

10th ADDENDUM TO THE SIERRA VISTA SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT (SCH #2008032115, ADOPTED ON MAY 5, 2010)

Project Title/File Number:	SVSP PCL DF-41 – Costco West Roseville; File #PL22-0333
Project Location:	5200 Baseline Rd., Roseville, Placer County, CA 95747
Project Description:	The applicant requests a minor modification of the Major Project Permit (MPP) Stage 1 and Stage 2 approvals for the development of a new approximately 160,873 SF Costco warehouse along with a fuel facility and car-wash. The MPP was originally approved with file #2013PL-020.
Project Applicant:	Nick Chen, Kimley-Horn
Property Owner:	Jeff Ronten, D.F. Properties, Inc.
Lead Agency Contact:	Sean Morales, Associate Planner, (916) 774-5282

An Addendum to a previously certified and adopted negative declaration or environmental impact report may be prepared for a project if only minor technical changes or additions are necessary or none of the conditions calling for the preparation of a subsequent EIR or negative declaration have occurred (California Environmental Quality Act Guidelines [CEQA] Section 15164). Consistent with CEQA Guidelines Section 15164, the below analysis demonstrates that none of the conditions described in Sections 15162 or 15163 of the CEQA Guidelines calling for preparation of a subsequent or supplemental EIR have occurred and that no more than minor technical changes or additions to the certified Sierra Vista Specific Plan EIR are necessary in order to describe the impacts of the proposed project. CEQA Guidelines Section 15164 also states that an addendum need not be circulated for public review, but can be included in or attached to the final EIR for consideration by the hearing body. This Addendum focuses only on those aspects of the project or its impacts which require additional discussion.

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PROJECT DESCRIPTION

Project Location

The project address is 5200 Baseline Road, within the southern portion of the Sierra Vista Specific Plan (SVSP), south of Curry Creek, east of Market Street, west of Upland Drive, and north of Baseline Road (see Figure 1).

Figure 1: Project Location (parcel bordered in red)



Background

The project site is identified as parcel “DF-41” within the Sierra Vista Specific Plan (SVSP). The SVSP was adopted on May 5, 2010 and includes 2,064 acres west of Fiddymont Road and north of Baseline Road. The SVSP consists of a mix of land uses, including three large parcels (DF-40, DF-41, and DF-42) designated for Community Commercial land use at the northwest corner of Baseline Road and Fiddymont Road. The SVSP permits this corner to be developed with large format commercial uses as shown in figure B-28 of the SVSP, which provides a concept design for a commercial center with up to 1.4 million square feet of development. Prior to taking action on the SVSP, the City adopted Resolution 10-160 certifying an Environmental Impact Report (EIR) and adopting a Mitigation Monitoring Program, collectively analyzing, and reducing to the extent feasible, impacts associated with development that would occur pursuant to the SVSP. Additionally, Development Agreements with the property owners of the SVSP parcels and the City were entered into to outline development obligations within the SVSP.

On March 13, 2014, the Planning Commission approved a Major Project Permit for the Baseline Marketplace project, which allowed the construction of 745,300 square feet of commercial, restaurant, and retail buildings across DF-40, DF-41, and DF-42, including the proposed project site (which is DF-41). The current project is a minor modification to the previously approved Major Project Permit to allow minor modifications to the approved site plan and building elevations for an approximately 160,873 square-foot Costco warehouse along with a fuel facility and car wash (see Figure 2). The overall scale of development proposed is consistent with what was anticipated in both the SVSP and the approved Baseline Marketplace project, including the large scale retail use,

the size of the buildings, and the project layout, featuring large buildings in the northern portion of the site, parking fields in the center, and smaller buildings in the southern portion of the site adjacent to Baseline Road. The minor modifications proposed include the addition of a fueling facility and car wash to parcel DF-41 as well as modifications to the layout details of the parking areas, drive aisles, and building footprints.

Location	Zoning	General Plan Land Use	Actual Use of Property
Site	General Commercial	Community Commercial	Leveled and graded, undeveloped
North	Open Space	Open Space	Curry Creek and surrounding open space
South	SPL-PVSP	Placer Vineyards Specific Plan (in Placer County)	Residential subdivision under construction
East	General Commercial	Community Commercial	Leveled and graded, undeveloped
West	General Commercial	Community Commercial	Leveled and graded, undeveloped

Environmental Setting

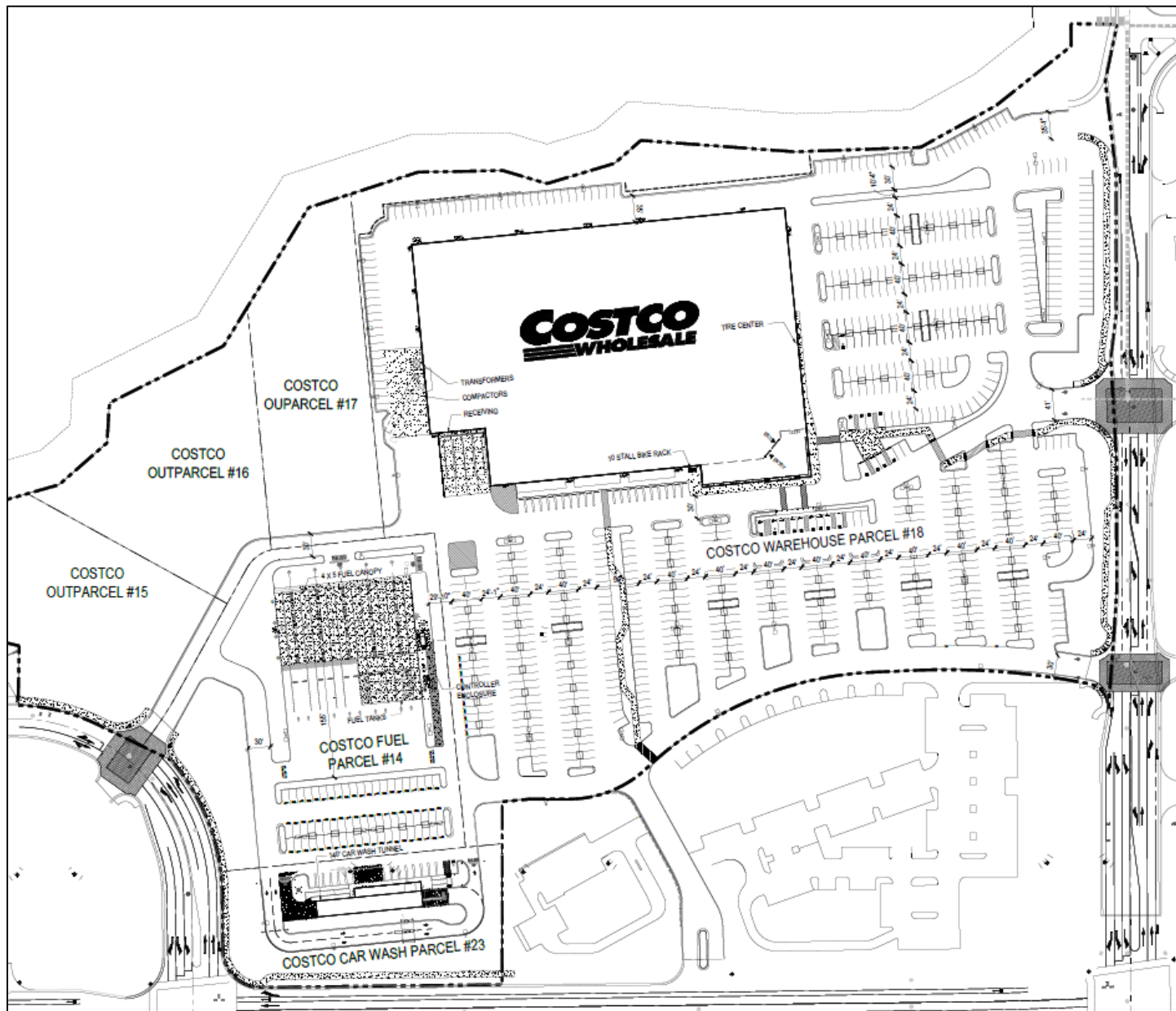
The project site was rough-graded and has been annually maintained, and is therefore dominated by relatively flat topography and is devoid of trees, wetlands, or other natural features. The site is primarily populated by non-native annual grasses, and aerial photography shows evidence of ground disturbance, including areas of bare ground and furrows from discing on the property. There are no structures on the property. No native oak trees or other trees are present on the subject parcels. Curry Creek is north of the project boundary within a designated Open Space preserve. The Open Space preserve includes the entirety of Curry Creek and its floodplain, including a minimum 50-foot buffer between any wetland or riparian resources and the boundary of the Open Space parcel. Single-family subdivisions are currently under development beyond Curry Creek to the north.

