

APPENDIX A1

2013 Notice of Preparation and Initial Study

NOTICE OF PREPARATION

Date: May 1, 2013

To: State Clearinghouse
Responsible Agencies
Trustee Agencies
Interested Parties

Subject: Notice of Preparation of a Revised Draft Subsequent Environmental Impact Report for the proposed Fiddymment Ranch Amendment to the West Roseville Specific Plan (Specific Plan Amendment 3) and Notice of Public Scoping Meeting

Project Title/File Number: Fiddymment Ranch Specific Plan Amendment (SPA) 3
File numbers: 2013PL-005 (SPA-000049, GPA-000068, RZ-000063, SUB-000171, DA-000053)

State Clearinghouse Number: 2010082075

NOP Comment Period: Written comments are due no later than June 3 by 5:00 p.m.

Public Scoping Meeting: In accordance with Public Resources Code Section 21083.9, notice is hereby given that the City of Roseville will conduct a public scoping meeting on **May 21, 2013 at 3:30 p.m. at the Roseville Civic Center** (Meeting Rooms 1 and 2), 311 Vernon Street, Roseville, CA 95678

Project Location: Approximately 815 acres generally north and west of the Blue Oaks Boulevard/Fiddymment Road intersection. Also includes approximately 2 acres east of Fiddymment Road at Angus Road.

Project Applicant: Signature Management Company., 1322 Blue Oaks Blvd. Suite 100, Roseville CA 95678, Attn: Steve Hicks (916) 240-2752

Lead Agency and Contact Person: City of Roseville Planning Department
Ron Miller, Associate Planner
311 Vernon Street
Roseville, CA 95678
Phone: (916) 774-5276
Fax: (916) 774-5129
Email: rmiller@roseville.ca.us
Website: www.roseville.ca.us/planning

1 INTRODUCTION

As the Lead Agency for the proposed project, the City of Roseville (City) will prepare a Subsequent Environmental Impact Report (EIR) for the proposed Fiddymment Ranch SPA 3 project. This Notice of Preparation (NOP) has been issued to notify interested parties that an EIR will be prepared and to solicit feedback on the scope and content of the analysis in the EIR.

A Draft Subsequent EIR was prepared for the Fiddymment Ranch SPA 3 project in October 2011. Since that time, the proposed project has been revised and revisions to the EIR will be necessary. Therefore, the City of Roseville has updated and re-issued the NOP for this EIR and will prepare a Revised Draft Subsequent EIR. A detailed Project Description is provided in Section 3 of this NOP. Compared to the project that was evaluated in the 2011 Draft Subsequent EIR, the primary changes to the proposed Project Description are to:

- ❖ Reduce the proposed increase in the number of High Density Residential dwelling units;
- ❖ Remove four parcels (F-21, F-22, F-23, and F-24) from the proposed project boundaries (meaning that maximum density on these parcels would remain at the existing 20 dwelling units per acre); and
- ❖ Reduce the proposed increase in acreage allocated to the community commercial land use.

The revised proposed project description is presented in Section 3. This section also provides a vicinity map, conceptual land use plan, phasing plan, and a list of required project approvals. The probable environmental effects of the proposed project and the proposed scope of analysis for the Subsequent EIR are identified in Section 4. Section 5 discusses the project alternatives analysis and Section 6 discusses the cumulative impacts analysis. Section 7 references previous studies and reports applicable to this project.

NOP Comment Period: Due to the time limits mandated by state law, your response to this NOP must be sent at the earliest possible date, but not later than 30 days after April 30, 2013 (the date this notice was first posted). Please submit comments to the City of Roseville no later than May 30, 2013. Please provide written comments to the project planner, Ron Miller at the address shown above.

Public Scoping Meeting: A Public Scoping Meeting regarding the proposed project will be held on May 21, 2013 to receive comments from interested parties regarding the issues that should be addressed in the EIR. The time and location of the Public Scoping Meeting is provided on the first page of this NOP.

2 REGULATORY BACKGROUND

This NOP provides notification that a Subsequent EIR will be prepared for the proposed project. This NOP has been prepared in accordance with the California Environmental Quality Act (CEQA), Public Resources Code Division 13 Section (§) 21000 et seq., and the State CEQA Guidelines, Title 14 California Code of Regulations §15000 et seq. According to CEQA

Guidelines §15064, an EIR must be prepared if there is substantial evidence in light of the whole record that the proposed project may have a significant effect on the environment.

The project proposes a change to the West Roseville Specific Plan (WRSP). The environmental effects of the WRSP were evaluated in an EIR that was certified by the City of Roseville in 2004 (State Clearinghouse Number 2002082057). The proposed changes to WRSP land uses could result in significant environmental effects that were not evaluated in the 2004 EIR. Changes in background conditions since the WRSP was adopted could also contribute to increased environmental effects. CEQA provides for preparation of a Subsequent EIR in this case. Specifically, CEQA Guidelines §15162(a)(1) states that when an EIR has been certified for an approved project, a Subsequent EIR is necessary if “substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.”

Additionally, the currently proposed project is a modification of the proposed Fiddymment Ranch SPA 3 that was evaluated in the October 2011 Draft Subsequent EIR. The currently proposed Fiddymment Ranch SPA 3 project will be evaluated in a Revised Draft Subsequent EIR.

In 2010, the City of Roseville prepared an Initial Study/Environmental Checklist for the originally-proposed Fiddymment Ranch SPA 3 project. The Initial Study provides a detailed analysis of whether the proposed project would increase any impacts identified in the WRSP EIR or result in significant impacts that were not evaluated previously. The project description in the Initial Study has been updated to reflect the current project proposal. However, the impact analysis in the Initial Study has not been updated because the project revisions (reducing the total number of new dwelling units from 1,905 to 1,661 and omitting certain parcels from the project) would not change the Initial Study conclusions. In addition to updating the project description, minor edits to the Initial Study have been made to reflect the Initial Study corrections described in Chapter 1 of the 2011 Draft Subsequent EIR and to address potential impacts related to exposure to objectionable odors. The Initial Study is provided on the CD attached to this NOP.

Based on the Initial Study analysis, the Subsequent EIR will focus on impacts associated with land use, transportation and circulation, noise, air quality, climate change, public services, and utilities (water supply, wastewater treatment, recycled water), as identified in Section 4 of this NOP. The Subsequent EIR will define current conditions and evaluate the environmental effects of the proposed project relative to the existing, or baseline, conditions. Comments received in response to the 2010 NOP and the 2011 Draft Subsequent EIR will be addressed in the Revised Subsequent EIR.

3 PROJECT DESCRIPTION

Project Summary

The project proposes to amend the WRSP to accommodate up to 1,661 additional residential units in an area referred to as Fiddymment Ranch. Under the WRSP, the Fiddymment Ranch area is planned for development of 4,208 residential units. Under the proposed Fiddymment Ranch SPA 3 project, buildout of the Fiddymment Ranch area would accommodate up to a total of 5,869

residential units. (Note that the previous project proposal would have added 1,905 residential units to Fiddymment Ranch, resulting in a total of 6,112 dwelling units in this area.)

More specifically, the proposed project would decrease the acreage allocated to Low Density Residential (LDR) and LDR Pocket Parks land uses by approximately 98.18 acres, and increase the acreages allocated to:

- ❖ Medium Density Residential (MDR) land uses by 55.8 acres,
- ❖ High Density Residential (HDR) land uses by 18.88 acres,
- ❖ Community Commercial (CC) land uses by 7.09 acres,
- ❖ Parks (PR) by 3.03 acres,
- ❖ Open Space (OS) by 0.10 acres,
- ❖ OS (Paseo) by 0.4 acres,
- ❖ Public/Quasi-Public (P/QP) by 1.9 acres, and
- ❖ land dedicated as right-of-way (ROW) by 17.55 acres.

In addition, the project proposes to change development densities within Fiddymment Ranch residential areas. With the proposed changes in land use acreages and density increases, the project would provide up to 580 additional LDR units, 609 additional MDR units, and 472 additional HDR units. The allowable Floor-Area-Ratio for CC land uses ranges between 0.2 and 0.4. With the proposed 7.09-acre increase in CC area, the project would provide between 61,768 and 123,536 additional square feet of commercial land uses.

Project Approvals

For the City of Roseville to approve the proposed Fiddymment Ranch SPA 3, which would amend the WRSP, the City would need to grant the following five entitlements:

1. A **General Plan Amendment** to revise the WRSP land use plan and text to reflect the proposed unit increase, and increase the City's residential unit allocation;
2. A **Specific Plan Amendment** to revise the land use plan and text to reflect the proposed unit increase;
3. A **Rezone** to modify the City's Zoning Map to reflect the proposed land use plan;
4. A **Large Lot Tentative Map Modification** to divide the property consistent with the new land use and circulation plan; and
5. A **Development Agreement Amendment** to outline developer and City obligations and to account for the changes proposed by this project.

