

APPENDIX A

Notice of Preparation

NOTICE OF PREPARATION

Date: October 17, 2007

To: State Clearinghouse
Responsible Agencies
Trustee Agencies
Interested Parties

Subject: Notice of Preparation of a Draft Environmental Impact Report (DEIR)

Project Title: Roseville Downtown Specific Plan Project (2005PL-082)

Lead Agency: City of Roseville Planning and Redevelopment Department
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Public Scoping Meeting: November 8, 2007 at 6:00 p.m. Roseville Civic Center
Meeting Room 1, 311 Vernon Street, Roseville, CA 95678.

Summary:

The City of Roseville has determined that a program-level Draft Environmental Impact Report (DEIR) containing project-level analysis of proposed catalyst sites, and recreational facilities shall be prepared for the Roseville Downtown Specific Plan Project. The DEIR will focus on the topics of aesthetics, land use, biological resources, cultural resources, air quality, geology and soils, hydrology and water quality, noise, public services, utilities, transportation and traffic, and hazardous materials. The City of Roseville Planning & Redevelopment Department will be the Lead Agency and will need to know the views of your agency as to the appropriate scope and content of the DEIR based on your agency's statutory responsibilities in connection with the proposed project. If you represent an agency, your agency will need to use this DEIR when considering relevant permit(s) or other approvals for the project.

The project description, vicinity map, project site plan, and a brief description of the probable environmental effects are contained in the attached materials.

Due to the time limits mandated by State law, your response should be sent at the earliest possible date, but no later than close of business November 16, 2007.

Please send your response to Terri Shirhall, Administrative Analyst, at the address indicated above. We request the name of a contact person for your agency.

Reference: California Code of Regulations, Title 14 (CEQA Guidelines) Sections 15082(a), 15103, 15375.

1.0 PROJECT DESCRIPTION

The City of Roseville proposes a Specific Plan for a 165-acre area in Downtown Roseville and development of five catalyst sites (described further below). The Plan would establish an envisioned distribution, mix, intensity, physical form, and functional relationships of land uses in Downtown Roseville. These regulations are intended to encourage and facilitate infill development, mixed-use, pedestrian scale, urban amenities, transit use, creative design, and general revitalization of Downtown Roseville. As part of the project, the specific plan would:

- Describe the appropriate location for, size of, and design of buildings on a parcel;
- Identify additional provisions and ordinances that address concerns related to higher density of the Downtown area, the historic nature of many structures, the close relationship between residential and commercial land uses, the importance of activity within public rights-of-way, and the promotion of pedestrian traffic;
- Outline requirements and incentives for urban amenities to enhance the quality of life in the Downtown area;
- Establish policies for pedestrian movement, alternative transportation facilities, transit routes, vehicle traffic, and parking within the Downtown area;
- Establish design standards and development requirements for the Downtown Code;
- Propose expansion of the Civic Center and upgrades to water, sewer, drainage, and solid waste facilities to support an increase in the number of dwelling units and in commercial/retail/office development square footage;
- Relocate Fire Station No.1 (currently located at 401 Oak Street);
- Improve pedestrian connections;
- Improve aquatic and riparian habitat and hydro-geomorphic functions of Dry Creek through creek restoration and flood conveyance activities;
- Modify the existing floodway zone to an appropriate location determined after completion of hydrologic studies;
- Establish five catalyst sites to encourage the development of the type of uses envisioned in the Specific Plan; and
- Enhance recreational facilities and improve pedestrian and bicycle circulation in Royer/Saugstad Park as envisioned in the Royer/Saugstad Park Master Plan. (These improvements will be evaluated at a project level).

Catalyst Sites

The specific plan identifies five catalyst sites in Downtown Roseville that are intended to spur and promote redevelopment activities throughout the Downtown area. The following catalyst sites and developments are proposed as part of the Specific Plan.

Washington/Lincoln Site (725-845 Lincoln Street): The approximately 2-acre site is a triangular-shaped site at the corner of Lincoln Street and Washington Boulevard. The conceptual development plan includes a mixed-use, 3-story building at the north end of the site that would provide approximately 6,500 square feet of retail and restaurant uses on the ground floor, and residential units on the 2nd and 3rd floors of the building. One-, two- and, three-story residential units would be provided on the remainder of the site. A total of approximately 60 residential units would be constructed on the site.

