prevent significant impacts related to loss of native oak trees, referenced by item e, above. Regarding checklist item f, there are no adopted Habitat Conservation Plans within the City.

Discussion of Checklist Answers:

a) As discussed above, a moderate potential exists for Western Pond Turtles to occur on-site, with little to no potential for other non-avian special-status species to occur. Mitigation Measure (MM) BIO-1 would ensure that Western Pond Turtles, if present, are protected during construction.

MM BIO 1: Conduct Pond Turtle Pre-Construction Survey: A western pond turtle survey shall be conducted in all areas within 150 feet of the intermittent drainage in within 48 hours prior to construction in that area. If no western pond turtles or nests are found, no further mitigation is necessary. If a western pond turtle is observed within the proposed impact area, a qualified biologist shall relocate the individual to suitable habitat outside of the proposed impact area prior to construction. If a western pond turtle nest is observed within the proposed impact area, the nest shall be fenced off and avoided until the eggs hatch. The exclusion fencing shall be placed no less than 25 feet from the nest. A qualified biologist shall monitor the nest daily during construction to ensure that hatchlings do not disperse into the construction area. Relocation of hatchlings will occur as stipulated above, if necessary.

Special-status and migratory bird species have the potential to occur onsite as outlined above. The SV project will require the removal of several native oak trees (discussed below), and this has the potential to disrupt the nesting of special-status birds and migratory birds. A pre-construction nest survey required under MM BIO-2 would ensure that no special-status nesting birds or migratory birds are harmed during tree removal or construction of any kind.

MM BIO-2: Protect Special Status Birds, Including Migratory Birds. For all construction-related activities that take place within the nesting season, between February 15 through August 31st, a preconstruction nesting-bird survey for special-status specie birds and migratory birds shall be conducted by a qualified biologist no more than two weeks prior to project initiation within the area of construction and a 300-foot buffer. If active nests are found, a no-disturbance buffer zone shall be established, the size of which will be determined in consultation with the City. Within this buffer zone, no construction shall take place until August 31st or the biologist determines that the nest is no longer active.

With implementation of mitigation prescribed in the GP EIR, and MMs BIO-1 and BIO-2, potential impacts to candidate, sensitive, or special-status species would be less than significant.

b) The GP EIR shows that the northern portion of the project site contains a narrow band of riparian woodland surrounding the intermittent tributary (GP EIR, p. 4.8-3). This riparian woodland has the potential to contain habitat, although, as discussed just above, there is a low likelihood that it contains habitat for any sensitive-status species (see Attachment 1 and Attachment 7). Any construction that would occur on the bed and bank of a stream or other water body, including drainage canals, must comply with Section 1602 of the California Fish and Game Code, which will require the developer obtain a Lake and Streambed Alteration Agreement. There are no known other sensitive natural communities onsite. Any potential impacts to riparian habitat would be less than significant with implementation of MM BIO-3. MM BIO-3 would ensure that all conditions of approval and/or mitigation measures within these permits are followed.

MM BIO-3: Obtain a Lake and Streambed Alteration Agreement. For any construction that will occur on the bed and bank of a stream or other water body, including drainage canals, a Lake and Streambed Alteration Agreement shall be obtained that complies with Section 1602 of the California Fish and Game Code. The Lake and Streambed Alteration Agreement will contain conditions of approval and/or mitigation measures to avoid, minimize, or compensate for adverse effects to riparian habitat within the bed and bank of a stream or other water body that must be implemented as a condition of the agreement that ensures no net loss of riparian acreage. Obtaining this Agreement and adhering to its requirements ensures that performance standards sufficient to meet CEQA mitigation standards are satisfied.

With implementation of MM BIO-3, impacts to riparian habitat or other sensitive natural communities would be less than significant.

c) The project site contains 0.199 acre of seasonal wetlands, 0.024 acre of seasonal wetland swale, and 0.648 acre of vernal pools, 0.223 acre of drainage ditch, and 0.959 acre of intermittent drainage/riparian wetland (see **Attachment 7**). Of these, the 0.024 acre of seasonal wetland swale and 0.959 acre of intermittent drainage/riparian wetland are considered federally regulated waters of the U.S., pursuant to 33 CFR Part 328, and thusly regulated under Section 404 of the Clean Water Act (see **Attachment 8**, Jurisdictional Determination for Sierra View (June 4, 2021) by U.S. Army Corps of Engineers).³ The remaining wetlands and the ditch are State-regulated waters. At least some, but perhaps all, of these aquatic features would be removed and/or disturbed by construction activities. However, a discharge permit from the U.S. Army Corps of Engineers, pursuant to Section 404 of the Clean Water Act, will be required for any impacts to the 0.024 acre of seasonal wetland swale and 0.959 acre of intermittent drainage/riparian wetland that will contain conditions of approval and/or mitigation measures to ensure a net zero loss of wetland resources and a less-than-significant impact to any special-status species that may occur on or near the affected wetland resources. Similar permitting will be required any State-regulated aquatic resources that may be impacted. State-issued Waste Discharge Requirements, pursuant to Division 7, Chapter 4, Article 4 of the Water Code established by the Porter-Cologne Water Quality Control Act, will be required for all impacted wetland resources that are not regulated by the Clean Water Act (see GP EIR, p. 4.8-74). MM BIO-4 would ensure that all conditions of approval and/or mitigation measures within these permits are followed.

MM BIO-4: No Net Loss of Wetlands by Obtaining Requisite Federal and State Permits. For all wetlands and other Waters of the U.S. or State that are removed or disturbed by project construction, all requisite federal and State permits shall be obtained, including, at least, a discharge permit from the U.S. Army Corps of Engineers pursuant to Section 404 of the Clean Water Act, and possibly State-issued Waste Discharge Requirements pursuant to Division 7, Chapter 4, Article 4 of the Water Code established by the Porter-Cologne Water Quality Control Act. These federal and State permits will contain conditions of approval and/or mitigation measures that will ensure a net zero loss of wetlands and other waters. Obtaining these permits

³ Please note there is an error in the U.S. Army Corps of Engineers verification letter and the Applicant is currently working with Corps of Engineers staff to correct the acreage figures.

and adhering to their requirements ensures that performance standards sufficient to meet CEQA mitigation standards are satisfied.

With implementation of MM BIO-4, impacts to wetlands would be less than significant.

d) The City includes an interconnected network of open space corridors and preserves located throughout the City, to ensure that the movement of wildlife is not substantially impeded as the City develops (see GP EIR, pp. 4.8-76 to 4.8-77). Development of the SV project site will not negatively impact these existing and planned open space corridors. Nor is the SV project site located in an area that has been designated by the City, USFWS, or CDFW as vital or important for the movement of wildlife or the use of native wildlife nursery sites (see GP EIR, p. 4.8-77). Therefore, any potential impact to migratory species or migratory corridors would be less than significant. No mitigation is required.

e) As previously stated, the SV project will involve the removal of numerous native oak trees. Of the 324 native oaks onsite, at least 158 will be removed for project construction (see Attachment 3). Up to ten more also may be removed based on arborist recommendations to remove trees with extensive defects, compromised health, and/or structural instability (see Attachment 2). As defined by the City's Zoning Ordinance (Chapter 19.66, Tree Preservation), native oak trees greater than six (6) inch diameter at breast height are defined as protected (see GP EIR, pp. 4.8-79 to 4.8-80). A Tree Permit is required for the removal of any protected tree, and for any regulated activity within the protected zone of a protected tree where the encroachment exceeds 20 percent. All of the up to 168 trees planned for removal are considered protected by the City Code. The arborist report included as Attachment 2 contains recommendations for tree protection measures for the trees that will remain onsite. The Tree Permit would contain conditions of approval to follow the recommendations of the Arborist Report and mitigation measures that include payment of in-lieu mitigation fees to compensate for oak tree encroachment and removal and/or onsite replacement plantings consisting of both native and nonnative tree species. Any deviation from the approved permit would require a Tree Permit Modification, which must be approved by the City. MM BIO-5 would ensure that all mitigatory and compensatory conditions within the Tree Permit are followed.

MM BIO-5: Obtain Tree Permit and Adhere to Permit Conditions. For all native oak trees protected by the City Code that shall be removed or encroached upon as a result of the project, a Tree Permit shall be obtained that includes payment of in-lieu mitigation fees to compensate for oak tree encroachment and removal and/or onsite replacement plantings consisting of both native and nonnative tree species as well as protection measures for the trees that will remain onsite. Obtaining a Tree Permit and adhering to its requirements ensures that CEQA performance standards are satisfied.

With implementation of MM BIO-5, conflicts with the local tree preservation policy would be eliminated and this impact would be less than significant.

f) There are no adopted Habitat Conservation Plans or Natural Community Conservation Plans within the City and no other applicable and approved local, regional, or state habitat conservation plans (see GP EIR, p. 4.8-80). Therefore, there would be no conflict with such plans and no impact. No mitigation is required.

V. Cultural Resources

As described within the Open Space and Conservation Element of the GP, the Roseville region was within the territory of the Native American group called the Nisenan (also Southern Maidu or Valley Maidu). Two large permanent Nisenan habitation sites have been identified and protected within the City's open space (in Maidu Park). Numerous smaller cultural resources, such as midden deposits and bedrock mortars, have also been recorded in the City. The gold rush, which began in 1848, marked another settlement period, and evidence of Roseville's ranching and mining past are still found today. Historic features include rock walls, ditches, low terraces, and other remnants of settlement and activity. A majority of documented sites within the City are located in areas designated for open space uses. See also GP EIR (pp. 4.9-1 to 4.9-6). Based on a recent cultural resources inventory and evaluation, the SV project site does not contain any known historical or

archaeological resources that are eligible for formal identification or protection by applicable federal or State statutes (see **Attachment 9**, Cultural Resources Inventory and Evaluation Report for Sierra View (June 2021) by ECORP Consulting, Inc.).

Would the SV project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to in Section 15064.5?		X		
b) Cause a substantial adverse change in the significance of a unique archaeological resource pursuant to Section 15064.5?		X		
c) Disturb any human remains, including those interred outside of formal cemeteries?		X		

Thresholds of Significance and Regulatory Setting:

The significance of impacts to cultural resources is based directly on questions found in the CEQA Guidelines checklist (see items a–e listed above), as well as legal principles governing impacts to unique archaeological resources, as set forth in Public Resources Code Section 21083.2, and impacts to historical resources, as set forth in CEQA Guidelines Section 15064.5. The Archaeological, Historic, and Cultural Resources section of the GP also directs the proper evaluation of and, when feasible, protection of significant resources (Policies 1 and 2). There are also various federal and State regulations regarding the treatment and protection of cultural resources, including the National Historic Preservation Act (NHPA) and the Antiquities Act (which regulate items of significance in history), Section 7050.5 of the California Health and Safety Code, Section 5097.9 of the Public Resources Code (which regulates the treatment of human remains) and Section 21073 et seq. of the Public Resources Code (regarding Tribal Cultural Resources). The CEQA Guidelines also contains specific sections, other than the checklist items, related to the treatment of effects on historical resources and unique archaeological resources.

Pursuant to the CEQA Guidelines, if it can be demonstrated that a project will cause damage to a unique archaeological resource, the lead agency may require reasonable efforts to be made to permit any or all of these resources to be preserved in place or left in an undisturbed state. To the extent that they cannot be left undisturbed, mitigation measures are required (Public Resources Code Section 21083.2 (a), (b), and (c)). A *historical resource* is a resource listed, or determined to be eligible for listing, in the California Register of Historical Resources (CRHR) (Public Resources Code Section 21084.1); a resource included in a local register of historical resources (Public Resources Code Section 15064.5(a)(2)); or any object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be historically significant (CEQA Guidelines Section 15064.5 (a)(3)). Public Resources Code Section 5024.1 requires evaluation of historical resources to determine their eligibility for listing on the CRHR.

Discussion of Checklist Answers:

a–c) No historical or unique archeological resources are known to exist on site; however, the possibility exists of uncovering subsurface resources during project construction (Attachment 9). The possibility also exists for uncovering subsurface cultural resources, including human remains and paleontological or tribal cultural resources (see Section VII. Geology and Soils and Section XVIII. Tribal Cultural Resources). MM CUL-1 would

ensure that all subsurface cultural resource discoveries would be properly handled and managed in accordance with applicable State and federal law. For more detailed procedures related to the discovery and treatment of tribal cultural resources, and other tribal related measures, refer to MMs TCR-1 to TCR-3.

MM CUL-1: Inadvertent Discovery. If subsurface deposits believed to be cultural (historical, archeological, paleontological, or tribal) or human in origin are discovered during construction, all work must halt within a 50-foot radius of the discovery. A qualified professional archaeologist meeting the Secretary of the Interior's Professional Qualification Standards for pre-contact and historic archaeologist shall be retained to evaluate the significance of the find (i.e., whether the subsurface deposits could qualify as an historical resource, a unique archaeological resource, or a tribal cultural resource) and shall have the authority to modify the no-work radius as appropriate, using professional judgment. The following notifications and mitigation requirements shall apply, depending on the nature of the find:

1. If the professional archaeologist determines that the find does not represent an historical resource, a unique archaeological resources, or a tribal cultural resource, work may resume immediately, and no agency notifications are required.
2. If the professional archaeologist determines that the find represents a potential historical resource, unique archaeological resource, or tribal cultural resource, the archaeologist shall immediately notify the City and the applicable landowner and/or Applicant. The City shall work with the archaeologist and, if necessary, with other experts or expert agencies (e.g., the State Historic Preservation Officer, in the case of a potential tribal cultural resource, the relevant Native American organization) to determine whether, based on statutory criteria, the find qualifies as an historical resource, a unique archaeological resource, or a tribal cultural resource. If a determination is made in the affirmative, appropriate mitigation or treatment measures shall be taken, consistent with those set forth in Public Resources Code Section 21083.2, subdivisions (b) through (e), and CEQA Guidelines Sections 15126.4, subdivision (b)(3). Preservation in place is the preferred manner of mitigating impacts to archaeological sites, but data recovery may be permitted where preservation would be inconsistent with project design, logistics, and cost considerations. Work may not resume within the no-work radius until the City determines that the site either: 1) is not an historical resources, a unique archaeological resources, or a tribal cultural; or 2) that the mitigation or treatment measures have been completed to the City's satisfaction.
3. If the find includes human remains, or remains that are potentially human, the City and/or the landowner or Applicant shall ensure that reasonable protection measures are taken to protect the discovery from disturbance (A.B. 2641 [Stats. 2006, ch. 863]). The archaeologist shall notify the Placer County Coroner (per Section 7050.5 of the Health and Safety Code). The provisions of Section 7050.5 of the California Health and Safety Code, Section 5097.98 of the Public Resources Code, and A.B. 2641 will be implemented. If the Coroner determines the remains are Native American and not the result of a crime scene, the Coroner is required by statute to notify the California Native American Heritage Commission (NAHC), which then will designate a Native American Most Likely Descendant (MLD) for the Project (Public Resources Code Section 5097.98). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. If the landowner does not agree with the recommendations of the MLD, the NAHC can mediate (Public Resources Code Section 5097.94). If no agreement is reached, the landowner must rebury the remains where they will not be further disturbed (Public Resources Code Section 5097.98). This reburial will also include either recording the site with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or easement; or recording a reinternment document with the county in which the property is located (A.B. 2641). Work may not resume within the no-work radius until the City, through consultation as appropriate, determines that the treatment measures have been completed to its satisfaction.

With implementation of MM CUL-1, potential impacts to unknown subsurface unique archaeological resources, historical resources, tribal cultural resources, and human remains would be less than significant.

VI. Energy

Roseville Electric provides electrical power in the City, and Pacific Gas and Electric (PG&E) provides natural gas. The City purchases wholesale electrical power from both the Western Area Power Administration (WAPA), which is generated by the federal government’s Central Valley Project, which produces 100 percent hydroelectric energy sources from a system of dams, reservoirs, and power plants within central and northern California (see GP EIR, pp. 2-36 to 2-37). In addition, up to 50 percent of the City’s power is generated at the City-owned Roseville Energy Park (REP) (see GP EIR, p. 2-36). The REP is a 160-megawatt natural-gas-fired power plant that uses a combined cycle gas turbine technology. The City also owns the 48 megawatt combustion-turbine Roseville Power Plant 2 (REP 2), which is used during peak energy use. The City’s electric power mix varies from year-to-year, but is approximately 40 percent eligible renewable resources, 13 percent large hydroelectric, 22 percent natural gas, and 24 percent unspecified (see GP EIR, p. 4.15-1 to 4.15-2).

Would the SV project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X	
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X	

Thresholds of Significance and Regulatory Setting:

Established in 2002, California’s Renewable Portfolio Standard (RPS) currently requires that 33 percent of electricity retail sales be served by renewable energy resources by 2020, and 60 percent by 2030. Pursuant to Senate Bill 100 (2018), the State of California is required to generate 100 percent of electricity from carbon free sources by 2045. The City published a Renewables Portfolio Standard Procurement Plan in June 2018, and continues to comply with the RPS reporting and requirements and standards. There are no numeric significance thresholds to define “wasteful, inefficient, or unnecessary” energy consumption, and therefore significance is based on the questions found in the CEQA Guidelines checklist (see items a and b, above), and by the use of expert judgment supported by facts, relying on the policies, codes, and regulations adopted by the City and by regulatory agencies with regulatory authority related to energy. The analysis considers compliance with regulations and standards, project design as it relates to energy use (including transportation energy), whether the SV project will result in a substantial unplanned demand on the City’s energy resources, and whether the SV project will impede the ability of the City to meet the RPS standards.

Discussion of Checklist Answers:

a, b) The SV project would consume energy both during construction and operation. During construction, fossil fuels, electricity, and natural gas would be used by construction vehicles and equipment. However, the energy consumed during construction would be temporary, and would not represent a significant demand on available resources (see GP EIR, p. 4.15-10). Further, there are no unusual project characteristics that would necessitate the use of construction equipment or methods that would be less energy-efficient or that would be wasteful.

The completed SV project would consume energy related to building operation, exterior lighting, landscape irrigation and maintenance, and vehicle trips to and from the SV project site. In accordance with California Energy Code Title 24, the SV project would be required to meet the Building Energy Efficiency Standards. These include, to name a few, standards for water and space heating and cooling equipment; insulation for doors, pipes, walls, and ceilings; and appliances. The SV project would also be eligible for rebates and other financial incentives from both the electric and gas providers for the purchase of energy-efficient appliances and systems, which would further reduce the operational energy demand of the SV project.

The GP EIR included an assessment of energy impacts for the entire City planning area. The analysis included consideration of transportation energy, and evaluated walkability, alternative transportation modes, and the degree to which the mix and location of uses would reduce vehicle miles traveled in the plan area. The EIR also included a citywide assessment of energy demand based on the existing and proposed land uses within the City, including the Infill Area where the SV project would be located (see GP EIR, pp. 4.15-12 to 4.15-16). Impacts related to operational energy consumption were found to be less than significant (see GP EIR, p. 4.15-18). Because the SV project, in conjunction with the SVSP project, would not increase the number of residential units that were originally approved for the SV project site in the GP, the SV project would use similar energy as that assumed in the GP. As a result, the SV project is consistent with the current citywide assessment of energy demand, and will not result in substantial unplanned, inefficient, wasteful, or unnecessary consumption of energy. Further, full buildout of the GP, inclusive of the SV project site, would not conflict with any State or local plans for renewable energy and energy efficiency (see GP EIR, p. 4.15-19). Therefore, impacts to energy are less than significant. No mitigation is required.

VII. Geology and Soils

As described in the Safety Element of the GP, there are three inactive faults (Volcano Hill, Linda Creek, and an unnamed fault) in the vicinity, but there are no known active seismic faults within Placer County. The last seismic event recorded in the South Placer area occurred in 1908, and is estimated to have a magnitude of approximately 4.0 on the Richter Scale. Due to the geographic location and soil characteristics within the City, the GP indicates that soil liquefaction, landslides, and subsidence are not a significant risk in the area. See also the GP EIR (pp. 4.7-1 to 4.7-14). According to the Natural Resources Conservation Service (NRCS) Soil Survey Database (2020), two types of soil occur on the SV project site: Cometa-Fiddymont complex, present on 1 to 5 percent slopes; and Cometa-Ramona sandy loams, present on 1 to 5 percent slopes (see Attachment 7). According to a 2019 review of geologic maps, literature review, and records search performed at the University of California, Berkeley Museum of Paleontology (UCMP), the SV project site is located in an area known to include rock formations that are of high paleontological sensitivity (GP EIR, pp. 4.7-4 to 4.7-5).

Would the SV project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: <ul style="list-style-type: none"> <li data-bbox="152 1717 558 1961">i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? 			X	
<ul style="list-style-type: none"> <li data-bbox="152 1961 464 1995">ii. Strong seismic ground 			X	

shaking? iii. Seismic-related ground failure, including liquefaction? iv. Landslides?				
b) Result in substantial soil erosion or the loss of topsoil?			X	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			X	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		X		

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to geology and soils is based directly on questions found in the CEQA Guidelines checklist (see items a–f listed above). Regulations applicable to this topic include the Alquist-Priolo Act, which addresses earthquake safety in building permits, and the Seismic Hazards Mapping Act, which requires the state to gather and publish data on the location and risk of seismic faults. The Archaeological, Historic, and Cultural Resources section of the GP also directs the proper evaluation of and, when feasible, protection of significant archaeological resources, which for this evaluation will include paleontological resources (Policies 1 and 2). Section 50987.5 of the California Public Code is only applicable to public land; that statute prohibits the excavation, removal, destruction, or defacement/injury to any vertebrate paleontological site, including fossilized footprints or other paleontological feature.

The Findings of the Implementing Procedures indicate that compliance with the Flood Damage Prevention Ordinance (RMC Ch.9.80) and Design/Construction Standards (Resolution 07-107) will prevent significant impacts related to checklist item b. The Ordinance and standards include permit requirements for construction and development in erosion-prone areas and ensure that grading activities will not result in significant soil erosion or loss of topsoil. The use of septic tanks or alternative waste systems is not permitted in the City; therefore, no analysis of criterion e is necessary.

Discussion of Checklist Answers:

a) The SV project will not expose people or structures to potential substantial adverse effects involving seismic shaking, ground failure or landslides.

i-iii) According to United States Geological Service mapping and literature, active faults are largely considered to be those that have had movement within the last 10,000 years (within the Holocene or Historic time periods);⁴ and there are no major active faults in Placer County. The California Geological Survey has prepared a map of the state that shows the earthquake shaking potential of areas throughout California based primarily on an area's distance from known active faults. The map shows that the City lies in a relatively low-intensity ground-shaking zone. Commercial, institutional, and residential buildings, as well as all related infrastructure, are required, in conformance with Chapter 16, *Structural Design Requirements*, Division IV, *Earthquake Design* of the California Building Code, to lessen the exposure to potentially damaging vibrations through seismic-resistant design. In compliance with the Code, all structures in the SV project area would be well-built to withstand ground shaking from possible earthquakes in the region. Therefore, impacts associated with seismic activity would be less than significant. No mitigation is required.

iv) Landslides typically occur where soils on steep slopes (15 percent or more) become saturated or where natural or manmade conditions have taken away supporting structures and vegetation (see GP EIR, p. 4.7-10). The existing and proposed slopes of the SV project site are not steep enough to present a hazard during development or upon completion of the SV project. In addition, measures would be incorporated during construction to shore up minor slopes and prevent potential earth movement. Therefore, impacts associated with landslides would be less than significant. No mitigation is required.

b) Grading activities will result in the disruption, displacement, compaction and over-covering of soils associated with site preparation (grading and trenching for utilities). Grading activities for the SV project will be limited to the SV project site. Grading activities require a grading permit from the Engineering Division. The grading permit is reviewed for compliance with the City's Construction Standards, including the provision of proper drainage (Section 101), appropriate dust control (Section 111), and erosion control measures (Section 111). Grading and erosion control measures will be incorporated into the required grading plans and improvement plans. Therefore, the impacts associated with disruption, displacement, and compaction of soils associated with the SV project would be less than significant. No mitigation is required.

c, d) The soils on the site include Cometa-Fiddymont complex and Cometa-Ramona sandy loams (see Attachment 7). These soil types are not listed as geologically unstable or sensitive in the Natural Resources Conservation Service Soil Survey for Placer County Web Soil Survey.⁵ Nor are the soil types listed as expansive in Table 18-1-B of the Uniform Building Code. Therefore, impacts associated with soils would be less than significant. No mitigation is required.

e) Future development on the SV project site would not include septic tanks or any onsite wastewater treatment. The SV project will eventually be hooked up to City sewer facilities. Therefore, there would be no impact. No mitigation is required.

f) No paleontological resources are known to exist on the SV project site per the cultural resources inventory and evaluation conducted for the SV project (see Attachment 9). However, the possibility exists for uncovering subsurface paleontological resources during construction. MM GEO-1, included below, would ensure that all subsurface paleontological discoveries would be properly handled and managed.