In addition, implementation of the project could require approval of various permits from federal, state, and local agencies prior to construction, as listed below. The requirement for these permits was identified in the WRSP EIR.

- ❖ U.S. Army Corps of Engineers Permit under Section 404 of the Clean Water Act for fill of wetland areas;

- ❖ State Water Resources Control Board Water Quality Certification under Section 401 of the Clean Water Act to fill wetland areas;
- ❖ California Department of Fish and Wildlife Streambed Alteration Agreement for work in any water courses;
- ❖ Regional Water Quality Control Board General Construction Activity Stormwater Permit under the National Pollutant Discharge Elimination System (NPDES) program; and
- ❖ Placer County Air Pollution Control District Authority to Construct and Permit to Operate for commercial operations.

3.1 Project Location

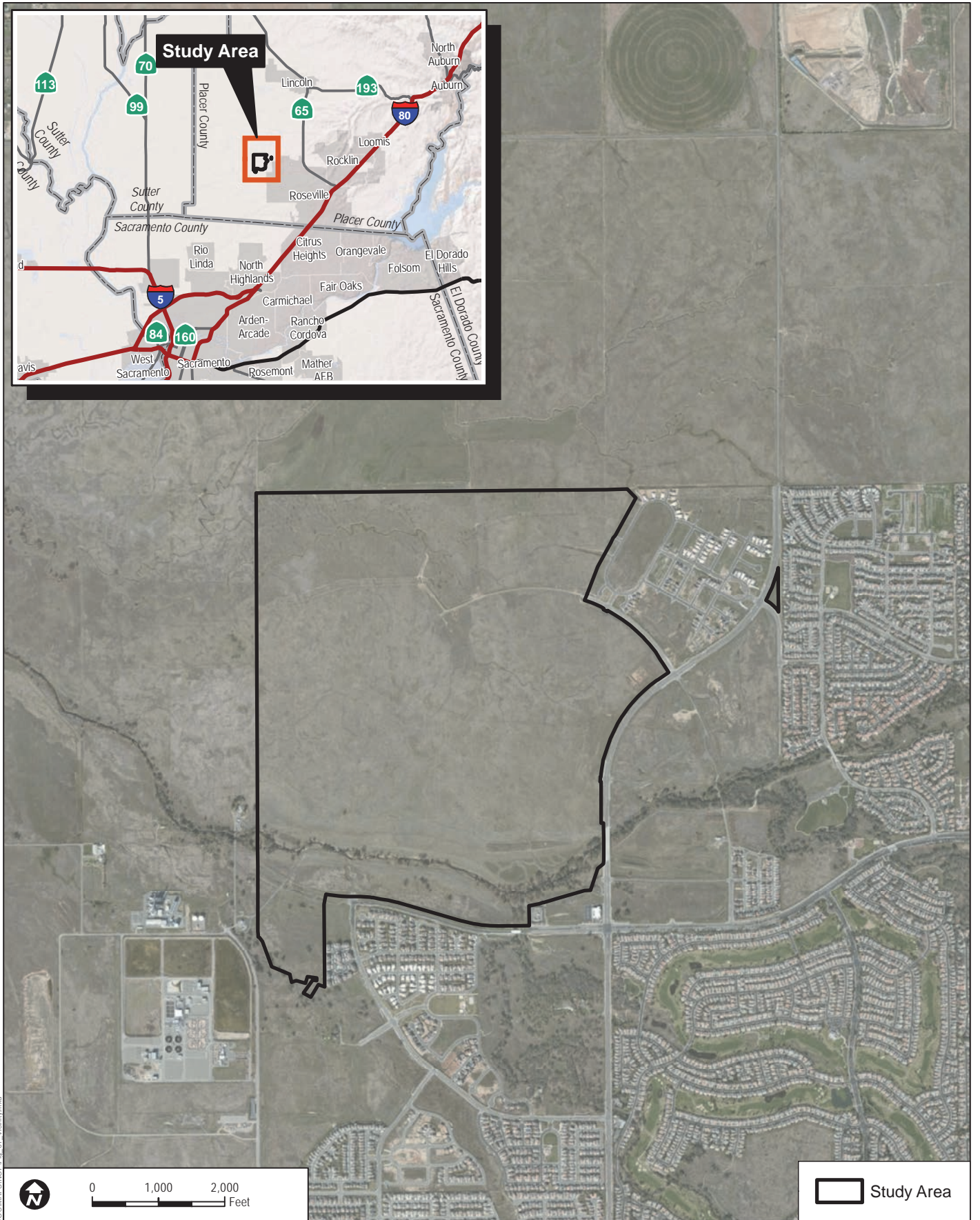
As shown in *Figure 1, Site and Vicinity Map*, the WRSP area is located in the northwest portion of the City of Roseville, approximately three miles west of the State Route (SR) 65 interchange at Blue Oaks Boulevard. The 1,678-acre Fiddymment Ranch portion of the WRSP is bound by Blue Oaks Boulevard and Phillip Road to the south, and Fiddymment Road and Crocker Ranch Road to the east. The Roseville Energy Park (REP) and the Pleasant Grove Wastewater Treatment Plant (PGWWTP) are located to the southwest and the Creekview Specific Plan area is located west of the project's western boundary. The northern boundary of the WRSP is coterminous with the existing Roseville city limits.

The assessor parcel numbers for the project site include: 017-101-038; 017-117-045, 047, and 048; 492-010-002, 003, 004, 005, 015, 020, 021, 031, and 033. The site is mapped on the USGS Roseville 7.5 minute topographic quadrangle in Sections: 13, 18, 19, and 24, Township 11N and Range 05E and 06E.

3.2 Project Setting

The proposed project would affect ±815 acres in the northern portion of the ±1,678-acre Fiddymment Ranch area of the WRSP. As shown in the aerial photograph in *Figure 1*, some development has already occurred within Fiddymment Ranch. This includes major infrastructure including roads, landscape corridors, drainage improvements and utilities. Approximately 777 residential units have been constructed in five neighborhoods within the Phase 1 area of Fiddymment Ranch, which is south of Pleasant Grove Creek. In the Phase 2 area, two residential neighborhoods are under construction, with approximately 240 residential units completed. Additionally construction of Fiddymment Elementary School has begun. No work has been initiated in the Phase 3 portion of the project area. Phases 2 and 3 are both primarily located north of Pleasant Grove Creek.

The Fiddymment Ranch area primarily supports nonnative annual grasslands that were historically used for agricultural or grazing activities. The area is relatively flat, with areas of rolling terrain associated with Pleasant Grove Creek, which crosses the project area from east to west north of Blue Oaks Boulevard. Kaseberg Creek traverses a portion of the Fiddymment Ranch Phase 1 area. Each of these riparian corridors support native oaks. Wetland areas are dispersed throughout the project area, with the greatest concentration located in the northwest corner of the Fiddymment Ranch property, which is designated Open Space.



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SOURCE: ESRI
 FIDDYMMENT RANCH

Study Area

FIGURE 1
Vicinity Map

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3.3 Project Background

The WRSP was approved by the Roseville City Council on February 4, 2004. The WRSP guides development on ±3,162 acres located west of Fiddymment Road in the City of Roseville. The WRSP area is comprised of two distinct large landholdings: the Westpark Property, which consists of ±1,485 acres in the southwest portion of the WRSP area, and the Fiddymment Ranch Property, which includes ±1,678 acres in the northwest portion of the WRSP area. The WRSP is planned as a residential community with a wide range of residential densities and housing types. Other land uses in the plan area include recreation, open space, public/quasi-public (including school sites), commercial, business professional, and industrial. Since the original WRSP approval in 2004, the City of Roseville has processed several amendments to the specific plan. Table 1 summarizes the total development anticipated under the WRSP (as previously amended) as of March 2013.

