



AUG 26 2019

STATE CLEARINGHOUSE

## NOTICE OF PREPARATION CITY OF ROSEVILLE GENERAL PLAN UPDATE DRAFT ENVIRONMENTAL IMPACT REPORT

**Date:** August 26, 2019

**To:** State Clearinghouse, Placer County Clerk-Recorder, Responsible and Trustee Agencies, and other interested Agencies, Parties, and Organizations

**Subject:** Notice of Preparation (NOP) of a Draft Environmental Impact Report (EIR) for the City of Roseville General Plan Update and Notice of Public Scoping Meeting

**NOP Comment Period:** End of posting period is September 24, 2019 by 5:00 p.m.

**Contact Information:** City of Roseville Development Services - Planning Division  
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**NOTICE IS HEREBY GIVEN THAT** the City of Roseville ("the City") will serve as Lead Agency in the preparation of an environmental impact report (EIR) addressing an update of the City's 2035 General Plan. This Notice of Preparation (NOP) is being distributed to responsible agencies, trustee agencies, and interested parties, as required by the California Environmental Quality Act (CEQA). The City invites comments on the scope of analysis, feasible mitigation measures for potential impacts of implementation of the General Plan Update, and alternatives that should be explored in the EIR. The City is particularly interested in responses that relate to the statutory responsibilities of responsible and trustee agencies.

### NOP Response Period

Due to the time limits mandated by State law, your response to this NOP must be received by the City within 30 calendar days after receipt of this notice, and should be received by 5:00 p.m., September 24, 2019. Please send your response via U.S. Mail or e-mail using the contact information displayed above. Please provide contact information with each response, so that the City may request clarification, if needed. If a responsible or trustee agency fails by the end of this 30-day period to provide a response, the City will presume that the subject responsible or trustee agency does not have a response (CEQA Guidelines Section 15082[b][2]). Responsible and trustee agencies may request a meeting with the City to assist in determining the scope of analysis and other content of the EIR. Please use the contact information above to request such a meeting.

## Scoping Meeting

The City will conduct a meeting to (1) inform the public and interested agencies about the General Plan Update; and (2) receive input on the scope of environmental issues to be addressed in the General Plan Update EIR, feasible mitigation for potential impacts, and the range of alternatives that should be evaluated. The date, time, and place of the meeting are as follows:

Tuesday, September 17<sup>th</sup>, 2019  
2:00pm-4:00pm (Open House)  
Civic Center Meeting Rooms 1 & 2  
311 Vernon Street  
Roseville, CA 95678

Those interested in attending the scoping meeting may participate at any time during the 2pm-4pm window – there will be no formal presentation.

## Project-Related Documents

Please see the City's General Plan Update website for more information:

[https://www.roseville.ca.us/government/departments/development\\_services/planning/projects\\_of\\_interest](https://www.roseville.ca.us/government/departments/development_services/planning/projects_of_interest)

(Click on the link to "2018 General Plan Update")