MM GEO-1: If paleontological resources are discovered during the course of construction, work shall be halted immediately within 50 meters (165 feet) of the discovery, the City of Roseville shall be notified, and a qualified paleontologist shall be retained to determine the significance of the discovery. If the paleontological resource is considered significant, it should be excavated by a qualified paleontologist and given to a local agency, State University, or other institution with expertise in paleontology, where the resource could be curated and displayed for public education purposes.

⁴ See U.S. Geological Survey: <http://earthquake.usgs.gov/learn/glossary/?term=active%20fault>.

⁵ See Natural Resources Conservation Service Web Soil Survey: <http://websoilsurvey.nrcs.usda.gov/app/>.

With implementation of MM GEO-1, potential impacts to unknown subsurface paleontological resources and human remains would be eliminated and this impact would be less than significant.

VIII. Greenhouse Gases

Greenhouse gases (GHGs) trap heat in the earth’s atmosphere. The principal GHGs that enter the atmosphere because of human activities are carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), and fluorinated gases. As explained by the U.S. Environmental Protection Agency,⁶ global average temperature has increased by more than 1.5 degrees Fahrenheit since the late 1800s, and most of the warming of the past half century has been caused by human emissions. The City has taken proactive steps to reduce greenhouse gas emissions, which include the introduction of GP policies to reduce emissions, changes to City operations, and climate action initiatives. For an inventory of State and Placer County GHGs, refer to the GP EIR (pp. 4.5-3 to 4.5-5).

Would the SV project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	

Thresholds of Significance and Regulatory Setting:

A.B. 32 (the California Global Warming Solutions Act), signed by Governor Schwarzenegger of California in September 2006, found that climate change resulting from global warming was a threat to California, and directed that “the State Air Resources Board design emissions reduction measures to meet the statewide emissions limits for greenhouse gases . . .”. The target established in A.B. 32 was to reduce emissions to 1990 levels by the year 2020. CARB subsequently prepared the *Climate Change Scoping Plan* (Scoping Plan) for California, which was approved in 2008. The Scoping Plan provides the outline for actions to reduce California’s GHG emissions, and has been updated twice.

Senate Bill 32 (S.B. 32) was signed by the Governor on September 8, 2016, to establish a reduction target of 40 percent below 1990 levels by 2030 (see GP EIR, pp. 4.5-7 to 4.5-8). CARB’s updated its Scoping Plan in 2017 in order to change the target year from 2020 to 2030, based on the targets established in S.B. 32 (see GP EIR, p. 4.5-7). Critically, the 2017 Scoping Plan also sets the path toward compliance with the 2050 target embodied within Executive Order S-3-05 as well (see GP EIR, p. 4.5-8). According to the 2017 Scoping Plan the statewide 2030 reduction target is 260 million metric tons. The Scoping Plan recommends an efficiency target approach for local governments for 2030 and 2050 target years.

PCAPCD recommends that thresholds of significance for GHG be related to statewide reduction goals and has adopted thresholds that take into account the 2030 reduction target. The thresholds include a de minimis and a bright-line maximum threshold, as well as residential and non-residential efficiency thresholds. In adopting its General Plan 2035, the City included an appendix that contained “implementation measures” consistent with recommended mitigation measures from the EIR for the General Plan. On the question of how to assess the

⁶ See EPA Climate Change Overview: <https://www.epa.gov/climate-change>.

significance of proposed projects’ operational GHG-related impacts, the appendix provides that the City should assess whether such projects’ GHG emissions exceed “PCAPCD-recommended thresholds of significance” (see GP, Appendix A, p. A-21⁷). The analysis here takes that approach.

Discussion of Checklist Answers:

a, b) Operational GHGs are primarily emitted as a result of vehicle operation associated with trips to and from a project, and energy consumption from operation of the buildings. GHGs from vehicles are assessed based on the vehicle miles traveled (VMT) resulting from a project, on a Citywide basis. At full build out, it is anticipated that the SV project would emit approximately 906.65 metric tons of carbon dioxide equivalent per year (MTCO₂e/yr), consisting primarily of mobile emissions (see **Attachment 10**, Greenhouse Gas Emissions Calculations for Sierra View (October 13, 2021) by Raney Planning & Management, Inc.). These projected emissions fall below the PCAPCD-recommended threshold of significance for project-level operational GHG emissions of 1,100 MTCO₂e/yr. Therefore, the SV project would not generate operational GHG emissions that would have a significant impact on the environment, and this impact is less than significant. No mitigation is required. Construction-related GHG emissions occur at one point in time and are therefore not typically expected to significantly contribute to climate change. Climate change is a cumulative effect that occurs over time, as emissions increase on a year-to-year basis due to increases in developed area and other factors; construction emissions are a one-time emission source, which end once the SV project is built. Furthermore, the site developer would be required to comply with all PCAPCD rules and regulations for construction, which would reduce exhaust emissions thereby reducing construction-related GHG emissions (see Section III. Air Quality; see also GP EIR, p. 4.5-29). Although the SV project is subject to these rules and regulations, this is not because the SV project would otherwise cause significant construction-related impacts from GHG emissions. The SV project would not exceed the applicable PCAPCD threshold of significance. The PCAPCD’s bright-line threshold for project construction emissions is 10,000 MTCO₂e/yr; the SV project is estimated to produce 719.07 MTCO₂e/yr over the approximately two-year construction period—well below the threshold (see Attachment 10). Therefore, the SV project would not generate construction-related GHG emissions considered to have a significant impact on the environment, and this impact is less than significant. No mitigation is required.

IX. Hazards and Hazardous Materials

The SV project site is undeveloped and does not contain any existing buildings that might contain lead-based paint or other older hazardous building materials. The site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (aka, the Cortese List).⁸

Would the SV project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials			X	

⁷ See

https://p1cdn4static.civiclive.com/UserFiles/Servers/Server_7964838/File/Government/Departments/Development%20Services/Planning/General%20Plan/Final%20General%20Plan%202020/A_Implementation%20Measures_Final.pdf.

⁸ See California Department of Toxic Substance Control Cortese List: <https://dtsc.ca.gov/dtscs-cortese-list/>.

into the environment?				
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼ miles of an existing or proposed school?			X	
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
g) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to hazardous materials is based directly on questions found in the CEQA Guidelines checklist (see items a–g listed above). A material is defined as hazardous if it appears on a list of hazardous materials prepared by a federal, state or local regulatory agency, or if it has characteristics defined as hazardous by such an agency. The determination of significance based on the above criteria depends on the probable frequency and severity of consequences to people who might be exposed to the health hazard, and the degree to which project design or existing regulations would reduce the frequency of or severity of exposure. As an example, products commonly used for household cleaning are classified as hazardous when transported in large quantities, but one would not conclude that the presence of small quantities of household cleaners at a home would pose a risk to a school located within ¼-mile.

Many federal and State agencies regulate hazards and hazardous substances, including the U.S. Environmental Protection Agency (EPA), California Department of Toxic Substances Control, Central Valley Regional Water Quality Control Board, and the California Occupational Safety and Health Administration. The state has been granted primacy (primary responsibility for oversight) by the EPA to administer and enforce hazardous waste management programs. State regulations also have detailed planning and management requirements to ensure that hazardous materials are handled, stored, and disposed of properly to reduce human health risks. California regulations pertaining to hazardous waste management are published in the California Code of Regulations (see

8 CCR, 22 CCR, and 23 CCR). The SV project site is not within an airport land use plan or within two miles of a public or private use airport.

Discussion of Checklist Answers:

a, b) Standard construction activities would require the use of hazardous materials such as fuels, oils, lubricants, glues, paints and paint thinners, soaps, bleach, and solvents. These are common household and commercial materials routinely used by both businesses and average members of the public. The materials only pose a hazard if they are improperly used, stored, or transported either through upset conditions (e.g., a vehicle accident) or mishandling. In addition to use of hazardous materials during construction, operation of the SV project would result in the use of common hazardous materials as well, including bleach, solvents, and herbicides. Regulations pertaining to the transport of materials are codified in 49 Code of Federal Regulations 171–180, and transport regulations are enforced and monitored by the California Department of Transportation and by the California Highway Patrol. Specifications for storage on a construction site are contained in various regulations and codes, including the California Code of Regulations, the Uniform Fire Code, and the California Health and Safety Code. These same codes require that all hazardous materials be used and stored in the manner specified on the material packaging. See the GP EIR for more detail (pp. 4.10-2 to 4.10-2). Existing regulations and programs are sufficient to ensure that potential impacts as a result of the use or storage of hazardous materials are reduced to less-than-significant levels (see GP EIR, p. 4.10-20). No mitigation is required.

c) See response to Items (a) and (b) above. While development of the site will result in the use, handling, and transport of materials deemed to be hazardous, the materials in question are commonly used in both residential and commercial applications, and include materials such as bleach and herbicides. The SV project will not result in the use of any acutely hazardous materials, substances, or waste, therefore there would be no release of these materials with $\frac{1}{4}$ mile of an existing or proposed school. This impact would be less than significant. No mitigation is required.

d) The SV project is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (see GP EIR, pp. 4.10-2 to 4.10-5), Therefore, no impact will occur. No mitigation is required.

e) The SV project site is not within an airport land use plan or within two miles of a public or private use airport see GP EIR, p. 4.10-7). Therefore, there would be no impact. No mitigation is required.

f) This SV project site is located within an area currently receiving City emergency services and development of the site has been anticipated and incorporated into emergency response plans. As such, the SV project will cause a less-than-significant impact to the City's Emergency Response or Management Plans (see GP EIR, p. 4.10-26). Furthermore, the SV project will be required to comply with all local, State, and federal requirements for the handling of hazardous materials, which will ensure less-than-significant impacts. These will include the following programs:

- A Risk Management and Prevention Program (RMPP) is required of uses that handle toxic and/or hazardous materials in quantities regulated by the California Health and Safety Code and/or the City.
- Businesses that handle toxic or hazardous materials are required to complete a Hazardous Materials Management Program (HMMP) pursuant to local, State, or federal requirements.

No mitigation is required.

g) The California Department of Forestry and Fire Protection (CAL FIRE) is the state agency responsible for wildland fire protection and management. As part of that task, CAL FIRE maintains maps designating Wildland Fire Hazard Severity zones. The City is not located within a Very High Fire Hazard Severity Zone, and is not in

a CAL FIRE responsibility area.⁹ Fire suppression is entirely within local responsibility (see GP EIR, p. 4.10-7). Wildland is defined by CAL FIRE as “unincorporated areas covered wholly or in part by trees, brush, grass, or other flammable vegetation.”¹⁰ The SV project site is no located in a wildland area; it is located in an urban infill area and is not adjacent to any wildlands. Therefore, the SV project would not expose people to any risk from wildland fire and there would be no impact. No mitigation is required.

X. Hydrology and Water Quality

With respect to groundwater, the City is located in the North American subbasin, which underlies northern Sacramento, southern Sutter, and western Placer counties. The subbasin is bounded by the Bear River on the north, the Feather River and Sacramento Rivers on the west, the American River on the south, and a north/south line extending from the Bear River south to Folsom Lake that passes about 2 miles east of the City of Lincoln. The subbasin encompasses approximately 351,000 acres (see GP EIR, p. 4.13-8). For surface water, the City is located within the Pleasant Grove Creek Basin and the Dry Creek Basin (see GP EIR, p. 4.13-3). Pleasant Grove Creek and its tributaries drain most of the western and central areas of the City and Dry Creek and its tributaries drain the remainder of the City. Most major stream areas in the City are located within designated open space. See also the GP EIR (pp. 4.13-1 to 4.13-11). The SV project site contains a central manmade drainage ditch that flows south to north into an intermittent tributary that flows east to west, as well as a number of seasonal wetland and vernal pool features scattered around the site (see Attachment 7; see also **Attachment 10**, Preliminary Storm Drainage Evaluation for Sierra View (August 3, 2021) by MacKay & Soms¹¹).

Would the SV project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			X	
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: i) Result in substantial erosion or siltation on- or off-site;			X	

⁹ See CAL FIRE Fire Hazard Safety Zone Map: <https://egis.fire.ca.gov/FHSZ/>.

¹⁰ See CAL FIRE 2018 Strategic Fire Plan for California: https://osfm.fire.ca.gov/media/5590/2018-strategic-fire-plan-approved-08_22_18.pdf, p. 34.

¹¹ The Preliminary Storm Drainage Report states that 76 residential units will be developed on the project site; however, only 75 are currently planned. MacKay and Soms based this number on an earlier version of the Tentative Map, and have since verified that their analysis and conclusions remain accurate.

ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; or			X	
iii) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff,			X	
d) In flood hazard, tsunami or seiche zones, risk release of pollutants due to project inundation?			X	
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				X

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to hydrology and water quality is based directly on questions found in the CEQA Guidelines checklist (see items a–e listed above). For checklist item a, c (i), d, and e, the Findings of the Implementing Procedures indicate that compliance with the City’s Design/Construction Standards (Resolution 07-107), Urban Stormwater Quality Management and Discharge Control Ordinance (RMC Ch. 14.20), and Stormwater Quality Design Manual (Resolution 16-152) will prevent significant impacts related to water quality or erosion. The standards require preparation of an erosion and sediment control plan for construction activities and include designs to control pollutants within post-construction urban water runoff. Likewise, it is indicated that the Drainage Fees for the Dry Creek and Pleasant Grove Watersheds (RMC Ch.4.48) and City Design/Construction Standards (Resolution 07-107) will prevent significant impacts related to checklist items c (ii) and c (iii). The ordinance and standards require the collection of drainage fees to fund improvements that mitigate potential flooding impacts, and require the design of a water drainage system that will adequately convey anticipated stormwater flows without increasing the rate or amount of surface runoff. These same ordinances and standards prevent impacts related to groundwater (items a and d), because developers are required to treat and detain all stormwater onsite using stormwater swales and other methods which slow flows and preserve infiltration. Finally, it is indicated that compliance with the Flood Damage Prevention Ordinance (RMC Ch. 9.80) will prevent significant impacts related to items c (iv) and e. The Ordinance includes standard requirements for all new construction, including regulation of development with the potential to impede or redirect flood flows, and prohibits development within flood hazard areas. Impacts from tsunamis and seiches were screened out of the analysis (item e) because the SV project is not located near a water body or other feature that would pose a risk of such an event.

Discussion of Checklist Answers:

a, c(i), e) The SV project will involve the disturbance of onsite soils and the construction of impervious surfaces, such as asphalt paving and buildings. Disturbing the soil can allow sediment to be mobilized by rain or wind, and cause displacement into waterways. To address this issue and others, the developer is required to apply for and receive approval from the City for a grading permit and/or improvement plans prior to the start of construction. The permit or plans are required to incorporate mitigation measures for dust and erosion control. In addition, the City has a National Pollutant Discharge Elimination System (NPDES) Municipal Stormwater Permit issued by the Central Valley Regional Water Quality Control Board that requires the City to reduce pollutants in stormwater to the maximum extent practicable. The City does this, in part, by means of the City’s 2016 Design/Construction Standards, which require preparation and implementation of a Stormwater Pollution Prevention Plan

development such as the SV project. All permanent stormwater quality control measures must be designed to comply with the City's Manual for Stormwater Quality Control Standards for New Development, the City's 2016 Design/Construction Standards, Urban Stormwater Quality Management and Discharge Control Ordinance, and Stormwater Quality Design Manual. See also the GP EIR (pp. 4.13-28 to 4.13-30, 4.13-33 to 35). See Attachment 10 for specific detail on storm drain infrastructure and detention proposed as part of the SV project to ensure compliance with all applicable measures, permits, and programs by improving drainage and reducing impacts, including installing a network of drainage pipes, large box culverts, a detention basin, vegetated swales, disconnected impervious surfaces, and bioretention facilities.

All of these measures, permits, and programs, which are required for the SV project, are put in place to ensure that impacts to surface water quality are negligible or less than significant, as would be the case here (see also Attachment 10, p. 13). As a result of these requirements, the SV project would not: violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality; substantially alter the existing drainage pattern of the site in a manner that results in substantial erosion or siltation; or conflict with a surface water quality control plan. Also to note is that the West Placer Groundwater Sustainability Agency, which is the governing groundwater sustainability agency for the region, has not yet finalized and adopted a sustainable groundwater management plan; thus, there can be no conflict with such a sustainable groundwater management plan. Therefore, impacts to these resources would be less than significant. No mitigation is required.

b) The SV project does not involve the installation of groundwater wells. The City maintains wells to supplement surface water supplies during multiple dry years, but the effect of groundwater extraction on the aquifer was addressed in the City's Urban Water Master Plan and evaluated in the GP EIR. The SV project is consistent with the GP land use designation, in that it does not exceed the planned and approved full buildout of the City's Infill Area, and is thus consistent with the citywide evaluation of water supply (see GP EIR, p. 4.13-31). As a result, the SV project would not substantially decrease groundwater supplies. Furthermore, all permanent stormwater quality control measures must be designed to comply with the Stormwater Quality Design Manual, which requires the use of bioswales and other onsite detention and infiltration methods. These standards ensure that stormwater will continue to infiltrate into the groundwater aquifer and that potential water quality impacts from such groundwater recharge would be less than significant. Given the lack of significant impacts to groundwater, there would not be a conflict with a sustainable groundwater management plan. Therefore, impacts to these resources would be less than significant. No mitigation is required.

c(ii,iii), d) A portion of the SV project site is located in a 200-year flood hazard zone, which means that, statistically, a flood event would occur once every 200 years on these portions of the site (see GP EIR, p. 4.13-37). However, the SV project has been reviewed by City Engineering staff for conformance with City ordinances and standards. The SV project includes adequate and appropriate facilities to ensure no net increase in the amount or rate of stormwater runoff from the site, and which will adequately convey stormwater flows. See the discussion above on design and construction standards. See also the GP EIR (pp. 4.13-35 to 4.13-41). In fact, improvements made to the site as a result of eventual development would treat and mitigate flood waters in a manner that does not currently occur and better distribute flood water, along with water quality measures, throughout the entirety of the site (see Attachment 10, p. 13). Moreover, the entire City has 200-year flood protection currently in place. Therefore, impacts resulting from runoff would be less than significant. No mitigation is required.

d) The SV project has been reviewed by City Engineering staff for conformance with City ordinances and standards. Although a portion of the site is located in a 200-year flood hazard zone (see discussion above on checklist items c(ii,iii), d), the SV project is not located within either the Federal Emergency Management Agency floodplain or the City's Regulatory Floodplain (defined as the floodplain which will result from full buildout of the City) (see Attachment 10). Moreover, the entire City has 200-year flood protection currently in place. Therefore, the SV project will not impede or redirect flood flows. Nor will it be inundated. The SV project is located within an area of relative flat topography and is not near a waterbody or other feature that could cause a seiche or tsunami

(see GP EIR, p. 4.13-41). Therefore, there would be less-than-significant impacts with regard to these criteria. No mitigation is required.

XI. Land Use and Planning

The SV project site is currently undeveloped and designated/zoned for both Medium Density Residential/R3 (Multi-Family Housing) (Infill Planning Parcel 100) and Low Density Residential/R1 (Single-Family Residential (Infill Planning Parcel 100)). The area surrounding the parcels is fully developed and designated/zoned according to Table 1 above.

Would the SV project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Physically divide an established community?				X
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?		X		

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to land use is based directly on questions found in the CEQA Guidelines checklist (see items a and b listed above). Consistency with applicable City GP policies, Improvement Standards, and design standards is already required and part of the City’s processing of permits and plans, so these requirements do not appear as mitigation measures.

Discussion of Checklist Answers:

a) The area around the SV project site is fully developed as planned, for residential (mostly low density and some medium density), recreation (a golf course), and some public use (a public school). The SV project site, currently planned for medium density residential, is now proposed as low density residential. This change would not alter the underlying land use for the property, which would remain residential. Indeed, it would better align the SV project site with existing low density residential development to the north, northeast, and east of the site. The SV project would be required to adhere to all City Design Standards to ensure its design features comported with and complemented those of the surrounding developments (see GP EIR, p. 4.1-17). Therefore, the SV project will not physically divide an established community and there would be no impact. No mitigation is required.

b) The SV project would, if approved, formally change the land use designation and zoning for the SV project site; therefore, at that time, it would not conflict with any specific adopted land use plans or zoning designations. Furthermore, the underlying use of the SV project site as residential development will continue to comport with the underlying anticipated use that exists in current planning documents, albeit at a reduced degree of development (see GP, p. 4.1-24). The reduction in housing on the site would in turn reduce potential environmental impacts and therefore reduce the risk of policy violations. As well, the SV project will be required to adhere to all City Design/Construction Standards, which would ensure local regulations were honored. The SV project will, however, require the removal of several protected trees in conflict with the City’s Tree Ordinance. However, this potentially significant impact is mitigated by application for and approval of a Tree Permit that will

contain conditions of approval and/or measures, as prescribed in MM BIO-4, to ensure tree removal results in a less-than-significant impact. After implementation of MM BIO-4, this impact would be less than significant.

XII. Mineral Resources

The Surface Mining and Reclamation Act (SMARA) of 1975 requires the State Geologist to classify land into Mineral Resource Zones (MRZs) based on the known or inferred mineral resource potential of that land. The California Division of Mines and Geology (CDMG) was historically responsible for the classification and designation of areas containing—or potentially containing—significant mineral resources, though that responsibility now lies with the California Geological Survey (CGS). There are four broad MRZ categories (MRZ-1 through MRZ-4), and only MRZ-2 represents an area of known significant mineral resources. CDMG published Open File Report 95-10, which provides the mineral classification map for Placer County. There is only one small MRZ-2 designation area, located at the far eastern edge of the City. But largely, the City does not overlie any known deposits of economically valuable mineral resources (see GP EIR, p. 4.7-1)

Would the SV project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				X

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to mineral resources is based directly on questions found in the CEQA Guidelines checklist (see items a and b listed above). Mineral resources are regulated pursuant to the above-referenced programs and agencies.

Discussion of Checklist Answers:

a, b) The SV project site is not in the one small portion of the City known to include any mineral resources that would be of local, regional, or statewide importance. Therefore, the SV project would have impacts on mineral resources. No mitigation is required.