Table 1
West Roseville Specific Plan Existing Land Use Allocations

Land Use	Fiddymment Ranch		Westpark		Total WRSP	
	Acreeage	Dwelling Units	Acreeage	Dwelling Units	Acreeage	Dwelling Units
Low Density Residential	848.29	2,660	710.30	3,259	1,550.17	5,802
Low Density Residential – Pocket Parks	20.54	n/a	--	--	20.54	n/a
Medium Density Residential	17.12	131	46.13	387	63.62	518
High Density Residential	65.12	1,416	48.21	899	115.14	2,273
Community Commercial	38.48	n/a	17.72	40	57.38	n/a
Public/Quasi-Public	74.64	n/a	70.04	n/a	144.58	n/a
Parks and Recreation	200.03	1	54.15	n/a	255.16	n/a
Open Space	340.19	n/a	350.67	n/a	690.83	n/a
Open Space Paseo	6.71	n/a	7.65	n/a	14.36	n/a
Roadway Rights-of-Way	66.41	n/a	70.98	n/a	132.03	n/a
Light Industrial	--	--	74.56		74.56	
Industrial	--	--	34.80		34.80	
Total	1,677.53	4,208	1,485.21	4,585	3,162.74	8,793

3.4 Surrounding Land Uses

North

Fiddymment Ranch is located in the northwestern portion of the City of Roseville. The northern boundary of Fiddymment Ranch is coterminous with the City limits, and land to the north is in unincorporated Placer County. The area north of the project site is included in the County's Sunset Industrial Area Plan, and is designated "Agricultural." As shown in *Figure 1*, this area is undeveloped. This land was previously used for rice farming, but does not currently support any agricultural land uses. Under the Placer Ranch Specific Plan, the area was proposed for mixed-use development, but the Specific Plan project applications were withdrawn in 2008. The land uses in the previously-proposed Placer Ranch Specific Plan included residential, business park and light industrial, office, commercial, and a branch campus for California State University Sacramento that would accommodate 25,000 full-time-equivalent students.

East

Land east of Fiddymment Ranch Phase 1 is within the City of Roseville's Del Webb Specific Plan Area while land east of Fiddymment Ranch Phase 2 is within the City's North Roseville Specific Plan Area. The Del Webb Specific Plan area is an age-restricted community encompassing 1,200 acres while the North Roseville Specific Plan area covers 1,361 acres. Both of these plan areas primarily support single-family residential land uses and are built-out in the vicinity of Fiddymment Ranch with low density residences. Within the Del Webb Specific Plan, there is a park site along Fiddymment Road south of Blue Oaks Boulevard.

South

The Westpark portion of the WRSP is located south of Fiddymment Ranch. Construction of the low density residences immediately adjacent to Fiddymment Ranch has been completed. A middle school and elementary school have also been constructed in this area.

West

The REP and PGWWTP are located west of Fiddymment Ranch Phase 1. The planned uses adjacent to these facilities include a regional sports complex and high school. North of Pleasant Grove Creek, the area west of Fiddymment Ranch Phase 3 is within the recently adopted Creekview Specific Plan, which includes 2,011 dwelling units, 136 acres of open space, 19 acres of mixed-use commercial, 16 acres of parks, and 9 acres of public/quasi-public uses on approximately 500 acres. The Creekview Specific Plan area was annexed to the City on April 17, 2013.

3.5 Project Objectives

The project applicant has identified the following objectives for the proposed Fiddymment Ranch SPA 3 project.

- ❖ Introduce a variety of housing types to Phases 2 and 3, similar to the diverse housing mix contained in Phase 1. This would be accomplished by adding pods of medium density and high density residential uses, as well as varying the density of the remaining low density residential planning areas.

- ❖ Aid the City in meeting its Regional Housing Needs Allocation obligations as identified in the Housing Element of the General Plan by increasing the amount of High Density Residential dwelling units.
- ❖ Aid the City in meeting the Sacramento Area Council of Governments (SACOG) Blueprint Preferred Growth scenario, the City’s Blueprint Implementation Strategies, and the anticipated SACOG Sustainable Communities Strategy (required as part of meeting state-mandated regional greenhouse gas emission reduction targets) by increasing the diversity of housing choices within the City, particularly by increasing residential density generally and providing more medium and high density residential units.
- ❖ Introduce a Community Commercial parcel in the central portion of Phase 3, providing for a centrally located small scale commercial use that would promote pedestrian and bicycle access.
- ❖ Given limited services on the western side of the city, change the designation of a two-acre parcel in the northeast portion of Phase 2, at the corner of Angus Road and Fiddymment Road, from residential to Community Commercial in order to provide neighborhood services proximate to planned residential uses.
- ❖ Add further definition to the circulation system by establishing two east/west streets that will intersect both Hayden Parkway and Fiddymment Road. These two streets, Holt and Crawford Parkways, will provide multiple points of ingress and egress from the Phases 2 and 3 planning areas, improving local circulation opportunities and easing the traffic load on Hayden Parkway.
- ❖ Reconfigure and refine the paseo parcels to connect the open spaces, parks, schools, and residential neighborhoods within the northern portion of Fiddymment Ranch.
- ❖ Reconfigure the F-51 park site and F-71 school site to improve vehicular circulation and pedestrian safety to and from these sites and provide an attractive park frontage along Hayden Parkway for the added benefit of visual open space.
- ❖ Modify the street configuration and Class I bikeway system to provide access to the Creekview Specific Plan Area to the west of the Fiddymment Ranch development.

3.6 Currently Planned Land Uses

The proposed Fiddymment Ranch SPA 3 would affect land use designations, development densities, and parcel sizes on approximately 815 acres within the Fiddymment Ranch area of the WRSP. The WRSP parcels that would be affected by the proposed amendment are identified in Table 2 by the existing WRSP Parcel Number, currently planned land use, and size. Note that the acreages reported in Table 2 are based on conceptual land use plans. Actual parcel dimensions, acreages, and road alignments may vary with more accurate mapping and design.

Table 2
Existing Fiddymment Ranch Parcels Affected by Proposed Amendment

Parcel Number	Planned Land Use	Size (acres)
6	LDR	60.90

Parcel Number	Planned Land Use	Size (acres)
7	LDR	38.03
8	LDR	32.20
9	LDR	100.13
10	LDR	83.10
11	LDR	38.26
12	LDR	54.95
13	LDR	54.95
19	LDR	27.01
51	PR (Park & Recreation)	8.90
55	PR	29.76
71	P/QP (Public/Quasi-Public: Elementary School)	8.70
80	OS (Open Space)	131.80
81	LDR	1.98
84	OS (Open Space)	81.20
85	OS (Open Space)	26.91
90	OS (Paseo)	1.32
91	OS (Paseo)	1.38
92	OS (Paseo)	2.35
93	OS (Paseo)	1.66
94	LDR (Pocket Park)	4.01
95	LDR (Pocket Park)	4.01
96	LDR (Pocket Park)	2.51
97	LDR (Pocket Park)	2.72
200	Right-of-Way	12.80
Total		811.54