Pacific/Church Street Site (120 Pacific Street): A four-level public parking structure would be constructed to provide approximately 385 parking stalls, with a variety of commercial uses fronting Washington, Church, and Pacific Streets totaling approximately 70,000 square feet.

City Hall Annex/Post Office Site (316 and 320 Vernon Street): The existing City offices, a U.S. Post Office, and mail distribution center would be replaced with a four-story commercial building and parking garage totaling 200,000 square feet. The first floor fronting Vernon Street would provide a 4,500-square-foot Post Office and approximately 10,500 square feet of retail space. The 2nd, 3rd, and 4th floors would provide approximately 110,000 square feet of office space. The parking structure would provide approximately 132 parking stalls.

Dry Creek frontage (401 Oak Street): Four buildings oriented towards Dry Creek and accessible from Oak Street would be constructed to provide a mix of residential units, retail, and office spaces. Building A would provide approximately 48 residential units. Building B would provide approximately 50,000 square-feet of office space in a 3-story building. Building C would provide approximately 7,800 square feet of retail spaces on the ground floor and approximately 7,800 square feet of office spaces on the second floor. Building D would provide between 12 and 14 two-story, attached town homes.

Corner of Grant and Vernon Streets (401 Vernon Street): Potential for a mixed-use building, with ground level retail and subterranean parking, on the 0.4-acre parcel located at the southwest corner of Vernon and Grant Streets. The approximate square footage of this building would be 80,000 square feet.

2.0 PROJECT LOCATION

The project site encompasses a 165-acre area comprising the existing Historic Old Town, Vernon Street Civic Core, and Royer and Saugstad Parks. The project site is designated for multiple land uses in the Roseville General Plan, including low density residential, medium density residential, central business district, public/quasi-public, and parks and recreation/floodplain. Similarly, the project site is designated for single family residential, attached housing, central business district, general commercial, community commercial, planned development, public/quasi-public, and park and recreation/floodway in the City of Roseville Zoning Ordinance.

3.0 REGULATORY GUIDANCE

This document provides notification that an Environmental Impact Report (EIR) will be prepared for the Downtown Roseville Specific Plan project and related entitlements. This Notice of Preparation (NOP) has been prepared in accordance with the California Environmental Quality Act (CEQA), Public Resources Code Division 13 Section 21000 et seq., and the State CEQA Guidelines, Title 14 California Code of Regulations Section 15000 et seq. According to CEQA Guidelines Section 15064, an EIR must be prepared if it is determined there is substantial evidence in light of the whole record the proposed project may have a significant impact on the environment. An EIR shall be prepared for a project when a fair argument can be made, based upon substantial evidence, that the project may have a significant effect on the environment.

3.1 Declaration

The City of Roseville Planning Department has determined that the above project may have a significant effect on the environment and therefore requires the preparation of an EIR. The determination is based upon the following findings:

- The project may degrade environmental quality, substantially reduce habitat, cause a wildlife population to drop below self-sustaining levels, reduce the number or restrict the range of special-status species, or eliminate important examples of California history or pre-history and/or;
- The project has the potential to achieve short term environmental goals, to the disadvantage of long-term environmental goals, and/or;
- The project may have impacts that are individually limited, but cumulatively considerable, and/or
- The project may have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly, and/or
- Evidence exists that the project will have a negative or adverse effect on the environment

3.2 Lead Agency

Pursuant to CEQA Guidelines Section 15050, the City of Roseville is the lead agency responsible for preparing the DEIR for the Downtown Specific Plan project. The Lead Agency is the public agency that has the principal responsibility for carrying out or approving a proposed project. CEQA Guidelines Section 15051 provides that if a project would be carried out by a non-governmental person or entity, then the Lead Agency shall be the public agency with the greatest responsibility for supervising or approving the project as a whole.

4.0 PROBABLE ENVIRONMENTAL EFFECTS AND SCOPE OF THE EIR

Potential environmental impacts resulting from the proposed Downtown Specific Plan will be evaluated in the EIR. CEQA Section 15021 establishes a duty for public agencies to avoid or minimize environmental damage, where feasible, and stipulates that a public agency:

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

It has been determined by the City that the project would not result in any significant or potentially significant environmental impacts related to mineral resources and agriculture resources because these resources are not found within the project area and implementation of the project would not affect mineral or agricultural resources in the region. The City has also determined the Specific Plan would not induce substantial direct or indirect population growth. Although the Specific Plan would induce population growth in downtown Roseville from encouraging the intensification of residential and employee-generating commercial and office development, downtown Roseville is already developed with existing residences and numerous businesses, and any residential development in the plan area would be small relative to the number of new residences in the greater Roseville area. Therefore, population growth generated from implementation of the Specific Plan is not considered substantial. Furthermore, downtown Roseville is fully served by local roads and other infrastructure and the Specific Plan would not extend such infrastructure to underserved areas.