XIII. Noise

The area immediately surrounding the SV project site consists primarily of residences and a golf course, with a public school located southeast of the site and two local roadways leading to, or adjacent to, the site. The nearest arterial roadways are Washington Avenue and Atlantic Street, but both are separated from the SV project site by development. Thus, there are no potential sources of significant noise in the area. Ambient noise levels surrounding the SV project site are made up of typical residential noises, with fixed noise sources such as landscape activities (leaf blowers, mowers, etc.) (see GP EIR, p. 4.6-55) and transportation noises such as local traffic (see GP EIR, p. 4.6-50), as well as fixed noise sources associated with landscaping and maintaining golf course greens.

Would the SV project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies?		X		
b) Generation of a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
c) Result in exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?		X		
d) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X

Thresholds of Significance and Regulatory Setting:

Standards for transportation noise and non-transportation noise affecting existing or proposed land uses are established within the GP Noise Element. The significance of other noise impacts is based directly on questions found in the CEQA Guidelines checklist (see items b and c listed above), as well as the GP Noise Element, the City’s Noise Ordinance, and the professional judgment of City staff and consultants. The Findings of the Implementing Procedures indicate that compliance with the City Noise Regulation (RMC Ch. 9.24) will prevent significant non-transportation noise. The Ordinance establishes noise exposure standards that protect noise-sensitive receptors from a variety of noise sources, including non-transportation/fixed noise, amplified sound, industrial noise, and events on public property.

Section 9.24.030(G) of the Noise Ordinance exempts noise from private construction (e.g., construction, alteration, or repair activities) between the hours of 7:00 a.m. and 7:00 p.m. Monday through Friday, and between the hours of 8:00 a.m. and 8:00 p.m. Saturday and Sunday; however, all construction equipment must be fitted with factory installed muffling devices and all construction equipment shall be maintained in good working order. These exemptions are typical of City and County noise ordinances and reflect the recognition that construction-related noise is temporary in character, is generally acceptable when limited to daylight hours, and is part of what residents of urban areas expect as part of a typical urban noise environment (along with sirens, etc.).

The SV project site is not within an airport land use plan, within two miles of a public or public use airport and there are also no private airstrips in the vicinity of the SV project area.

Discussion of Checklist Answers:

a, b) The area immediately surrounding the SV project site includes noise-sensitive land uses, specifically residential and school facilities (see GP EIR, p. 4.6-5). Temporary, short-term construction noise would occur during project construction. However, Section 9.24.030(G) of the City's Noise Ordinance exempts noise from private construction that occurs between 7 a.m. and 7 p.m. on weekdays and 8 a.m. and 8 p.m. on weekends from City noise standards, provided that all construction equipment is fitted with factory installed muffling devices and maintained in good working order (see GP EIR, p. 4.6-48). Project construction would occur within these hours and construction equipment would be outfitted and maintained as prescribed in the Ordinance, pursuant to MM NOISE-1.

MM NOISE-1: Limits Hours of Construction and Muffle/Maintain Construction Equipment. Project construction shall occur only between the hours of 7 a.m. and 7 p.m. on weekdays and 8 a.m. and 8 p.m. on weekends to limit construction noise. All construction equipment shall be fitted with factory installed muffling devices and maintained in good working order, pursuant to City Noise Ordinance Section 9.24.150(G).

With implementation of MM NOISE-1, potential impacts associated with construction noise would be less than significant.

Section 9.24.100 of the City's Noise Ordinance establishes operational sound level standards by which exposure of sensitive receptors to noise is regulated for area-wide sources, including fixed sources, such as those associated with residential development, and transportation sources, such as local traffic. Hourly sound levels are limited to 50 dB Leq in the daytime (7:00 a.m. to 10:00 p.m.) and 45 dB Leq at nighttime (10:00 p.m. to 7:00 a.m.) (see GP EIR, p. 4.6-38). Hourly sound levels are limited to 70 dB Lmax in the daytime (7:00 a.m. to 10:00 p.m.) and 65 dB Lmax at nighttime (10:00 p.m. to 7:00 a.m.). The permanent ambient noise levels associated with the proposed residential development would be similar to, if not the same as, surrounding residential development. Quiet urban daytime noise levels are expected to be approximately 50 dBA with nighttime levels around 40 dBA, with landscaping activities such as lawnmowing at a maximum of approximately 68 dBA (see GP EIR, p. 4.6-4). These levels do not exceed the City's standards. Further, the project developer, and future residents, would be required to comply with City Noise standards, and the City considers this to be adequate for preventing significant noise impacts, including those related to local traffic. Therefore, there would be a less-than-significant impact to a permanent increase in ambient noise as a result of project operation. No mitigation is required.

c) Surrounding uses may experience short-term increases in groundborne vibration and groundborne noise levels during construction. However, these increases would only occur for a short period of time and would only occur during daytime hours, per MM NOISE-1. While the noise generated may be a minor nuisance, the City Noise standards are designed to ensure that impacts are not unduly intrusive. There would be no excessive groundborne vibration or groundborne noise during project operation as these events are not associated with low density residential development (see GP EIR, p. 4.6-67). Therefore, with implementation of MM NOISE-1, potential impacts associated with groundborne vibration and groundborne noise would be less than significant.

d) The SV project site is not within an airport land use plan, within two miles of a public or public use airport and there are also no private airstrips in the vicinity of the SV project area. Therefore, there is no impact. No mitigation is required.

XIV. Population and Housing

The SV project site is located within the Infill Area and has a land use designation of Medium Density Residential. The GP Table II-4 identifies the total number of residential units and population anticipated as a result of buildout of the City. The GP had allocated a total 223 medium density residential units for the property (inclusive the adjacent development to the south with 55 existing medium density residential units).

Would the SV project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X	
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?			X	

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to population and housing is based directly on questions found in the CEQA Guidelines checklist (see items a and b listed above). The GP governs planned growth within the City.

Discussion of Checklist Answers:

a) The CEQA Guidelines identify several ways in which a project could have growth-inducing impacts (Public Resources Code Section 15126.2), either directly or indirectly. Growth-inducement may be the result of fostering economic growth, fostering population growth, providing new housing, or removing barriers to growth. Growth inducement may be detrimental, beneficial, or of no impact or significance under CEQA. An impact is only deemed to occur when it directly or indirectly affects the ability of agencies to provide needed public services, or if it can be shown that the growth will significantly affect the environment in some other way. The SV project will induce growth, but planned growth. The SV project is consistent in its underlying land use with the GP and proposes less growth (fewer residential units) on the SV project site than is approved under the GP. Thus, any growth induced by the SV project was already identified and its effects disclosed and mitigated through the GP process. Therefore, the impact would be less than significant. No mitigation is required.

b) The SV project site is undeveloped and vacant. No housing exists on the SV project site, and thus no people or housing would be directly displaced by the SV project. The SV project would, however, reduce the number of residential units that were planned for the site, which would create a violation of the 2019 Housing Crisis Act (S.B. 330) absent an offsetting increase in residential capacity elsewhere within the City. However, these units are being reallocated to two other parcels within the City, as described and analyzed in the subsequent Addendum, for a net zero loss of planned housing units within the City. Therefore, the impact would be less than significant. No mitigation is required.

XV. Public Services

The Roseville Fire Department provides fire protection, fire suppression, emergency medical services, and hazardous materials management within the City. The SV project site is approximately 1.4 miles from its nearest fire station, Fire Station No. 1 at 401 Oak Street (see GP EIR, p. 4.11-2). The City Police Department, headquartered at 1051 Junction Boulevard, provides primary law and traffic enforcement services within the City limits (see GP EIR, p. 4.11-1). The SV project site is within the Roseville City School District and adjacent to Ferris Spanger Elementary School. Lastly, the SV project site is located nearby two community parks: Diamond Oaks Park and Woodbridge Park.

Would the SV project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Fire protection?			X	
b) Police protection?			X	
c) Schools?			X	
d) Parks?			X	
e) Other public facilities?			X	

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to public services is based directly on questions found in the CEQA Guidelines checklist (see items a–e listed above). The GP EIR addressed the level of public services which would need to be provided in order to serve planned growth in the community (see GP EIR, Section 4.11). In all proposed growth areas of the City, the City has adopted policies, Development Agreements, or other requirements or conditions that identify the physical facilities needed to serve growth, and the funding needed to provide for the construction and operation of those facilities and services. In addition, the SV project has been routed to the various public service agencies, both internal and external, to ensure that the SV project meets the agencies’ design standards (where applicable) and to provide an opportunity to recommend appropriate conditions of approval.

Discussion of Checklist Answers:

a) Existing City codes and regulations require adequate water pressure in the water lines, and construction must comply with the Uniform Fire and Building Codes used by the City. Additionally, the Applicant would be required to pay a fire service construction fee, which is used for purchasing capital facilities for the Fire Department; thus, any expansion of physical facilities required for firefighting would be a result of this program and not any one individual development. Therefore, existing codes, regulations, funding agreements, and facilities plans are sufficient to ensure a less-than-significant impact to fire services and firefighting facilities (see GP EIR, pp. 4.11-23 to 4.11-25). No mitigation is required.

b) Funding for police services is provided through the collection of property taxes and sales taxes. Further, the SV project is required to pay the City’s public facilities fee, which is used to construct or expand facilities, such as the police station, as needed to accommodate the GP policy regarding levels of service. Any expansion of physical facilities required for providing police services would be a result of City-wide decisions and not as a result of any one individual development. Therefore, existing codes, regulations, funding agreements, and facilities plans are sufficient to ensure a less-than-significant impact to police services and law enforcement facilities (see GP EIR, pp. 4.11-22 to 4.11-23). No mitigation is required.

b) The SV project would be required to pay school impact fees at a rate determined by the local school district and state law. School fees are collected prior to the issuance of building permits, consistent with City requirements. The Infill Area is almost fully developed and school sites have already been established based on full buildout of the GP for that area. Thus, school facilities would not be impacted by the SV project in a manner that would result in substantial adverse physical impacts causing significant environmental impacts. Therefore, existing codes, regulations, and facilities plans are sufficient to ensure a less-than-significant impact to schools and school facilities (see GP EIR, pp. 4.11-25 to 4.11-27). No mitigation is required.

c) Pursuant to Conditions of Approval for the proposed development, future residents will be required to pay special taxes collected with the annual property tax bill for each residential parcel, associated with the Infill Community Facilities District No. 4, which provides funding for park services. The Infill Area is almost fully developed and parks have already been established and would not be impacted by the SV project in a manner that would result in substantial adverse physical impacts causing significant environmental impacts (see XVI. Recreation). Therefore, existing codes, regulations, funding agreements, and facilities plans are sufficient to ensure a less-than-significant impact to parks and park facilities. No mitigation is required.

d) The City operates its own library system of three (3) libraries: the Maidu Library, the Downtown Library, and the Martha Riley Community Library. The SV project will pay, at the time of the issuance of a building permit, the City’s public facilities fee, which provides funding for capital improvements related to City facilities. Any expansion of physical facilities required for providing library services would be a result of City-wide decisions and not as a result of any one individual development. In addition, the City charges fees to end-users for other services, such as garbage and greenwaste collection, in order to fund those services. Any expansion of facilities required for those services would likewise be a product of City-wide decisions and not as a result of any one individual development. Therefore, existing codes, regulations, funding agreements, and facilities plans are sufficient to ensure a less-than-significant impact to other public facilities. No mitigation is required.

XVI. Recreation

The SV project site is undeveloped with no approved recreational facilities, but it is located adjacent and to the east of a private golf course (Sierra View) and south of another golf course (Diamond Oaks), albeit separated by low density housing. Also located nearby the site are two community parks (Diamond Oaks Park and Woodbridge Park) as well as recreational facilities located within nearby public schools (Ferris Spanger Elementary School and Roseville High School). Overall, the City possess an abundance of private and public recreational facilities, by design (see GP EIR, pp. 4.11-10 to 4.11-14).

Would the SV project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?		X		

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to recreation services is based directly on questions found in the CEQA Guidelines checklist (see items a–b listed above). The GP and other City planning mechanisms govern planned recreation within the City.

Discussion of Checklist Answers:

a) The SV project does not exceed the planned buildout of the GP and in fact reduces the number of residential units planned for the Infill Area. Notwithstanding, the GP EIR took into account the use of neighborhood and regional recreational facilities at full buildout in its analysis, and found the potential impact to be less than significant (GP EIR, p. 4.11-27). Also, proposed development will include a private home owners' association (HOA) owned and maintained park and open space for the enjoyment of its future residents, which would reduce any potential usage of other existing nearby recreational facilities (see Attachment 1). The SV project must comply all existing codes, regulations, funding agreements, and facilities plans that govern recreation, which would further ensure that no existing recreation facilities would incur significant physical deterioration as a result of the SV project. Therefore, there would be a less-than-significant impact to City recreation facilities. No mitigation is required.

b) The proposed development includes a private HOA owned and maintained park (see Attachment 1). The construction of this park would occur as one part of the overall development being proposed as part of the SV project; thus, it is analyzed throughout this document. Each impact conclusion reached, and mitigation measure proposed, applies to the construction of this park. There would be no unforeseen or new impacts related to the construction of this park, which will be part of the overall project analyzed in this IS. As demonstrated throughout this initial study, the SV project would have a less than significant effect on the environmental with some mitigation. Therefore, the construction of this community park also would have less-than-significant impacts with mitigation.

XVII. Transportation/Traffic

The SV project site is surrounded by two local roadway thoroughfares: Diamond Oaks Road to the north and Shasta Street to the east and south. The site is undeveloped and does not contain any internal roadways or formal pedestrian or bike paths.

Would the SV project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?			X	
b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?			X	
c) Substantially increase hazards due to a design feature (for example, sharp curves or dangerous intersections) or incompatible uses (for example, farm equipment)?			X	
d) Result in inadequate emergency access?			X	

Thresholds of Significance and Regulatory Setting:

The City has adopted the following plans, ordinances, or policies applicable to checklist item a: Pedestrian Master Plan, Bicycle Master Plan, Short-Range Transit Plan, and GP Circulation Element. The SV project is evaluated for consistency with these plans and the policies contained within them. For checklist item b, the CEQA Guidelines Section 15064.3 establishes a detailed process for evaluating the significance of transportation impacts. In accordance with this section, the analysis must focus on the generation of VMTs; effects on automobile delay cannot be considered a significant impact. The City developed analysis guidance and thresholds as part of the 2035 GP Update project approved in July 2020. The detailed evaluation and justification is contained within the GP EIR (see GP EIR, pp. 4.3-21 to 4.3-30).

Future projects consistent with the GP will not require further VMT analysis, pursuant to the tiering provisions of CEQA. For projects which are inconsistent, CEQA Guidelines Section 15064.3(b) allows lead agencies discretion to determine, in the context of a particular project, whether to rely on a qualitative analysis or performance-based standards. CEQA Guidelines Section 15064.7(b) allows lead agencies the discretion to select their own thresholds and allow for differences in thresholds based on context.

Quantitative analysis would not be required if it can be demonstrated that a project would generate VMT which is equivalent to or less than what was assumed in the GP EIR. When quantitative analysis is required, the threshold of 12.8 VMT/capita may be used for projects not within the scope of the GP EIR, provided the cumulative context of the 2035 GP has not changed substantially. Since approval of the 2035 GP, the City has not annexed new land, substantially changed roadway network assumptions, or made any other changes to the 2035 assumptions, which would require an update to the City's VMT thresholds contained within the GP EIR. Therefore, the threshold of 12.8 VMT/capita remains appropriate.

For checklist item b, the analysis here is primarily qualitative because the nature of a project is such that it would not generate VMT that exceeds what was assumed in the GP EIR (see GP EIR, p. 4.3-29; see also **Attachment 12**, Transportation Impact Study for Sierra View (September 7, 2021) by Fehr & Peers, p. 7). Impacts associated with checklist items c and d are assessed based on the expert judgment of the City Engineer and City Fire Department, as based upon facts and consistency with the City's Design and Construction Standards.

Discussion of Checklist Answers:

a) The City has adopted a Pedestrian Master Plan, Bicycle Master Plan, and Short-Range Transit Plan. The SV project was reviewed for consistency with these documents. The SV project includes all minor residential streets with pedestrian sidewalks and connectivity to both Diamond Oaks Road and Shasta Street (see Attachment 1). This style of roadway development is consistent with the policies of the adopted, applicable documents listed above. Therefore, there would be no conflict and a less-than-significant impact (see GP EIR, pp. 4.3-40 to 4.3-43). No mitigation is required.

b) Pursuant to the GP EIR and the *January 2021 Amendments to the City of Roseville Design and Construction Standards*, VMT analysis is not required for projects that fall within the scope of land uses analyzed in the GP EIR because it can be assumed that such projects would generate equivalent or less VMT than what was assumed in the GP EIR (see Attachment 12, p. 7). If a project falls within these parameters, then it is considered to not exceed the City's VMT threshold, resulting in a less-than-significant impact (see GP EIR, p. 4.3-29). The proposed development is a reduced version of the originally approved housing density that was analyzed in the GP EIR. As a result, it would not exceed VMT projections that were analyzed in the GP EIR. Therefore, no additional VMT analysis is required and there would be a less-than-significant impact. No mitigation is required.

c, d) The SV project's interior roadways would be constructed to comply with applicable City's Design Standards, Fire Codes and other emergency-related design standards, pursuant to standard conditions of approval. Indeed, the SV project has been reviewed by the City Engineering and City Fire Department staff and has been found to be consistent with these regulations. For more information on emergency project site access and roadway safety

features, refer to Attachment 12, pp. 6 to 7 and the Tentative Map in Attachment 1. Compliance with existing regulations ensures that impacts associated with transportation-related hazards and emergency access would be less than significant. No mitigation is required.

XVIII. Tribal Cultural Resources

As described within the Open Space and Conservation Element of the GP, the Roseville region was within the territory of the Nisenan (also Southern Maidu or Valley Maidu). See the GP EIR for additional tribal regional history (pp. 4.9-2 to 4.9-4). Two large permanent Nisenan habitation sites have been identified and protected within the City’s open space (in Maidu Park). Numerous smaller tribal cultural resources, such as midden deposits and bedrock mortars, have also been recorded in the City. A majority of documented sites containing tribal cultural resources within the City are located in areas designated for open space uses.

Would the SV project cause a substantial adverse change in the significance of a Tribal Cultural Resource as defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or		X		
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe		X		

Thresholds of Significance and Regulatory Setting:

In addition to unique archeological resources and historical resources, tribal cultural resources are also given particular treatment. Tribal cultural resources are defined in Public Resources Code Section 21074, as either 1) a site, feature, place, geographically-defined cultural landscape, sacred place, or object with cultural value to a California Native American Tribe, that is listed or eligible for listing on the California Register of Historical Resources, or on a local register of historical resources or as 2) a resource determined by the lead agency, supported by substantial evidence, to be significant according to the historical register criteria in Public Resources Code Section 5024.1(c), and considering the significance of the resource to a California Native American Tribe.

Discussion of Checklist Answers:

a) A cultural resources inventory and evaluation survey was conducted for the SV project site (see Attachment 9). That evaluation did not find any site, feature, place, cultural landscape that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k). However, the possibility exists of uncovering subsurface tribal resources during project construction (see Attachment 9) that might qualify for listing. MM CUL-1 would ensure that all subsurface tribal cultural discoveries would be properly handled and managed in accordance with applicable State law. With implementation of MM CUL-1, potential impacts to unknown subsurface tribal cultural resources that might qualify for listing would be eliminated and this impact would be less than significant.

b) Notice of the SV project was mailed to tribes that had requested such notice pursuant to A.B. 52. Notice was also provided pursuant to S.B. 18 for early consultation for the amendment of general plans (see **Attachment 13**, Tribal Consultation Letters). A request for consultation was received by one culturally affiliated tribe—the United Auburn Indian Community (UAIC)—on August 18, 2021. The City proceeded to consult with this Tribe. The Tribe indicated the possibility that tribal cultural resources may exist onsite that would be of significance to them and that may be unearthed during construction. After consultation discussions between the Tribe, the City, and the Applicant, the following mitigation measures were developed to address this potential impact taking into account tribal preferences and best practices.

Mitigation Measure TCR-1: Unpaid Tribal Observation

A minimum of seven days prior to beginning earthwork or other soil disturbance activities, the Construction Manager shall notify the City of the proposed earthwork start-date, in order to provide the City representative sufficient time to contact the consulting tribe(s). A single tribal representative shall be invited to, at its discretion, voluntarily observe any or all ground-disturbing activities during construction. The tribe shall be provided 72 hours to accept or decline observation. The single tribal observer shall be required to comply with all job site safety requirements and shall sign a waiver of liability prior to entering the job site. Should the tribe choose not to observe any or all of the activity, the City shall deem the mitigation measure completed in good faith without tribal observation as long as the notification was made and documented.

Mitigation Measure TCR-2: Contractor Awareness Training

The Construction Manager shall ensure that a Contractor Awareness Training Program is delivered to train equipment operators about cultural resources and tribal cultural resources. The program shall be designed to inform construction personnel about: federal and state regulations pertaining to cultural resources and tribal cultural resources; the subsurface indicators of resources that shall require a work stoppage; procedures for notifying the City of any occurrences; and project-specific requirements; and enforcement of penalties and repercussions for non-compliance with the program.

The training shall be prepared by a qualified professional archaeologist and reviewed by City for approval, and may be provided in an audio-visual format, such as a DVD. The Construction Manager shall provide culturally affiliated tribes that consulted on the project the option of attending the initial training in person and/or providing additional materials germane to the unanticipated discovery of tribal cultural resources for incorporation into the training.

The training program shall be required for all construction supervisors, forepersons, and operators of ground-disturbing equipment and all personnel shall be required to sign a training roster and display a hardhat sticker that is visible to City inspectors. The construction manager is responsible for ensuring that all required personnel receive the training. The Construction Manager shall provide a copy of the signed training roster to the City as proof of compliance.

Mitigation Measure TCR-3: Post-Review Discovery Procedures

If subsurface deposits believed to be cultural or human in origin, or tribal cultural resources, are discovered during construction, all work shall halt within a 100-foot radius of the discovery, and the Construction Manager shall immediately notify the City of Roseville Development Services Director by phone. The Construction

Manager shall also immediately coordinate with the monitoring archeologist or project archaeologist and (if present) tribal monitor, or, in the absence of either, contact the consulting tribe(s) and a qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for archaeology and subject to approval by the City, to evaluate the significance of the find and develop appropriate management recommendations in coordination with the consulting tribe(s) if the find is a tribal cultural resource.

All management recommendations shall be provided to the City in writing for the City's review and approval. If recommended by the qualified professional and consulting tribes and approved by the City, this may include modification of the no-work radius.

The professional archaeologist must make a determination, based on professional judgement and supported by substantial evidence, within one business day of being notified, as to whether or not the find represents a cultural or tribal resource or has the potential to be a cultural or tribal cultural resource. The consulting tribe shall also be given the opportunity to provide, within one business day of being notified, a determination as to whether or not the find represents a tribal cultural resource or has the potential to be a tribal cultural resource.

The type of discovery, as described below will determine the subsequent actions. These include: 1) a work pause that, upon further investigation, is not actually a discovery and the work pause was simply needed in order to allow for closer examination of soil (a "false alarm"); 2) a work pause and subsequent action for discoveries that are clearly not related to tribal resources, such as can and bottle dumps, artifacts of European origin, and remnants of built environment features; and 3) a work pause and subsequent action for discoveries that are likely related to tribal resources, such as midden soil, bedrock mortars, groundstone, or other similar expressions.

Whenever there is question as to whether or not the discovery represents a tribal resource, culturally affiliated tribes shall be consulted in making the determination. Whenever a tribal monitor is present, the monitor shall be consulted.