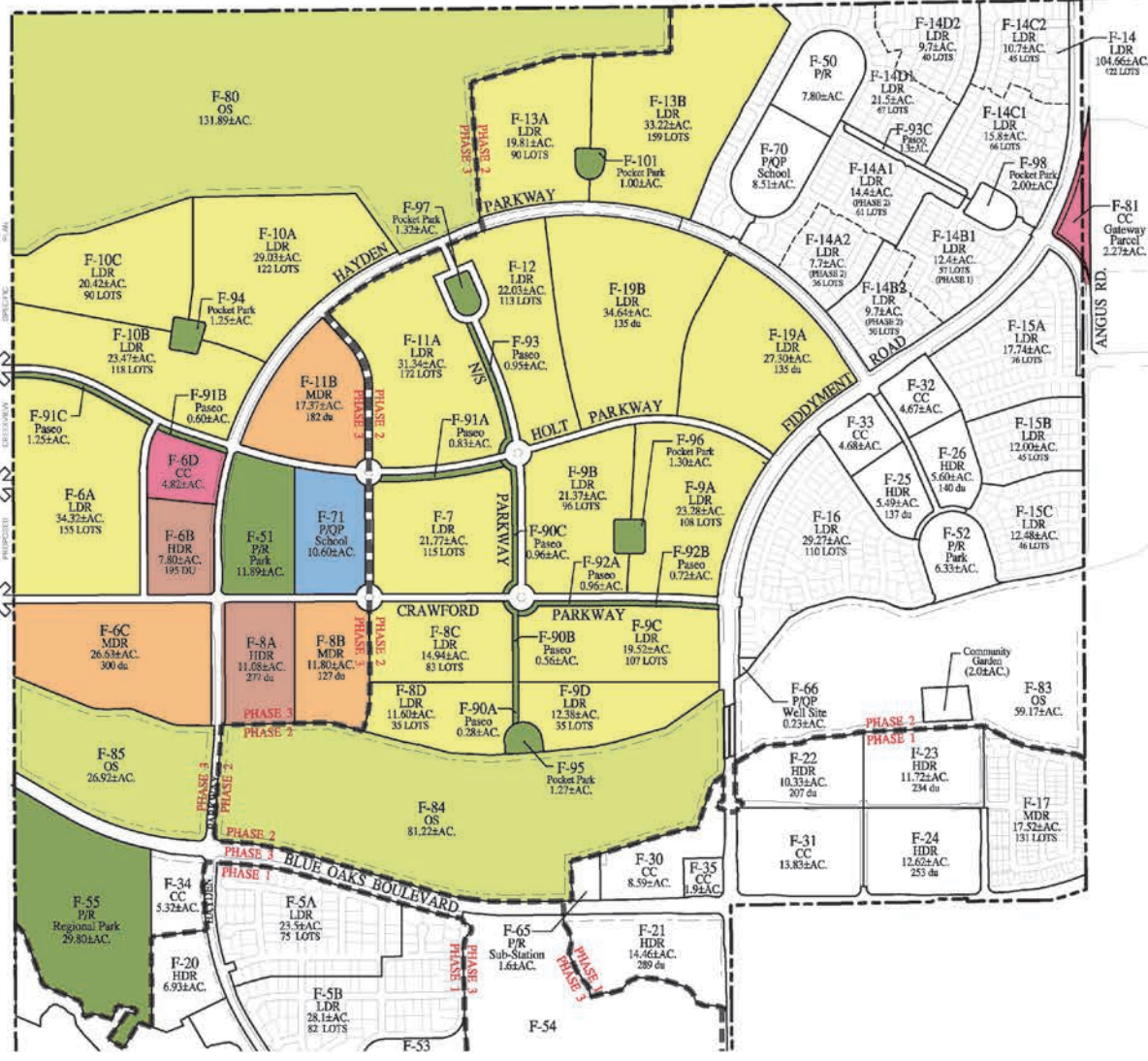
3.7 Proposed Land Uses

The project proposes to amend the WRSP to allow 1,661 additional residential units and 7.09 additional acres of commercial land uses in the Fiddymment Ranch portion of the specific plan area. The land uses included in the area affected by the proposed Specific Plan Amendment are described below and are shown on *Figure 2 Conceptual Land Use Plan*.

Residential

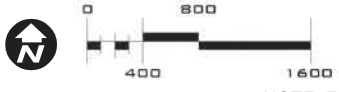
Under the proposed Fiddymment Ranch SPA 3 project the Fiddymment Ranch property would support a total of 5,869 residential units on ±915 acres. The proposed average density of all land designated for residential uses is 6.41 units per acre. Residential units are proposed in three density ranges. If the proposed Fiddymment Ranch SPA 3 project is approved, development within the full Fiddymment Ranch area would include the following:

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LAND USE SUMMARY

CURRENT APPROVALS					AFTER PROPOSED SPA #3				
PLANNING AREA	LAND USE	ACRES	# OF UNITS	DENSITY	PLANNING AREA	LAND USE	ACRES	# OF UNITS	DENSITY
PHASE 2					PHASE 2				
7	LDR	38.03	87	2.3	7	LDR	21.77	115	5.3
-	-	-	-	-	8C	LDR	14.94	83	5.6
-	-	-	-	-	8D	LDR	11.60	35	3.0
9	LDR	100.13	378	3.8	9A	LDR	23.28	108	4.6
-	-	-	-	-	9B	LDR	21.37	96	4.5
-	-	-	-	-	9C	LDR	19.52	107	5.5
-	-	-	-	-	9D	LDR	12.38	35	2.8
11	LDR	38.26	84	2.2	11A	LDR	31.34	172	5.5
12	LDR	54.95	117	2.1	12	LDR	22.03	113	5.1
13	LDR	54.95	121	2.2	13A	LDR	19.81	90	4.5
-	-	-	-	-	13B	LDR	32.22	159	4.8
19	LDR	27.01	104	3.9	19A	LDR	27.30	135	4.9
-	-	-	-	-	19B	LDR	34.64	135	3.9
81	LDR	1.58	-	-	81	CC	2.27	-	-
84	OS	81.20	-	-	84	OS	81.22	-	-
90	OS(PASEO)	1.32	-	-	90A	OS(PASEO)	0.28	-	-
-	-	-	-	-	90B	OS(PASEO)	0.56	-	-
-	-	-	-	-	90C	OS(PASEO)	0.96	-	-
91	OS(PASEO)	1.38	-	-	91A	OS(PASEO)	0.83	-	-
92	OS(PASEO)	2.35	-	-	92A	OS(PASEO)	0.96	-	-
-	-	-	-	-	92B	OS(PASEO)	0.72	-	-
93	OS(PASEO)	1.66	-	-	93	OS(PASEO)	0.95	-	-
95	PARK	4.01	-	-	95	PARK	1.27	-	-
96	PARK	2.51	-	-	96	PARK	1.30	-	-
97	PARK	2.72	-	-	97	PARK	1.32	-	-
-	-	-	-	-	101	PARK	1.00	-	-
PHASE 3					PHASE 3				
6	LDR	60.90	140	2.3	6A	LDR	34.32	155	4.5
-	-	-	-	-	6B	HDR	7.80	155	25.0
-	-	-	-	-	6C	MDR	26.63	300	11.3
-	-	-	-	-	6D	CC	4.82	-	-
8	LDR	32.20	74	2.3	8A	HDR	11.08	277	25.0
-	-	-	-	-	8B	MDR	11.80	127	10.8
10	LDR	83.10	183	2.2	10A	LDR	29.03	122	4.2
-	-	-	-	-	10B	LDR	23.47	118	5.0
-	-	-	-	-	10C	LDR	20.42	90	4.4
-	-	-	-	-	11B	MDR	17.37	182	10.5
53	PARK	8.90	-	-	51	PARK	11.89	-	-
55	PARK	29.76	-	-	55	PARK	29.80	-	-
71	P/QP	8.70	-	-	71	P/QP	10.60	-	-
80	OS	131.80	-	-	80	OS	131.89	-	-
85	OS	26.91	-	-	85	OS	26.92	-	-
-	-	-	-	-	91B	OS(PASEO)	0.60	-	-
-	-	-	-	-	91C	OS(PASEO)	1.25	-	-
94	PARK	4.01	-	-	94	PARK	1.25	-	-
PH 2 & 3 CURRENTLY APPROVED LDR UNITS			1,288		PH 2 & 3 LDR UNITS AFTER SPA 3			1,868	
PH 2 & 3 CURRENTLY APPROVED MDR UNITS			0		PH 2 & 3 MDR UNITS AFTER SPA 3			609	
PH 2 & 3 CURRENTLY APPROVED HDR UNITS			0		PH 2 & 3 HDR UNITS AFTER SPA 3			472	
PH 2 & 3 CURRENTLY APPROVED CC ACRES			0		PH 2 & 3 CC ACRES AFTER SPA 3			7.1	
TOTAL			1,288		TOTAL			2,949	
NUMBER OF UNITS PROPOSED TO BE ADDED WITH SPA #3									
ADDITIONAL LDR UNITS							580	lots	
ADDITIONAL MDR UNITS							609	units	
ADDITIONAL HDR UNITS							472	units	
ADDITIONAL CC ACRES							7.09	acres	
TOTAL # OF UNITS ADDED BY SPA #3							1,661	units	
TOTAL # CC ACRES ADDED BY SPA #3							7.09	acres	



NOTE: For conceptual planning purposes only. Actual dimensions, road alignments, acreages, and yields will vary with more accurate mapping and design.

- ❖ A total of 3,240 dwelling units would be constructed as LDR units on 757.54 acres. The density of LDR parcels would range between 2.3 and 5.6 dwelling units per acre (du/ac), with an average density of 4.3 du/ac.
- ❖ A total of 740 units would be constructed as MDR units on 72.92 acres. The density of MDR parcels would range between 7.5 and 11.3 du/ac, with an average density of 10 du/ac.
- ❖ A total of 1,888 units would be constructed as HDR units on 84 acres. The maximum density of most HDR parcels would be 20 du/ac, while the maximum density on two HDR parcels within the Fiddymment Ranch SPA 3 project area would be 25 du/ac. The average density of HDR property in Fiddymment Ranch would be approximately 22 du/ac.

Of the 5,869 dwelling units in Fiddymment Ranch under the proposed project, 55.2 percent would be LDR, 12.6 percent would be MDR, and 32.2 percent would be HDR. With an average household occupancy of 2.62 persons per dwelling unit, development under the proposed Fiddymment Ranch SPA 3 project could accommodate 4,352 more residents than are anticipated under the currently approved land uses.

Within the LDR areas, the existing WRSP includes 20.54 acres intended for Pocket Parks. The proposed project would reduce the size of several of these parcels and create one additional pocket park parcel, resulting in 13.43 acres of pocket parks. The individual pocket park parcels are proposed to range in size between 1 and 2.77 acres. The WRSP describes pocket parks as small facilities that are:

“located centrally within specific subdivisions north and west of Phillip Road (Fiddymment portion of WRSP). Pocket parks are sized and positioned to provide for passive recreation and a social gathering spot for the immediate neighborhood. They differ from neighborhood parks in that they are less formal with a strong emphasis on passive recreation uses rather than active play areas. Typical facilities and uses may include tot lots, picnic tables, benches, informal turf areas, landscaping, shade structures, and under age 8 soccer fields. Pocket parks are to be situated along the primary entry axis of the proposed subdivision and will be ringed by local streets with residential units fronting the adjacent road and park to provide a strong entry statement and increase visibility.”