The scale of the proposed Specific Plan project is such that program-level environmental impact analysis can be conducted for future land uses and improvements as envisioned in the Specific Plan and project-level analysis can be conducted for development of five catalyst sites. Therefore, the EIR will address impacts pertaining to the following areas:

Land Use

The proposed Specific Plan would change the current land use and zoning designations for the project site. Existing designations provide for a variety of residential, commercial, and recreational land uses. Although the proposed Specific Plan would designate land uses similar in nature to existing land uses on the project site, proposed land uses could result in conflicts because of their proximity to surrounding and existing residential land uses and industrial land uses (i.e., Union Pacific Railroad rail yard). The EIR will assess the potential land use impacts associated with the proposed project and identify mitigation measures to minimize those impacts.

Aesthetics

Implementation of the proposed project would allow and promote development products not currently found in the Downtown Roseville area including those at Royer/Saugstad Park. As a result, development products promoted by the proposed Specific Plan could degrade the existing character of Downtown Roseville, including at recreational facilities, and affect historic buildings. Mitigation measures will be identified, as appropriate.

Biological Resources

The Specific Plan area straddles Dry Creek which contains numerous aquatic resources. Implementation of the proposed Specific Plan would result in increased population near Dry Creek and an increase in pedestrian activity around the creek. In addition, the proposed Specific Plan identifies construction of bridges across Dry Creek to facilitate and improve pedestrian movement throughout the Downtown Roseville. Construction activities could result in direct impacts to biological and aquatic resources associated with Dry Creek and increased population and pedestrian activities could result in indirect impacts. Mitigation measures will be identified for significant environmental impacts.

Air Quality

Construction of the proposed Specific Plan would produce air pollutant emissions as a result of construction activities and operational impacts, including the addition of vehicle traffic to the area's roadways. The proposed Specific Plan would incrementally contribute to the existing regional air quality problems identified in the Roseville General Plan. The air quality analysis in the EIR will include computer modeling to project and quantify carbon monoxide, ozone precursor, and particulate matter emissions. Analysis

of the potential air quality impacts of the proposed project will be completed for both construction and post-construction occupancy of the catalyst sites. Mitigation measures will be identified.

The analysis will also address potential impacts of the proposed project relative to Climate Change.

Cultural Resources

There is the potential for unknown cultural resources to be located within the Specific Plan area. Therefore, implementation of the proposed Specific Plan could result in impacts to cultural resources from construction activities associated with catalyst sites and/or other improvements (e.g., bridges) identified as part of implementing the Specific Plan. A review of historical and archaeological records and site visits will be conducted as part of the analysis included in the EIR, and an inventory of historic buildings will be completed. Mitigation measures will be identified, as appropriate.

Geology and Soils

The proposed Specific Plan would promote construction of bridges across Dry Creek to improve pedestrian movement between Downtown Roseville and Royer and Saugstad Parks. In addition, the proposed Specific Plan would develop five catalyst sites to encourage the development of land uses envisioned in the Specific Plan. Construction activities could require dredging and/or filling of soils to accommodate these projects. Because the soil types and their ability to support proposed construction projects in the Specific Plan area are unknown at this time, analysis of the geology and soils in the Specific Plan area will be conducted in the EIR. Mitigation measures will be identified.

Hydrology and Water Quality

Because the Specific Plan area straddles Dry Creek, intensification of land uses and construction activities could result in impacts to hydrology and water quality of Dry Creek. The Specific Plan identifies construction of new bridges across Dry Creek, mixed-use development adjacent to the east side of Dry Creek, and various park improvements in Royer/Saugstad Park which could result in altering the existing drainage pattern of Dry Creek and potentially degrade water quality. Because the mixed-use development adjacent to Dry Creek could include residential units, people or structures could be exposed to 100-year flood hazards. The EIR will analyze the potential hydrology and water quality impacts of implementing the proposed Specific Plan. Mitigation measures will be identified.