The following processes shall apply, depending on the nature of the find, subject to the review and approval of the City:

- Response to False Alarms: If the professional archaeologist determines that the find is negative for any cultural indicators, and tribal representatives have not indicated the find is a tribal cultural resource, then work may resume immediately upon notice to proceed from the City's representative. No further notifications or archaeological consultation is necessary if it is determined that the discovery is not a cultural or tribal cultural resource of any kind. The professional archaeologist shall provide written documentation of this finding to the City, which shall include as an attachment any written documentation provided by tribal representatives or monitors.
- Response to Non-Tribal Discoveries: If a tribal monitor is not present at the time of discovery and a professional archaeologist determines that the find represents a non-tribal cultural resource from any time period or cultural affiliation, the City shall be notified immediately, to consult on a finding of eligibility and implementation of appropriate treatment measures, if the find is determined to be a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines. The professional archaeologist shall provide a photograph of the find and a written description to the City of Roseville. The City of Roseville will notify any [tribe(s)] who, in writing, requested notice of unanticipated discovery of non-tribal resources. Notice shall include the photograph and description of the find, and a tribal representative shall have the opportunity to determine whether the find represents a tribal cultural resource. If a response is not received within 24 hours of notification (none of which time period may fall on weekends or City holidays), the City will deem this portion of the measure completed in good faith as long as the notification was made and documented. If requested by a [tribe(s)], the City may extend this timeframe, which shall be documented in writing (electronic communication may be used to satisfy this measure). If a notified tribe responds within 24 hours to

indicate that the find represents a tribal cultural resource, then the Response to Tribal Discoveries portion of this measure applies. If the tribe does not respond or concurs that the discovery is non-tribal, work shall not resume within the no-work radius until the City, through consultation as appropriate, determines that the site either: 1) is not a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines; or 2) that the treatment measures have been completed to its satisfaction.

- **Response to Tribal Discoveries:** If the find represents a tribal or potentially tribal cultural resource that does not include human remains, the consulting tribe(s) and City shall be notified. The City will consult with the tribe(s) on a finding of eligibility and implement appropriate treatment measures, if the find is determined to be either a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines, or a Tribal Cultural Resource, as defined in Section 21074 of the Public Resources Code. Preservation in place is the preferred treatment, if feasible. Work shall not resume within the no-work radius until the City, through consultation as appropriate, determines that the site either: 1) is not a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines; or 2) not a Tribal Cultural Resource, as defined in Section 21074 of the Public Resources Code; or 3) that the treatment measures have been completed to its satisfaction.
- **Response to Human Remains:** If the find includes human remains, or remains that are potentially human, the construction supervisor or on-site archaeologist and (if present) tribal monitor shall ensure reasonable protection measures are taken to protect the discovery from disturbance (AB 2641) and shall notify the City and Placer County Coroner (per § 7050.5 of the Health and Safety Code). The provisions of § 7050.5 of the California Health and Safety Code, § 5097.98 of the California Public Resources Code, and Assembly Bill 2641 shall be implemented. If the Coroner determines the remains are Native American and not the result of a crime scene, the Coroner will notify the Native American Heritage Commission (NAHC), which then will designate a Native American Most Likely Descendant (MLD) for the project (§ 5097.98 of the Public Resources Code). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. Public Resources Code § 5097.94 provides structure for mediation through the NAHC if necessary. If the landowner does not agree with the recommendations of the MLD, the NAHC can mediate (§ 5097.94 of the Public Resources Code).

If no agreement is reached, the landowner must rebury the remains in a respectful manner where they will not be further disturbed (§ 5097.98 of the Public Resources Code). This will also include either recording the site with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or easement; or recording a reinternment document with the county in which the property is located (AB 2641). Work shall not resume within the no-work radius until the City, through consultation as appropriate, determines that the treatment measures have been completed to its satisfaction.

With implementation of MM TCR-1, MM TCR-2, and MM TCR-3, in conjunction with implementation of MM CUL-1, potential impacts to unknown subsurface tribal cultural resources that might be of significance to applicable tribes would be less than significant.

XIX. Utilities and Service Systems

Water and wastewater services for the SV project site are provided by the City, storm water would be transferred via pipe into the City's offsite storm drain system, and solid waste would be collected by the City's Refuse

Department (see GP EIR, pp. 4.12-1, 4.12-6, 4.12-10). The City also would provide electric service to the site, while natural gas would be provided by PG&E (see GP EIR, p. 4.12-11).

Would the SV project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or which could cause significant environmental effects?			X	
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			X	
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			X	
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X	

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to utilities and service systems is based directly on questions found in the CEQA Guidelines checklist (see items a–e listed above) and regulated by a variety of State and local rules.

Discussion of Checklist Answers:

a) The SV project includes construction of a variety of utilities infrastructure, including sewer pipes and manholes, water lines, fire hydrants, electricity and cable lines, storm drain pipes/culverts and a stormwater basin, etc. (see Attachment 1, p. 2), which would tie into the City's facilities or other providers' facilities. Construction of this onsite infrastructure would allow the SV project to be properly serviced but would not result in the relocation, construction, or expansion of any larger infrastructure facilities, such as a wastewater treatment plant, because the Infill Area where the SV project would be located is accounted for as existing development that is serviceable by existing facilities, versus new development in areas where specific plans have been or are

being prepared, which likely will trigger an expansion of facilities (see GP EIR, pp. 4.12-20 to 4.12-24). Onsite project utility infrastructure is designed to be consistent with the GP and to comply with all applicable regulations. As well, the Applicant or developer will be required to pay fees that fund the operation of the facilities and the construction of major infrastructure. Furthermore, construction of onsite infrastructure has been considered throughout this checklist as part of overall project development; thus, any associated potential environmental impacts are fully disclosed and mitigated, if necessary. Therefore, the SV project would be no significant environmental impacts associated with the relocation, construction, or expansion of infrastructure and infrastructure facilities, and this impact would be less than significant. No mitigation is required.

b) The *City of Roseville 2015 Urban Water Management Plan* (UWMP), adopted May 2016, estimates water demand and supply for the City through the year 2040, based on existing land use designations and population projections.¹² In addition, the GP EIR estimates water demand and supply for ultimate buildout (see GP EIR, pp. 4.12-25 to 4.12-26). The SV project is consistent with existing underlying land use designations in that it does not exceed buildout assumptions, and is therefore consistent with the assumptions of the UWMP and GP EIR, which found a less-than-significant impact regarding water supply (see GP EIR, p. 4.12-28). In fact, the SV project, in conjunction with SVSP project, will decrease overall City water use by approximately 2.0 acre feet per year less than the usage calculated for the previously approved land uses (see the Addendum for more detail). The UWMP indicates that existing water supply sources are sufficient to meet all near-term needs, estimating an annual water demand of 48,762 acre-feet per year (AFY) by the year 2035 and existing surface and recycled water supplies in the amount of 60,400 AFY in normal years (see GP EIR, p. 4.12-24). The UWMP establishes some water supply deficit during dry year scenarios, but establishes that mandatory water conservation measures and the use of groundwater to offset reductions in surface water supplies are sufficient to offset the deficit. Thus, the SV project would not require new or expanded water supply entitlements. Therefore, there would be a less-than-significant impact to water supply. No mitigation is required.

c) The SV project would be served by the Pleasant Grove Wastewater Treatment Plant (PGWWTP). The Central Valley Regional Water Quality Control Board (RWQCB) regulates water quality and quantity of effluent discharged from the City's wastewater treatment facilities. The PGWWTP has the capacity to treat 9.5 million gallons per day (mgd) and is currently treating 7.1 mgd (see GP EIR, p. 4.12-29). The SV project is projected to result in approximately 14,630 gpd (or 0.015 mgd) of wastewater, so there are no concerns that the PGWWTP could serve the SV project (see **Attachment 14**, Sewer Capacity Evaluation for Sierra View (April 21, 2021) by Woodard & Curran, p. 1). Further, the SV project is consistent with existing underlying land use designations in that it does not exceed buildout assumptions, which is how infrastructure capacity is planned. Moreover, the SV project, in conjunction with SVSP project, will decrease overall City wastewater generation by approximately 0.07 million gallons per day than the generation calculated for the previously approved land uses (see the Addendum for more detail). Therefore, the volume of wastewater generated by the SV project could be accommodated by PGWWTP, and the SV project would not contribute to an exceedance of applicable wastewater treatment requirements (see GP EIR, p. 4.12-30). The impact would be less than significant. No mitigation is required.

d, e) The Western Placer Waste Management Authority is the regional agency handling recycling and waste disposal for the City and surrounding areas. The regional waste facilities include a Material Recovery Facility (MRF) and the Western Regional Sanitary Landfill (WRSL). Currently, the WRSL is permitted to accept up to 1,900 tons of municipal solid waste per day with a permitted capacity of 36.4 million cubic yards and a remaining capacity of 29.1 million cubic yards (see GP EIR, p. 4.12-31). Under current projected development conditions, the WRSL has a projected lifespan extending through 2058. Thus, there is sufficient capacity to serve the SV project. Though the SV project will contribute incrementally to an eventual need to find other means of waste disposal, this impact of City buildout has already been disclosed and analyzed in the GP EIR and found to be less than significant on solid waste infrastructure (see GP EIR, p. 4.12-32). Moreover, all residences and

¹² See City Urban Water Management Plan:

https://www.roseville.ca.us/government/departments/environmental_utilities/at_your_service/water_supply/urban_water_management_plan.

business in the City pay fees for solid waste collection, a portion of which is collected to fund eventual solid waste disposal expansion. Thus, the SV project will not result in any new impacts associated with major solid waste infrastructure. Environmental Utilities staff has reviewed the SV project for consistency with policies, codes, and regulations related to waste disposal and waste reduction regulations and policies and has found that project design is in compliance. Therefore, impacts associated with solid waste would be less than significant. No mitigation is required.

XX. Wildfire

The City is not located within or near a state responsibility area and also is not located within a Very High Fire Hazard Severity Zone.

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the SV project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response land or emergency evacuation?				X
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				X
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				X
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				X

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to wildfire is based directly on questions found in the CEQA Guidelines checklist (see items a–d listed above). CAL FIRE is the state agency responsible for wildland fire protection and management. As part of that task, CAL FIRE maintains maps designating Wildland Fire Hazard Severity zones and designates state responsibility areas.

Discussion of Checklist Answers:

a–d) Checklist questions a–d above do not apply, because the SV project site is not in or near a state responsibility area. fire suppression is entirely within local responsibility. Therefore, there is no impact.

XXI. Mandatory Findings of Significance

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		X		
b) Have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of the past projects, the effects of other current projects, and the effects of probable future projects.)			X	
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		X		

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to mandatory findings of significance is based directly on questions found in the CEQA Guidelines checklist (see items a–c listed above).

Discussion of Checklist Answers:

a–c) The SV project’s general “potential to substantially degrade the quality of the environment” has been addressed throughout this IS. Impacts to biological resources are addressed above in the section devoted to that topic. Impacts associated with examples of the major periods of California history or prehistory are addressed in earlier sections addressing cultural resources and tribal cultural resources. The potential for environmental effects to cause substantial adverse effects on human beings is addressed in prior sections on air quality, hazards and hazardous materials, and water quality. The cumulative impacts to which the SV project will contribute in small part do not deviate beyond what was contemplated in the GP EIR (see GP EIR, Section 5.2) and do not exceed an thresholds of significant when considered in conjunction with the SVSP project (refer

to the Cumulative Considerations section at the end of this combined CEQA document for more detail). With implementation of the City's Mitigating Ordinances, Guidelines, and Standards and best management practices, mitigation measures described in this checklist, and assorted permitting conditions, the SV project would not have a significant impact on the habitat of any plant or animal species, cultural resources, or human health. Based on the foregoing, the SV project would not have the potential to degrade the quality of the environment, substantially reduce the habitat of any wildlife species, or create adverse effects on human beings.

ENVIRONMENTAL DETERMINATION

In reviewing the site specific information provided for this project and acting as Lead Agency, the City of Roseville, Development Services Department, Planning Division has analyzed the potential environmental impacts created by the Sierra View Redesignation and Rezoning Project and determined that with mitigation the impacts are less than significant. As demonstrated in the initial study checklist prepared for this Mitigated Negative Declaration, there are no significant effects that cannot be reduced to less than significant effects through mitigation and therefore an EIR is not required. Therefore, on the basis of the foregoing initial study:

[X] I find that the proposed SV project COULD, but with mitigation agreed to by the Applicant, clearly WILL NOT have a significant effect on the environment and a MITIGATED NEGATIVE DECLARATION has been prepared.

Initial Study Prepared by:

Kinarik Shallow, Associate Planner
City of Roseville, Development Services – Planning Division

MND ATTACHMENTS

MND Attachment 1 – Sierra View Tentative Subdivision Map and Redesignation/Rezoning Exhibits

MND Attachment 2 – Arborist Report (June 18, 2020) by California Tree and Landscape Consulting, Inc.

MND Attachment 3 – Tree Removal Information for Tree Permit for Sierra View (August 3, 2020) by MacKay & Soms

MND Attachment 4 – Special-Status Plant Survey Report for Sierra View (August 2020) by Madrone Ecological Consulting

MND Attachment 5 – Valley Elderberry Longhorn Beetle Habitat Survey for Sierra View (August 18, 2020) by Madrone Ecological Consulting

MND Attachment 6 – Dry-Season & Wet-Season Branchiopod Survey (August 19, 2020) by Madrone Ecological Consulting

MND Attachment 7 – Aquatic Resources Delineation Report for Sierra View (July 31, 2020) by Madrone Ecological Consulting

MND Attachment 8 – Jurisdictional Determination for Sierra View (June 4, 2021) by U.S. Army Corps of Engineers

MND Attachment 9 – Cultural Resources Inventory and Evaluation Report for Sierra View (June 2021) by ECORP Consulting, Inc.

MND Attachment 10 – Greenhouse Gas Emissions Calculations for Sierra View (October 13, 2021) by Raney Planning & Management, Inc.

MND Attachment 11 – Preliminary Storm Drainage Evaluation for Sierra View (August 3, 2021) by MacKay & Soms

MND Attachment 12 – Transportation Impact Study for Sierra View (September 7, 2021) by Fehr & Peers

MND Attachment 13 – Tribal Consultation Letters

MND Attachment 14 – Sewer Capacity Evaluation for Sierra View (April 21, 2021) by Woodard & Curran

MND Attachment 15 – Mitigation Monitoring and Reporting Plan

**6th ADDENDUM TO THE SIERRA VISTA SPECIFIC PLAN
ENVIRONMENTAL IMPACT REPORT (SCH# 2008032115, ADOPTED ON
MAY 5, 2010)**

Project Title/File Number:	Sierra Vista Specific Plan (SVSP) Redesignation and Rezoning Project / File No. PL21-0161
Project Location:	3301 Pleasant Grove Boulevard, Roseville, CA 95661 (APN 496-100-030-000) (Parcel WB-41) / 3250 Pleasant Grove Boulevard, Roseville, CA 95661 (APN 496-100-029-000) (Parcel WB-31)
Project Description:	The SVSP project consists of amending the General Plan designation and modifying the zoning for SVSP Parcel WB-41 from Community Commercial to Medium Density Residential and from CC to RS/DS and increasing the density of SVSP Parcel WB-31 from 23.7 units per acre to 26.4 units per acre to increase its total planned high-density residential units from 263 to 293. Other approvals and entitlements from the City include a Small Lot Tentative Subdivision Map for Parcel WB-41 with 63 medium-density residential lots and all related amendments to the SVSP.
Project Applicant:	Westpark SV 400, LLC Contact: John Tallman
Property Owner:	Westpark SV 400, LLC
Lead Agency Contact:	Kinarik Shallow, Associate Planner, (916) 746-1309

CEQA Guidelines sections 15162 through 15164 deal with what is often called “subsequent review” under the California Environmental Quality Act (CEQA). These sections are based on statutory language found in Public Resources Code section 21166. CEQA Guidelines section 15162 sets forth the conditions and facts that require a public agency, in considering a proposed project connected to a previously certified Final Environmental Impact Report (EIR), to prepare a so-called “subsequent EIR.” Section 15163, in turn, identifies conditions and facts in which a “supplement to an EIR” may suffice in lieu of a full subsequent EIR. Section 15164, in turn, sets forth the conditions and facts in which neither one of these two documents is necessary, so that an addendum to the previously certified Final EIR may suffice. In general, an addendum to a previously certified Final EIR may be prepared for a project where only minor technical changes or additions are necessary or where none of the conditions calling for the preparation of a subsequent EIR have occurred. Section 15164 also states that an addendum need not be circulated for public review, but can be included in or attached to the certified Final EIR for consideration by the hearing body.

Here, the relevant Final EIR was prepared and certified for the Sierra Vista Specific Plan (SVSP) in 2010. That document combined project-level review for most areas but only program-level review for areas within the so-called Urban Reserve (UR), inclusive of the two parcels on which the proposed SVSP Redesignation and Rezoning project (SVSP project) addressed in this document would be located. Subsequently, however, with

the adoption of a Mitigated Negative Declaration (MND) in 2012 (2012 MND), this entire UR area was given General Plan, Specific Plan, and zoning designations anticipating a mix of residential, retail, commercial, public space, and open space uses. Taken together, the programmatic analysis of the UR area in the 2010 Final SVSP EIR and the project-level analysis for the former UR area in the 2012 MND create the practical equivalent of a project-level EIR for the former UR area, matching the project-level analysis for the rest of the SVSP area found in the 2010 Final SVSP EIR.

In *Friends of College of San Mateo Gardens v. San Mateo County Community College Dist.* (2016) 1 Cal.5th 937, 949, the California Supreme Court explained that “[o]nce a project has been subject to environmental review and received approval, [Public Resources Code] section 21166 and CEQA Guidelines section 15162 limit the circumstances under which a subsequent or supplemental EIR must be prepared. These limitations are designed to balance CEQA’s central purpose of promoting consideration of the environmental consequences of public decisions with interests in finality and efficiency.” The subsequent review provisions, accordingly, are “designed to ensure that an agency that proposes changes to a previously approved project “explore[s] environmental impacts *not* considered in the original environmental document” (*id.* at p. 951 [italics added]). “This assumes that at least some of the environmental impacts of the modified project were considered in the original environmental document, such that the original document retains some relevance to the ongoing decision-making process. A decision to proceed under CEQA’s subsequent review provisions must thus necessarily rest on a determination—whether implicit or explicit—that the original environmental document retains some informational value” (*ibid.*).

Consistent with these legal principles and CEQA Guidelines provisions governing subsequent review, the City of Roseville (City) prepared the analysis below in order to determine whether any of the conditions described in Section 15162 of the CEQA Guidelines calling for preparation of a subsequent EIR have occurred. For purposes of this analysis the prior EIR under consideration is the 2010 SVSP Final EIR as augmented by the project-level analysis for the former UR areas as set forth in the 2012 MND. For purposes of the subsequent review provisions of the CEQA Guidelines, these two documents are treated as the practical equivalent a single, complete, integrated project-level EIR for the former UR areas, in which the two subject parcels are located. After conducting its analysis in light of the Final EIR and 2012 MND, the City determined that an addendum to that previously certified Final EIR/MND is the appropriate environmental document for the SVSP project, as discussed and demonstrated below. This Addendum appropriately focuses only on those aspects of the SVSP project or its impacts that require additional discussion in light of the environmental analysis already found in the SVSP Final EIR.

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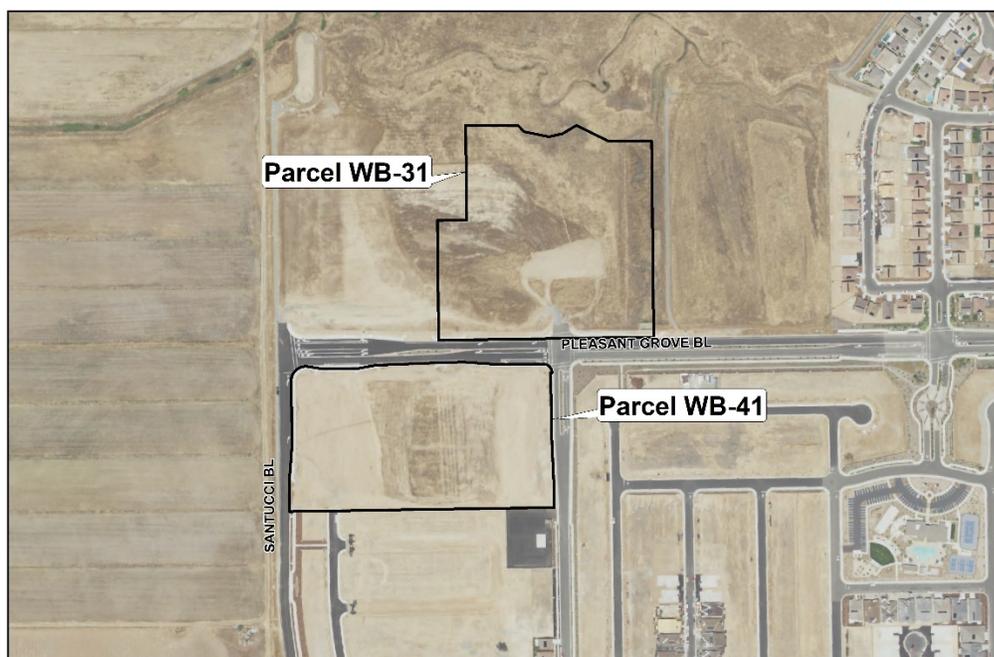
PROJECT DESCRIPTION

As described in the introduction to this combined CEQA document, the SVSP project is one of two related actions that will be considered, and possibly approved, simultaneously in order for the City to comply with the 2019 California Housing Crisis Act (Senate Bill [S.B.] 330), and specifically with Government Code Section 65300. The development associated with these actions would occur in different areas of the City with different applicable planning documents and require different types of CEQA analysis. To avoid confusion and ensure the most appropriate analysis is conducted, these actions are considered individually using different CEQA tools but in a combined larger document that also considers them cumulatively.

Project Location

The SVSP project is located in the northern part of the City of Roseville (City) Sierra Vista Specific Plan (SVSP) area, both north and south of Pleasant Grove Boulevard and east of Santucci Boulevard. The affected area consists of Parcels WB-31 and WB-41, which are approximately 11.20 acres and 10.11 acres in size, respectively.¹ The site address is 3301 Pleasant Grove Boulevard, Roseville, CA 95661 and the Assessor's Parcel Number for WB-41 is 496-100-030-000. See **Figure 1** below and **Attachment 1** for additional locational maps. See also the figure in the introductory portion of this combined CEQA document.

Figure 1: SVSP Project Location



Background and Environmental Setting

The SVSP was approved on May 5, 2010 (file #2007PL-044). An EIR was certified (SVSP EIR) and a Mitigation Monitoring Program (MMRP) was adopted along with the SVSP. At the time, Parcels WB-31 and WB-41 were not yet created and instead were included as part of a larger piece of land within the northwest portion of the plan area known and designated as the Urban Reserve (UR) area. While the majority of the Specific Plan area was analyzed on a project level within the SVSP EIR, the UR area was analyzed mostly at a programmatic level.

¹ See Sierra Vista Specific Plan, Chapter 4 Land Use:

https://www.roseville.ca.us/government/departments/development_services/planning/specific_plans_planning_areas/sierra_vista_specific_plan.