The project site is bordered by Baseline Road to the south, which is currently a two-lane road but is designated for expansion to six lanes with full buildout of the SVSP area. Subdivisions within unincorporated Placer County are under construction to the south of the project site beyond Baseline Road. The site is bordered on the east and west by parcels DF-40 and DF-42, which contain similarly disturbed non-native grasslands and are part of the approved Baseline Marketplace project. The site will be served by utilities within Baseline Road as well as the extension of Upland Drive and Pavilion Drive, which will border the site on the east and west, respectively, and connect to Baseline Road. There are existing overhead power lines that traverse the southern boundary of the site.

Proposed Project

The proposed project is a request for minor modifications to the approved site plan and building elevations for the Baseline Marketplace for construction of an approximately 160,873 sf Costco warehouse along with a fuel facility and car wash within the SVSP and includes the following requested entitlement:

- A. Major Project Permit (MPP) Modification – The Sierra Vista Specific Plan was adopted in 2010 and anticipated a large commercial development on parcels DF-40, -41, and -42 in the southeast corner of the plan area. The Major Project Permit for the Baseline Marketplace commercial project, approved in 2014, is consistent with the assumptions in the SVSP. The current proposal is for a minor modification to a portion of the development on parcel DF-41 to accommodate a proposed Costco warehouse, fueling station, and car wash (Figure 2).

Figure 2. Site Plan

PURPOSE AND SCOPE OF ADDENDUM

This Addendum has been prepared to identify and assess the anticipated environmental impacts of the above-described project. The document relies on previous environmental documents and site-specific studies prepared to address in detail the effects or impacts associated with the project as well as updated technical analyses, prepared by qualified consultants. This document has been prepared to satisfy the California Environmental Quality Act (CEQA), (Public Resources Code, Section 21000 et seq.) and the State CEQA Guidelines (14 CCR 15000 et seq.). CEQA requires that all state and local government agencies consider the environmental consequences of projects over which they have discretionary authority before acting on those projects.

Where, as here, an EIR addressing an earlier version of the project has been previously prepared and certified, the lead agency considers the relevance of that prior EIR in light of the current modified version of the project

and changed circumstances since the time of the preparation of the prior EIR. Pursuant to CEQA Guidelines §15162–15163, if the lead agency determines, based on substantial evidence, that new information of substantial importance, or changes to the project or surrounding circumstances will require major revisions to the previous EIR due either to a new significant effect or a substantial increase in the severity of a previously identified significant effect on the environment, the lead agency is required to prepare a Subsequent EIR or an EIR Supplement to analyze the project at hand. Pursuant to CEQA Guidelines §15164, if the agency finds no basis for requiring the preparation of either a Subsequent EIR or an EIR Supplement, but some changes or additions are necessary, an Addendum shall be prepared.

The Sierra Vista Specific Plan Environmental Impact Report (SVSP EIR) was certified by City Council on May 5, 2010 (State Clearinghouse Number 2008032115). The document analyzed the impacts that would occur as a result of development of the SVSP area, including a 1.4 million square-foot anchor commercial center on the project site and adjacent parcels. A copy of the SVSP EIR is available for review online at www.roseville.ca.us/planning under Specific Plans and then the Sierra Vista Specific Plan page. The City Council adopted Findings of Fact and a Statement of Overriding Considerations when it certified the SVSP EIR. The EIR identified the following impacts associated with development of the SVSP area, including the buildout of the project area, as significant and unavoidable:

- 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

For build out of the SVSP project area, the SVSP EIR also identified the following cumulative impacts as significant and unavoidable:

- Agricultural land conversion
- Air pollutant emissions from construction
- Air pollutant emissions from operation
- Contribution to greenhouse gas emissions/global warming
- On-site noise levels that exceed City standards
- Off-site 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

The analyses below rely on the EIR analysis with minor supplements or technical updates where appropriate. The project impacts remain within the scope of the impacts of the SVSP EIR, because the proposed project is

of the scale, type, and form of commercial development anticipated within the SVSP EIR for the project site. The SVSP EIR anticipated up to 1.4 million square feet of commercial development on Specific Plan Parcels DF-40, DF-41, and DF-42 (the proposed project is on Parcel DF-41), which results in a Floor Area Ratio of approximately 0.4. The Floor Area Ratio is a measure of development intensity, and represents the amount of land area developed with buildings. A Floor Area Ratio of 0.4 means that 40% of a given area would be developed with buildings while the remainder is developed with parking, drive aisles, and other supporting development. The proposed Costco on Parcel DF-41 is part of an approved development known as Baseline Marketplace that will span all three parcels. The approved Baseline Marketplace development included approximately 750,000 square feet of retail, which results in a 0.2 FAR. In other words, the entirety of the approved Baseline Marketplace project across Specific Plan Parcels DF-40, DF-41, and DF-42 would only develop at approximately half of the intensity analyzed within the SVSP EIR, even with the addition of the proposed Costco uses. The proposed Costco warehouse, fueling station, and car wash, which is approximately 160,000 square feet of enclosed buildings across the 927,035 square feet of land results in a 0.17 FAR, which is within the 0.2 FAR already approved for the Baseline Marketplace development and also less than one quarter of the total commercial area approved for the overall Baseline Marketplace development. Accordingly, the project development intensity is less than what was previously evaluated as it relates to the project site within the Specific Plan as part of the SVSP EIR, and therefore impacts associated with modifying the approved Baseline Marketplace project to allow the proposed Costco would not result in new or more severe environmental effects than were already analyzed in the SVSP EIR.

Impacts to physical resources (such as agricultural land, biological resources, etc.) are based on the grading and development of a site, not on the arrangement or use of buildings within the site. The entire project site was anticipated to be graded and fully developed with commercial uses within the SVSP EIR. For other types of impacts which are affected by size and use of buildings, such as air quality, minor technical updates have been provided, where necessary. The Environmental Checklist section, below, provides minor supplements or technical updates where appropriate, to demonstrate that the project remains within the scope of the impacts previously analyzed in the EIR.

ENVIRONMENTAL CHECKLIST FOR ADDENDUM ENVIRONMENTAL REVIEW

The purpose of this checklist is to evaluate the categories 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 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.

EXPLANATION OF CHECKLIST EVALUATION CATEGORIES

Where Impact was Analyzed

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.

Do Proposed Changes Involve New Significant Impacts?

Pursuant to Section 15162(a)(1) of the CEQA Guidelines, this column indicates whether the changes represented by the current 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 Involving New Impacts?

Pursuant to Section 15162(a)(2) of the CEQA Guidelines, this column indicates whether there have been changes to the project site or the vicinity (circumstances under which the project is undertaken) which have occurred subsequent to the certification or adoption of prior environmental documents, which would result in the

current 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.

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 which was not known and could not have been known with the exercise of reasonable diligence at the time the previous environmental documents were certified or adopted 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 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 project, but the project proponents decline to adopt the mitigation measure or alternative; or (D) that mitigation measures or alternatives which are considerably different from those analyzed in the prior environmental documents would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative. If “no,” then no additional environmental documentation (supplemental or subsequent EIR) is required.

Mitigation Measures Implemented or Addressing Impacts

Pursuant to Section 15162(a)(3) of the CEQA Guidelines, this column indicates whether the prior environmental documents provide mitigation measures to address effects in the related impact category. In some cases, the mitigation measures 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. If “none” 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 AND MITIGATION SECTIONS

Discussion

A discussion of the elements of the checklist is provided under each environmental category in order to clarify the answers. The discussion provides information about the particular environmental issue, how the project relates to the issue and the status of any mitigation that may be required or has already been implemented.

Mitigation Measures

Applicable mitigation measures from the prior environmental review that apply to the project are listed under each environmental category.

Conclusions

A discussion of the conclusion relating to the analysis contained in each section.

OTHER CONSIDERATIONS

Since the publication of the SVSP EIR, the Office of Planning and Research (OPR) has updated CEQA Guidelines Appendix G (Environmental Checklist Form). These updates address legislative changes to CEQA, clarify language, and update language consistent with case law. None of the changes to the checklist require new analysis related to impacts which were not known or which could not have been known at the time the SVSP EIR was prepared. The majority of the checklist changes clarified language, reorganized existing language, or eliminated analysis requirements. For analysis requirements which have been eliminated, this is in response to

case law affirming that analysis must focus on impacts caused by the project, not impacts to the project. An example of each of these types of changes is included below:

- Cultural Resources (a): Cause a substantial adverse change in the significance of an historic resource ~~as defined in~~ pursuant to Section 15064.5?