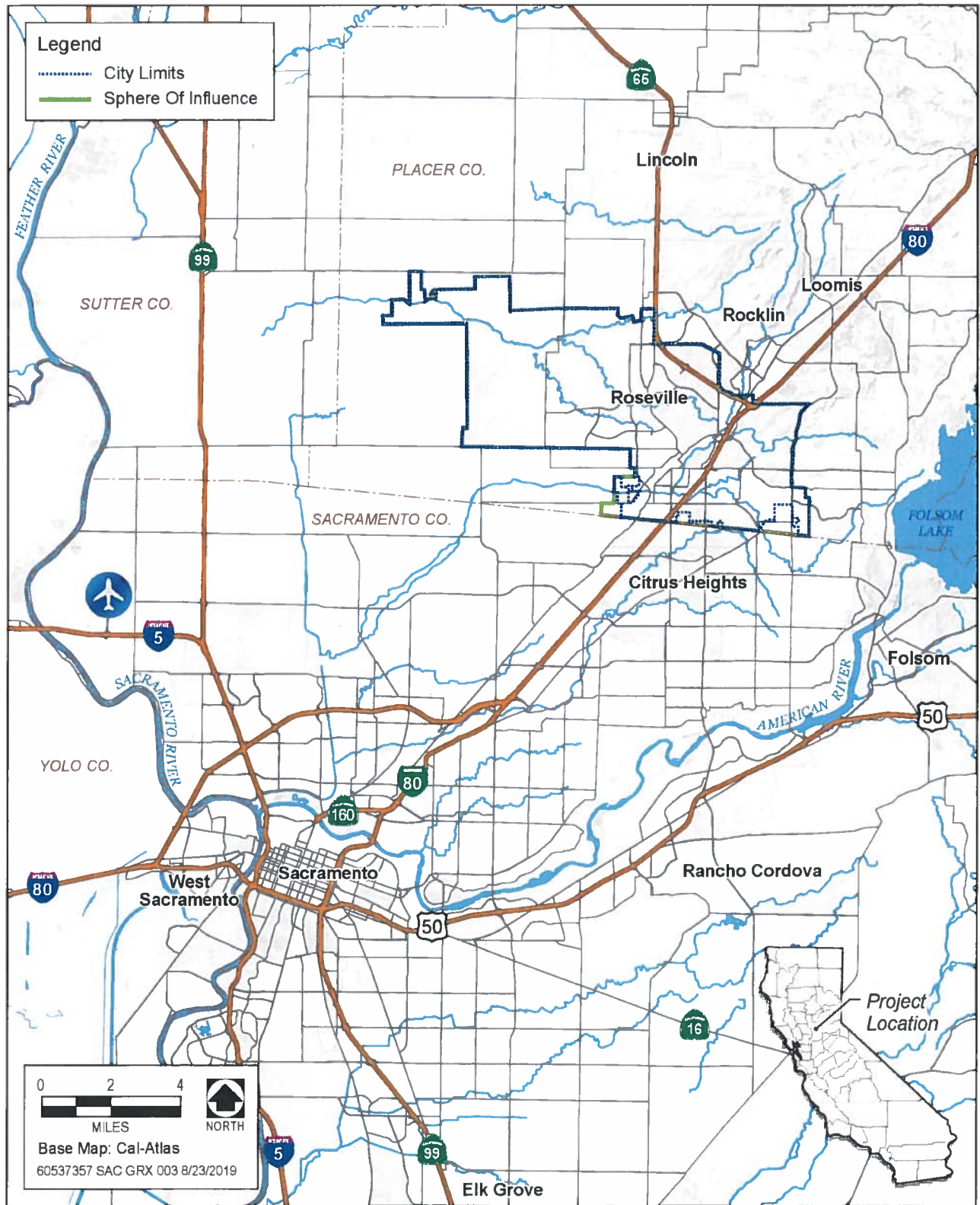
## Project Location

Roseville is in Placer County, 15 miles northeast of downtown Sacramento. The Planning Area for this General Plan Update is the City's Sphere of Influence. The City's Sphere of Influence and current City limits are shown in **Figure 1**.

## Background

The General Plan provides the basis for the City's regulation of the overall amount, character, and location of urban development, as well as preservation and natural resource conservation, economic development, transportation, safety, public facilities and services, and housing. As the City's "constitution," the General Plan fulfills State legal requirements for long-range comprehensive planning and provides a framework for the City to exercise its land use entitlement authority, as provided under State law. The General Plan identifies locations within the Planning Area where there is capacity for future growth and identifies how the City will protect, enhance, and maintain a high quality of life along with growth and development.

Because the General Plan includes projections of future development capacity, it serves as a tool for the City and other service providers to plan for services, facilities, infrastructure, and environmental mitigation. The General Plan provides a decision making guide – the City relies on the General Plan when reviewing private development applications, public investments, and other important actions to ensure that they are consistent with the General Plan. The General Plan also provides direction for agencies or organizations that do business or provide services in the City's Planning Area.