Subsequently, on June 15, 2012, the UR area was redesignated and rezoned into a mix of residential, retail, commercial, public space, and open space land uses. This action, which included approval of GP and SVSP amendments, a rezone, and a tentative map (file #2011PL-043), created the two parcels that are the subjects of this document. Prior to taking these planning actions, the City adopted a Mitigated Negative Declaration (MND) that augmented the SVSP EIR and provided any missing project-level CEQA analysis for the UR area (2012 MND). Taken together, the SVSP EIR and the 2012 MND constitute the totality of the EIR upon which this Addendum is based.²

Parcel WB-31 is currently designated in the City of Roseville General Plan (GP) and the SVSP as High Density Residential (HDR) and zoned for (Multi-Family Housing) (R3) and allocated 263 units under the GP. Parcel WB-41 is designated in the GP and SVSP as Community Commercial (CC) and zoned for Community Commercial (CC). Both parcels are undeveloped. The immediate area surrounding the parcels is also relatively undeveloped; however, approximately 30% percent of the SVSP area has already been developed.

Table 1: Surrounding Land Uses

Location	Zoning	General Plan Land Use	Actual Use of Property
Site: Parcel WB-31	(Multi-Family Housing) R3	High Density Residential (HDR)	Undeveloped
North	Open Space (OS)	Open Space (OS)	Undeveloped (Parcel WB-80)
South	Community Commercial (CC) Small Lot Residential/Development Standards (RS/DS)	Community Commercial (CC) Low Density Residential (LDR) (Age Restricted)	Undeveloped (Parcel WB-41) Developed with single-family homes (Parcel WB-3A)
East	R3	High Density Residential (HDR)	Undeveloped (West Roseville Specific Plan Parcel W-16)
West	Parks and Recreation (PR) R3	Park (PR) High Density Residential (HDR)	Undeveloped (Parcel WB-52) Undeveloped (Parcel WB-30)
Site: Parcel WB-41	CC	Community Commercial (CC)	Undeveloped
North	R3	High Density Residential (HDR)	Undeveloped (Parcel WB-31)
South	RS/DS Public/Quasi-Public (P/QP)	Medium Density Residential (MDR) Public/Quasi-Public (Lift Station)	Developed with single-family homes (Parcel WB-20) Developed with a lift station (Parcel WB-62)
East	RS/DS	Low Density Residential (LDR) (Age Restricted)	Developed with single-family homes (Parcel WB-3A)
West	F-B-X 80 Ac. Min.	Agriculture/Timberland	Unincorporated Placer County Agricultural Uses

The SVSP project site as described above is undeveloped but has been previously graded during construction

² The SVSP Final EIR serves as the primary source of information from which this Addendum derives its analysis and conclusions, with reliance on the 2012 MND as necessary. The environmental impacts assessed in this document were considered in detail in the SVSP Final EIR and were addressed in numerous mitigation measures that apply to the proposed project. The SVSP FEIR, therefore, retains substantial relevancy and informational value to this action. (See *Friends of College of San Mateo Gardens v. San Mateo County Community College Dist.* (2016) 1 Cal.5th 937, 951).³ Although the older checklist could be used for this Addendum because of the date of publication of the original EIR, the updated checklist is used instead as part of a good-faith effort to provide the most up-to-date information to decisionmakers and the public (Public Resources Code Section 21002.1(e); CEQA Guidelines Sections 15002(a)(1), 15003(c)).

operations related to adjacent and nearby development. It is dominated by relatively flat topography supporting annual grasslands. There are no structures on the properties. No native oak trees or other trees are present on the subject parcels as the area has been rough graded in the past and maintained.

Proposed SVSP Project

The SVSP project would increase the density of Parcel WB-31 from 23.7 units per acre to 26.4 units per acre, as allowable under the GP, and increase its total planned high-density residential units by 30—from 263 to 293. The SVSP project also would redesignate Parcel WB-41 from Community Commercial to Medium Density Residential through a GP amendment and rezone it from CC (Community Commercial) to RS/DS (Small Lot with Development Standards) and create a Small Lot Tentative Subdivision Map with 63 medium-density residential lots (see Attachment 1). The SVSP project includes an amendment to the SVSP to reflect these changes (see **Attachment 2**, Amended Sierra Vista Specific Plan). As stated in the introduction to this combined CEQA document, these new 93 residential units capture the 93-unit reduction that would result from the redesignation and rezone of the SV project site, described and analyzed in the MND portion of this combined document.

This action will require the following approvals and entitlements:

- Consideration of the Addendum together with the Final EIR for the SVSP (inclusive of the 2012 MND)
- GP Amendment for SVSP Parcel WB-41 from Community Commercial to Medium Density Residential
- Rezoning for SVSP Parcel WB-41 from CC to RS/DS
- Amendments to SVSP:
 - Revise text regarding Parcel WB-31 to include the 30 reallocated units
 - Change Parcel WB-41 from Community Commercial to Medium Density Residential and revise the SVSP Land Use Map
 - Revise text regarding Parcel WB-41 to include the zoning change and the 63 reallocated units
 - Delete Section B.12 of the SVSP
 - Revise Sections 6.4 and 6.5 and associated figures
- Amendment to the Westbrook Development Agreement
- Small Lot Tentative Subdivision Map for SVSP Parcel WB-41 including 63 medium-density residential lots.

PURPOSE AND SCOPE OF ADDENDUM

Basis for Addendum

This Addendum has been prepared pursuant to CEQA Guidelines Section 15164. As explained earlier, an addendum is an appropriate subsequent review document EIR when some changes to a project are necessary, but those changes do not create new or increased significant environmental impacts that warrant major revisions to the previously certified Final EIR (CEQA Guidelines Sections 15162(a), 15164(a); see *Friends of College of San Mateo Gardens v. San Mateo County Community College Dist.* (2016) 1 Cal.5th 937, 946; *Save Our Heritage Organization v. City of San Diego* (2018) 28 Cal.App.5th 656, 668). Also, an addendum is appropriate when circumstances surrounding a project have not substantially changed and when no new information of substantial importance has been uncovered that indicates the project would create new significant impacts or increase the severity of the previously identified significant impacts; see discussion immediately below (CEQA Guidelines Sections 15162(a), 15164(a)).

Notably, in assessing whether a proposed project change is eligible for an addendum, public agencies may account for mitigation measures to which an applicant has agreed (see, e.g., *River Valley Preservation Project v. Metropolitan Transit Development Bd.* (1995) 37 Cal.App.4th 154, 168 [“even a substantial increase in the severity of an environmental impact does not require ... the preparation of an SEIR if mitigation measures are adopted which reduce the impact to a level of insignificance”]; *Citizens Against Airport Pollution v. City of San*

Jose (2014) 227 Cal.App.4th 788, 809-811 [“[t]o offset the loss of four acres of burrowing owl habitat, the eight[h] addendum includes a number of mitigation measures”]; and *Snarled Traffic Obstructs Progress v. City and County of San Francisco* (1999) 74 Cal.App.4th 793, 802 [discusses mitigation required in connection with addendum]. The addition of new mitigation measures triggers the need for a subsequent EIR or a supplement to an EIR only in two circumstances. Under the first, measures “previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure” (CEQA Guidelines Section 15162(a)(1)(3)(C)). Under the second circumstance, measures “considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure” (*id.* at Section 15162(a)(1)(3)(D)). Under both circumstances, an applicant’s agreement to the mitigation measures in question preserves the project’s eligibility for an addendum. Where there are new or revised regulatory standards, new technology and modern data, and/or updated best practices, mitigation measures may be updated in an addendum from those approved in the certified Final EIR and approved mitigation monitoring and reporting program (MMRP) without triggering the need for a subsequent EIR (see, e.g., *Mani Brothers Real Estate Group v. City of Los Angeles* (2007) 153 Cal.App.4th 1385, 1403 [“[m]itigation measures adopted when a project is approved may be changed or deleted if the agency states a legitimate reason for making the changes and the reason is supported by substantial evidence”]; *Napa Citizens for Honest Government v. Napa County Bd. of Supervisors* (2001) 91 Cal.App.4th 342, 359).

Substantial evidence presented in this Addendum demonstrates that the SVSP project, described above and analyzed below, does not create any new significant impacts or increase the severity of previously identified significant impacts in the SVSP EIR (inclusive of the 2012 MND). Nor are there any new circumstances or new information that would create such impacts or require more robust analysis (CEQA Guidelines Section 15162(a)). All of the impacts of the SVSP project were examined in the applicable prior CEQA documents. Therefore, an addendum is the appropriate CEQA document, and a subsequent or supplemental EIR is not warranted (CEQA Guidelines Section 15164(e)).

Significant and Unavoidable Impact Conclusions in the Previous EIR

The SVSP EIR identified the following impacts as significant and unavoidable at full buildout:

- Conversion of agricultural land to developed uses
- Inducement of substantial population growth
- Increased traffic on City of Roseville roadways
- Increased traffic on State Highways, including Interstate 80
- Increased traffic on Placer County roadways
- Increased emissions of fugitive dust and PM10 from grading and trenching activities (short term)
- Increased emissions of ozone precursors during construction (short-term)
- Increased emissions of air pollutants during operation
- Loss of oak trees of greater than 6 inches diameter breast height (dbh) (short-term)
- Removal of historically significant properties and/or loss of historic integrity of such resources
- Increased demand for solid waste services at the Western Regional Sanitary Landfill
- Increased demand for solid waste services at the Materials Recovery Facility (MRF)
- Construction debris demand for solid waste services
- Alteration of the visual character of the site and vicinity
- New sources of light and glare

The SVSP EIR also identified the following cumulative impacts as significant and unavoidable at full buildout:

- Agricultural land conversion
- Air pollutant emissions from construction

- Air pollutant emissions from operation
- Contribution to greenhouse gas emissions/global warming
- Onsite noise levels that exceed City standards
- Offsite noise levels that exceed City standards
- Traffic impacts to Roseville, Placer County, Sacramento County, Sutter County and State facilities
- Increased demand for water
- Increased demand for recycled water distribution system
- Increased generation of solid waste
- Change in visual character

City Council adopted a Statement of Overriding Considerations for these impacts when it certified the SVSP EIR.

ENVIRONMENTAL DOCUMENTS RELIED UPON

- Sierra Vista Specific Plan EIR, certified May 5, 2010 (SCH# 2008032115)

The SVSP EIR was certified by City Council on May 5, 2010. The analysis within this Addendum relies mostly on the SVSP EIR (inclusive of the Westbrook Specific Plan Amendment to Sierra Vista Specific Plan MND, listed below), with minor supplements or technical updates where appropriate, and attached hereto. As demonstrated in the environmental checklist below, the project's impacts remain the same as or lesser than the impacts described in the SVSP EIR because the project presents the same uses and use types envisioned and analyzed for the entirety of the SVSP area. In the case of the change from a community commercial designation to a residential designation, the footprint-related impacts would be no different. The 2010 SVSP EIR is available for review at the Civic Center, 311 Vernon Street, Roseville, CA or online at https://www.roseville.ca.us/government/departments/development_services/planning/specific_plans_planning_areas/sierra_vista_specific_plan.

- Westbrook Specific Plan Amendment to Sierra Vista Specific Plan MND, adopted June 15, 2012 (SCH# 2008032115)

The SVSP was amended in 2012 to redesignate and rezone the Urban Reserve (UR) area. As a result, this 2012 MND was prepared and adopted by City Council on June 15, 2012. The analysis within this Addendum relies mostly on the SVSP EIR but references this MND are included, where applicable. The MND is available for review at the Civic Center, 311 Vernon Street, Roseville, CA or online at https://www.roseville.ca.us/government/departments/development_services/planning/specific_plans_planning_areas/sierra_vista_specific_plan.

- 2035 General Plan Update EIR, certified August 5, 2020 (SCH# 2019080418)

The *2035 General Plan Update EIR* (GP EIR) updated all Citywide analyses, including for vehicle miles traveled, greenhouse gas emissions, water supply, water treatment, wastewater treatment, and waste disposal. When applicable, the topical sections within the checklist summarize the findings within the GP EIR. The GP EIR is available for review at the Civic Center, 311 Vernon Street, Roseville, CA or online at https://www.roseville.ca.us/government/departments/development_services/planning/general_plan_development_guidelines.

EXPLANATION OF ENVIRONMENTAL CHECKLIST

The purpose of this environmental checklist is to conduct subsequent environmental review for the proposed changes to the SVSP pursuant to CEQA Guidelines sections 15162, 15163, and 15164. This checklist evaluates the environmental resources in terms of any "changed condition" (i.e., changed circumstances, project changes,

or new information of substantial importance) that may result in a changed environmental result. A “no” answer in one of the checklist boxes does not necessarily mean there are no potential impacts relative to the environmental category, but that there is no change in the condition or status of the impact since it was analyzed and addressed in prior environmental documents.

Checklist Evaluation Categories

Where Was Impact Analyzed in Prior EIR?

This column provides a cross-reference to the pages of the prior environmental documents where information and analysis may be found relative to the environmental issue listed under each topic.

Any New Significant Impacts or Substantially More Severe Impacts?

Pursuant to Section 15162(a)(1) of the CEQA Guidelines, this column indicates whether the changes represented by the current SVSP project will result in new significant impacts that have not already been considered and mitigated by the prior environmental review documents and related approvals or will result in a substantial increase in the severity of a previously identified impact.

Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?

Pursuant to Section 15162(a)(2) of the CEQA Guidelines, this column indicates whether there have been changes to the SVSP project site or the vicinity (circumstances under which the SVSP project is undertaken) that have occurred subsequent to the certification of prior environmental documents, which would result in the current SVSP project having new significant environmental impacts that were not considered in the prior environmental documents or that substantially increase the severity of a previously identified impact.

Since certification of the previous EIR, there have been five amendments to the SVSP with five accompanying addenda to its EIR. Each amendment was found to be within the scope of the environmental impact conclusions presented in the SVSP EIR, and no mitigation measures required updating or revisions. Thus, although some circumstances have changed within the vicinity of the SVSP project site, those changes did not result in new significant environmental impacts that were not considered in the SVSP EIR. Nor did they substantially increase the severity of a previously identified impact. Further, no new projects or other development beyond those contemplated in the SVSP EIR or GP EIR have been approved or proposed within the vicinity of the SVSP project site that could impact or increase the project’s environmental effects. As a result, all boxes in this column in the checklist below are marked “No.”

Any New Information Requiring New Analysis or Verification?

Pursuant to Section 15162(a)(3)(A–D) of the CEQA Guidelines, this column indicates whether new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the previous environmental documents were certified is available requiring an update to the analysis of the previous environmental documents to verify that the environmental conclusions and mitigation measures remain valid. Either “yes” or “no” will be answered to indicate whether there is new information showing that: (A) the SVSP project will have one or more significant effects not discussed in the prior environmental documents; (B) that significant effects previously examined will be substantially more severe than shown in the prior environmental documents; (C) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the SVSP project, but the project proponents decline to adopt the mitigation measure or alternative; or (D) that mitigation measures or alternatives that are considerably different from those analyzed in the prior environmental documents would substantially reduce one or more significant effects on the environment, but the SVSP project proponents decline to adopt the mitigation measure or alternative. If “no,” then no additional environmental documentation (supplemental or subsequent EIR) is required.

Since certification of the prior EIR, the Appendix G Checklist in the CEQA Guidelines has been updated, effective early 2019.³ This updated checklist material is not considered “new information” as defined in CEQA Guidelines Section 15162(a)(3), as it does not constitute any change in governing law or any new facts showing the existence of new significant effects or substantially more severe significant effects. Moreover, as demonstrated below, none of the updates to the Appendix G Checklist require new analysis related to impacts that were not known or that could not have been known at the time the SVSP EIR was prepared. Nor is the City aware of any new information of substantial importance that shows that mitigation measures or alternatives previously found to be infeasible would actually now be feasible and would substantially reduce one or more significant effects of the SVSP project or that mitigation measures or alternatives considerably different from those analyzed in the previously certified CEQA documents would substantially reduce one or more significant effects. Moreover, the City is not aware of any other new information not already included in this document that might bear relevance on the SVSP project’s CEQA analysis. As a result, all boxes in this column in the checklist below are marked “No.”

Any Mitigation Measures?

Pursuant to Section 15162(a)(3) of the CEQA Guidelines, this column indicates whether the prior environmental documents provide mitigation measures (MMs) to address effects in the related impact category. In some cases, the MMs have already been implemented. A “Yes” response will be provided in any instance where mitigation was included, regardless of whether the mitigation has been completed at this time or whether it would apply to development on the SVSP project site. If “No” is indicated, this environmental analysis concludes a significant impact does not occur with this project, no mitigation was previously included, and no mitigation is needed.

Discussion of Checklist Answers

A discussion is provided under each environmental category in order to clarify the answers. The discussion provides information about the particular environmental issue and how the SVSP project relates to the issue. The discussion also provides details on applicable mitigation measures from the prior EIR and their status, denoting the ones that require ongoing or future implementation and that would be required for development on the SVSP project site. Mitigation measures that are either not relevant to the SVSP project because they pertain to a different area or land use or have already been implemented are not discussed. Each discussion section also contains an ultimate conclusion, including whether the City can conclude that the SVSP project does not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the prior CEQA documents.

ENVIRONMENTAL CHECKLIST

I. Aesthetics

For the environmental setting, refer to Section 4.14.2 of the SVSP EIR. Except as provided in Public Resources Code Section 21099(d) (applicable only to specific types of infill projects within transit priority areas), would the SVSP project:

³ Although the older checklist could be used for this Addendum because of the date of publication of the original EIR, the updated checklist is used instead as part of a good-faith effort to provide the most up-to-date information to decisionmakers and the public (Public Resources Code Section 21002.1(e); CEQA Guidelines Sections 15002(a)(1), 15003(c)).

Environmental Issue	Where was Impact Analyzed in Prior EIR?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Have a substantial adverse effect on a scenic vista?	SVSP EIR Impact 4.14-3	No	No	No	No
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, within a state scenic highway?	Same	No	No	No	No
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	SVSP EIR Impact 4.14-1	No	No	No	No
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	SVSP EIR Impact 4.14-2	No	No	No	Yes

Discussion of Checklist Answers:

Aesthetic resources were adequately addressed in the SVSP EIR (inclusive of the 2012 MND). All aesthetic impacts were identified as significant and unavoidable. There is no change in the SVSP project significant enough so as to alter the environmental impact conclusions for this issue. The proposed density and land use changes do not introduce development to properties not already planned for development. The proposed uses are substantially consistent with the buildout assumptions for the SVSP and would not increase the severity of already identified aesthetic significant impacts (see 2012 MND, p. 11). Indeed, impacts related to light and glare from the previously approved commercial development on Parel WB-41 onto adjacent open space (Impact 4.14-2) would be reduced by its conversion to residential use.

The SVSP project has been evaluated for compliance with the City’s Community Design Guidelines (CDG) and the design guidelines established in the SVSP. As they relate to aesthetics, these standards ensure the high-quality design and architectural character of any buildings developed as well as minimum landscaping standards. As it relates to light and glare, mitigation would ensure that outdoor lighting would not significantly impact the adjacent open space area to the north. Also, lighting is conditioned to comply with the CDG to limit the height of light standards and also require cut-off lenses and glare shields to minimize light and glare impacts. Thus, the impacts of the SVSP project fall within the scope of the impacts already established in the SVSP EIR (inclusive of the 2012 MND).

Mitigation Measures: None.

Conclusion: As described above, the SVSP project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR (inclusive of the 2012 MND). Therefore, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” regarding aesthetic resources.

II. Agricultural & Forestry Resources

For the environmental setting, refer to Section 4.1.2 of the SVSP EIR. Would the SVSP project:

Environmental Issue	Where was Impact Analyzed in Prior EIR?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (V.1b-DEIR volume)	SVSP EIR Impact 4.1-5	No	No	No	Yes
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	SVSP EIR Impact 4.1-3	No	No	No	Yes
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government	N/A	No	No	No	No

Code Section 51104(g)?					
d) Result in the loss of forest land or conversion of forest land to non-forest use?	N/A	No	No	No	No
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	N/A	No	No	No	No

Discussion of Checklist Answers:

Agricultural resources were adequately addressed in the SVSP EIR (inclusive of the 2012 MND); there are no forest resources within the SVSP area. There is no element of the SVSP project that would change the environmental impact for this section—the SVSP project site will still be fully developed. The SVSP EIR concluded that development of the SVSP area would convert fallow grazing land to urbanized development. The SVSP project will result in the same impact, as it falls within the planned development footprint of the SVSP. The SVSP project site is not used for agricultural purposes, does not include agricultural zoning, is not within or adjacent to one of the areas of the City that has been designated as a protected farmland category on the Placer County Important Farmland map, is not within or adjacent to land within a Williamson Act Contract, and is not considered forest land. Although in the past, portions on or near the SVSP project site were classified as “Farmland of Local Importance,” that classification changed once the site was redesignated and rezoned in 2012 (see 2012 MND, p. 12). Thus, the impacts of the SVSP project fall within the scope of the impacts and mitigation already established in the SVSP EIR (inclusive of the 2012 MND).

Mitigation Measures: The following MM is applicable to the SVSP project regarding agriculture and forestry resources.

- SVSP EIR MM 4.1-2. Agricultural Conversion Policies

Conclusion: As described above and with implementation of the applicable mitigation measure, the SVSP project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR (inclusive of the 2012 MND). Therefore, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” regarding agricultural and forestry resources.

III. Air Quality

For the environmental setting, refer to Section 4.4.2 of the SVSP EIR. Would the SVSP project:

Environmental Issue	Where was Impact Analyzed in Prior EIR?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Conflict with or obstruct implementation of the applicable air quality plan?	SVSP EIR Impacts 4.4-1 to 4.4-4, 4.4-5	No	No	No	Yes
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	Same	No	No	No	Yes
c) Expose sensitive receptors to substantial pollutant concentrations?	SVSP EIR Impact 4.4-4	No	No	No	Yes
d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?	SVSP EIR Impact 4.4-6	No	No	No	No

Discussion of Checklist Answers:

Air quality was adequately addressed in the SVSP EIR (inclusive of the 2012 MND). For construction, the SVSP EIR concluded that standard dust control and other construction measures would be sufficient to avoid particulate matter and ozone precursor construction impacts, but that reactive organic gases would remain significant. However, all construction-related impacts could be mitigated to less than significant levels (see 2012 MND, p. 15). Construction activity associated with the SVSP project remain consistent with the scale of activity and resulting scope of impacts analyzed in the SVSP EIR (inclusive of the 2012 MND). For operation, the SVSP project changes the balance of land uses in the area from the approved changes made in 2012, but not in a manner that would increase emissions. Indeed, the proposed redesignation and rezoning of Parcel WB-41 from commercial to residential would substantially reduce the anticipated traffic trips generated by the development, as well as reduce projected vehicle miles travelled (VMT) (see XVII. Transportation/Traffic), which would in turn reduce operational air emissions for the SVSP area related to vehicle use. Any incremental increases in traffic or VMT associated with the increased density of Parcel WB-31 would be more than offset by the substantial reductions on WB-41. Furthermore, any impacts associated with odor would be reduced with the decrease in commercial development because commercial development has the potential to produce some objectionable odors whereas residential development rarely does (see GP EIR, p. 4.4-50). Thus, the impacts of the SVSP project fall within the scope of the impacts and mitigation already established in the SVSP EIR (inclusive of the 2012 MND).

Mitigation Measures: The following MMs are applicable to the SVSP project regarding air quality impacts.

- SVSP EIR MM 4.4-1. Dust and Construction Control Policies;
- SVSP EIR MM 4.5-1. Reduction of Operational Emissions

Conclusion: As described above and with implementation of the applicable mitigation measures, the SVSP project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR (inclusive of the 2012 MND). Therefore, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” regarding air quality.