The replacement of “as defined in” with “pursuant to” is a phrasing change which has no impact on required analysis.

- Cultural Resources (c) has been moved to Geology and Soils (f).

Moving the topical section of this analysis requirement (which is related to paleontological resources) from Cultural Resources to Geology and Soils has no impact on required analysis.

- Noise (b): ~~Exposure of persons to or~~ Generation of excessive ground borne vibration of ground borne noise levels?

The above changes redirect the analysis from considering overall exposure of persons to ground borne vibration, and focus the analysis on any ground borne vibration generated by a project. This same change is reflected in all other checklist questions related to noise. Therefore, the EIR included more analysis than is currently required, because they included analysis related to exposing neighboring areas to noise, but also analyzed the effect of noise on the proposed uses; the latter analysis is no longer required.

The updated CEQA Guidelines Appendix G also includes three new sections (Tribal Cultural Resources, Energy, and Wildfire) and includes new and modified requirements as part of the Transportation/Traffic section. Although the Tribal Cultural Resources *section* is new, the analysis of this impact area was included in the SVSP EIR as part of the Cultural Resources section. The new Energy section was formerly included in CEQA Guidelines Appendix F, but has been moved into the Appendix G, so while it is new to the checklist, it is not new to the CEQA Guidelines. In regards to Wildfire, 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; fire suppression is entirely within local responsibility. Therefore, the Wildfire section does not apply because the project site is not within a Very High Fire Hazard Severity Zone and is not in a CAL FIRE responsibility area.

The changes to the Transportation/Traffic section—which is now called simply Transportation—refocuses the analysis on vehicle miles traveled (VMT). Pursuant to Senate Bill 743, the Natural Resources Agency promulgated CEQA Guidelines section 15064.3 in late 2018. It became effective in early 2019. Subdivision (a) of that section provides that “...vehicle miles traveled is the most appropriate measure of transportation impacts. For the purposes of this section, ‘vehicle miles traveled’ refers to the amount and distance of automobile travel attributable to a project...” Section 15064.3(c) states that the section applies prospectively and did not require lead agencies to undertake VMT analysis until July 1, 2020. Even as of that date, the VMT requirement only applied to projects for which draft EIRs (or negative declarations) had not yet been issued. An addendum is considered together with a certified Final EIR (CEQA Guidelines, § 15164 (d)) and thus represents a later stage in the CEQA process that follows a period of time after the issuance of a draft EIR. The new VMT requirement, then, does not apply to an addendum. Here, the SVSP EIR at issue was certified in 2010, approximately 10 years before the VMT requirement took effect. Case law substantiating this includes “Citizen’s for Positive Growth & Preservation v. City of Sacramento” (2019).

Although, as explained above, VMT is not applicable to this addendum, the City of Roseville considered VMT in the SVSP EIR, albeit in a different context. The SVSP EIR’s chapter regarding Climate Change and Greenhouse

Gas Emissions included an estimate of greenhouse gas emissions that would be generated by the traffic associated with the operation of uses allowed under the SVSP at buildout. As discussed in more detail in the Transportation section of this Environmental Checklist, the trip generation associated with the project is well within the trips that were assumed as part of the SVSP. Because the project's proposed uses are also consistent with the uses allowed pursuant to the SVSP, the trip lengths associated with project trips would not be expected to meaningfully vary from the assumptions that were used to generate the original VMT analysis in the SVSP EIR. Therefore, even if VMT were required to be analyzed, the project would not generate new or more severe impacts with respect to VMT as compared with the SVSP EIR.

Moreover, the City also analyzed VMT in connection with the 2035 General Plan Update EIR (SCH No. 2019080418). The General Plan Update (GPU) EIR¹ used the Roseville travel forecasting model to estimate VMT for the City. The VMT data was then normalized to residents as a "per capita" rate. As described in the GPU EIR, and consistent with the VMT reductions in OPR's *Technical Advisory on Evaluating Transportation Impacts in CEQA*, the City has adopted a VMT significance threshold of 12.8 VMT/capita. This threshold represents a 15 percent reduction to baseline per capita VMT. The GPU EIR concluded that buildout of the remaining undeveloped areas of the City, consistent with existing land use designations and existing development agreements, would exceed the City's adopted threshold resulting in a Significant impact in both the constrained and unconstrained buildout scenarios, and that mitigation requiring land use changes was not feasible because of existing development agreements in place for the undeveloped areas of the City.

As stated in the GPU EIR and pursuant to the tiering provisions of CEQA, projects that are consistent with the General Plan do not require further VMT analysis. Quantitative analyses are not required if it can be demonstrated that a project would generate VMT which is equivalent to or less than what was assumed in the GPU EIR. The proposed project includes construction of a commercial development on a parcel with a Community Commercial land use designation. A large commercial development was anticipated on this parcel in the SVSP and GPU EIR and the proposed minor modification does not exceed what was anticipated with buildout of the SVSP (further discussion of this is found in the Transportation section of this Environmental Checklist) or analyzed in the GPU EIR; therefore, it can be concluded that the project is consistent with GPU EIR analysis as it relates to VMT, and the project does not require further VMT analysis.

Based on the foregoing, none of the modifications to CEQA Guidelines Appendix G require new analysis related to impacts which were not known or which could not have been known at the time the SVSP EIR was prepared. Therefore, an Addendum is the appropriate environmental document to describe the impacts of the proposed project.

¹ General Plan Update EIR: www.roseville.ca.us/GeneralPlan

CHECKLIST

I. Aesthetics

	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a. Have a substantial adverse effect on a scenic vista?	SVSP EIR Section 4.14	No	No	No	None
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	None
c. In non-urbanized area, 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 a 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?	Same	No	No	No	None
d. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	Same	No	No	No	SVSP EIR MM 4.14-1 SVSP EIR MM 4.14-2 SVSP EIR MM 4.14-3

Discussion: Impacts to visual and aesthetic resources were adequately addressed in the SVSP EIR as it relates to the proposed project, and were previously identified as significant and unavoidable. The proposed commercial development does not introduce development to properties not already planned for development, and the scale, type, and form of commercial development is consistent with the development anticipated within the SVSP EIR. The proposed uses are substantially consistent with the build out assumptions and would not increase the severity of already identified significant impacts. The SVSP EIR analysis remains adequate and applicable to the proposed project.

The SVSP EIR found there were no designated or eligible scenic vistas or resources within or near the SVSP, and this evaluation remains adequate and applicable to the proposed project.

At the time of the SVSP EIR the planning area was within a non-urbanized area, and impacts to aesthetic and visual resources were found to be significant and unavoidable, because the Specific Plan would result in large-scale development within an area dominated by open space. The proposed project is currently within an urban area, and the project has been evaluated for compliance with the City's Community Design Guidelines (CDG) and the design guidelines established in the SVSP. As it relates to aesthetics, these standards ensure the high quality design and architectural character of any buildings developed as well as establishing minimum landscaping standards. The proposed project does not conflict

with applicable zoning and other regulations governing scenic quality, and therefore impacts are less than significant. The SVSP EIR analysis remains adequate and applicable to the proposed project.

As it relates to light and glare, the SVSP EIR found impacts would be significant and unavoidable, because the Specific Plan would introduce artificial light into a rural area. EIR Mitigation Measure (MM) 4.14-1 requires all light fixtures for commercial and office uses to have glare shields and all new buildings to be constructed with low-glare materials; this mitigation measure applies to the proposed project. In addition, project lighting is conditioned to comply with current City standards (i.e., CDG), which require the project to limit the height of light standards and also require cut-off lenses and glare shields to minimize light and glare impacts. MM 4.14-2 recommends low-glare materials be utilized for new buildings to reduce glare impacts. MM 4.14-3 reduces light impacts on nearby open space through design measures and light direction and placement. Based on the above discussion, there would be no new significant impacts not previously identified in the SVSP EIR, and the SVSP EIR analysis remains adequate and applicable to the proposed project.

Mitigation Measures: SVSP EIR Mitigation Measures **MM 4.14-1** (site lighting to minimize nuisance), **MM 4.14-2 (use low-glare materials)**, and **MM 4.14-3** (avoid light spillover into Curry Creek and Open Space) can be found in the table of applicable mitigation measures included with this Addendum (see Attachment 1).