Noise

A noise analysis will be prepared that evaluates existing and future noise sources in the project area. Existing noise sources in proximity to the project site include the Union Pacific Railroad rail yard, existing commercial uses, and vehicle traffic on existing roads. The project also has the potential to increase noise to sensitive users (i.e., mixed-uses of ground floor retail/commercial and residential above) and originating from nightclubs (i.e., amplified noise). The EIR will evaluate whether noise levels at the project site will meet General Plan standards and will identify mitigation measures as necessary.

Public Services

Implementation of the proposed Specific Plan would result in an increased population in Downtown Roseville. The increased population residing in and visiting Downtown Roseville would require additional public services (e.g., law enforcement, fire protection). The EIR will analyze the City of Roseville's ability to provide increased public services as needed to serve the project. Mitigation measures, as needed, will be identified.

Utilities

Implementation of the proposed Specific Plan would result in an increased population in Downtown Roseville and encourage visitation by non-residents. These increased population pressures would require additional utilities (e.g., potable water, wastewater treatment) and associated infrastructure. The proposed Specific Plan would upgrade water, sewer, drainage, and solid waste facilities on the project site. Analysis of utilities improvements and increased demands generated by an increased population will be conducted as part of the EIR. Mitigation measures, as needed, will be identified.

Hazards and Hazardous Materials

The project would intensify residential land uses in proximity to existing users of hazardous materials associated with the Union Pacific Railroad rail yard. Manufacturing activity includes the use, transport, and storage of hazardous materials including chemicals and fuels. The Downtown Roseville Specific Plan is located adjacent to existing residential neighborhoods. Construction activities associated with the catalyst sites could result in the use and storage of hazardous materials at specific construction sites. The EIR will analyze risk assessment reports and identify the hazards and hazardous materials use in and adjacent to the Specific Plan area. Mitigation measures to reduce potentially significant impacts to less than significant levels will be identified in the EIR.

Transportation and Traffic

The proposed Specific Plan would establish policies for pedestrian movement, alternative transportation facilities, transit routes, vehicle traffic, and parking within Downtown Roseville. Although these policies would be aimed at ensuring adequate transportation and transit would be provided to serve Downtown Roseville, implementation of the Specific Plan may continue to result in increase in traffic exceeding the City's level of service standard and/or result in a substantial increase in vehicle trips that exceed the capacity of roads or that create congestion. In addition, the Specific Plan could result in increasing the number of visitors to Downtown Roseville thereby resulting in impacts to and increased demand for parking or to emergency access. A traffic study will be prepared for the project and used as part of the EIR to analyze potential traffic and transportation impacts and identify necessary mitigation measures.

5.0 CEQA REQUIRED DISCUSSIONS

In addition to the resource analysis, the EIR will contain consideration and discussion of cumulative environmental impacts and alternatives to the project in accordance with CEQA Guidelines Section 15126. The EIR will analyze the potential for the proposed project to result in significant and unavoidable impacts, irreversible impacts, growth inducing effects, and cumulative impacts. Additionally, the EIR will evaluate a reasonable range of alternatives to the project which would feasibly attain most of the project's objectives while reducing significant and unavoidable impacts.

6.0 PROJECT APPROVALS

The anticipated project approvals include ancillary entitlements necessary to implement the proposed project. In areas where a programmatic-level evaluation rather than a project-level evaluation is conducted, it will be noted where additional environmental review could be required to adequately evaluate the impacts on a project-specific basis.

Requested project entitlements include: 1) adopting a resolution establishing the Roseville Downtown Specific Plan area, 2) a General Plan Amendment to change General Plan land use designations for parcels on the project site to match land uses designated in the Downtown Roseville Specific Plan; 3) a Rezone to change zoning designations for parcels on the project site to match land uses designated in the Downtown Roseville Specific Plan; 4) adopting the Royer/Saugstad Park Master Plan; and 5) adopting the Downtown Parking Management Plan.