Community Commercial

Under the existing WRSP, six parcels totaling 38.97 acres within Fiddymment Ranch are designated CC. The proposed project would designate two additional parcels totaling 7.09 acres as CC. This includes a 2.27-acre site on the east side of Fiddymment Road at the eastern boundary of the Fiddymment Ranch area (parcel F-81), and a 4.82-acre site in the southwest quadrant of the intersection of Hayden Parkway and Holt Parkway (parcel F-6D). These sites would provide a mix of retail and services. Typical uses permitted within the CC land use include grocery stores, retail stores, banks, restaurants, personal services, professional offices and gas stations. The allowable Floor-Area-Ratio for CC land uses ranges between 0.2 and 0.4. (The Floor-Area-Ratio identifies the allowable amount of building space relative to the overall parcel size. A Floor-Area-Ratio of 0.2 limits the building space to 20 percent of the parcel size.)

With the proposed 7.09-acre increase in CC area, the project would provide between 61,768 and 123,536 additional square feet of commercial land uses.

Parks and Open Space

Under the existing WRSP, Fiddymment Ranch includes seven parcels covering 200.03 acres designated Parks and Recreation, eight parcels covering 340.19 acres designated Open Space, and four parcels covering 6.71 acres designated Open Space (Paseos). In total, there are 546.93 acres intended for parks and open space uses. This includes a ±96-acre regional park located south of Blue Oaks Boulevard (parcel F-54), a ±75-acre sports complex near the high school south of Blue Oaks Boulevard (parcels F-55 and F-56), a ±8.9-acre park site adjacent to the elementary school site (parcel F-51), ±167 acres of open space around Pleasant Grove Creek (parcels F-83, F-84, and F-85), and a ±132-acre open space area (parcel F-80) in the northwest corner of Fiddymment Ranch where vernal pools and other wetlands occur.

The proposed project would provide small increases in the size of several of these parcels. It would also further divide the Open Space (Paseo) parcels, resulting in a total of nine paseo parcels. These changes would result in a total of 550.34 acres intended for parks and open space uses, an overall increase of 3.41 acres.

Paseos are proposed along the westerly segment of Holt Parkway, the easterly segment of Crawford Parkway, and the N/S Parkway located in the middle of the project area. While most paseos would provide for circulation internal to the project area, the Holt Parkway paseo would provide a connection to the Creekview Specific Plan area to the west. The WRSP describes paseos as “landscaped open space corridors established primarily to provide linkages through neighborhoods to parks, schools and commercial areas as an alternative to major roadway links.” Paseos within the WRSP range from 25 to 75 feet in width. The paseos within Fiddymment Ranch would typically function as a wide landscape corridor along one side of a street. They would include Class 1 bike paths and may also accommodate other informal recreational activities, providing passive recreation opportunities for residents.

Public/Quasi-Public

One Public/Quasi-Public parcel intended as an elementary school site is included in the project area. The site is located south of Holt Parkway, east of Hayden Parkway, and north of Crawford Parkway. Under the existing WRSP, this site is 8.7 acres. The proposed project would increase the size of this parcel to 10.6 acres. This site would be dedicated to the Roseville City School District.

Land Use Allocations

Table 3 identifies the proposed acreage allocated to each land use compared with the currently approved land uses. This information is provided for the Fiddymment Ranch development, not the entire WRSP. Note that the acreages reported in Table 3 are based on conceptual land use plans. Minor variances in the acreages result in a ±6.6-acre discrepancy in the total land area. Actual parcel dimensions, acreages, and road alignments may vary with more accurate mapping and design.

Table 3
Fiddymment Ranch Land Use Allocations

Land Use	Approved Specific Plan		Proposed Project	
	Acreage	Dwelling Units or Square Feet	Acreage	Dwelling Units or Square Feet
Low Density Residential	848.29	2,660	757.54	3,241
Low Density Residential – Pocket Parks	20.54	n/a	13.43	n/a
Medium Density Residential	17.12	131	72.92	740
High Density Residential	65.12	1,416	84.00	1,888
Community Commercial	38.48	n/a	46.06	n/a
Public/Quasi-Public	74.64	n/a	76.42	n/a
Parks and Recreation	200.03	1	203.05	n/a
Open Space	340.19	n/a	340.18	n/a
Open Space (Paseo)	6.71	n/a	7.11	n/a
Roadway Rights-of-Way	66.41	n/a	80.97	n/a
Totals	1,677.53	4,208	1,684.11	5,869

Proposed Land Uses by Parcel

The proposed project would change the land use designations and densities on 24 existing parcels, as shown in Table 2. The project would also further divide some of those parcels, resulting in 43 parcels, and modify the development phasing plan. Table 4 shows the proposed parcel numbers, sizes, land use, density, unit count, and development phase for only those parcels that would be affected by the proposed Fiddymment Ranch SPA 3 project.

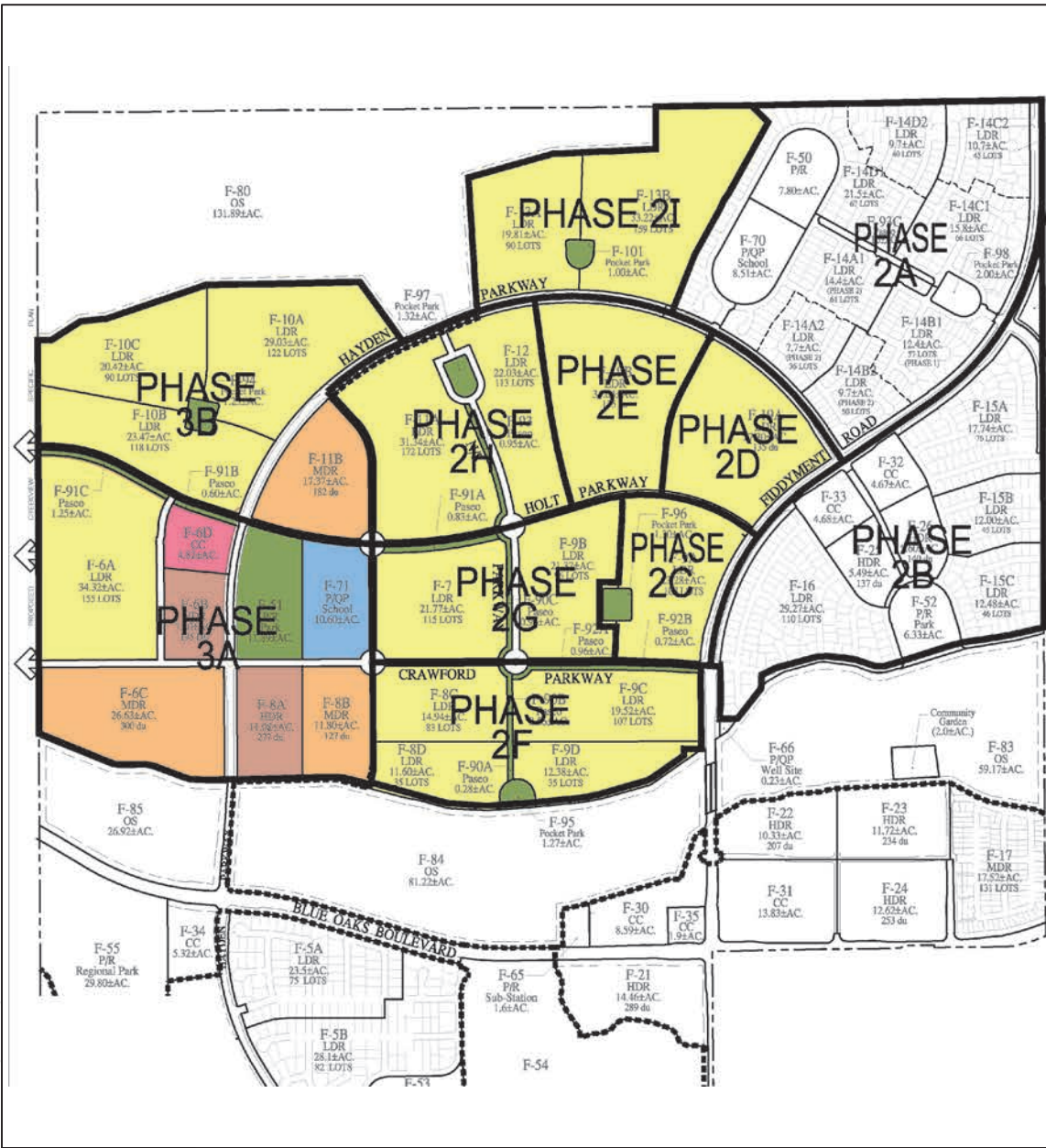
Table 4
Proposed Land Uses

Parcel Number	Size (acres)	Land Use	Density	Unit Count
Phase 2				
7	21.77	LDR	5.3	115
8C	14.94	LDR	5.6	83
8D	11.6	LDR	3.0	35
9A	23.28	LDR	4.6	108
9B	21.37	LDR	4.5	96
9C	19.52	LDR	5.5	107
9D	12.38	LDR	2.8	35
11A	31.34	LDR	5.5	172
12	22.03	LDR	5.1	113
13A	19.81	LDR	4.5	90
13B	33.22	LDR	4.8	159
19A	27.30	LDR	4.9	135
19B	34.64	LDR	3.9	135
81	2.27	CC	n/a	n/a