II. Agricultural & Forestry Resources

	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
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?	SVSP EIR Section 4.1	No	No	No	SVSP EIR MM 4.1-2
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	Same	No	No	No	None
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))?	Same	No	No	No	None
d) Result in the loss of forest land or conversion of forest land to non-forest use?	Same	No	No	No	None
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?	Same	No	No	No	None
Discussion: Impacts to agricultural resources were adequately addressed in the SVSP EIR as it relates to the proposed project. There is no significant change in the proposed project that would change the environmental impact for this section. The SVSP EIR concluded development of the project area would convert fallow grazing land to urbanized development and have a less than significant impact with mitigation. The SVSP EIR found that while the project site did not provide opportunities for prime agricultural production, approving an urban land use designation would preclude any agricultural use of the land in the future. The SVSP EIR found that with mitigation in the form of 1:1 open space preservation, the impact would be less than significant. The project site is no longer 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. For these reasons, project impacts related to agricultural and forestry resources are less than significant. The proposed project is substantially consistent with the development assumptions of the SVSP EIR and would not increase the severity of already identified less than significant impacts. The SVSP EIR analysis remains adequate and applicable to the proposed project.

Mitigation Measures: SVSP EIR Mitigation Measure MM 4.1-2 required preservation of open space within Placer County in order to mitigate for the loss of open space in the SVSP. Though this measure remains applicable to the project, the measure has been completed via an established fee program that directs funds to the Placer Land Trust, which then sets aside land.

III. Air Quality

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Conflict with or obstruct implementation of the applicable air quality plan?	SVSP EIR Section 4.4	No	No	No	None
b) Result in a cumulatively considerable net increase of any criteria for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	Same	No	No	No	SVSP EIR MM 4.4-1, MM 4.5-1, and MM 4.5-2
c) Expose sensitive receptors to substantial pollutant concentrations?	Same	No	No	No	WMM 4.4-7 (a) ²
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	Same	No	No	No	None
Discussion: a–b) 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. Construction activity associated with					

² The SVSP encompasses area that had been subject to program-level analysis in the West Roseville Specific Plan EIR. Mitigation measures from the West Roseville Specific Plan EIR that remained applicable were incorporated into the SVSP EIR and are denoted by a “WMM” label.

the proposed project remains consistent with or reduced from the scale of activity and resulting scope of impacts anticipated in the SVSP EIR. For operational impacts, the SVSP and EIR anticipated up to 1.4 million square feet of commercial development on Specific Plan Parcels DF-40, DF-41, and DF-42 (the proposed project is on Parcel DF-41), which results in a Floor Area Ratio of approximately 0.4. The Floor Area Ratio is a measure of development intensity, and represents the amount of land area developed with buildings. A Floor Area Ratio of 0.4 means that 40% of a given area would be developed with buildings. The proposed Costco on Parcel DF-41 is part of a development known as Baseline Marketplace that will span all three parcels. The Baseline Marketplace development is anticipated to include approximately 750,000 square feet of retail, which will result in a 0.2 FAR. The proposed Costco warehouse, fueling station, and car wash, which is approximately 160,000 square feet of enclosed buildings across the 927,035 square feet of land results in a 0.17 FAR, which is consistent with the rest of the Baseline Marketplace development and also less than half of the development intensity evaluated in the SVSP EIR. The project development intensity is less than what was previously evaluated for the project site within the Specific Plan as part of the SVSP EIR. Therefore, the impacts of the project fall within the scope of the impacts and mitigation already established in the SVSP EIR, and therefore the SVSP EIR analysis remains adequate and applicable to the proposed project.

c) Toxic Air Contaminants (TACs) are typically generated by stationary sources like facilities using solvents and heavy industrial operations, but can also be generated by more common uses such as gas stations. The SVSP EIR found that development of the Specific Plan would include certain uses, such as gas stations, which could emit TACs, and determined that mitigation could reduce impacts to less than significant levels. The project includes the construction of a gas station consisting of 20 dispensers (total of 40 pumps) and a ±128 square-foot freestanding building. A gasoline facility is a source of gasoline vapors that include TACs, primarily benzene. SVSP EIR Mitigation Measure WMM 4.4-7 (a) requires that proposed uses within the SVSP that could generate TACs demonstrate that the applicable health risk thresholds will not be exceeded by submitting an application for Authority to Construct (ATC) to the Placer County Air Pollution Control District (PCAPCD) prior to construction. A Health Risk Assessment (HRA) is required as part of the ATC permit application in order to confirm the potential cancer risk resulting from a project is within PCAPCD thresholds, and the ATC permit can be issued. Consistent with this mitigation, a project-specific HRA (Attachment 2), prepared by Ramboll US Consulting (dated March 2023), is included as part of this Addendum. The HRA concludes the annual amount of gasoline dispensed from the facility will be below the significance threshold for cancer risk of 10 in one million. The HRA determined that the maximum cancer residential risk associated with the project would be 3.2 cancers/million, which is below the PCAPCD's significance threshold of 10 cancers/million. The HRA also determined that the maximum cancer worker risk associated with the project would be 1 cancers/million, which is also below the PCAPCD's significance threshold of 10 cancers/million. Finally, the HRA determined that the acute health effects for residents would be 0.36 and for workers would be 0.61, which is below the PCAPCD's significance threshold of 1. Based on this evaluation, project impacts are less than significant. Mitigation Measure WMM 4.4-7(a) remains applicable to the project, to ensure an ATC permit is issued prior to construction.

d) The SVSP EIR found that development of the Specific Plan would not involve the long-term operation of any new sources of odor and that odors from construction activities would be short-term; therefore, impacts were found to be less than significant and no mitigation was required. Consistent with this analysis, while diesel fumes from construction equipment and delivery trucks are often found to be objectionable, construction is temporary and diesel emissions are minimal and regulated. Typical urban projects such as the proposed project do not result in substantial objectionable odors when operated in compliance with City Ordinances (e.g. proper trash disposal and storage). The Project is a typical urban development that lacks any characteristics that would cause the generation of substantial unpleasant odors. Thus, construction and operation of

the proposed project would not result in the creation of objectionable odors affecting a substantial number of people. Therefore, the SVSP EIR analysis remains adequate and applicable, and impacts related to odors are less than significant.

Mitigation Measures: SVSP EIR Mitigation Measures **MM 4.4-1, MM 4.5-1, MM 4.5-2, and WMM 4.4-7(a)** were identified to reduce the impacts related to air quality to less than significant. These measures remain applicable to the proposed project.

IV. Biological Resources

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
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 Game or U.S. Fish and Wildlife Service?	SVSP EIR Section 4.8	No	No	No	SVSP EIR MM 4.8-1 to 4.8-7
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	Same	No	No	No	SVSP EIR MM 4.8-4 to 4.8-7
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?	Same	No	No	No	SVSP EIR MM 4.8-1 to 4.8-7

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?	Same	No	No	No	SVSP EIR MM 4.8-4 to 4.8-7
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	Same	No	No	No	None
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?	Same	No	No	No	None

Discussion: Impacts to Biological Resources were adequately addressed in the SVSP EIR as it relates to the proposed project. There is no significant change in the proposed project that would change the environmental impact for this section. The SVSP EIR concluded development of the project area would impact wetlands on-site and could potentially impact special status species found in the area. The EIR concluded that the impact on Biological Resources would be less than significant with mitigation. 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. As discussed in the Environmental Setting section, above, the project site has been rough-graded and regularly maintained through discing, and no wetlands, intact grasslands, or trees remain on the site to be impacted. The proposed Costco project is within the scope of the development assumptions for the parcels created for commercial development with the SVSP. There is no significant change in the proposed project that would change the environmental impact for this section and the proposed project is located on properties already anticipated for development.

The mitigation measures adopted with certification of the SVSP EIR remain appropriate and no additional impacts will occur. EIR mitigation measures adopted for the purpose of avoiding or reducing impacts to special habitats (such as wetlands and grasslands) and their dependent species were implemented prior to rough grading of the site, and have been effectuated; these measures are no longer applicable. Mitigation measures which remain applicable are those requiring surveys for ground-nesting birds (MM 4.8-3) and avoiding light and glare into the Curry Creek open space (MM4.14-3). Impacts remain less than significant upon compliance with the applicable mitigation measures. The SVSP EIR analysis remains adequate and applicable to the proposed project.

Mitigation Measures: Effectuated mitigation measures which are no longer applicable are Mitigation Measure MM 4.8-1 (wetland permits and no net loss), MM 4.8-2 (relocate western spadefoot), MM 4.8-4 (preservation of grassland habitat), MM 4.8-5 (wildlife movement protection), MM 4.8-6 (habitat restoration), and MM 4.8-7 (off-site surveys for infrastructure). Mitigation Measures **MM 4.8-3** (protection for nesting birds) and **MM 4.14-3** (avoid light spill into Curry Creek open space) remain applicable to the proposed project, and will ensure impacts to biological resources remain less than significant.