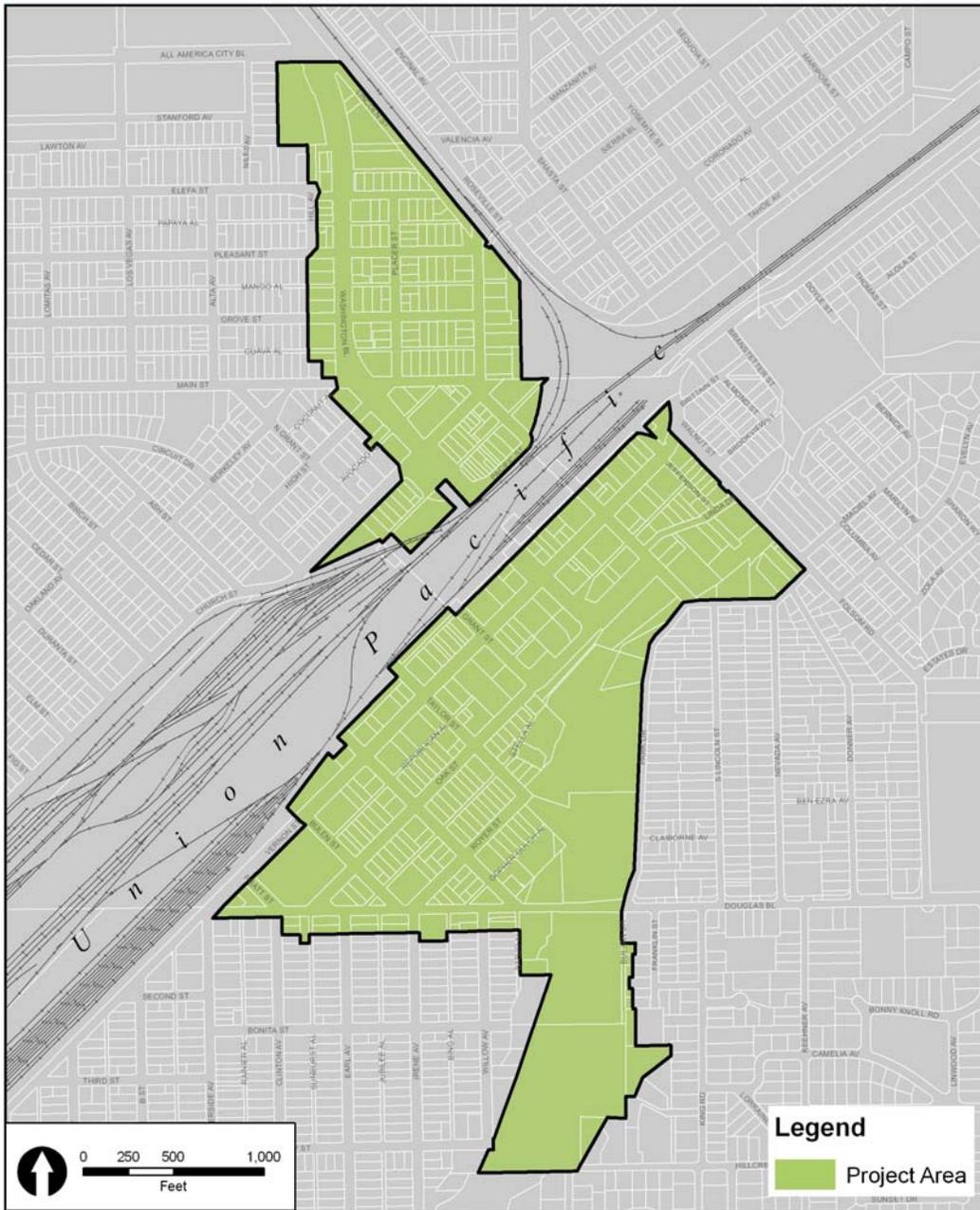
7.0 PUBLIC SCOPING MEETING

The City of Roseville will hold a Public Scoping Meeting in connection with the proposed project. The Scoping Meeting will be held to receive comments from the public and other interested parties and agencies regarding the issues that should be addressed in the DEIR. The Scoping Meeting will be held at 6:00 p.m. on November 8, 2007 in the Civic Center meeting room located in the Roseville Civic Center at 311 Vernon Street in Roseville, California.

8.0 NOP COMMENTS

Written comments regarding this Notice of Preparation shall be submitted no later than 30 days from October 17, 2007 (the date this notice was first posted). Thus comments shall be submitted no later than November 16, 2007.

Written comments concerning the DEIR for the City's proposed Downtown Specific Plan should be directed to Terri Shirhall at the City of Roseville, 311 Vernon Street, Roseville California 95678. Written comments on the scope of the Draft EIR will be accepted by the City of Roseville through November 16, 2007.



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