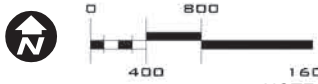
Parcel Number	Size (acres)	Land Use	Density	Unit Count
84	81.22	OS	n/a	n/a
90A	0.28	OS (Paseo)	n/a	n/a
90B	0.56	OS (Paseo)	n/a	n/a
90C	0.96	OS (Paseo)	n/a	n/a
91A	0.83	OS (Paseo)	n/a	n/a
92A	0.96	OS (Paseo)	n/a	n/a
92B	0.72	OS (Paseo)	n/a	n/a
93	0.95	OS (Paseo)	n/a	n/a
95	1.27	LDR (Pocket Park)	n/a	n/a
96	1.30	LDR (Pocket Park)	n/a	n/a
97	1.32	LDR (Pocket Park)	n/a	n/a
Phase 3				
6A	34.32	LDR	4.5	155
6B	7.80	HDR	25.0	195
6C	26.63	MDR	11.3	300
6D	4.82	CC	n/a	n/a
8A	11.08	HDR	25.0	277
8B	11.80	MDR	10.8	127
10A	29.03	LDR	4.2	122
10B	23.47	LDR	5.0	118
10C	20.42	LDR	4.4	90
11B	17.37	MDR	10.5	182
51	11.89	PR (Park)	n/a	n/a
55	29.80	PR (Sports Complex)	n/a	n/a
71	10.60	P/QP (Elementary School)	n/a	n/a
80	131.89	OS (Open Space)	n/a	n/a
85	26.92	OS (Open Space)	n/a	n/a
91B	0.60	OS (Paseo)	n/a	n/a
91C	1.25	OS (Paseo)	n/a	n/a
94	1.25	LDR (Pocket Park)	n/a	n/a
101	1.00	LDR (Pocket Park)	n/a	n/a

3.8 Phasing

As shown in Table 4, the proposed project would affect parcels in Fiddlyment Ranch phases 2 and 3. These phases would be further defined as shown in *Figure 3 Phasing Plan*, which indicates development would generally occur from east to west. The development in Phase 2 would primarily consist of LDR land uses, including pocket parks and paseos. OS parcels F-83 and F-84 are also included in Phase 2. Development in Phase 3 would complete LDR development and include MDR, HDR, CC, parks, the elementary school, and OS parcels F-80 and F-85.



LAND USE SUMMARY					
PHASE #	VILLAGE #	USE	ACRES	UNITS	DENSITY
PHASE 2C	F-9A	LDR	23.25	105	4.6
	F-9C	PARK	1.30	-	-
	SUBTOTAL		24.55	105	-
PHASE 2D	F-19A	LDR	27.30	135	4.9
PHASE 2E	F-19B	LDR	34.64	135	3.9
PHASE 2F	F-8C	LDR	14.94	83	5.6
	F-8D	LDR	11.60	35	3.0
	F-9C	LDR	19.52	107	5.5
	F-9D	LDR	12.38	35	2.8
	F-90A	OS(PASFO)	0.28	-	-
	F-90B	OS(PASFO)	0.56	-	-
	F-92A	OS(PASFO)	0.96	-	-
	F-92B	OS(PASFO)	0.72	-	-
	F-95	PARK	1.27	-	-
	SUBTOTAL		62.23	260	-
PHASE 2G	F-7	LDR	22.59	115	5.1
	F-9B	LDR	21.37	96	4.5
	F-90C	OS(PASEO)	0.96	-	-
	F-91A	OS(PASEO)	0.63	-	-
SUBTOTAL		45.75	211	-	
PHASE 2H	F-11A	LDR	31.34	172	5.5
	F-12	LDR	22.03	113	5.1
	F-93	OS(PASEO)	0.95	-	-
	F-97	PARK	1.32	-	-
SUBTOTAL		55.64	285	-	
PHASE 2I	F-13A	LDR	19.81	90	4.5
	F-13B	LDR	33.22	159	4.8
	F-101	PARK	1.00	-	-
SUBTOTAL		54.03	249	-	
PHASE 3A	F-6A	LDR	34.32	155	4.5
	F-6B	HDR	7.80	195	25.0
	F-6C	MDR	26.63	300	11.3
	F-6D	CC	5.00	-	-
	F-6A	HDR	11.06	277	25.0
	F-6B	MDR	11.80	127	10.8
	F-71	P/QP	10.60	-	-
	F-91B	OS(PASEO)	0.60	-	-
	F-91C	OS(PASEO)	1.25	-	-
	SUBTOTAL		120.97	1,054	-
PHASE 3B	F-10A	LDR	29.03	122	4.2
	F-10B	LDR	23.47	115	5.0
	F-10C	LDR	20.42	90	4.4
	F-11B	MDR	17.37	182	10.5
	F-94	PARK	1.25	-	-
SUBTOTAL		91.54	512	-	
TOTAL			516.68 ACRES	2,949 DU	5.7



NOTE: For conceptual planning purposes only. Actual dimensions, road alignments, acreages, and yields will vary with more accurate mapping and design.

DUDEK

SOURCE: Wood Rodgers 2013

7677

FIDDYMMENT RANCH

FIGURE 3
Phasing Plan

Path: Z:\Projects\16770\MAPDOC\MAPS\MOP\Fig. 03 - PhasingPlan.mxd

3.9 Transportation and Circulation

The proposed Fiddymment Ranch SPA 3 project would not alter the overall circulation system in the WRSP. Primary roadway access to Fiddymment Ranch is provided by Fiddymment Road, Hayden Parkway, and Blue Oaks Boulevard. The circulation system also includes a pedestrian/bikeway network and public transportation facilities. Fiddymment Road and Blue Oaks Boulevard already exist through the plan area.

The portion of Hayden Parkway in Fiddymment Ranch Phase 1 has already been constructed. Construction of this roadway through Phases 2 and 3 would occur as part of buildout of these areas. Hayden Parkway would be constructed as a 2-lane collector with a 12-foot median and 25-foot landscape corridors on either side. To connect to the portion of Hayden Parkway that has already been constructed through Phase 1, a bridge over Pleasant Grove Creek would be constructed as part of Phase 3.

Holt Parkway would be constructed through Phases 2 and 3 and would extend westerly into the Creekview Specific Plan area. Crawford Parkway would be constructed as a parallel route to the south. Three north-south roads would be constructed to connect the east-west roadways with Hayden Parkway, creating a modified grid pattern. The layout of local streets would be defined as tentative maps are processed for development of each of the large lot parcels.

The following list identifies the type of traffic control anticipated at key intersections:

- ❖ Hayden Parkway/Fiddymment Road: signal
- ❖ Hayden Parkway/Holt Parkway: all-way stop-control
- ❖ Fiddymment Road/Holt Parkway: two-way stop control (stop signs on Holt Parkway)
- ❖ Hayden Parkway/Crawford Parkway: all way stop control
- ❖ Fiddymment Road/Crawford Parkway: signal
- ❖ N/S Parkway/Holt Parkway: roundabout
- ❖ N/S Parkway/Crawford Parkway: roundabout

Two additional roundabouts would be used at the intersections of Holt and Crawford parkways with the north-south street adjacent to the elementary school site (parcel F-71).

The WRSP road standards provide a network of pedestrian facilities and bike lanes along streets, paseos, and other routes. The proposed project would not change the requirements and standards for pedestrian and bicycle facilities. Turnouts to accommodate bus stops would be constructed along Hayden Parkway.