V. Cultural Resources

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Cause a substantial adverse change in the significance of an historic resource pursuant to in Section 15064.5?	SVSP EIR Section 4.9	No	No	No	None
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	Same	No	No	No	SVSP EIR MM 4.9-1 to 4.9-2
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	Same	No	No	No	SVSP EIR MM 4.9-1 to 4.9-2

Discussion: Impacts to cultural resources were adequately addressed in the SVSP EIR as it relates to the proposed project. There is no significant change in the proposed project that would change the environmental impact for this section. The SVSP EIR discussed the potential for subsurface remains or deposits to be found on the site, and included a mitigation measure requiring a cessation of work should any item of cultural interest be found. Surveys performed in the project area did not detect evidence of prehistoric archeological resources. However, the impact to cultural resources was found to be potentially significant and unavoidable because there is always the potential that resources could be encountered during grading. Though the project site has been rough-graded and no resources were found, there is still the possibility that further grading and site development could unearth resources. The mitigation measures requiring a cessation of work and consultation should resources be discovered remain applicable (MM 4.9-1 and MM 4.9-2). MM 4.9-3 requiring studies before construction of any offsite work is also applicable to any off-site work that may be needed. The proposed project is substantially consistent with the development assumptions of the SVSP EIR and would not increase the severity of already identified impacts. The SVSP EIR analysis remains adequate and applicable to the proposed project.

Mitigation Measures: Mitigation Measure **MM 4.9-1** (cease work and consult with archeologist) and **MM 4.9-2** (cease work and consult with paleontologist), and **MM 4.9-3** (conduct studies prior to offsite infrastructure construction) remain applicable to the proposed project.

VI. Energy

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	SVSP EIR Section 4.12.5	No	No	No	None
b) Conflict with or obstruct a state or local plan for renewable energy or energy inefficiency?	SVSP EIR Section 4.12.5	No	No	No	None

Discussion: Impacts to energy resources were adequately addressed in the SVSP EIR as it relates to the proposed project, and were previously identified as less than significant. 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. Electricity in the area is provided by Roseville Electric and natural gas is provided by Pacific Gas & Electric (PG&E). 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 project includes development of an approximately 160,873 sf Costco warehouse, fuel facility, and car wash. The project would consume energy both during project construction and during project 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. 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 project would consume energy related to building operation, exterior lighting, landscape irrigation and maintenance, and vehicle trips to and from the use without any meaningful differences in energy use from the operations of permitted large format commercial uses analyzed in the SVSP EIR. In accordance with California Energy Code Title 24, the project would be required to meet the Building Energy Efficiency Standards. This includes standards for water and space heating and cooling equipment; insulation for doors, pipes, walls, and ceilings; and appliances, to name a few. The 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 project. The project plans were distributed to both PG&E and Roseville Electric for comments, and was found to conform to the standards of both providers; energy supplies are available to serve the project.

The proposed 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. The proposed uses are within the scope of the build out assumptions of the SVSP EIR and would not increase the severity of already identified significant impacts. The SVSP EIR analysis remains adequate and applicable to the proposed project.

Mitigation Measures: No mitigation measures are required for this Project.

VII. Geology and Soils

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:	SVSP EIR Section 4.7	No	No	No	None
i) Ruptures 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? (Refer to Division of Mines and Geology Special Publication 42.)	Same	No	No	No	None
ii) Strong seismic ground shaking?	Same	No	No	No	None
iii) Seismic-related ground failure, including liquefaction?	Same	No	No	No	None
iv) Landslides?	Same	No	No	No	None
b) Result in substantial soil erosion or the loss of topsoil?	Same	No	No	No	None
c) Be located in a geological unit or soil that is unstable, or that would become unstable as a result of the project,	Same	No	No	No	None

and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?					
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	Same	No	No	No	None
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?	Same	No	No	No	None
f) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	SVSP EIR Section 4.7 and Section 4.9	No	No	No	SVSP EIR MM 4.9-2

Discussion: Impacts to geology and soils resources were adequately addressed in the SVSP EIR as it relates to the proposed project, and were previously identified as less than significant. The project is not expected to expose people or structures to potential substantial adverse effects involving seismic shaking, ground failure or landslides. The project site is located in Roseville, which is in Placer County. The California Department of Mines and Geology classifies the South Placer area as a low severity earthquake zone. No active faults are known to exist within the County. The project site is considered to have low seismic risk with respect to faulting, ground shaking, seismically related ground failure and liquefaction.

The SVSP EIR indicated that compliance with existing regulations and permit requirements would be sufficient to avoid impacts related to these issues. This conclusion remains appropriate for the proposed project because there is no new information indicating that geologic conditions are different than previously understood and the proposed project is within the development area anticipated in the SVSP EIR.

As discussed in the Cultural Resources section, though the project site has been rough-graded and no resources were found, there is still the possibility that further grading and site development could unearth resources. Should any evidence of paleontological resources (e.g. fossils) be encountered during grading or excavation, work shall be suspended within 100 feet of the find, and the City of Roseville shall be immediately notified. At that time, the City shall coordinate any necessary investigation of the site with a qualified paleontologist to assess the resource and provide proper management recommendations.

The proposed uses are substantially consistent with the build out assumptions of the SVSP EIR and would not increase the severity of already identified significant impacts. The SVSP EIR analysis remains adequate and applicable to the proposed project.

Mitigation Measures: MM 4.9-2 (cease work and consult with paleontologist) remains applicable to the proposed project.

VIII. Greenhouse Gases

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	SVSP EIR Section 4.5	No	No	No	SVSP EIR MM 4.4-1, 4.5-1 and 4.5-2
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	Same	No	No	No	None

Discussion: Impacts relating to greenhouse gases were adequately addressed in the SVSP EIR as it relates to the proposed project, and were previously identified as significant and unavoidable. The SVSP EIR quantified the greenhouse gas (GHG) emissions resulting from buildout and operation of the SVSP and concluded that the SVSP would cause significant and unavoidable impacts with respect to greenhouse gas (GHG) emissions. Mitigation measures were adopted to reduce the project's GHG emissions to the extent feasible. Construction activity associated with the proposed project remains consistent with the scale of activity and resulting scope of impacts anticipated in the SVSP EIR, as previously discussed in the Purpose and Scope of Addendum section. For operational impacts, GHG is primarily generated by building energy usage and vehicle travel. The proposed project is consistent with the General Plan land use designation and with the scale and intensity of development anticipated in the SVSP EIR, also as previously discussed in the Purpose and Scope of Addendum section. The proposed project includes less than half of the building square footage than was anticipated in the SVSP EIR and the California Building Code (CBC) requirements related to energy efficiency have become more stringent since publication of the EIR, and therefore GHG emissions related to building energy demands would be less than previously anticipated.

The City evaluated the proposed Costco in order to determine whether the project falls within the scope of vehicle-related GHG emissions anticipated in the SVSP EIR, first by examining the trip characteristics of the project and then by examining the expected trip lengths. Kittelson & Associates prepared a transportation memorandum (Kittelson Memo, Attachment 3) dated March 17, 2023 which compares the anticipated transportation impacts of the project to the impacts anticipated in the SVSP EIR. The Kittelson Memo indicates the SVSP EIR transportation analysis accounted for the various uses (e.g. strip malls, small-scale retail, and large format retail) that make up the Community Commercial land use. In other words, the traffic analysis assumed and accounted for large anchor uses like Costco that would generate a higher volume of traffic as well as smaller retail uses, which would generate a relatively smaller amount of traffic. The Kittelson Memo concludes that the project is consistent with the uses evaluated in the SVSP EIR, and is consistent with the amount of trips an anchor retail use would have been projected to generate.

In addition, City staff examined the City of Roseville traffic model for this area. The Traffic Area Zone which includes the Costco property has a modeled capacity of 1,102 peak hour trips, and the Costco project would be expected to generate 463 peak hour trips, which leaves 640 trips of unused capacity for future development within the undeveloped commercial property. Also notable is that the Costco project occupies 70% of the total area within the Traffic Area Zone, but only takes up 42% of the model trip capacity. This finding is consistent with the discussion in the Purpose and Scope of Addendum section, which noted that the SVSP EIR assumed a FAR of 0.40 for commercial uses, while the project FAR is 0.17. The trip generation characteristics of the proposed project are well within the scope of the SVSP EIR transportation analysis.