**Figure 1**

**Regional Location**

State law requires that a General Plan address seven topics: land use, circulation, housing, conservation, open space, noise, and safety (Government Code Sections 65300 et seq.). These topics can be addressed in individual elements (chapters), or organized and addressed in a different way at the discretion of the jurisdiction. Jurisdictions are also free to adopt additional elements covering subjects of particular interest. The existing General Plan addresses each of the required topics, along with optional elements for air quality and climate change, parks and recreation, and public facilities.

## Project Description

The City's last comprehensive General Plan update was in 1992. The General Plan has been amended with the adoption of specific plans since then, with the most recent update in 2016 with the adoption of the Amoruso Ranch Specific Plan. The Housing Element was certified by the State Department of Community Development in 2013, addressing the Regional Housing Needs Allocation (RHNA) requirements for the planning period of 2013 to 2021. No changes to the Housing Element are proposed as part of this update. This is a focused General Plan Update. The focus is on compliance with State planning laws, the 2017 General Plan Guidelines, and updates to the California Environmental Quality Act (CEQA) Guidelines and precedent case law. The City is not pursuing changes to the Land Use Map or Sphere of Influence as a part of this Update.

In particular, the following revisions are anticipated as a part of this General Plan Update:

- ▶ **Circulation Element:** updates to reflect AB 1358 (Complete Streets) and SB 743 as it relates to active transportation and travel demand (vehicle miles traveled, or "VMT").
- ▶ **Air Quality & Climate Change Element:** updates to include feasible mitigation to reduce GHG emissions.
- ▶ **Open Space & Conservation Element:** updates to reflect State law related to Native American consultation.
- ▶ **Noise Element:** updates for clarity and to better balance the City's economic development goals with goals for land use and noise compatibility.
- ▶ **Throughout entire document:**
  - Revise outdated information, provide greater clarity, and eliminate unnecessary detail that is more appropriate for other City plans and documents.
  - Update goals, policies, and implementation measures consistent with current best practices, State laws, and the General Plan Guidelines.
  - Update the format to be more user friendly.

## Probable Environmental Effects

The EIR will evaluate potential environmental impacts associated with adoption and implementation of the General Plan Update. The EIR will disclose potential impacts of the General Plan Update, propose feasible mitigation measures to avoid and/or reduce impacts deemed potentially significant, identify alternatives, and compare the environmental impacts of the alternatives to the impacts of the updated General Plan. The EIR will focus on impacts associated with implementing the updated General Plan compared to baseline conditions, which, in general, are existing physical conditions as of the publication of this NOP. Pursuant to Section 15063(a) of the CEQA Guidelines, no Initial Study will be

prepared. The EIR will evaluate the full range of environmental issues contemplated under CEQA and the CEQA Guidelines, as relevant, and as described below:

