

PREFACE

This document has been prepared by the City of Roseville as the Lead Agency in conformance with the California Environmental Quality Act (CEQA) Guidelines. The City of Roseville has determined that an Environmental Impact Report (EIR) is required for the proposed project.

This Environmental Impact Report (EIR) examines the potential effects of a proposed project that includes approvals by the City of Roseville and the Placer County Local Agency Formation Commission.

The following approvals would apply to the entire annexation area:

- Certification of the Environmental Impact Report for the Sierra Vista Specific Plan and adoption of the Mitigation Monitoring and Reporting Plan (MMRP)
- Approval of a Sphere of Influence Amendment request to the Local Agency Formation Commission (LAFCO) to amend the City of Roseville Sphere of Influence to include an additional 373- acres.
- Approval of an annexation request to the Local Agency Formation Commission (LAFCO) to amend the City of Roseville corporate boundaries to include an additional 2,064-acres.
- Approval of revised General Plan Land Use Plan to include the annexation area.

SIERRA VISTA SPECIFIC PLAN

A specific plan has been proposed for future development of the SVSP Area to include a mixed-use planned community with residential, commercial, office, schools, parks, and open space areas. In addition to the approvals that would apply to the specific plan area, this EIR will be used for the following approvals necessary for implementation of the SVSP:

- Certification of the Environmental Impact Report for the Sierra Vista Specific Plan and annexation area, and adoption of the Mitigation Monitoring and Reporting Plan.
- Approval of a Sphere of Influence Amendment request to the Local Agency Formation Commission (LAFCO) to amend the City of Roseville Sphere of Influence to include an additional 373 acres.

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- Approval of an application to the (LAFCO) for annexation to and reorganization of the City of Roseville corporate boundaries to include an additional 2,064-acres (Of the 2,064: 1,627 acres is the SVSP, 432 is the Urban Reserve portion).
- General Plan Amendments:
 - Amendment to City's Land Use Map and text
 - Increase in the Residential Unit Allocation from 57,715 to 65,172
 - Update the General Plan horizon year from 2020 to 2025
 - Various amendments to the text and figures to include the SVSP
 - Amendments to the Growth Management and Noise policies
- Adoption of the Sierra Vista Specific Plan and Sierra Vista Design Guidelines
- Pre-zoning of property to be consistent with the Sierra Vista Specific Plan land use exhibit
- Approval of Large Lot Tentative Subdivision Maps
- Approval of Development Agreements between the City of Roseville and the individuals that make up the Sierra Vista Landowners Group (Applicant)
- Approval of Tree Permits
- Approval of Community Facilities Districts and/or other financing mechanisms
- Amendment of the City's Urban Water master Plan
- Compliance with SB 610 and 221, Approval of the Water Supply Assessment
- Amendment to the City's Capital Improvement Program
- Amendment to the City's Bicycle Master Plan
- Allocation of 3,915 acre-feet per year of City surface water to the Sierra Vista Specific Plan area
- Condemnation/acquisition of property and right of way for City and public improvements

URBAN RESERVE

- Certification of the Environmental Impact Report for the Sierra Vista Specific Plan and annexation area, and adoption of the Mitigation Monitoring and Reporting Plan

- Approval of a Sphere of Influence Amendment request to the Local Agency Formation Commission (LAFCO) to amend the City of Roseville Sphere of Influence to include an additional 373-acre (Urban Reserve sphere expansion equals 164.4 acres).
- Approval of an application to the (LAFCO) for annexation to and reorganization of the City of Roseville corporate boundaries to include an additional 2,064-acres (of the 2,064 acres, 432-acres is the Urban Reserve portion).
- General Plan Amendments:
 - Amendment to City’s Land Use Map and text
- Pre-zoning of property to Urban Reserve be consistent with the Sierra Vista Specific Plan land use exhibit

A full list of entitlements associated with the project can be found in Chapter 2, Project Description.

Approximately 432 acres of the proposed annexation boundaries contain parcels controlled by non-participating landowners. These areas are referred to as the Urban Reserve area (Chan and Richland parcels). No specific development is proposed for the non-participating properties. The areas are proposed for Urban Reserve, which assumes existing agricultural/rural residential uses would continue. Although for other purposes this EIR is a “project EIR” providing all of the environmental analysis needed for development within the SVSP project area, analysis of annexation of the Urban Reserve areas is only at a programmatic-level. If and when development is proposed in these areas in the future, additional entitlements and environmental review would be required. Such future environmental review could rely on this EIR in part, but would need to supplement and update the analysis herein as needed to deal with site-specific information and any changes in circumstance that might exist by that time.

This EIR provides environmental review to assist the public agency decision-makers in considering approval or denial of the proposed project. In conformance with the CEQA Guidelines, this EIR provides objective information regarding the environmental consequences of the proposed project and identifies feasible measures to lessen or avoid the significant effects on the environment. This EIR also examines a range of reasonable alternatives to the project that would reduce or eliminate significant environmental impacts. The following information is included in the CEQA Guidelines to clarify the role of an EIR:

Section 15121 (a) Information Document. An EIR is an informational document which will inform public agency decision makers and the public general of the significant environmental effects of a project, identify possible ways to minimize the significant effects, and describe reasonable alternatives to the project. The public agency shall consider the information in the EIR, along with other information which may be presented to the agency.

This EIR has been prepared at two levels of specificity, as described below. The CEQA Guidelines describe a number of variations in EIRs. It also states that: "... These variations are not exclusive. Lead Agencies may use other variations consistent with the Guidelines to meet the needs of other circumstances." (Section 15160):

Section 15146 Degree of Specificity. The degree of specificity required in an EIR will correspond to the degree of specificity involved in the underlying activity, which is described in the EIR.

- (a) An EIR on a construction project will necessarily be more detailed in the specific effects of the project than will be an EIR on the adoption of a local general plan or comprehensive zoning ordinance because the effects of the construction can be predicted with greater accuracy.
- (b) An EIR on a project such as the adoption or amendment of a comprehensive zoning ordinance or a local general plan should focus on the secondary effects that can be expected to follow from the adoption, or amendment, but the EIR need not be as detailed as an EIR on the specific construction projects that might follow.

Section 15151 Standards for Adequacy of an EIR. An EIR should be prepared with a sufficient degree of analysis to provide decision makers with information which enables them to make a decision, which intelligently takes account of environmental consequences. An evaluation of the environmental effects of a proposed project need not be exhaustive, but the sufficiency of an EIR is to be reviewed in light of what is reasonably feasible. Disagreement among experts does not make an EIR inadequate, but the EIR should summarize the main points of disagreement among the experts. The courts have

looked not for perfection, but for adequacy, completeness, and a good-faith effort at full disclosure.

Consistent with the Guidelines, this EIR examines the project-specific impacts of implementing the proposed SVSP (consisting of the Sierra Vista Specific Plan, SOI amendment, and annexation).

The EIR also considers at a program-level, two non-participating properties which make up approximately 432 acres within the specific plan and annexation boundaries, but do not have a specific development proposals associated with them at this time. Prior to City approvals that would allow development within the non-participating properties, preparation of specific plan amendments, and additional environmental review would be required.

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