In terms of trip lengths, the City developed analysis guidance and thresholds for VMT as part of the 2035 General Plan Update project approved in July 2020. The citywide VMT analysis was then used to model air quality and greenhouse gas impacts within the General Plan Update EIR. Consistent with the Office of Planning and Research Technical Advisory on Evaluating Transportation Impacts in CEQA, the analysis found that “local-serving” non-residential uses led to reductions in citywide VMT, because adding a local-serving center into an existing residential area simply re-routes existing travel from other – typically more distant – locations to a closer location. In other words, although a new commercial center will result in more trips arriving and departing from the project site, it will reduce the amount of travel (and therefore the amount of vehicle exhaust) in the City. Any non-residential use which improves “destination proximity” – that is, shortens the distance people must travel to reach a use such as the proposed use – is considered “local-serving.” The nearest existing Costco stores to the project site are on Five Star Boulevard on the northern side of Roseville (seven miles away) and on Auburn Boulevard in Citrus Heights (eight miles away). Existing residents near the project site must currently travel approximately seven miles to reach the nearest Costco, or five miles to reach the nearest other large-format discount store (e.g. Sam’s Club). The proposed Costco will significantly improve destination proximity, and therefore will reduce travel distances for residents on the western side of Roseville and in the areas of Placer County and Sacramento County south of the project site.

Based on the foregoing analysis, greenhouse gas emissions, from both the construction and operational phases, will result in impacts within the scope of those analyzed in the SVSP EIR and therefore the SVSP EIR analysis remains adequate and applicable to the proposed project. The project has incorporated the applicable requirements of SVSP EIR mitigation into the project design, and will comply with the required mitigation in the SVSP EIR.

Mitigation Measures: Mitigation Measures **MM 4.4-1** (construction emissions), **MM 4.5-1** (operational emissions), **MM 4.5-2** (greenhouse gas emissions) from the SVSP EIR remain applicable to the proposed project, and have been incorporated into the design of the project as appropriate.

IX. Hazards and Hazardous Materials

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	SVSP EIR Section 4.10	No	No	No	None
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?	Same	No	No	No	SVSP EIR MM 4.10-1
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	Same	No	No	No	None
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?	Same	No	No	No	None
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 or excessive noise for people residing or working in the project area?	Same	No	No	No	None
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	Same	No	No	No	None

g) Expose people or structures either directly or indirectly to a significant risk of loss, injury or death involving wildland fires?	Same	No	No	No	None
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Discussion: Impacts related to hazards and hazardous materials were adequately addressed in the SVSP EIR as it relates to the proposed project, and were previously identified as less than significant with mitigation. The SVSP EIR includes a brief overview for each impact topic, concluding that compliance with existing federal, state, and local regulations regarding the use, transport and disposal of hazardous materials would ensure most impacts will be less than significant. The exception was for unknown soil contamination, as land which was used for agricultural purposes may include undiscovered, underground storage tanks or other contamination issues; mitigation for this was included. The project 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 and that the area was not located within an airport land use plan or other aviation hazard area. These conclusions still fit for the proposed project, which is within the same development footprint.

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 construction use, the operational 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. 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.

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; fire suppression is entirely within local responsibility. The project site is in an urban area, and therefore would not expose people to any risk from wildland fire.

The proposed uses for the Costco site are large format retail, a fueling station, and car wash, and are all typical uses found in the Community Commercial land use category. These uses are substantially consistent with the build out assumptions in the SVSP EIR, and will result in impacts consistent with the scope of those analyzed in the SVSP EIR and therefore the SVSP EIR analysis remains adequate and applicable to the proposed project.

Mitigation Measures: The SVSP EIR included a mitigation measure to address the low possibility that some contamination of soils still lingered due to past use of the land for agricultural purposes. The measure, Mitigation Measure **MM 4.10-1**, indicates that if evidence of contamination is observed (stained soils, unearthing of a tank, etc.) then proper testing and remediation is required, in coordination with the appropriate City Departments. This measure remains applicable to the project.

X. Hydrology and Water Quality

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	SVSP EIR Section 4.13	No	No	No	SVSP EIR MM 4.13-1
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	Same	No	No	No	None
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:	Same	No	No	No	None
i) result in substantial erosion or siltation on or off-site;	Same	No	No	No	None
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	Same	No	No	No	None
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater systems or provide substantial additional sources of polluted runoff; or	Same	No	No	No	None
iv) impede or redirect flood flows?	Same	No	No	No	None

d) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	Same	No	No	No	None
e) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	Same	No	No	No	None
f) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	Same	No	No	No	None

Discussion: Impacts related to hydrology and water quality were adequately addressed in the SVSP EIR as it relates to the proposed project, and were previously identified as less than significant with mitigation. A Drainage and Storm Water Master Plan was prepared and approved by the City as part of the SVSP EIR. As noted in the EIR, the Drainage and Storm Water Master Plan demonstrated that the increases in impervious surfaces being caused by buildout of the SVSP would be offset by proposed drainage facilities and storm water improvements. The project is located adjacent to an open space preserve to the north, which contains Curry Creek and includes plans for drainage into a watershed located within the preserve from water quality basins on-site. The location and flow of this drainage is within the scope of what was anticipated in the SVSP EIR and Storm Water and Drainage Master Plan. The project would offset increases in peak flow and no development would occur within the 100-year floodplain area. With regard to storm water quality, the EIR notes that there are existing programs, regulations, and permits in place to ensure that the project 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 project is in an area of flat topography 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 project falls within the development footprint of the SVSP, and does not result in any changes to the scope or scale of impacts, and the prior conclusions remain appropriate. Thus, the project is substantially consistent with the build out assumptions in the SVSP EIR, and will result in impacts consistent with the scope of those analyzed in the SVSP EIR and therefore the SVSP EIR analysis remains adequate and applicable to the proposed project.

Mitigation Measures: Mitigation Measure **MM 4.13-1** was included to require compliance with the City's stormwater quality standards, including preparation of a Storm Water Pollution Prevention Plan (SWPPP). This measure remains applicable to the proposed project.

XI. Land Use and Planning

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Physically divide an established community?	SVSP EIR Section 4.1	No	No	No	None
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation of an agency adopted for the purpose of avoiding or mitigating an environmental effect?		No	No	No	SVSP EIR MM 4.1-3, 4.6-1 and 4.6-2
<p>Discussion: Impacts related to land use and planning were adequately addressed in the SVSP EIR as it relates to the proposed project, and were previously identified as less than significant with mitigation. The SVSP EIR concluded that there were some potential land use incompatibilities, but that these could be addressed by a mix of mitigation measures and compliance with the City Noise Ordinance and Grading Ordinance. The EIR concluded that all impacts of the SVSP could be reduced to less than significant levels with mitigation. The Costco project involves a commercial use, which is principally permitted in the General Commercial zone and Community Commercial designated land use parcel where the project is proposed. The same use types are proposed consistent with the buildout assumptions anticipated in the SVSP EIR, and therefore the conclusions of SVSP EIR remain applicable to the proposed project. The project is consistent with the policies of the Zoning Ordinance, SVSP, and the General Plan which are adopted for the purpose of avoiding environmental effects.</p> <p>The project area has been planned for development, including adequate roads, pedestrian paths, and bicycle paths to provide connections within the community. The project involves frontage improvements including new driveways, sidewalks, and pedestrian connections. As such, the project will not physically divide an established community.</p> <p>As described above, the project is substantially consistent with the build out assumptions in the SVSP EIR, and will result in impacts consistent with the scope of those analyzed in the SVSP EIR and therefore the SVSP EIR analysis remains adequate and applicable to the proposed project.</p> <p>Mitigation Measures: Mitigation Measure MM 4.6-1 (construction noise) and MM 4.6-2 (commercial noise controls) are applied during construction, so remain applicable to the proposed project.</p>					

XII. Mineral Resources

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
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?	SVSP EIR Section 4.7	No	No	No	None
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?	Same	No	No	No	None
<p>Discussion: Impacts related to mineral resources were adequately addressed in the SVSP EIR as it relates to the proposed project, and were previously identified as less than significant. The SVSP EIR indicated that there were no significant mineral resources in the area, and this finding remains accurate. Therefore, the project is substantially consistent with the build out assumptions in the SVSP EIR, and will result in impacts consistent with the scope of those analyzed in the SVSP EIR and therefore the SVSP EIR analysis remains adequate and applicable to the proposed project.</p> <p>Mitigation Measures: None required for this Project.</p>					

XIII. Noise

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
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 Section 4.6	No	No	No	SVSP EIR MM 4.6-1
b) Generation of excessive ground borne vibration of ground borne noise levels?	Same	No	No	No	SVSP EIR MM 4.6-1
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?	Same	No	No	No	None

Discussion: Impacts related to noise were adequately addressed in the SVSP EIR as it relates to the proposed project, and were previously identified as significant and unavoidable for temporary construction noise and increases in traffic noise outside the plan area. Construction noise in general was discussed, and addressed via mitigation. Noise was determined to be an impact for all of the major roadways in the SVSP area. Traffic-related noise levels expected in the year 2025 plus project were found to be significant and unavoidable.