3.9 Public Utilities and Services

The WRSP includes provisions for water, wastewater, recycled water, storm drainage and flood control, police and fire, solid waste, electrical service, schools and parks. By increasing the residential population of the WRSP, the proposed project could increase demands for public services, however the project would not alter how services are provided to the project area. Refer to the WRSP for a description of the public facilities and services that would serve the

proposed development. As discussed in Section 4 of this NOP, the project's effects related to water supply, wastewater generation, fire protection, police protection, library services, and school services will be evaluated in the Revised Draft Subsequent EIR.

3.10 Project Design

The WRSP includes Design Guidelines that apply to all development within the specific plan area, including Fiddymment Ranch. The guidelines provide detailed performance criteria and standards to be considered by City staff, Design Review Committee, Planning Commission, and City Council in the review of individual developments within the Plan Area. All future development under the proposed Fiddymment Ranch SPA 3 project would be subject to the adopted WRSP Design Guidelines. The WRSP defines the administrative process through which projects are reviewed for consistency with the Design Guidelines.

4 PROBABLE ENVIRONMENTAL EFFECTS AND SCOPE OF THE SUBSEQUENT EIR

Potential environmental impacts resulting from the proposed Fiddymment Ranch SPA 3 project will be evaluated in the Revised Draft Subsequent EIR. CEQA Guidelines §15021 establishes a duty for public agencies to avoid or minimize environmental damage, where feasible, and stipulates that a public agency:

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

Impacts to be Evaluated in the Subsequent EIR

As discussed previously, the Revised Draft Subsequent EIR will address the potentially significant environmental impacts of construction and operation of the project. Based on the Initial Study analysis, it is anticipated that the Subsequent EIR will address the following potential project impacts:

- ❖ **Land Use** – land use compatibility, consistency with General Plan, Zoning Code, and land use policies;
- ❖ **Transportation and Circulation** – conflict with established performance measures (such as level of service standards);
- ❖ **Noise** – permanently increase ambient noise levels, expose people to noise levels in excess of City standards;

- ❖ **Air Quality** – conflict with applicable air quality plan, violate air quality standards, result in cumulatively considerable increases in criteria pollutants;
- ❖ **Climate Change** – generate cumulatively considerable greenhouse gas emissions; conflict with greenhouse gas emission reduction measures;
- ❖ **Public Services** – adversely affect provision of fire and police protection, library services, and school services;
- ❖ **Utilities and Service Systems** – adversely affect the City’s provision of water, wastewater, and recycled water services;
- ❖ **Growth inducing impacts;** and
- ❖ **Cumulative impacts.**

Impacts Focused Out of the Subsequent EIR

The Initial Study prepared for this project provides additional details on the potential impacts the proposed project may have on the environment. The analysis demonstrates that the project would have no impact, a less than significant impact, or the same impacts as were evaluated in the WRSP EIR for the impacts identified below. In accordance with CEQA Guidelines §§15128 and 15162, the Fiddymment Ranch SPA 3 Subsequent EIR will not include additional analysis of impacts that have not changed substantially from the analysis in the WRSP EIR. These impacts are “focused out” of the Subsequent EIR.

- ❖ ***Aesthetics.*** The project will not change the impact analysis and mitigation requirements identified in the WRSP EIR for these impacts: Alteration of Visual Character of the Site; New Sources of Light and Glare; Visual Incompatibility Between Land Uses; and Degradation of Scenic Resources.
- ❖ ***Agricultural and Forestry Resources.*** The project site is not zoned for agricultural uses, does not support any forest or timberland, and is not under a Williamson Act contract. The project will not change the impact analysis and mitigation requirements identified in the WRSP EIR for these impacts: Potential Incompatibility with Existing Agricultural and other Land Uses in the Remainder Area, the County, and the City of Roseville; and Conversion of Agricultural Land to Development Uses.
- ❖ ***Air Quality.*** The project will not change the impact analysis and mitigation requirements identified in the WRSP EIR for these impacts: Exposure of Sensitive Receptors to Unacceptable TAC Levels; Exposure to Objectionable Odors.
- ❖ ***Biological Resources.*** The project will not change the impact analysis and mitigation requirements identified in the WRSP EIR for these impacts: Loss of Federally Protected Wetlands and “Other Waters” of the United States; Loss of Federally Listed Vernal Pool Crustaceans and Their Habitat; Loss of Rare Plant Populations; Loss or Degradation of Habitat for Western Spadefoot (toad); Disruption of Swainson’s Hawk, Burrowing Owl, and Other Legally Protected Raptors; Loss of Grassland Habitat; Substantial Interference with the Movement of Resident and Migratory Wildlife Species; Loss of Oak Trees of Greater than 6 Inches dbh; Loss of

Riparian Habitat; Loss of Biological Resources due to Construction of Off-Site Infrastructure; Changes in General Plan Policies Regarding Flood Control Facilities in Open Space; Conflict with the Provisions of an Adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other Approved Local, Regional, or State Habitat Conservation Plan.

- ❖ ***Cultural Resources.*** The project will not change the impact analysis and mitigation requirements identified in the WRSP EIR for these impacts: Disturb, Damage or Destroy Unidentified Subsurface Archaeological Resources During Project Construction; Removal of Historically Significant Properties and/or Loss of Historic Integrity of Such Resources; Disturb Unknown Paleontological Resources During Site Preparation; Damage or Destroy Historic or Prehistoric Resources During Construction of Off-Site Infrastructure.
- ❖ ***Geology and Soils.*** The project will not change the impact analysis and mitigation requirements identified in the WRSP EIR for these impacts: Exposure of People and Structures to Seismic Hazards; Development of Structures on Expansive Soils or on Soils with Other Limitations; Soil Erosion from Grading Activities; Slope Instability and Increased Erosion Along Stream Channels; Loss of Topsoil Due to Conversion of Agricultural Land to Urban Uses. No use of septic systems is planned or proposed.
- ❖ ***Hazards and Hazardous Materials.*** The project will not change the impact analysis and mitigation requirements identified in the WRSP EIR for these impacts: Increased Potential for Accidental Release or Spill of Hazardous Materials During Construction or Occupancy; Increased Demand for Hazardous Materials Incident Emergency Response; Risk of Exposure to Accidental Releases of Hazardous Materials from the Pleasant Grove Wastewater Treatment Plant; Increased Risk of Soil or Water Contamination from Improper Disposal of Household Hazardous Waste; Soil or Groundwater Contamination Related to Past Uses; Use of Recycled Water for Landscape Irrigation in Areas Accessible to the Public; Potential Effects of Electromagnetic Fields (EMFs) from High-Voltage Transmission Lines; Temporary Truck Route for Transportation of Hazardous Materials Through the WRSP Area; Siting of a School Within One-Fourth Mile of the Handling or Transportation of Hazardous Materials. In addition, the project site is not located within an airport land use plan or within two miles of a public or private airport or airstrip and there would be no impact associated with public safety hazards related to air traffic.
- ❖ ***Hydrology and Water Quality.*** The project will not change the impact analysis and mitigation requirements identified in the WRSP EIR for these impacts: Changes in the Rate of Stormwater Runoff (Peak Flows) Through the Development of New Impervious Surfaces; Increase in the Amount of Surface Runoff, Which Would Exceed the Capacity of Existing Storm Drainage Systems and Increase the Potential for Downstream Flooding; Placement of Fill or Structures in 100-Year Floodplain Could Affect Water Surface Elevations, Which Could Increase the Risk of Flooding; Erosion and Runoff from Construction Sites Containing Soil or Other Materials Could Degrade Water Quality if Discharged to Local Streams; Changes in Surface Water or Groundwater Quality Resulting from Urban Stormwater Runoff;

Groundwater Use During Dry Years; Changes in Groundwater Recharge Potential Through the Development of Impervious Surfaces. In addition, the project site is not subject to inundation by seiche, tsunami, or mudflow.