- ▶ **Aesthetics** – This section will present an analysis of potential impacts to aesthetics, including scenic vistas, scenic resources, and light and glare, as well as a discussion of visual changes that are inconsistent with applicable aesthetic regulations.
- ▶ **Agricultural Resources** – This section will present an analysis of potential impacts resulting from the conversion of agricultural land to non-agricultural uses. No property within the Planning Area is zoned as forestland, timberland, or a Timberland Production Zone. The Planning Area does not contain timberland as defined by Public Resources Code Section 4526 or contain 10 percent native tree cover that would be classified as forestland under Public Resources Code Section 12220(g). The EIR will not study Forestry Resources impacts.
- ▶ **Air Quality** – Construction and operation of land uses accommodated under the updated General Plan would generate air pollutant emissions. Earth is disturbed during site development activities, generating dust, and construction equipment will create short-term pollutant emissions. Development accommodated under the updated General Plan would result in additional vehicular traffic and demand for energy that would generate air pollution. Land use change under the updated General Plan could expose sensitive receptors to substantial pollutant concentrations and odors.
- ▶ **Biological Resources** – This section will address direct and indirect impacts to regulated waterways and wetlands, sensitive habitats and mature native trees, sensitive plants and wildlife, and wildlife movement corridors, and will include a discussion of potential conflicts with relevant biological resources policies or ordinances.
- ▶ **Cultural and Tribal Resources** – The EIR will examine potential adverse impacts on historical resources (or eligible historical resources), archaeological, and tribal cultural resources.
- ▶ **Energy** – This section will include an analysis of energy consumption attributable to implementation of the General Plan Update, with an emphasis on avoiding or reducing inefficient, wasteful, or unnecessary consumption of energy. The section will also include a discussion of potential conflicts with applicable plans for renewable energy or energy efficiency. Adverse physical environmental effects associated with energy demand within the Planning Area will be reported in relevant sections, such as Air Quality and Greenhouse Gas Emissions.
- ▶ **Geology and Soils** – This section will present an analysis of potential direct or indirect geological and seismic impacts from implementation of the General Plan Update, as well as potential effects related to paleontological resources and unique geologic features.
- ▶ **Greenhouse Gas Emissions** – The EIR will present an analysis of greenhouse gas emissions attributable to implementation of the General Plan Update and cumulative impacts related to climate change. The EIR will not analyze the impact of climate change or other environmental impacts on the Planning Area, except to the extent the General Plan Update would substantially exacerbate these hazards.
- ▶ **Hazards and Hazardous Materials** – This section will discuss impacts related to toxic substances, conflicts with emergency response, and direct or indirect wildfire risk resulting from implementation of the General Plan Update. The City's Planning Area is not located in safety zones or noise contours associated with airfields or airports that are a concern for land use compatibility planning for this General Plan Update and this issue will not be studied in detail in the EIR.

- ▶ **Hydrology and Water Quality** – The EIR will present an analysis of impacts of the General Plan Update related to drainage patterns, erosion, flooding, and water and groundwater quality within the Planning Area.
- ▶ **Land Use and Planning** – This section will discuss inconsistencies between the updated General Plan and applicable policies or regulations that were adopted with the express purpose of reducing or avoiding an environmental effect. This section will also examine potential impacts associated with physically dividing an established community.
- ▶ **Mineral Resources** – This section will examine impacts to mineral resources of value to the region and residents of the state from implementation of the General Plan Update.
- ▶ **Noise and Vibration** – This section will present an analysis of noise generation associated with implementation of the General Plan, as well as vibration impacts. The City's Planning Area is not located in noise contours associated with airfields or airports that are a concern for land use compatibility planning. This issue will not be studied in detail in the EIR.
- ▶ **Population and Housing** – This section will examine adverse physical environmental effects associated with inducing unplanned population growth and displacing substantial numbers of people or housing such that replacement housing would need to be constructed.
- ▶ **Public Services and Recreation** – The EIR will present an analysis of increased demand for public services, including police, fire, schools, parks, and recreation to the extent that this increased demand would require service extensions or expansions that could have potentially significant environmental impacts or cause a substantial physical deterioration of existing parks or recreational facilities.
- ▶ **Transportation** – The EIR will discuss potential conflicts with applicable policies related to circulation, including transit, roadway, bicycle, and pedestrian facilities and potential conflicts with State guidance related to increases in travel demand. The EIR will also present an analysis of potential impacts related to hazardous design features and emergency access.
- ▶ **Utilities and Service Systems** – This section will present an analysis of the potential impacts associated with changes to water supply, wastewater services, solid waste, drainage, electricity, natural gas, and telecommunications systems that would be required to serve demand generated under the General Plan Update.

The EIR will also discuss the cumulative impacts of the project in combination with other closely related past, present, and reasonably foreseeable probable future projects.

The EIR will describe and evaluate the comparative merits of a reasonable range of alternatives to the updated General Plan that would meet the basic project objectives and could avoid or substantially lessen one or more potentially significant impacts. The EIR will also present an analysis of the "no project alternative" and will identify the environmentally superior alternative. The EIR will briefly describe and explain alternatives that were eliminated from detailed consideration. The alternatives to be analyzed will be developed during the environmental review process and will consider input received during the public scoping process.