The proposed Costco includes operation of a retail center, a gas station, and a car wash, which are all principally permitted uses on this parcel and are therefore substantially consistent with the build out assumptions in the SVSP EIR. Retail centers and gas stations do not generate significant noise. Due to the nature of the carwash machinery, including the air dryers within the carwash tunnel, car washes can generate noise, depending on their proximity to residential uses or other sensitive noise receptors. The nearest sensitive receptors to the proposed car wash are the single-family homes south of Baseline Road. Noise analyses have found that car wash tunnels do not exceed 60 decibels beyond the immediate vicinity of the exit and entrance and only in the direction the openings are oriented. The project car wash tunnel has entrances facing east and west, which is not in the direction of the nearby sensitive receptors to the south.

Existing and future noise from Baseline Road was estimated to be approximately 66 db in the exiting plus SVSP project condition and 71.7 db at full buildout (at a point 100 feet from the centerline). As discussed in the Transportation section of this Environmental Checklist, the proposed project is within the scope of the transportation impacts analyzed in the SVSP EIR, and therefore would not result in new or increased impacts related to roadway noise.

The project is substantially consistent with the build out assumptions in the SVSP EIR, and will result in impacts consistent with the scope of those analyzed in the SVSP EIR and therefore the SVSP EIR analysis remains adequate and applicable to the proposed project.

Mitigation Measures: Mitigation Measure **MM 4.6-1** (construction noise), was applied in the SVSP EIR related to commercial and residential projects. Construction noise controls in the mitigation includes located fixed equipment away from noise sensitive uses and having a construction disturbance coordinator to address noise concerns. This mitigation measure remains applicable to the proposed project.

XIV. Population and Housing

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
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 Section 4.2	No	No	No	None
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	Same	No	No	No	None
<p>Discussion: Impacts related to population and housing were adequately addressed in the SVSP EIR as it relates to the proposed project, and were previously identified as significant and unavoidable for inducement of substantial population growth. The SVSP EIR indicated the SVSP would increase the number of housing units above those which had been anticipated in the 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 impact identified by the SVSP EIR was the result of adopting an urban land use plan over a non-urbanized area. The proposed project is currently within an urbanized area which is planned for such use, and does not include any housing units, consistent with the development assumptions for this parcel in the SVSP EIR. Therefore the project will not have a new or more severe impact related to unplanned population growth. No existing buildings or residents are present on the project site; therefore, no residences or communities would be displaced.</p> <p>The project is substantially consistent with the build out assumptions in the SVSP EIR, and will result in impacts consistent with the scope of those analyzed in the SVSP EIR and therefore the SVSP EIR analysis remains adequate and applicable to the proposed project.</p> <p>Mitigation Measures: None required for this Project.</p>					

XV. Public Services

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental 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 the public services:					
a) Fire protection?	SVSP EIR Section 4.11	No	No	No	None
b) Police protection?	Same	No	No	No	None
c) Schools?	Same	No	No	No	None
d) Parks?	Same	No	No	No	None
e) Other public facilities?	Same	No	No	No	None
<p>Discussion: Impacts related to public services were adequately addressed in the SVSP EIR as it relates to the proposed project, and were previously identified as less than significant. The SVSP EIR concluded that fire and police protection services, and other public services would not be negatively affected by the project. 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. Additionally, the applicant is required to pay a fire service construction tax, which is used for purchasing capital facilities for the Fire Department. Sales taxes and property taxes resulting from development will add revenue to the General Fund, which provides funding for police services. Existing codes, regulations, funding agreements, and facilities plans are sufficient to ensure less than significant impacts.</p> <p>An analysis of impacts to schools was included in the SVSP EIR, which concluded that two new elementary schools and one new intermediate school would be required in the project area. The high school students generated from the SVSP were assumed in the nearby high schools located outside the plan area. A portion of the SVSP is located within the Center School District and a portion is located within the Roseville</p>					

City School District, though the current project area is entirely within the Center School District. This Costco project is commercial, will contain no housing units, and will therefore not create an increased demand for schools or have an impact on schools.

The developer will be required to pay fees into a Community Facilities District, which provides funding for park services. Future park and recreation sites and facilities have already been identified as part of the Specific Plan process. The City charges fees for end-users for other services, such as garbage and greenwaste collection, in order to fund those services. Existing codes, regulations, funding agreements, and facilities plans are sufficient to ensure less than significant impacts.

The project is substantially consistent with the build out assumptions in the SVSP EIR, and will result in impacts consistent with the scope of those analyzed in the SVSP EIR because no development beyond what was analyzed in the SVSEP EIR would occur and accordingly there would be no increased demand for services or need for construction of new facilities. Therefore, the SVSP EIR analysis remains adequate and applicable to the proposed project.

Mitigation Measures: None required for this Project.

XVI. Recreation

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that physical deterioration of the facility would occur or be accelerated?	SVSP EIR Section 4.11	No	No	No	None
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	Same	No	No	No	None

Discussion: Impacts related to recreation were adequately addressed in the SVSP EIR as it relates to the proposed project, and were previously identified as less than significant. The SVSP indicates that the required parkland dedication was met by dedication of parkland and through payment of park dedication in-lieu fees. As noted in the 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. As this is a commercial development, the project will not increase the number of residents anticipated for the SVSP nor decrease the amount of area dedicated to park and recreation uses; therefore, this conclusion remains applicable to the proposed project. Moreover, because the level of development is consistent with what was analyzed in the SVSP EIR, the project would not cause the need for construction of recreational facilities that might have an adverse effect on the environment beyond what was previously studied.

Given the foregoing, the project is substantially consistent with the build out assumptions in the SVSP EIR, and will result in impacts consistent with the scope of those analyzed in the SVSP EIR and therefore the SVSP EIR analysis remains adequate and applicable to the proposed project.

Mitigation Measures: None required for this Project.

XVII. Transportation

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	SVSP EIR Section 4.3	No	No	No	SVSP EIR MM 4.3-1 to 4.3-5
b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?	n/a	No	No	No	None
c) Substantially increase hazards due to a geometric design feature(s) (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	SVSP EIR Section 4.3	No	No	No	None

d) Result in inadequate emergency access?	Same	No	No	No	None
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Discussion: 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 adjacent agency roadways were identified as a significant and unavoidable impact, and mitigation to lessen the impact was adopted. These analyses were based upon the level of service criteria and metrics. Per changes in state law, level of service is no longer considered an impact under CEQA, such that this document need not further address the level of service impacts studied in the EIR. However, the Kittelson Memo confirms that the trips generated by the project are consistent with the SVSP EIR assumptions and thus the level of service conclusions in that EIR remain valid and unchanged. In accordance with the changes in the law adopted after the EIR was certified, wholly new CEQA documents must examine transportation impacts in terms of , vehicle miles traveled (VMT). Though there is no requirement to consider VMT associated with the project given use of the existing EIR, the discussion below provides information as to the project's consistency with the VMT assumptions within the Climate Change and Greenhouse Gas Emissions chapter of the SVSP EIR and the General Plan Update (GPU) EIR.

Checklist item "b" focuses on Vehicle Miles Traveled (VMT). This was added to the checklist after publication of the SVSP EIR; However, the SVSP EIR did include quantification of VMT projected from Specific Plan implementation. The SVSP EIR's chapter regarding Climate Change and Greenhouse Gas Emissions included an estimate of greenhouse gas emissions that would be generated by the traffic associated with the operation of uses allowed under the SVSP at buildout. As discussed in the Kittelson Memo, the trip generation associated with the project is well within the trips that were assumed as part of the SVSP. Because the project's proposed uses are also consistent with the uses allowed pursuant to the SVSP, the trip lengths associated with project trips would also be expected to mesh with the assumptions that were used to generate the original VMT analysis in the SVSP EIR. Therefore, VMT stemming from the project would be within the envelope of VMT set forth in the SVSP EIR, confirming that no new or more severe VMT impacts would result.

In addition, the GPU EIR used the Roseville travel forecasting model to estimate VMT for the City. The VMT data was then normalized to residents as a "per capita" rate. As described in the GPU EIR, and consistent with the VMT reductions in OPR's Technical Advisory on Evaluating Transportation Impacts in CEQA, the City has adopted a VMT significance threshold of 12.8 VMT/capita. This threshold represents a 15 percent reduction from baseline per capita VMT. The GPU EIR concluded that buildout of the remaining undeveloped areas of the City, consistent with General Plan land use designations and existing development agreements, would exceed the City's adopted threshold, resulting in a significant and unavoidable impact in both the constrained and unconstrained buildout scenarios.