IV. Biological Resources

For the environmental setting, refer to Section 4.8.2 of the SVSP EIR. Would the SVSP project:

Environmental Issue	Where was Impact Analyzed in Prior EIR?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	SVSP EIR Impacts 4.8-2, 4.8-3 to 4.8-6, 4.8-11, 4.8-13 to 4.8-17	No	No	No	Yes
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	SVSP EIR Impacts 4.8-2, 4.8-4 to 4.8-7, 4.8-10, 4.8-11, 4.8-13 to 4.8-17	No	No	No	Yes
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	SVSP EIR Impacts 4.8-1 to 4.8-2, 4.8-11	No	No	No	Yes
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with	SVSP EIR Impact 4.8-8	No	No	No	Yes

established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?					
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	SVSP EIR Impact 4.8-9	No	No	No	No
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	SVSP EIR Impact 4.8-12	No	No	No	No

Discussion of Checklist Answers:

Biological Resources were adequately addressed in the SVSP EIR (inclusive of the 2012 MND). Mitigation measures were adopted to reduce impacts to wetlands, vernal pool species, Swainson’s hawk, burrowing owl, and other protected raptors nesting and foraging habitat to less-than-significant levels. No wetlands or water features exist on the SVSP project site, although some exist on parcels near the site (see 2012 MND, p. 19). Further, the site is devoid of trees or other natural features. It is primarily populated by non-native annual grasses, and the ground has undergone significance disturbance, likely as a result of nearby roadway and parcel development. However, the site does retain some potential to host special-status species. There are no differences between the SVSP project and the approved SVSP that are significant enough to change the environmental impact conclusions for this section. The SVSP project site was already planned for full development, and that will not change (see 2012 MND, p. 19). Further, the subject property, as part of a larger development area, has received a Biological Opinion from the U.S. Fish and Wildlife Service and Section 404 permit from the U.S. Army Corps of Engineers, as well as Section 401 certification from the State. Moreover, the Applicant has purchased the required compensatory mitigation. Thus, the impacts of the SVSP project fall within the scope of the impacts and mitigation already established in the SVSP EIR (inclusive of the 2012 MND).

Mitigation Measures: The following MMs are applicable to the SVSP project regarding biological resources impacts.

- SVSP EIR MM 4.8-3. Avoid Nesting Sites
- SVSP EIR MM 4.8-4. Onsite and Offsite Grassland Preservation
- SVSP EIR MM 4.8-5. Wildlife Movement Protection Policies
- SVSP EIR MM 4.8-7. Offsite Surveys
- SVSP EIR MM 4.14-3. Avoid Light Spillover in Open Space Areas

Conclusion: As described above and with implementation of the applicable mitigation measures, the SVSP project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR (inclusive of the 2012 MND). Therefore, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” regarding biological resources.

V. Cultural Resources

For the environmental setting, refer to Section 4.9.2 of the SVSP EIR. Would the SVSP project:

Environmental Issue	Where was Impact Analyzed in Prior EIR?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Cause a substantial adverse change in the significance of a historical resource pursuant to in Section 15064.5?	SVSP EIR Impacts 4.9-1 to 4.9-2, 4.9-4	No	No	No	Yes
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	SVSP EIR Impacts 4.9-1, 4.9-4	No	No	No	Yes
c) Disturb any human remains, including those interred outside of formal cemeteries?	Same	No	No	No	Yes

Discussion of Checklist Answers:

Cultural resources were adequately addressed in the SVSP EIR (inclusive of the 2012 MND). The SVSP EIR found that no known cultural resources exist on the SVSP project site (see also 2012 MND, p. 22). The SVSP then discussed the potential for subsurface remains or deposits to be found during onsite or offsite construction, and included mitigation measures requiring a cessation of work should any item of cultural interest be found. The mitigation was found to render potential impacts less than significant. The SVSP project would result in the same impact, and the mitigation remains applicable to the SVSP project. Thus, the impacts of the SVSP project fall within the scope of the impacts and mitigation already established in the SVSP EIR (inclusive of the 2012 MND).

Mitigation Measures: The following MM is applicable to the SVSP project regarding cultural resources impacts.

- SVSP EIR MM 4.9-1. Cease Work and Consult with Qualified Archaeologist

Conclusion: As described above and with implementation of the applicable mitigation measure, the SVSP project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR (inclusive of the 2012 MND). Therefore, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” regarding cultural resources.

VI. Energy

For the environmental setting, refer to Section 4.12.5.2 of the SVSP EIR. Would the SVSP project:

Environmental Issue	Where was Impact Analyzed in Prior EIR?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	SVSP EIR Impacts 4.12.5-1 to 4.12.5-2	No	No	No	No
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	Same	No	No	No	No

Discussion of Checklist Answers:

Energy was adequately addressed in the SVSP EIR (inclusive of the 2012 MND). Electricity in the area is provided by Roseville Electric and natural gas is provided by Pacific Gas & Electric (PG&E). The SVSP EIR concluded that development and implementation of the SVSP would add land uses that would increase the demand for electrical services. However, Roseville Electric determined there were no constraints to providing a reliable energy source to serve the development proposed in the SVSP area. Impacts 4.12-5.1 and 4.12-5-2 in the SVSP EIR evaluated the potential for development of the SVSP to increase demands for electricity and natural gas and found these impacts to be less than significant.

The SVSP project would consume energy both during construction and operation, but consumption would be within the scope originally considered in the SVSP EIR (inclusive of the 2012 MND) because both parcels are planned for full development and will remain planned for full development. During construction, fossil fuels, electricity, and natural gas would be used by construction vehicles and equipment. However, the energy consumed during construction would be temporary, and would not represent a significant demand on available resources. There are no unusual project characteristics that would necessitate the use of construction equipment or methods that would be less energy efficient or which would be wasteful. The completed SVSP project would consume energy related to building operation, exterior lighting, landscape irrigation and maintenance, and vehicle trips to and from the use. In accordance with California Energy Code Title 24, the SVSP project would be required to meet the Building Energy Efficiency Standards. These include, to name a few, standards for water and space heating and cooling equipment; insulation for doors, pipes, walls, and ceilings; and appliances. The SVSP project would also be eligible for rebates and other financial incentives from both the electric and gas providers for the purchase of energy-efficient appliances and systems, which would further reduce the operational energy demand of the SVSP project.

The SVSP was distributed to both PG&E and Roseville Electric for comments prior to its publication, and was found to conform to the standards of both providers; thus, energy supplies are available to serve the SVSP project. The SVSP project will not result in inefficient, wasteful, or unnecessary consumption of energy. Nor

would it conflict with or obstruct State or local plans for renewable energy or energy efficiency, especially in consideration of efficiency requirements in SVSP EIR MM 4.5-2 (discussed below). Moreover, the substantial reduction in operational traffic trips from the redesignation and rezoning of Parcel WB-41 from commercial to residential would in turn reduce the localized consumption of fossil fuels, which is the “largest energy consuming sector in California” (GP EIR, p. 4.15-12; see XVI. Transportation/Traffic for more detail). Thus, the impacts of the SVSP project fall within the scope of the impacts already established in the SVSP EIR (inclusive of the 2012 MND).

Mitigation Measures: No MMs are applicable to the SVSP project regarding impacts to energy resources because no significant impacts exist; however, the following MM is included as a means to further reduce energy usage.

- SVSP EIR MM 4.5-2. Additional Measures to Reduce GHG Emissions (Provisions relating to Energy and Water Efficiency)

Conclusion: As described above, the SVSP project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR (inclusive of the 2012 MND). Additionally, implementation of SVSP EIR MM 4.5.2, Additional Measures to Reduce GHG Emissions (Provisions relating to Energy and Water Efficiency), would further reduce energy usage by the SVSP project. Therefore, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” regarding energy.

VII. Geology and Soils

For the environmental setting, refer to Section 4.7.2 (and 4.9.2 for paleontological resources) of the SVSP EIR. Would the SVSP project:

Environmental Issue	Where was Impact Analyzed in Prior EIR?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: <ul style="list-style-type: none"> i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? 	SVSP EIR Impact 4.7-4	No	No	No	No
<ul style="list-style-type: none"> ii. Strong seismic ground shaking? 	SVSP EIR Impact 4.7-4	No	No	No	No

iii. Seismic-related ground failure, including liquefaction? iv. Landslides?					
b) Result in substantial soil erosion or the loss of topsoil?	SVSP EIR Impacts 4.7-1, 4.7-3	No	No	No	No
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	SVSP EIR Impact 4.7-2	No	No	No	No
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	SVSP EIR Impact 4.7-2	No	No	No	No
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	N/A	N/A	N/A	N/A	N/A
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	SVSP EIR Impact 4.9-3	No	No	No	Yes

Discussion of Checklist Answers:

Geology and soils were adequately addressed in the SVSP EIR (inclusive of the 2012 MND). The SVSP EIR concluded that there would be no impacts to or around the SVSP project site associated with seismic activity, landslides, or soils, and no impact related to septic tanks or alternative wastewater disposal systems, as neither are planned for the SVSP area (see 2012 MND, p. 24). The SVSP did find a potential impact related to the discovery of subsurface paleontological resources during onsite or offsite construction, and included a mitigation measure requiring a cessation of work and review should any such item be found. The mitigation was found to render potential impacts less than significant. These same conclusions would apply to the SVSP project, especially given that they are site-specific and not specific to any particular land use. Further, site development would require a grading permit that would be reviewed for compliance with the City standards to ensure erosion control measures were implemented (see 2012 MND, pp. 23 to 24). Thus, the impacts of the SVSP project fall within the scope of the impacts and mitigation already established in the SVSP EIR (inclusive of the 2012 MND).

Mitigation Measures: The following MMs are applicable to the SVSP project regarding impacts associated with geology and soils.

- SVSP EIR MM 4.9-3. Cease Work Until Review conducted by Qualified Paleontologist and Recommendations Implemented

Conclusion: As described above and with implementation of the applicable mitigation measure, the SVSP project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR (inclusive of the 2012 MND). Therefore, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” regarding geology and soils.

VIII. Greenhouse Gases

For the environmental setting, refer to Section 4.5.2 of the SVSP EIR. Would the SVSP project:

Environmental Issue	Where was Impact Analyzed in Prior EIR?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	SVSP EIR Impacts 4.5-1 to 4.5-2	No	No	No	Yes
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	SVSP EIR Impact 4.5-1	No	No	No	Yes

Discussion of Checklist Answers:

Greenhouse gas (GHG) emissions were adequately addressed in the SVSP EIR (inclusive of the 2012 MND). The SVSP EIR concluded that buildout of the SVSP project area would cause significant and unavoidable impacts with respect to GHG emissions. Mitigation measures were adopted to reduce the SVSP project’s GHG emissions and resultant impacts, but they still remain significant and unavoidable (see 2012 MND, p. 17). Construction activity associated with the SVSP project remains consistent with the scale of activity and resulting scope of impacts anticipated in the SVSP EIR (inclusive of the 2012 MND). For operational impacts, while the SVSP project proposes changes to the balance of land uses in the area from the approved changes made in 2012, it does not do so in a manner that would increase emissions. Indeed, the proposed redesignation and rezoning of Parcel WB-41 from commercial to residential would substantially reduce the anticipated traffic trips generated by the development, even including the additional density proposed for Infill Planning Parcel WB-31, as well as reduce projected vehicle miles travelled (VMT) (see XVII. Transportation/Traffic), which would in turn substantially reduce GHG emissions for the SVSP project site related to vehicle use (mobile emissions are the number one source of GHG emissions [see GP EIR, p. 4.5-20]). GHG emissions, from both the construction and operational phases, would result in impacts consistent with or lesser than those analyzed in the SVSP EIR. Thus, the impacts of the SVSP project fall within the scope of the impacts and mitigation already established in the SVSP EIR (inclusive of the 2012 MND).

Mitigation Measures: The following MMs are applicable to the SVSP project regarding GHGs.

- SVSP EIR MM 4.4-1. Dust and Construction Control Policies
- SVSP EIR MM 4.5-1. Reduction of Operational Emissions
- SVSP EIR MM 4.5-2. Additional Measures to Reduce GHG Emissions

Conclusion: As described above and with implementation of the applicable mitigation measures, the SVSP project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR (inclusive of the 2012 MND). Therefore, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” regarding GHGs.

IX. Hazards and Hazardous Materials

For the environmental setting, refer to Section 4.10.2 of the SVSP EIR. Would the SVSP project:

Environmental Issue	Where was Impact Analyzed in Prior EIR?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	SVSP EIR Impact 4.10-1	No	No	No	No
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	SVSP EIR Impacts 4.10-3 to 4.10-7	No	No	No	Yes
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼ miles of an existing or proposed school?	SVSP EIR Impact 4.10-1	No	No	No	No
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	SVSP EIR Impact 4.10-5	No	No	No	Yes

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	N/A	N/A	N/A	N/A	N/A
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	SVSP EIR Impact 4.10-2	No	No	No	No
g) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	N/A	N/A	N/A	N/A	N/A

Discussion of Checklist Answers:

Hazards or hazardous materials were adequately addressed in the SVSP EIR (inclusive of the 2012 MND). The SVSP EIR concluded that all potentially significant impacts resulting from hazards or hazardous materials associated with the SVSP could be mitigated to less-than-significant levels. The same standard construction activities, which involve the use of hazardous materials such as fuels, oils, lubricants, glues, paints and paint thinners, soaps, bleach, and solvents, that were analyzed in the SVSP apply to the SVSP project. The same is true of the use of the same common household materials that were discussed as part of SVSP operation. Further, the SVSP project site is not located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. The SVSP EIR analysis also found that there would be sufficient emergency services and facilities to serve the SVSP project area, and that the area was not located within an airport land use plan or other aviation hazard area. These conclusions still fit for the SVSP project, which occurs within the same development footprint.

Regulations pertaining to the transport of materials are codified in 49 Code of Federal Regulations 171–180, and transport regulations are enforced and monitored by the California Department of Transportation and by the California Highway Patrol. Specifications for storage on a construction site are contained in various regulations and codes, including the California Code of Regulations, the Uniform Fire Code, and the California Health and Safety Code. These same codes require that all hazardous materials be used and stored in the manner specified on the material packaging. Existing regulations and programs are sufficient to ensure that potential impacts as a result of the use or storage of hazardous materials are reduced to less than significant levels. Moreover, the SVSP project site is not near any wildlands; therefore, risks associates with wildland fires are not applicable (see Section XX. Wildfire). The SVSP project site is located in an area that has been used for agricultural purposes, which could have involved the use of pesticides and/or herbicides, but mitigation ensures any impacts resulting from these prior uses would remain less than significant (see 2012 MND, p. 25). The proposed uses are

substantially consistent with SVSP buildout assumptions. Thus, the impacts of the SVSP project fall within the scope of the impacts and mitigation already established in the SVSP EIR (inclusive of the 2012 MND).

Mitigation Measures: The following MM is applicable to the SVSP project regarding hazards and hazardous materials.

- SVSP EIR MM 4.10-1. Identify and Remediate Soil Contamination

Conclusion: As described above and with implementation of the applicable mitigation measure, the SVSP project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR (inclusive of the 2012 MND). Therefore, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” regarding hazards and hazardous material.

X. Hydrology and Water Quality

For the environmental setting, refer to Section 4.13.2 (and Section 4.12.1.2 for groundwater) of the SVSP EIR. Would the SVSP project:

Environmental Issue	Where was Impact Analyzed in Prior EIR?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	SVSP EIR Impact 4.13-5	No	No	No	Yes
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	SVSP EIR Impacts 4.12.1-2, 4.12.1-6 to 4.12.1-7	No	No	No	No
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	SVSP EIR Impact 4.13-4	No	No	No	Yes
i) Result in substantial erosion or siltation on- or off-site;					
ii) Substantially increase the rate or amount of surface runoff in a	SVSP EIR Impacts 4.13-2 to 4.13-3	No	No	No	Yes

manner which would result in flooding on- or off-site; or					
iii) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff,	SVSP EIR Impact 4.13-1	No	No	No	Yes
d) In flood hazard, tsunami or seiche zones, risk release of pollutants due to project inundation?	N/A	N/A	N/A	N/A	N/A
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	N/A	No	No	No	No

Discussion of Checklist Answers:

Hydrology and water quality were adequately addressed in the SVSP EIR (inclusive of the 2012 MND). The SVSP EIR concluded that all potentially significant impacts to hydrology and water quality associated with the SVSP could be mitigated to less-than-significant levels. A Drainage and Stormwater Master Plan was prepared and approved by the City as part of the SVSP EIR. As noted in the EIR, the Plan demonstrated that the increases in impervious surfaces being caused by buildout of the SVSP would be offset by proposed drainage facilities and stormwater improvements. Further, no development would occur within the 100-year floodplain area, and consistency with existing City regulations would ensure that all homes would be elevated at least two feet above the 100-year water surface elevation. With regard to stormwater quality, the SVSP EIR noted that there are existing programs, regulations, and permits in place to ensure that all development would not have significant effects related to water pollution from construction or operation, though a mitigation measure is included to require compliance with these regulations. The SVSP project would be subject to all adopted City standards and programs as well as applicable state standards that require the preparation of a Storm Water Pollution Prevention Plan (SWPPP) prior to grading activities (see 2012 MND, p. 28). The SVSP area is largely flat and is not near any large water bodies or dams/levees, so would not be subject to losses due to dam/levee failure, seiche, tsunami, or mudflow. The SVSP project falls within the development footprint of the SVSP, and, although some infrastructure modifications will need to be made to accommodate the change in land use on Parcel WB-41, the drainage modifications would not result in any changes to the scope or scale of impacts. Stormwater quality evaluations conducted for the SVSP project site support this assessment (see the Drainage and Stormwater Master Plan for Westbrook prepared for the 2010 Westbrook Specific Plan Amendment to the Sierra Vista Specific Plan (File #2011PL-043) and the Stormwater Quality Management Plan prepared for the Sierra Vista Specific Plan; see also **Attachment 3**, Preliminary Stormwater Quality Evaluation for Parcel WB-41 (July 16, 2021) by MacKay & Soms and Sierra Vista Specific Plan Master Drainage Plan for the Stormwater Quality Management Plan (February 20, 2018) by Civil Engineering Solutions, Inc.). Also note that the West Placer Groundwater Sustainability Agency, which is the governing groundwater sustainability agency for the region, has not yet finalized and adopted a sustainable groundwater management plan; therefore, there can be no conflict with such a sustainable groundwater management plan, pursuant to checklist item e. Thus, the impacts of the SVSP project fall within the scope of the impacts and mitigation already established in the SVSP EIR (inclusive of the 2012 MND).

Mitigation Measures: The following MMs are applicable to the SVSP project regarding hydrology and water quality.

- SVSP EIR WMM 4.12-1. Prepare Site Specific Drainage Study (See Attachment 3)
- SVSP EIR WMM 4.12-2. Pay fair share of Roseville Regional Stormwater Retention Facility improvements
- SVSP EIR MM 4.13-1. Implementation of Construction Activity Stormwater Protection Standards

Conclusion: As described above and with implementation of the applicable mitigation measure, the SVSP project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR (inclusive of the 2012 MND). Therefore, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” regarding hydrology and water quality.

XI. Land Use and Planning

For the environmental setting, refer to Section 4.1.2 of the SVSP EIR. Would the SVSP project:

Environmental Issue	Where was Impact Analyzed in Prior EIR?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Physically divide an established community?	SVSP EIR Impact 4.1-2	No	No	No	Yes
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	SVSP EIR Impact 4.1-1 and 4.1-4	No	No	No	No

Discussion of Checklist Answers:

Land use and planning were adequately addressed in the SVSP EIR (inclusive of the 2012 MND). The SVSP EIR concluded that there were some potential land use incompatibilities, but that these could be addressed by a mix of mitigation and compliance with the City Noise Ordinance and Grading Ordinance. Land use issues discussed and addressed included noise from McClellan overflights, agricultural uses in Placer County next to urban uses in the SVSP, construction noise, and commercial land use noise. The overflight noise is a potential nuisance discussion requiring disclosure to future purchasers within the SVSP project site area; however, SVSP is outside an airport land use compatibility planning area for any nearby airport. and noise impacts from aircraft overflights to a project and its future residents outside an airport land use compatibility planning area is not a CEQA issue (see GP EIR, p. 4.6-47; see also 2012 MND, p. 33). Nevertheless, noise volumes do not exceed standards. It was concluded that the SVSP would not physically divide an established community and that it did not conflict with any land use policies or regulations. The EIR concluded that all impacts of the SVSP related to land use and planning could be reduced to less-than-significant levels with mitigation.

The SVSP project involves the same use types within the same development footprint, and therefore the conclusions of SVSP EIR remain applicable to the SVSP project. The SVSP project site area has been planned for development, including adequate roads, pedestrian paths, and bicycle paths to provide connections within the community (see SVSP, Chapter 6 [Circulation Plan];⁴ see also GP Circulation Element⁵). The SVSP project involves frontage improvements including new driveways, sidewalks, and pedestrian connections. As such, the SVSP project will not physically divide an established community. Indeed, the conversion of Parcel WB-41 from commercial to residential better aligns with the approved surrounding uses, which are primarily residential. Thus, the impacts of the SVSP project fall within the scope of the impacts and mitigation already established in the SVSP EIR (inclusive of the 2012 MND).

Mitigation Measures: The following MM is applicable to the SVSP project regarding impacts associated with land use; other mitigation in the SVSP required for land use impacts applies to future commercial development only and is therefore not applicable to the SVSP project.

- SVSP EIR WMM 4.1-2. Policies to Minimize Agricultural Impacts
- SVSP EIR MM 4.6-1. Construction Noise Reduction

Conclusion: As described above and with implementation of the applicable mitigation measure, the SVSP project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR (inclusive of the 2012 MND). Therefore, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” regarding land use and planning.

XII. Mineral Resources

For the environmental setting, refer to Section 4.7.2 of the SVSP EIR. Would the SVSP project:

Environmental Issue	Where was Impact Analyzed in Prior EIR?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	N/A	N/A	N/A	N/A	N/A
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific	N/A	N/A	N/A	N/A	N/A

⁴ See SVSP Chapter 6 (Circulation Plan):

https://p1cdn4static.civiclive.com/UserFiles/Servers/Server_7964838/File/Government/Departments/Development%20Services/Planning/Specific%20Plans%20&%20Planning%20Areas/Sierra%20Vista/06.%20Circulation.pdf.

⁵ See GP Circulation Element:

https://p1cdn4static.civiclive.com/UserFiles/Servers/Server_7964838/File/Government/Departments/Development%20Services/Planning/General%20Plan/Final%20General%20Plan%202020/03%20Circulation_Final.pdf.

plan, or other land use plan?					
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Discussion of Checklist Answers:

The SVSP EIR indicated that there were no significant mineral resources in the area. Therefore, this checklist section does not apply.

XIII. Noise

For the environmental setting, refer to Section 4.6.2 of the SVSP EIR. Would the SVSP project:

Environmental Issue	Where was Impact Analyzed in Prior EIR?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies?	SVSP EIR Impacts 4.6-1 to 4.6-10	No	No	No	Yes
b) Result in exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?	SVSP EIR Impact 4.6-1	No	No	No	Yes
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	N/A	N/A	N/A	N/A	N/A

Discussion of Checklist Answers:

Noise was adequately addressed in the SVSP EIR (inclusive of the 2012 MND). The SVSP EIR addressed construction noise, roadway noise, noise from non-residential land uses, and aircraft overflight noise. Overflight

noise has been addressed in the Land Use and Planning section of this Addendum. Construction noise in general was discussed, and addressed via mitigation. Noise was determined to be an issue for all of the major roadways in the SVSP area. Mitigation was found to reduce noise volumes to levels within GP standards for some impacts, and so these impacts were found to be less than significant. However, construction noise and the increase in traffic noise above existing conditions were found to be significant and unavoidable. Project construction and operation should not exceed noise levels anticipated in the SVSP to such a degree that impact conclusions reached in the SVSP EIR would change (see 2012 MND, p. 32). Indeed, with the reduction in traffic associated with WB-41, traffic-related noise should be substantially less than anticipated in the SVSP EIR (see XVII. Transportation/Traffic).