As stated in the GPU EIR and pursuant to the tiering provisions of CEQA, projects that are consistent with the General Plan do not require further VMT analysis. Quantitative analyses are not required if it can be demonstrated that a project would generate VMT that is equivalent to or less than what was assumed in the GPU EIR.

The City developed analysis guidance and thresholds for VMT as part of the GPU EIR. As discussed in detail in the Greenhouse Gases section of this Environmental Checklist, consistent with the Office of Planning and Research Technical Advisory on Evaluating Transportation Impacts in CEQA, the analysis found that "local-serving" non-residential uses lead to reductions in citywide VMT because adding a local-serving center into an existing residential area simply re-routes existing travel from other – typically more distant – locations to a closer location. Any non-residential use which improves "destination proximity" – that is, shortens the distance people must travel to reach a use such as the proposed use – is considered "local-serving." Existing residents near the project site must currently travel approximately seven miles to reach the nearest

Costco, or five miles to reach the nearest other large-format discount store (e.g. Sam's Club). The proposed Costco will significantly improve destination proximity, and therefore will reduce travel distances for residents on the western side of Roseville and in the areas of Placer County and Sacramento County south of the project site.

City staff also examined the City of Roseville traffic model for this area to determine whether the project falls within the scope of development anticipated within the GPU EIR. The Kittelson Memo and City staff analyses both concluded that the project trip generation is consistent with the amount of trips an anchor retail use would have been projected to generate. City staff analysis found that the Costco project occupies 70% of the total area within the traffic model Traffic Area Zone, but only takes up 42% of the model trip capacity. This finding is consistent with the discussion in the Purpose and Scope of Addendum section, which noted that the SVSP EIR assumed a FAR of 0.40 for commercial uses, while the project FAR is 0.17. The GPU EIR likewise assumed a FAR of 0.40 for commercial uses in this traffic area zone. Therefore, the GPU EIR analysis of VMT included more commercial trips than the proposed project will generate. Consequently, the project would not result in VMT impacts beyond those analyzed in the GPU EIR.

The proposed project has no impact on air traffic patterns, and does not present substantial safety risks. The project design does not introduce hazards such as sharp curves or dangerous intersections. The 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 project require compliance with Fire Codes and other design standards. Compliance with existing regulations ensure that impacts are less than significant.

The proposed use is within the scope of the development assumptions of the SVSP EIR and would not increase the severity of already identified significant impacts or cause new significant impacts not previously identified in the SVSP EIR relative to transportation. Thus, the SVSP EIR analysis remains adequate and applicable to the proposed project.

Mitigation Measures: Mitigation measures were included for each impacted facility (see SVSP EIR MM 4.3-1 to 4.3-5), but these measures have already been incorporated into the City's Capital Improvement Program and fee programs. The measures are no longer necessary to apply to individual projects, as a mechanism for their funding and construction is already implemented.

XVIII. Tribal Cultural Resources

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
Would the 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:					
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)?	SVSP EIR Section 4.9	No	No	No	None
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	None

Discussion: Impacts related to tribal cultural resources were adequately addressed in the SVSP EIR as it relates to the proposed project, and were previously identified as less than significant. In addition to archeological 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 or 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. This section was added as a stand-alone section to the CEQA Guidelines after the publication of the prior environmental document to which this Addendum is attached, but were previously addressed as part of the Cultural Resources chapter of the EIRAs part of this project, notice of the proposed project was mailed to tribes which had requested such notice, and no requests for consultation were received.

Given the forgoing, the project is substantially consistent with the build out assumptions in the SVSP EIR, and will result in impacts consistent with the scope of those analyzed in the SVSP EIR and therefore the SVSP EIR analysis remains adequate and applicable to the proposed project.

Mitigation Measures: Mitigation Measure **MM 4.9-1** (cease work and consult with archeologist) and **MM 4.9-2** (cease work and consult with paleontologist) remain applicable to the proposed project.

XIX. Utilities and Service Systems

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
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 relocation of which could cause significant environmental effects?	SVS EIR Section 4.12.1 & 4.12.3	No	No	No	None
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	SVSP EIR Section 4.12.1	No	No	No	None
c) Result in a determination by the wastewater treatment provider which serves the project that it has adequate capacity to serve the project's projected demand in addition of the provider's existing commitments?	SVSP EIR Section 4.12.3	No	No	No	None
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 Section 4.12.4	No	No	No	None
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	Same	No	No	No	None

Discussion: Impacts related to utilities and service systems were adequately addressed in the SVSP EIR as it relates to the proposed project, and were previously identified as less than significant. The SVSP EIR addressed water demand for the plan area and determined there was adequate supply to meet the anticipated water demands from development of the plan area. The City's Environmental Utilities Department staff reviewed the proposed project and concluded there is sufficient water supply to meet the demands of the project. Therefore, the impact conclusions of the SVSP EIR with respect to water supply are still applicable to this project.

Development of the 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. The project does not require any major changes or need for expanded facilities. Additionally, the project will have no effect on wastewater generation beyond that previously analyzed in the SVSP EIR. Environmental Utilities determined that the proposed project changes fell within the scope of the prior assessment. 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 proposed project.

The SVSP EIR indicated that the Western Placer Waste Management Authority facilities would be used to dispose of solid waste, and that there was sufficient capacity to accept solid waste from the SVSP. Solid waste generation is based on population, and as the project will not change the estimated population for the plan area, the project falls within the scope of the prior analysis, and does not result in any new or expanded impacts to this previously-identified significant and unavoidable impact.

Given the forgoing, the project is substantially consistent with the build out assumptions in the SVSP EIR, and will result in impacts consistent with the scope of those analyzed in the SVSP EIR and therefore the SVSP EIR analysis remains adequate and applicable to the proposed project.

Mitigation Measures: **Mitigation Measures 4.12.4-1** (expand the landfill) and **4.12.4-2** (diversion of construction debris) were included to require payment of fees to be used for landfill expansion and to require a 50% reduction in the construction waste stream. The landfill expansion measure has already been implemented, as fees are already in place that will apply to the proposed project. The remaining measure regarding diversion of construction debris remains applicable, as it is a project-level measure that applies during construction.

XX. Wildfire

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:					
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	n/a	No	No	No	None
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?	n/a	No	No	No	None
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	No	No	No	None
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	No	No	No	None
Discussion: The Wildfire section was added to the CEQA Guidelines after the publication of the prior environmental document to which this Addendum is attached. 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; fire suppression is entirely within local responsibility. Checklist questions a—d above do not apply, because the project site is not within a Very High Fire Hazard Severity Zone and is not in a CAL FIRE responsibility area. Therefore, there would be no impact related to this criteria.

Mitigation Measures: None required for this Project.

XXI. Mandatory Findings of Significance

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
a) Does the project have the potential to 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 an endangered, threatened or rare species, or eliminate important examples of the major periods of California history or prehistory?	SVSP EIR	No	No	No	None
b) Does the project have impacts which 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 past projects, the effects of other current projects, and the effects of probable future projects.)	SVSP EIR	No	No	No	None

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	SVSP EIR	No	No	No	None
<p>Discussion: Long term environmental goals are not impacted by the proposed project. The cumulative impacts do not deviate beyond what was contemplated in the SVSP EIR, and mitigation measures have already been incorporated. With implementation of the City's Mitigating Ordinances, Guidelines, and Standards and best management practices, mitigation measures described in this documentchapter, and permit conditions, the proposed project will not have a significant impact on the habitat of any plant or animal species. Based on the foregoing, the project does 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. 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 the mandatory findings of significance.</p>					

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 this project and determined that the findings of CEQA Section 15162 concerning the decision not to prepare a subsequent EIR or negative declaration 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 EIR (2008032115, adopted on May 5, 2010), the Lead Agency makes the following findings:

[X] No substantial changes are proposed in the project which would require major revisions of the previous EIR or Mitigated Negative Declaration.

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

[X] 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 or the Mitigated Negative Declaration was adopted.

[X] Only minor technical changes or additions are necessary in order to deem the adopted environmental document adequate.

Addendum Prepared by:


Sean Morales, Associate Planner
City of Roseville, Development Services–Planning Division

Attachments:

1. SVSP Applicable Mitigation Measures
2. Ramboll Health Risk Assessment Memo
3. Kittelson Trip Generation Memo