An environmental noise assessment was prepared by Bollard Acoustical Consultants, Inc. for the SVSP project to evaluate noise levels associated with traffic on the adjacent roadways (see **Attachment 5**, Noise Assessment for Parcel WB-41 (August 25, 2021) by Bollard Acoustical Consultants, Inc.). In this assessment, it was concluded that implementation of SVSP EIR mitigation measures would reduce noise volumes to levels within GP standards for the SVSP project. The SVSP project would be designed consistent with the mitigation measures to include six-foot masonry sound walls adjacent to the lots located along major roadways, among other measures, to ensure noise volumes stay within the GP thresholds. Thus, the impacts of the SVSP project fall within the scope of the impacts and mitigation already established in the SVSP EIR (inclusive of the 2012 MND).

Mitigation Measures: The following MMs are applicable to the SVSP project regarding noise impacts.

- SVSP EIR WMM 4.5-2. Construction Noise Policies
- SVSP EIR WMM 4.5-8. Onsite Traffic Noise Attenuation (see Attachment 4)
- SVSP EIR MM 4.6-1. Construction Noise Reduction

Conclusion: As described above and with implementation of the applicable mitigation measures, the SVSP project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR (inclusive of the 2012 MND). Therefore, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” regarding noise.

XIV. Population and Housing

For the environmental setting, refer to Section 4.2.2 of the SVSP EIR. Would the SVSP project:

Environmental Issue	Where was Impact Analyzed in Prior EIR?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	SVSP EIR Impact 4.2-4	No	No	No	No

b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	SVSP EIR Impact 4.2-3	No	No	No	No
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Discussion of Checklist Answers:

Population and housing were adequately addressed in the SVSP EIR (inclusive of the 2012 MND). The SVSP EIR indicated that the plan would increase the number of housing units above those that had been anticipated in the then-current General Plan, and analyzed the effect on supporting services, infrastructure, and other issues related to environmental impacts. It was concluded that impacts would be significant and unavoidable. The SVSP project further increases number of housing units within the plan area, but not within the overall GP area as the SVSP project is a reallocation of approved units from another site within the City (SV and SVSP Redesignation and Rezoning Project). Notwithstanding, the impact conclusion in the SVSP EIR would not change—it is significant and unavoidable under the currently approved SVSP and will remain significant and unavoidable with the change proposed in this Addendum. The SVSP EIR also indicated that the plan would displace a small number of residences over a 20-year time frame, and therefore the impact would be less than significant. However, the SVSP project site contains zero residences, and therefore its development per the SVSP project would have an even lesser impact in this regard (see 2012 MND, p. 34). Thus, the impacts of the SVSP project fall within the scope of the impacts and mitigation already established in the SVSP EIR (inclusive of the 2012 MND).

Mitigation Measures: None

Conclusion: As described above, the SVSP project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR (inclusive of the 2012 MND). Therefore, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” regarding population and housing.

XV. Public Services

For the environmental setting, refer to Sections 4.11.1-2 to 4.11.2-2, 4.11.3-2, 4.11.4-2, and 4.11.5-2 of the SVSP EIR. Would the SVSP project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:

Environmental Issue	Where was Impact Analyzed in Prior EIR?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Fire protection?	SVSP EIR Impact 4.11.2	No	No	No	Yes
b) Police protection?	SVSP EIR Impact 4.11.1	No	No	No	No

c) Schools?	SVSP EIR Impact 4.11.3	No	No	No	Yes
d) Parks?	SVSP EIR Impact 4.11.5	No	No	No	No
e) Other public facilities?	SVSP EIR Impact 4.11.4	No	No	No	No

Discussion of Checklist Answers:

Public Services were adequately addressed in the SVSP EIR (inclusive of the 2012 MND). The SVSP EIR concluded that the SVSP would have a less-than-significant impact to fire and police protection services, parks, and other public services, such as libraries, without mitigation and a less-than-significant impacts to schools with mitigation. For fire protection services, existing City codes and regulations require adequate water pressure in the water lines, and construction must comply with the Uniform Fire and Building Codes used by the City of Roseville. The site developer or Applicant is required to pay a fire service construction fee, which is used for purchasing capital facilities for the City Fire Department. Further, a new fire station is approved for construction within the SVSP and Fire Station #9 exists in the West Plan area (see 2012 MND, p. 35). For police protection services, sales taxes and property taxes resulting from development will add revenue to the General Fund, which provides funding for police services. Properties in the SVSP also pay into Community Facilities District No. 3 that provides services for fire and police. For parks, the developer will be required to pay fees into a Community Facilities District No. 2, which provides funding for park services. As well, future park and recreation sites and facilities have already been identified and approved as part of SVSP. For other public facilities, the SVSP area would be adequately served by existing libraries, and the City charges fees for end-users for other services, such as garbage and greenwaste collection, in order to fund those services.

None of the impacts to these services or facilities would change as a result of the SVSP project. The newly proposed residential units would be required to adhere to all existing codes, regulations and funding agreements to ensure impacts remain less than significant. Indeed, some impacts may decrease. For example, a decrease in commercial land uses may lead to a decrease in the need for police services as more law enforcement assistance is normally required at commercial properties versus residential.

For schools, the SVSP EIR concluded that three new elementary schools and one new intermediate school would be required in the plan area. The high school students generated from the SVSP were assumed in the nearby high schools located outside the SVSP. A portion of the SVSP is located within the Center Joint Unified School District and a portion is located within the Roseville City School District, although the current SVSP project site is entirely within the Center Joint Unified School District. The SVSP project involves an increase in residential units within the SVSP and, therefore, a potential slight increase in students. The SVSP project is estimated to generate an additional 24 students in grades K-6, 11 students in grades 7- 8, and 18 students in grades 9-12; thus 53 students more than assumed in 2012 (see SVSP, Section 7.3, p. 7-22). The project developer and the Center Joint Unified School District entered into the Landowner Development Agreement setting forth the mitigation fees to be paid by the SVSP project to provide full mitigation of the SVSP project's impacts to school facilities. Under state law, such payments are deemed to constitute "full and complete mitigation" of impacts to school facilities (Government Code Section 65995(h)); therefore, the increase in students associated with the SVSP project does not translate into a more severe environmental impact than what was anticipated in the SVSP EIR. In addition, the developer or Applicant is required to work with the School District to identify a Safe Routes to School program. Existing codes, regulations, funding agreements, and facilities plans are sufficient to ensure impacts continue to be less than significant. Thus, the impacts of the SVSP project fall within the scope of the impacts and mitigation already established in the SVSP EIR (inclusive of the 2012 MND).

Mitigation Measures: The following MM is applicable to the SVSP project regarding impacts associated with public services.

- SVSP EIR WMM 4.11.3-2. School Transportation Policies

Conclusion: As described above and with implementation of the applicable mitigation measures, the SVSP project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR (inclusive of the 2012 MND). Therefore, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” regarding public services.

XVI. Recreation

For the environmental setting, refer to Section 4.11.5-2 of the SVSP EIR. Would the SVSP project:

Environmental Issue	Where was Impact Analyzed in Prior EIR?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	SVSP EIR Impact 4.11.5	No	No	No	No
b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	See Other Sections	No	No	No	Yes

Discussion of Checklist Answers:

Recreation was adequately addressed in the SVSP EIR (inclusive of the 2012 MND). The SVSP indicates that the required parkland dedication was met by dedication of parkland throughout the plan area and through payment of park dedication in-lieu fees. As noted in the SVSP EIR, the payment of Citywide and neighborhood park fees will be required, and the payment of fees combined with the dedication of parkland will ensure that impacts to park services are less than significant. The SVSP project will increase total number of residential units anticipated for buildout of the SVSP area, but full buildout of this former UR area includes the construction of 15.5 acres of neighborhood parks and 36 acres of open space that will be used by the future residents on the SVSP project site (see 2012 MND, p. 37). The impact to parks was considered less than significant in the SVSP EIR and 2012 MND, and it will remain less than significant after the change proposed with the SVSP project because any increased usage of planned neighborhood parks would be incremental. The construction of these parks within the SVSP are analyzed as part of the overall plan throughout the SVSP EIR and assigned mitigation

measures as necessary. Thus, the impacts of the SVSP project fall within the scope of the impacts and mitigation already established in the SVSP EIR (inclusive of the 2012 MND).

Mitigation Measures: See other sections for MMs that would apply to park construction, such as MMs for biological and cultural resource impacts, etc.

Conclusion: As described above and with implementation of the applicable mitigation measures, the SVSP project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR (inclusive of the 2012 MND). Therefore, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” regarding recreation.

XVII. Transportation/Traffic

For the environmental setting, refer to Section 4.3.2 of the SVSP EIR. Would the SVSP project:

Environmental Issue	Where was Impact Analyzed in Prior EIR?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	SVSP EIR Impacts 4.3-1 to 4.3-25	No	No	No	Yes
b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?	SVSP EIR Impacts 4.3-1, 4.3-4 to 4.3-14, 4.3-16 to 4.3-24	No	No	No	Yes
c) Substantially increase hazards due to a design feature (for example, sharp curves or dangerous intersections) or incompatible uses (for example, farm equipment)?	Same as (a)	No	No	No	No
d) Result in inadequate emergency access?	SVSP EIR Impacts 4.10-2, 4.11-2	No	No	No	No

Discussion of Checklist Answers:

Transportation and traffic were adequately addressed in the SVSP EIR (inclusive of the 2012 MND). The SVSP EIR evaluated the traffic impacts to existing and future roadways from traffic being generated by the anticipated uses within the plan area. The EIR concluded that, with mitigation, impacts to City roadways would be less than significant. Impacts to several adjacent agency roadways were identified as a significant and unavoidable, and mitigation to lessen the impact was presented. Specific mitigation measures were assigned to the SVSP project

site and its surroundings in the 2012 MND, which reflected the potential impacts that might occur from traffic increases resulting from full buildout of the UR area (see 2012 MND, pp. 40 to 46). That mitigation would apply to the current SVSP project and is listed below. However, as explained below, the current SVSP project would produce less traffic than the project that was approved in 2010 and contemplated in the 2012 MND.

A transportation evaluation memorandum was prepared for the SVSP project by Fehr & Peers (see **Attachment 5**). Fehr & Peers concluded that the change in land use designation and zoning on Parcel WB-41 from commercial to residential would “generate fewer site trips, fewer trips entering/exiting the SVSP area, and less VMT.”⁶ Therefore, even with incremental increases in traffic trips associated with the increased density of Parcel WB-31, the SVSP project still would result in fewer trips, this lesser impacts to traffic and transportation systems, than those described in the SVSP EIR.

The SVSP project does not introduce any hazards resulting from circulation design, as it does not introduce hazards such as sharp curves or dangerous intersections. Nor does it present substantial safety risks associated with emergency access. The SVSP project has been reviewed by the City Engineering Division and City Fire Department staff, and has been found to be consistent with the City’s Design Standards. Furthermore, standard conditions of approval added to all City projects require compliance with Fire Codes and other design standards. Compliance with existing regulations ensure that traffic safety-related impacts are less than significant. Thus, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred” relative to transportation/traffic. Thus, the impacts of the SVSP project fall within the scope of the impacts and mitigation already established in the SVSP EIR (inclusive of the 2012 MND).

Mitigation Measures: The following MMs are applicable to the SVSP project regarding transportation and traffic impacts.

- SVSP EIR MM 4.3-1. Roseville Intersections: Pay Fair Share of Improvements in the CIP including Improvements to Intersections
- SVSP EIR MM 4.3-6. State Facilities Segments: Pay Fair Share Costs
- SVSP EIR MM 4.3-7. Sutter County Facilities: Pay Fair Share Costs

Conclusion: As described above and with implementation of the applicable mitigation measures, the SVSP project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR (inclusive of the 2012 MND). Therefore, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” regarding transportation and traffic.

⁶ Note that VMT is included here for informational purposes only. An analysis of VMT is not required for this CEQA document because such analysis was not included in the underlying 2010 Final EIR upon which this Addendum is based was prepared. The provisions of CEQA that require VMT analysis, such as CEQA Guidelines Section 15064.3, were not in full effect until July 1, 2020, and only apply to documents released to the public after that date (see CEQA Guidelines Section 15064.3(c) [stating that its VMT provisions applied only prospectively, as provided in CEQA Guidelines Section 15007, which provides, among other things, that “[n]ew requirements in amendments will apply to steps in the CEQA process not yet undertaken by the date when agencies must comply with the amendments,” and that “[i]f a document meets the content requirements in effect when the document is sent out for public review, the document shall not need to be revised to conform to any new content requirements”]). Here, the Final EIR for the SVSP, on which this Addendum relies, was prepared in 2010, more than a decade before the VMT requirement took effect (see also *Citizens for Positive Growth & Preservation v. City of Sacramento* (2019) 43 Cal.App.5th 609, 625-626 [court refuses to address legal challenge to EIR based on a failure to include VMT analysis because the EIR at issue was prepared prior to July 2020]). Moreover, the circumstances and evidence surrounding this project do not necessitate a VMT analysis. As stated by Fehr & Peers, the project would result in a dramatic decrease in traffic trips below what was considered in the SVSP EIR.

XVIII. Tribal Cultural Resources

For the environmental setting, refer to Section 4.9.2 of the SVSP EIR.

Would the SVSP project cause a substantial adverse change in the significance of a Tribal Cultural Resource as defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

Environmental Issue	Where was Impact Analyzed in Prior EIR?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or	SVSP EIR Impacts 4.9-1 to 4.9-2, 4.9-4	No	No	No	Yes
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe	Same	No	No	No	Yes

Discussion of Checklist Answers:

Tribal cultural resources were adequately addressed in the SVSP EIR (inclusive of the 2012 MND). The SVSP EIR found that no known cultural resources exist on the SVSP project site, inclusive of tribal cultural resources (see V. Cultural Resources). The SVSP then discussed the potential for subsurface resources to be found during construction, and included mitigation requiring a cessation of work should any item of cultural interest, inclusive of tribal interests, be found. The mitigation was found to render potential impacts less than significant. The SVSP project would result in the same impact, and the mitigation remains applicable to the SVSP project. Moreover, notice of the SVSP project was mailed to tribes that had requested such notice pursuant to S.B. 18 for early consultation for the amendment of general plans, and in consideration of A.B. 52 (see **Attachment 6** for Tribal Consultation Letters). On September 8, 2021, the City received a response from a culturally affiliated tribe—the

United Auburn Indian Community (UAIC). The UAIC's Tribal Historic Preservation Department requested consultation and the inclusion of a mitigation measure for unanticipated discoveries. The City proceeded to consult with this Tribe and developed updated mitigation language that reflects new tribal preferences and best practices associated with the inadvertent discovery of tribal cultural resources. Although no resources are known to occur on the site, mitigation for unanticipated discoveries will ensure proper treatment should a resource be discovered. SVSP EIR MM 4.9-1, listed below, has been updated to reflect these tribal preferences and best practices associated with the inadvertent discovery of tribal cultural resources. The City did not receive additional responses from other tribes regarding the SVSP project site. Thus, the impacts of the SVSP project fall within the scope of the impacts and mitigation already established in the SVSP EIR (inclusive of the 2012 MND).

Mitigation Measures: The following MMs are applicable to the SVSP project regarding cultural resources impacts.

- SVSP EIR MM 4.9-1. Cease Work and Consult with Qualified Archaeologist

UPDATED TEXT:

Post-Review Discovery Procedures. If subsurface deposits believed to be cultural or human in origin, or tribal cultural resources, are discovered during construction, all work shall halt within a 100-foot radius of the discovery, and the Construction Manager shall immediately notify the City of Roseville Development Services Director by phone. The Construction Manager shall also immediately coordinate with the monitoring archeologist or project archaeologist and tribal monitor(if present), or, in the absence of either, contact consulting tribes and a qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for archaeology and subject to approval by the City, to evaluate the significance of the find and develop appropriate management recommendations, in coordination with the consulting tribe(s) if the find is a tribal cultural resource.

All management recommendations shall be provided to the City in writing for the City's review and approval. If recommended by the qualified professional archeologist, and consulting tribe(s), and approved by the City, this may include modification of the no-work radius.

The professional archaeologist must make a determination, based on professional judgement and supported by substantial evidence, within one business day of being notified, as to whether or not the find represents a cultural or tribal cultural resource or has the potential to be a cultural or tribal cultural resource. The consulting tribe shall also be given the opportunity to provide, within one business day of being notified, a determination as to whether or not the find represents a tribal cultural resource or has the potential to be a tribal cultural resource. The subsequent actions will be determined by the type of discovery, as described below. These include: 1) a work pause that, upon further investigation, is not actually a discovery and the work pause was simply needed in order to allow for closer examination of soil (a "false alarm"); 2) a work pause and subsequent action for discoveries that are clearly not related to tribal resources, such as can and bottle dumps, artifacts of European origin, and remnants of built environment features; and 3) a work pause and subsequent action for discoveries that are likely related to tribal resources, such as midden soil, bedrock mortars, groundstone, or other similar expressions.

Whenever there is question as to whether or not the discovery represents a tribal resource, culturally affiliated tribes shall be consulted in making the determination. Whenever a tribal monitor is present, the monitor shall be consulted.

The following processes shall apply, depending on the nature of the find, subject to the review and approval of the City:

- Response to False Alarms: If the professional archaeologist determine that the find is negative for any cultural indicators and tribal representatives have not indicated the find is a tribal cultural resource, then work may resume immediately upon notice to proceed from the City's representative.. No further notifications or archaeological consultation is necessary if it is determined that the discovery is not a cultural or tribal cultural resource of any kind. The professional archaeologist shall provide written

documentation of this finding to the City, which shall include as an attachment any written documentation provided by tribal representatives or monitors.

- **Response to Non-Tribal Discoveries:** If a tribal monitor is not present at the time of discovery and a professional archaeologist determines that the find represents a non-tribal cultural resource from any time period or cultural affiliation, the City shall be notified immediately, to consult on a finding of eligibility and implementation of appropriate treatment measures, if the find is determined to be a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines. The professional archaeologist shall provide a photograph of the find and a written description to the City of Roseville. The City of Roseville will notify any [tribe(s)] who, in writing, requested notice of unanticipated discovery of non-tribal resources. Notice shall include the photograph and description of the find, and a tribal representative shall have the opportunity to determine whether or not the find represents a tribal cultural resource. If a response is not received within 24 hours of notification (none of which time period may fall on weekends or City holidays), the City will deem this portion of the measure completed in good faith as long as the notification was made and documented. If requested by a [tribe(s)], the City may extend this timeframe, which shall be documented in writing (electronic communication may be used to satisfy this measure). If a notified tribe responds within 24 hours to indicate that the find represents a tribal cultural resource, then the Response to Tribal Discoveries portion of this measure applies. If the tribe does not respond or concurs that the discovery is non-tribal, work shall not resume within the no-work radius until the City, through consultation as appropriate, determines that the site either: 1) is not a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines; or 2) that the treatment measures have been completed to its satisfaction.
- **Response to Tribal Discoveries:** If the find represents a tribal or potentially tribal cultural resource that does not include human remains, the consulting tribe(s) and City shall be notified. The City will consult with the tribe(s) on a finding of eligibility and implement appropriate treatment measures, if the find is determined to be either a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines, or a Tribal Cultural Resource, as defined in Section 21074 of the Public Resources Code. Preservation in place is the preferred treatment, if feasible. Work shall not resume within the no-work radius until the City, through consultation as appropriate, determines that the site either: 1) is not a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines; or 2) not a Tribal Cultural Resource, as defined in Section 21074 of the Public Resources Code; or 3) that the treatment measures have been completed to its satisfaction.
- **Response to Human Remains:** If the find includes human remains, or remains that are potentially human, the construction supervisor or on-site archaeologist and (if present) tribal monitor shall ensure reasonable protection measures are taken to protect the discovery from disturbance (AB 2641) and shall notify the City and Placer County Coroner (per § 7050.5 of the Health and Safety Code). The provisions of § 7050.5 of the California Health and Safety Code, § 5097.98 of the California Public Resources Code, and Assembly Bill 2641 shall be implemented. If the Coroner determines the remains are Native American and not the result of a crime scene, the Coroner will notify the Native American Heritage Commission (NAHC), which then will designate a Native American Most Likely Descendant (MLD) for the project (§ 5097.98 of the Public Resources Code). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. Public Resources Code § 5097.94 provides structure for mediation through the NAHC if necessary. If the

landowner does not agree with the recommendations of the MLD, the NAHC can mediate (§ 5097.94 of the Public Resources Code).

If no agreement is reached, the landowner must rebury the remains in a respectful manner where they will not be further disturbed (§ 5097.98 of the Public Resources Code). This will also include either recording the site with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or easement; or recording a reinternment document with the county in which the property is located (AB 2641). Work shall not resume within the no-work radius until the City, through consultation as appropriate, determines that the treatment measures have been completed to its satisfaction.

Conclusion: As described above and with implementation of the applicable mitigation measures, the SVSP project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR (inclusive of the 2012 MND). Therefore, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” regarding tribal cultural resources.

XIX. Utilities and Service Systems

For the environmental setting, refer to Sections 4.12.1.2, 4.12.2.2, 4.12.3.2, 4.12.4.2, and 4.12.5.2 of the SVSP EIR. Would the SVSP project:

Environmental Issue	Where was Impact Analyzed in Prior EIR?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or which could cause significant environmental effects?	SVSP EIR Impacts 4.12.3-1 to 4.12.3-2, 4.12.5-1 to 4.12.5-2	No	No	No	Yes
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	SVSP EIR Impacts 4.12.1-1 to 4.12.1-2, 4.12.2-1	No	No	No	Yes
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?	SVSP EIR Impact 4.12.1-3	No	No	No	Yes

d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	SVSP EIR Impacts 4.12.4-1 to 4.12.4-4	No	No	No	Yes
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	SVSP EIR Impacts 4.12.1-1, 4.12.1-4	No	No	No	Yes

Discussion of Checklist Answers:

Utilities and services systems were adequately addressed in the SVSP EIR (inclusive of the 2012 MND). The SVSP EIR concluded that most potentially significant impacts to utilities and services systems associated with the SVSP could be mitigated to less-than-significant levels. However, impacts associated with increased use of the landfill and its eventual expansion would remain significant and unavoidable even after mitigation because this expansion is outside the City’s jurisdiction (2012 MND, p. 51). The SVSP EIR indicated that the Western Placer Waste Management Authority facilities would be used to dispose of solid waste, and that there was insufficient capacity to accept solid waste from the SVSP at full buildout. Solid waste generation is based on population, and the SVSP project would increase the estimated population for the plan area with the increase in residential units. However, the impact conclusion would not change—it is significant and unavoidable and will remain as such. Furthermore, the amount increase of solid waste would not be substantially more severe, but rather an incremental increase and would not increase the City population overall. Notwithstanding, since the time the SVSP EIR was adopted, the Western Placer Waste Management Authority’s Western Regional Sanitary Landfill has expanded and currently has a remaining capacity of 29.1 million cubic yards and a projected closure date of 2058, whereas during preparation of the SVSP EIR, it had a remaining capacity of approximately 25.4 million cubic yards and a closure date of 2041 (SVSP EIR, p. 4.12.4-12). Therefore, this impact would be lesser under the SVSP project than was concluded under the SVSP.

The SVSP EIR addressed water demand for the plan area and determined there was adequate supply to meet the anticipated water demands from full buildout, excluding ultimate buildout of the UR area. Upon the redesignation/rezoning of the UR area, it was determined that existing City water supplies would need to be augmented and that the additional water would come from the City’s current water entitlements for corporate business centers because no such centers were planned (see 2012 MND, p. 49). This arrangement left a remainder 46 acre feet of unused water supply for future use. Water use calculations have been updated for the SVSP project based on the proposed land use changes for the SVSP and in conjunction with the proposed land use changes for the SV project, and it is anticipated that the projected overall waters usage in the City will decrease by approximately 2.0 acre feet per year from the usage calculated for the previously approved land uses (see **Attachment 7**, Water and Sewer Demands (October 15, 2021) by MacKay & Soms). Furthermore, given the myriad of water conservation legislation that has been passed since 2012, which requires significant progressive reductions in personal water use over a series of years,⁷ the SVSP project likely would use less water than currently anticipated. The City’s Environmental Utilities Department staff reviewed the SVSP project and concluded that water uses by the SVSP project would fall below the water supply that is available for City use. Therefore, impact conclusions related to water supply remain the same.

⁷ For example, A.B. 1660 (2018) and S.B. 606 (2018) caps indoor residential water use and requires water efficient controls on residential landscaping irrigation.

Development of the SVSP project area will require the construction of water lines and sewer lines and facilities, but these were previously identified through the infrastructure master plans developed for the SVSP (see 2012 MND, p. 50). The SVSP project site land use changes in 2012 required that the SVSP project at that time be required to fund its fair share payment toward construction of a new recycled water storage tank and an upgrade to the existing WRSP recycled water pump station, but no other major changes to infrastructural facilities was expected (see 2012 MND, p. 51). Additionally, based on the proposed land use changes for the SVSP project, and when considered in conjunction with the proposed land use changes for the SV project, it is anticipated that projected overall wastewater generation in the City will decrease by approximately 0.07 million gallons per day from what was assumed and previously analyzed in the SVSP EIR and 2012 MND (see Attachment 7). The SVSP EIR concluded that the Pleasant Grove Wastewater Treatment Plan was sized to accommodate flow from the plan area and that impacts would be less than significant. This conclusion remains applicable to the SVSP project (see 2012 MND, p. 51). The City’s Environmental Utilities Department staff reviewed the SVSP project and determined that project changes fell within the scope of prior assessment in regard to these infrastructure facilities. Thus, the impacts of the SVSP project fall within the scope of the impacts and mitigation already established in the SVSP EIR (inclusive of the 2012 MND).

Mitigation Measures: The following MMs are applicable to the SVSP project regarding impacts associated with utilities and service systems.

- SVSP EIR MM 4.11-5. Treatment Plant Capacity
- SVSP EIR WMM 4.11-7. Expand the WRSL Landfill (occurred)
- SVSP EIR WMM 4.11-11. Divert Construction Debris

Conclusion: As described above and with implementation of the applicable mitigation measures, the SVSP project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR (inclusive of the 2012 MND). Therefore, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” regarding utilities and service systems.

XX. Wildfire

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the SVSP project:

Environmental Issue	Where was Impact Analyzed in Prior EIR?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Substantially impair an adopted emergency response land or emergency evacuation?	N/A	N/A	N/A	N/A	N/A
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the	N/A	N/A	N/A	N/A	N/A

uncontrolled spread of a wildfire?					
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	N/A	N/A	N/A	N/A	N/A
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	N/A	N/A	N/A	N/A	N/A

Discussion of Checklist Answers:

The California Department of Forestry and Fire Protection (CAL FIRE) is the state agency responsible for wildland fire protection and management. As part of that task, CAL FIRE maintains maps designating Wildland Fire Hazard Severity zones and designates state responsibility areas. The City is not located within or near a state responsibility area and also is not located within a Very High Fire Hazard Severity Zone. Therefore, this checklist section does not apply.

XXI. Mandatory Findings of Significance

Environmental Issue	Where was Impact Analyzed in Prior EIR?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or	See above Sections IV. Biological Resources; V. Cultural Resources; VII. Geology and Soils; XVIII. Tribal Cultural Resources	No	No	No	Yes

animal or eliminate important examples of the major periods of California history or prehistory?					
b) Have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of the past projects, the effects of other current projects, and the effects of probable future projects.)	See SVSP EIR Section 5.7.3	No	No	No	Yes
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	See above Sections III. Air Quality; VIII. Greenhouse Gases; XI. Hazards and Hazardous Materials; X. Hydrology and Water Quality; XIII. Noise	No	No	No	Yes

Discussion of Checklist Answers:

With implementation of the City’s Mitigating Ordinances, Guidelines, and Standards and best management practices, mitigation measures described in the SVSP and listed in this document, and permit conditions, the SVSP project will not exceed the scope of any impact contemplated SVSP EIR (inclusive of the 2012 MND) that is associated with habitat, species, historic/prehistoric resources, or adverse effects on human beings. Furthermore, cumulative impacts associated with the SVSP project would not exceed those contemplated in the SVSP EIR (inclusive of the 2012 MND) because no SVSP project-related individual impact exceeds the scope of that same impact in the SVSP EIR (inclusive of the 2012 MND).

Mitigation Measures: See above checklist sections for applicable mitigation measures.

Conclusion: With the implementation of the applicable mitigation measures listed in this Addendum checklist, the SVSP project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR (inclusive of the 2012 MND). Therefore, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” relative to the mandatory findings of significance.

ENVIRONMENTAL DETERMINATION

Based on analysis conducted in this Addendum, the previously certified EIR, and the 2012 MND, it is determined that implementation of SVSP project modifications, as described herein, would not result in any new or substantially more severe environmental impacts, either directly or as a result of new circumstances or information. The City may take the following actions in compliance with CEQA:

- Certify the Addendum
- Adopt the SVSP amendment
- Approve the General Plan and specific plan amendments and rezone

In reviewing the site specific information provided for the SVSP project and acting as Lead Agency, the City of Roseville, Development Services Department, Planning Division has analyzed the potential environmental impacts created by this project and determined that the findings of CEQA Section 15162 concerning the decision not to prepare a subsequent EIR and the findings of CEQA Section 15164 concerning the decision to prepare an Addendum can be made. As supported by substantial evidence within the Addendum to the SIERRA VISTA SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT (SCH # 2008032115, adopted May 5, 2010), inclusive of the WESTBROOK SPECIFIC PLAN AMENDMENT TO THE SIERRA VISTA SPECIFIC PLAN MITIGATED NEGATIVE DECLARATION (SCH # 2008032115, adopted June 15, 2012), the Lead Agency makes the following findings:

No substantial changes are proposed in the SVSP project which would require major revisions of the previous EIR.

No substantial changes have occurred with respect to the circumstances under which the SVSP project is undertaken.

There is no new information of substantial importance which was not known and could not have been known with the exercise of due diligence at the time the previous EIR was certified as complete.

Addendum Prepared by:

Kinarik Shallow, Associate Planner
City of Roseville, Development Services–Planning Division

ATTACHMENTS

Addendum Attachment 1 – Sierra Vista Specific Plan Tentative Map and Redesignation/Rezoning Exhibits for WB-41

Addendum Attachment 2 – Amended Sierra Vista Specific Plan

Addendum Attachment 3 – Preliminary Stormwater Quality Evaluation for Parcel WB-41 (July 16, 2021) by MacKay & Soms and Master Drainage Plan for the Stormwater Quality Management Plan for the Sierra Vista Specific Plan (February 20, 2018) by Civil Engineering Solutions, Inc.

Addendum Attachment 4 – Noise Assessment for Parcel WB-41 (August 25, 2021) by Bollard Acoustical Consultants, Inc.

Addendum Attachment 5 – Transportation Evaluation for Parcel WB-41 (August 25, 2021) by Fehr & Peers

Addendum Attachment 6 – Tribal Consultation Letters

Addendum Attachment 7 – Water and Sewer Demands (October 15, 2021) by MacKay & Soms

Addendum Attachment 8 – Applicable Mitigation Measures from the Sierra Vista Specific Plan EIR

SIERRA VIEW COUNTRY CLUB & SIERRA VISTA SPECIFIC PLAN REDESIGNATION AND REZONING PROJECT

COMBINED CEQA DOCUMENT

MITIGATED NEGATIVE DECLARATION / INITIAL STUDY

&

6TH ADDENDUM TO THE SIERRA VISTA SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT (SCH# 2008032115, ADOPTED ON MAY 5, 2010)

Project Titles/File Numbers:	Sierra View (SV) & Sierra Vista Specific Plan (SVSP) Redesignation and Rezoning Project / File No. PL21-0162 & File No. PL21-0161
Project Locations:	360 Diamond Oaks Road, Roseville, CA 95678 (APN 015-011- 029-000) & 3301 Pleasant Grove Boulevard, Roseville, CA 95661 (APN 496-100-030-000) (Parcel WB-41) / 3250 Pleasant Grove Boulevard, Roseville, CA 95661 (APN 496- 100-029-000) (Parcel WB-31)
Project Applicants:	WP Sierra View, LLC & Westpark SV 400, LLC Contact: John Tallman
Property Owners:	SVLC 23, LLC & Westpark SV 400, LLC
Lead Agency Contact:	Kinarik Shallow, Associate Planner, (916) 746-1309

CUMULATIVE CONSIDERATIONS

The Proposed Project includes two actions, discussed in detail throughout this overall environmental document. Each action is analyzed separately and differently within this overall document using the appropriate CEQA analytical device for each action—a Mitigated Negative Declaration (MND) with an Initial Study checklist for the SV project and an Addendum with a modified checklist for the SVSP project. Each analysis, in its respective Mandatory Findings of Significance sections, includes a determination on impacts that might be cumulatively considerable. For the SV project, the MND determined that “cumulative impacts to which the SV project will contribute in small part do not deviate beyond what was contemplated in the GP EIR.” For the SVSP project, the Addendum determined that “cumulative impacts associated with the SVSP project would not exceed those contemplated in the SVSP EIR (inclusive of the 2012 MND).” This section looks at the combined effects of the two projects in order to set forth the total combined level of environmental impact from both the SV project and the SVSP project. This section provides additional consideration of their combined cumulative impacts by looking

at the two actions together in the context of the approved full buildout of the General Plan (GP) area as contemplated in the certified 2020 GP EIR for the 2035 GP Update.

Methodology

The process of considering the total combined level of impact from the SV project and SVSP project was complicated by the fact that the separate analysis required consideration of two different baselines for the two different projects. For the SV project, the MND used existing conditions at the time environmental review commenced as the baseline for impact assessment (see *Communities for a Better Environment v. South Coast Air Quality Management District* (2010) 48 Cal.4th 310, 320-321). A different approach was used for the SVSP project, as the analysis was in the nature of “subsequent environmental review” under CEQA Guidelines section 15162 through 15164. Environmental analysis of this kind essentially asks whether the impacts of a proposed project will exceed those already anticipated in a previously certified EIR, even if those impacts have not yet occurred in the present physical environment. “When a lead agency is considering whether to prepare a subsequent EIR, the agency is specifically authorized to limit its consideration to effects not considered in connection with the earlier project” (*Martis Camp Community Association v. County of Placer* (2020) 53 Cal.App.5th 569, 608).

The separate approaches taken with the SV project and the SVSP project created so much complexity, and so many analytical challenges that the City concluded that it was not analytically feasible to maintain the separate and distinct approaches when considering the two individual projects together as a combined overall project. Furthermore, such an assessment would not address the relevant issue of whether these actions together exceed any impact conclusions contemplated in the GP EIR for full buildout of the GP area. Accordingly, to be legally conservative, the City decided to use an existing conditions baseline in assessing the combined overall project. Cumulative analyses, however, are not necessarily forward-looking, in that they account for, in addition to a proposed project, other past, present, and probable future projects (CEQA Guidelines §§ 15130(b)(1)(A), 15355(b)). Thus, a proper cumulative impact analysis necessarily involves consideration of a project “under predicted future conditions” (*Neighbors for Smart Rail v. Exposition Metro Line Construction Authority* (2013) 57 Cal.4th 445, 450 [italics added]).

This cumulative assessment looks at the combined cumulative effect of the SV project and the SVSP project by looking to the scope of analysis and conclusions reached in the GP EIR and any new information offered in their current CEQA analyses. This information will be used to determine whether the two proposed actions, taken together, would increase any impact conclusion as it was presented and certified in the GP EIR. Viewed on a Citywide basis, the combined project represents the same overall amount of housing units anticipated in the General Plan with a reduction in commercial development within the SVSP area. Thus, the overall amount of contemplated development would decrease compared with what would occur over time without the combined overall project. If the analysis determined that the combined overall project would not increase the anticipated cumulative effects of General Plan buildout, the analysis would determine that the combined overall project's contributions to cumulative effects associated with that buildout were not “cumulatively considerable” and thus were not significant in and of themselves (see CEQA Guidelines §§ 15064(h)(1), 15065(a)(3), and 15130(a)(3)).

Environmental Issue Areas Excluded from this Assessment

The following environmental issue areas are excluded from this analysis because any potential impacts would be site specific, localized, temporary in nature, or are generally not applicable. Refer to the MND and Addendum for more details.

- Aesthetics (site specific)
- Agricultural and Forestry Resources (not applicable)
- Biological Resources (site specific, localized, or not applicable)
- Cultural Resources (site specific, localized, or not applicable)

- Geology and Soils (not applicable)
- Hazards and Hazardous Materials (site specific or localized)
- Land Use and Planning (site specific or not applicable)
- Mineral Resources (not applicable)
- Noise (site specific or localized)
- Population and Housing (not applicable)
- Recreation (not applicable)
- Tribal Cultural Resources (site specific, localized, or not applicable)
- Wildfire (not applicable)

Cumulative Assessment and Conclusion

At full buildout, the GP Update EIR assumed an additional 20,000 to 25,000 housing units and 25 to 30 million square feet of non-residential building space, including commercial, would be constructed (GP EIR, p. 2-33). For analytical purposes, the GP EIR assumed at full buildout an approximate total of 75,200 housing units (GP EIR, p. 4.2-1) and 1,900 acres of Community Commercial development (SP EIR, p. 2-30). This development is and will be located within the 16 subareas analyzed in the EIR, inclusive of the Infill Planning Area, where the SV project is located, and the SVSP area, where the SVSP project is located. With the Proposed Project, the number of housing units remains the same, but the amount of Community Commercial development decreases by approximately 10.11 acres (i.e., SVSP Parcel WB-41, which would be converted from Community Commercial to Medium Density Residential). Thus, as stated above, the overall amount of contemplated development would decrease compared to what was approved with the 2035 GP and analyzed in the GP EIR.

This cumulative assessment looks to the following environmental issue areas with respect to impact conclusions reached in the certified GP EIR to determine if the proposed land use changes result in increases to any impact conclusion reached in the GP EIR.

Air Quality

Upon full buildout of the GP area, the GP EIR concluded that the following air quality impacts will occur:

- Impacts from construction- and operation-related air pollutant emissions will be significant and unavoidable (GP EIR, pp. 4.4-28, 4.4-36);
- Impacts to sensitive receptors as a result of exposure to substantial pollutant concentrations will be less than significant during construction but significant and unavoidable during operation (GP EIR, pp. 4.4-45, 4.4-46);
- Impacts from carbon monoxide hotspots will be less than significant (GP EIR, p. 4.4-49); and
- Impacts from other emissions such as odor will be significant and unavoidable (GP EIR, p. 4.4-53).

As concluded in the MND, all air quality impacts associated with the SV project would be less than significant. Air quality impacts associated with the SVSP project would not exceed those anticipated in the SVSP EIR and in fact would be reduced because the substantial reduction in operational traffic trips from the redesignation and rezoning of Parcel WB-41 from commercial to residential would in turn reduce mobile air pollutant emissions. Furthermore, impacts associated with odor would be reduced with the decrease in commercial development because commercial development has the potential to produce some objectionable odors whereas residential development rarely does (see GP EIR, p. 4.4-50). As a result, the combined SV and SVSP projects would not exceed any air quality impacts analyzed in the GP EIR; on the contrary, the Proposed Project would reduce these impacts.

Energy

Upon full buildout of the GP area, the GP EIR concluded that the following transportation and traffic impacts will occur:

- Impacts from the wasteful, inefficient, or unnecessary consumption of energy during construction and operation will be less than significant (GP EIR, pp. 4.15-18); and
- Impacts associated with conflicts with State or local energy efficiency plans will be less than significant (GP EIR, p. 4.15-19).

As concluded in the MND, all impacts to energy associated with the SV project would be less than significant. Energy impacts associated with the SVSP project would not exceed those anticipated in the SVSP EIR and in fact would be reduced because the substantial reduction in operational vehicle trips from the redesignation and rezoning of Parcel WB-41 from commercial to residential would in turn reduce the localized consumption of fossil fuels. Notably, the transportation sector is the “largest energy consuming sector in California” (GP EIR, p. 4.15-12). Furthermore, all housing units constructed as a result of the Proposed Project would be built on accordance with California Energy Code Title 24, to meet the Building Energy Efficiency Standards, including, but not limited to, standards for water and space heating and cooling equipment, insulation for doors, pipes, walls, and ceilings, and energy-saving appliances. The constructed units also would be eligible for rebates and other financial incentives from both the electric and gas providers for the purchase of energy-efficient appliances and systems, which would further reduce the operational energy demand. As a result, the combined SV and SVSP projects would not exceed any transportation and traffic impacts analyzed in the GP EIR; on the contrary, the Proposed Project would reduce these impacts.

Greenhouse Gases

Upon full buildout of the GP area, the GP EIR concluded that the following GHG emission impact will occur:

- Impacts associated with conflicts with applicable plans, policies or regulations for the reduction of GHG emissions will be significant and unavoidable (GP EIR, p. 4.5-27).

As concluded in the MND, all GHG emission impacts associated with the SV project would be less than significant (see MND Attachment 10). GHG emission impacts associated with the SVSP project would not exceed those anticipated in the SVSP EIR and in fact would be reduced because the substantial reduction in operational vehicle trips from the redesignation and rezoning of Parcel WB-41 from commercial to residential would in turn reduce mobile emissions, which are the number one source of GHG emissions (see GP EIR, p. 4.5-20). As a result, the combined SV and SVSP projects would not exceed any GHG emission impacts analyzed in the GP EIR; on the contrary, the Proposed Project would reduce these impacts.

Hydrology and Water Quality

Upon full buildout of the GP area, the GP EIR concluded that the following hydrology and water impacts will occur:

- Impacts from violations of water quality standards or waste discharge requirements or conflicts with a water quality control plan will be less than significant (GP EIR, p. 4.13-30);
- Impacts to groundwater recharge or groundwater supplies that might impede implementation of a sustainable groundwater management plan will be less than significant (GP EIR, pp. 4.13-32);
- Impacts to drainage patterns resulting in substantial erosion or siltation will be less than significant (GP EIR, pp. 4.13-35);
- Impacts to drainage patterns resulting in runoff exceeding capacity of existing system or increasing flooding sources of polluted runoff will be less than significant (GP EIR, pp. 4.13-41); and

- Impacts from the release of pollutants in flood hazard, tsunami, or seiche zones will be less than significant (GP EIR, pp. 4.13-42).

As concluded in the MND, all hydrology and water quality impacts associated with the SV project would be either less than significant or absent. In actuality, improvements made to the SV project site as a result of eventual development would treat and mitigate flood waters in a manner that does not currently occur and would better distribute flood water, along with water quality control features, throughout the entirety of the site (see MND Attachment 10). Hydrology and water quality impacts associated with the SVSP project would not exceed those anticipated in the SVSP EIR and, despite some infrastructure modifications, the scope and scale of potential impacts would remain the same (see Addendum Attachment 3). As a result, the combined SV and SVSP projects would not exceed any hydrology and water quality impacts analyzed in the GP EIR; on the contrary, the Proposed Project could reduce these impacts.

Public Services

Upon full buildout of the GP area, the GP EIR concluded that the following public service impacts will occur:

- Impacts from increased demand for police protection facilities will be less than significant (GP EIR, p. 4.11-23);
- Impacts from increased demand for fire protection services and facilities will be less than significant (GP EIR, p. 4.11-25);
- Impacts from increased demand for school services and facilities will be less than significant (GP EIR, p. 4.11-27); and
- Impacts from the need for new or expanded recreation facilities or accelerated use of existing facilities will be less than significant (GP EIR, p. 4.11-29).

As concluded in the MND, all public service impacts associated with the SV project would be less than significant due to a mixture of (i) requisite fees and taxes that would ensure that the SV project would contribute appropriately to the provision of City public services and (ii) adherence to City codes and regulations that ensure building safety. Public service impacts associated with the SVSP project would not exceed those anticipated in the SVSP EIR. The SVSP and SV projects will pay fees and taxes for public services and be subject to the same codes and regulations resulting in the combined projects not creating any new public service impacts that were not otherwise analyzed in the GP EIR.

Transportation/Traffic

Upon full buildout of the GP area, the GP EIR concluded that the following transportation and traffic impacts will occur:

- Impacts from vehicle-miles traveled (VMT) in exceedance of thresholds will be significant and unavoidable (GP EIR, pp. 4.3-36);
- Impacts to hazards due to design features, incompatible uses, or emergency access will be less than significant (GP EIR, pp. 4.3-40); and
- Impacts associated with conflicts with adopted transportation-related policies, plans, or programs will be less than significant (GP EIR, pp. 4.3-43).

As concluded in the MND, all transportation and traffic impacts associated with the SV project would be less than significant. Transportation and traffic impacts associated with the SVSP project would not exceed those anticipated in the SVSP EIR and in fact would be reduced because of the substantial reduction in operational vehicle trips from the redesignation and rezoning of Parcel WB-41 from commercial to residential (see Addendum Attachment 5). As a result, the combined SV and SVSP projects would not exceed any transportation and traffic impacts analyzed in the GP EIR; on the contrary, the Proposed Project would reduce these impacts.

Utilities and Service Systems

Upon full buildout of the GP area, the GP EIR concluded that the following utilities and service system impacts will occur:

- Impacts resulting from the relocation of or the construction of new or expanded utilities and service systems facilities will significant and unavoidable (GP EIR, p. 4.12-24);
- Impacts to water supplies will be less than significant (GP EIR, p. 4.12-28);
- Impacts to wastewater treatment capacity will be less than significant (GP EIR, p. 4.12-30); and
- Impacts to solid waste generation and associated capacity statutes and regulations will be less than significant (GP EIR, p. 4.12-32).

As concluded in the MND, all utilities and service system impacts associated with the SV project would be less than significant, with the SV project adhering to City codes and policies associated with infrastructure. As stated in the MND, onsite project utility infrastructure is designed to be consistent with the GP and to comply with all applicable regulations. Likewise with the SVSP project, the infrastructure required for this portion of the Proposed Project was previously identified via adopted master plans that were developed for the SVSP, with no major changes anticipated. Water use for the GP areas would not increase with implementation of the Proposed Project, and in fact will decrease City-wide use overall by approximately 2.0 acre feet per year less than the usage calculated for the previously approved land uses, based on revised calculations that look at the SV and SVSP projects together (see Addendum Attachment 7). Similarly, wastewater generation will decrease based on revised calculations that look at the SV and SVSP projects together by approximately 0.07 million gallons per day less than the generation calculated for the previously approved land uses (see Addendum Attachment 7). Solid waste generation would likely decrease under the Proposed Project because of the loss of commercial development. Because the housing units contemplated in the GP EIR would remain the same, accordingly the associated population increase projections would remain the same, and projected solid waste generation would remain the same, as such projections are based on population. As a result, the combined SV and SVSP projects would not exceed any utilities and service system impacts analyzed in the GP EIR; on the contrary, the Proposed Project would reduce these impacts.