- ❖ ***Land Use and Planning.*** The project will not physically divide an established community, and the project is generally consistent with applicable policies and regulations adopted for the purpose of avoiding or mitigating environmental effects. The project will not change the impact analysis and mitigation requirements identified in the WRSP EIR for the impact Conflict with the Provisions of an Adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other Approved Local, Regional, or State Habitat Conservation Plan.
- ❖ ***Mineral Resources.*** There are no mineral resources within the project area.
- ❖ ***Noise.*** The project will not change the impact analysis and mitigation requirements identified in the WRSP EIR for the following impacts: Short-Term Noise Generated by Construction Activity; Commercial Noise Sources; Industrial Noise; Noise from School Related Activities; Citywide Park Noise; Pleasant Grove Wastewater Treatment Plant Noise; Fire Station Noise; and Groundborne Vibration Levels. In addition, the project site is not located within an airport land use plan or within two miles of a public or private airport or airstrip and there would be no impact associated with air traffic noises.
- ❖ ***Population and Housing.*** The project will not change the impact analysis and mitigation requirements identified in the WRSP EIR for these impacts: Changes in Jobs/Housing Balance; Provision of Affordable Housing; Displacement of Existing Housing; Inducement of Substantial Population Growth.
- ❖ ***Recreation.*** The project will not change the impact analysis and mitigation requirements identified in the WRSP EIR for the impact Increased Demand for Park Facilities.
- ❖ ***Transportation/Traffic.*** The project site is not located in proximity to an airport or airstrip and would not introduce any airport or airstrip land uses. The project would have no impact related to air traffic. The project would not generate incompatible vehicle traffic, create roadway design hazards, or result in inadequate emergency access. The roads developed in the project site would be consistent with the road standards and roadway network identified in the WRSP.
- ❖ ***Utilities and Service Systems:*** The project will not change the impact analysis and mitigation requirements identified in the WRSP EIR for the impacts addressed in the Hydrology and Water Quality section related to stormwater drainage or for the impacts Increased Demand for Solid Waste Services at the Landfill; Increased Demand for Solid Waste Services at the MRF; and Construction Debris Demand for Solid Waste Services.

5 PROJECT ALTERNATIVES ANALYSIS

As required by CEQA, the EIR will evaluate alternatives to the proposed project. As stated in CEQA Guidelines §15126.6(c), the primary intent of the alternatives evaluation in an EIR is to evaluate a range of alternatives to the project that “could feasibly accomplish most of the basic objectives of the project and could avoid or substantially lessen one or more of the significant effects.” Generally it is expected that significant impacts could result from the increase in land use density and the overall intensity of development. The additional residential land uses proposed could generate a greater volume of traffic and air pollutant emissions than the approved amount of development. Therefore, it can be anticipated that the alternatives analysis will address a project that reduces the amount of development proposed. It is preliminarily expected that this reduced development alternative would provide for increasing development within Fiddymment Ranch by approximately 1,300 dwelling units, instead of the 1,661 additional units proposed under Fiddymment Ranch SPA 3.

CEQA also requires that the project alternatives analysis include consideration of the “no project” alternative. The “no project” alternative may be defined as “no development” or it may be defined as “some other development.” The Subsequent EIR will consider both scenarios. One “no project” alternative will assume that no development will occur on the parcels affected by the proposed project; the other “no project” alternative will consider development under the existing land use entitlements for the parcels affected by the proposed project.

6 CUMULATIVE IMPACTS ANALYSIS

As required by CEQA, the Subsequent EIR will evaluate the cumulative impacts of the proposed project. As stated in CEQA Guidelines §15065(a)(3), projects should be evaluated to determine whether the impacts are “cumulatively considerable,” which means that the “incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of current projects, and the effects of probable future projects.” The Subsequent EIR will identify other current and future projects in the region, define the impacts anticipated as a result of the cumulative development scenario, and evaluate whether the proposed Fiddymment Ranch SPA 3 project would make considerable contributions to those impacts.

7 REFERENCES

The following documents that relate to the project are available for review at the City of Roseville Planning Department (311 Vernon Street, Roseville, California, 95678) and at the City’s website at www.roseville.ca.us:

1. West Roseville Specific Plan and Sphere of Influence Amendment Area Environmental Impact Report, February 2004; and
2. Fiddymment Ranch Draft Subsequent EIR, October 2011).

INITIAL STUDY & ENVIRONMENTAL CHECKLIST

Project Title/File Number	Fiddymment Ranch Specific Plan Amendment 3/ File# 2013PL-005 (SPA-000049, GPA-000068, RZ-000063, SUB-000171, DA-000053) Prior File # 2009PL-130
Project Location	3000 Hayden Parkway, Roseville, Placer County. Approximately 815 acres generally north and west of the Blue Oaks Boulevard/Fiddymment Road intersection. Also includes approximately 2 acres east of Fiddymment Road at Angus Road. APN: 017-101-038, 017-117-045, 047, 048, 492-010-002, 003, 004, 005, 015, 020, 021, 031, 033
Project Description	<p>The applicant proposes to amend the West Roseville Specific Plan (WRSP) to accommodate 1,661 additional residential units in Fiddymment Ranch Phases 2 and 3. More specifically, the revised land use plan would decrease the acreage allocated to Low Density Residential and Low Density Residential (Pocket Parks) land uses by approximately 98 acres and would increase the acreages allocated to Medium and High Density land uses by 55.8 and 18.88 acres respectively. Community Commercial land uses would increase by 7.09 acres, parks would increase by 3.03 acres, open space (including paseos) by 0.14 acres, public/quasi-public by 1.9 acres, and land dedicated as right of way by 17.5 acres. Attachments to this Initial Study include the exhibits showing the proposed General Plan Amendment, Zoning Designation Amendments, Specific Plan Amendment, and large lot tentative parcel map. The proposed Conceptual Land Use Plan and Phasing Plan are included in the Notice of Preparation of a Revised Draft Subsequent EIR for this project.</p> <p>Requested entitlements include: 1) a General Plan Amendment to revise the land use plan and increase the City's residential unit allocation; 2) a Specific Plan Amendment to revise the WRSP land use plan and text to reflect the proposed unit increase; 3) a Rezone to modify allowable density ranges for residential zoning districts and to change the zoning designations on some parcels consistent with the proposed land uses; 4) a Large Lot Tentative Map Modification to divide the property consistent with the new land use and circulation plan; and 5) a Development Agreement Amendment for Fiddymment Ranch to memorialize the change in land uses, unit increases, and other contractual obligations of the project .</p>
Project Applicant	Steve Hicks, Signature Management Company, Inc., 1322 Blue Oaks Blvd. #100, Roseville CA 95678, (916) 240-2752
Property Owner	ATC Realty One, LLC, 333 Market Street, 3rd Floor, San Francisco CA 94105, Attn: Stephen Miller
Lead Agency Contact Person	Ron Miller, Associate Planner Phone (916) 774-5276

This initial study was prepared to identify and assess the anticipated environmental impacts of the Fiddymment Ranch SPA 3 proposed in 2009. The project has been revised and new project applications filed. The project description above reflects the current proposal. Table 1 provides a comparison of key characteristics of the current (2013) and prior (2009) project applications.

**Table 1
Project Description Comparison**

<i>Project Element</i>	<i>2013 Project</i>	<i>2009 Project</i>
Decrease LDR Acreage	90.75 acres	92.26 acres
Decrease LDR Pocket Parks Acreage	7.11 acres	7.11
Increase in LDR units	580	580
Increase MDR Acreage	55.8 acres	55.8 acres
Increase in MDR units	609	609
Increase HDR	18.88 acres	18.88 acres
Increase in HDR units	472	716
Changes in all Fiddymment Ranch Phases?	No, only Phases 2 and 3. Parcels F-21 through F-24 have been omitted from the proposed project	Yes
Increase in CC Acreage	7.09	7.27
Increase in PR, P/QP, OS, and Right-of-way Acreage	PR: 3.03; P/QP: 1.9; OS: 0.14; ROW: 17.55	PR: 3.02; P/QP: 1.9; OS 0.12; ROW 12.38

The City of Roseville has reviewed this initial study and determined that the analysis of potential project impacts appropriately evaluates the impacts associated with the currently proposed project application. The analysis has not been updated to reflect the revised project description because the impact analysis conclusions would not change. The initial study relies on previous environmental documents (discussed below) to address in detail the effects or impacts associated with the project.

This document has been prepared as part of meeting the requirements of the California Environmental Quality Act (CEQA), (Public Resources Code, Section 21000 et seq.) and the State CEQA Guidelines (14 California Code of Regulations Section 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.

In reviewing the project applications, the City of Roseville Planning Department has analyzed the potential environmental impacts of this project and determined that at least one impact is considered to be potentially significant. Therefore, **on the basis of the following initial evaluation**, we find that the proposed project **may** have a significant effect on the environment, and a **Subsequent Environmental**

Impact Report (EIR) will be required. As documented in this Initial Study, impacts in many resource areas will be less than significant, and the EIR will be focused on those areas where potentially significant impacts may occur.

Prepared by:



Ron Miller, Associate Planner

Date:



May 1, 2013

SETTING

West Roseville Specific Plan

The West Roseville Specific Plan (WRSP) area is located in the northwest corner of the City. The WRSP was approved by the Roseville City Council on February 4, 2004 to guide development of ±3,162 acres located west of Fiddymment Road in the City of Roseville. The WRSP area is comprised of two distinct large landholdings: the Westpark Property, which includes ±1,485 acres in the southwest portion of the WRSP area, and the Fiddymment Ranch Property, consisting of ±1,678 acres in the northwest portion of the WRSP area. The WRSP is planned primarily as a residential community with an overall mix and intensity of uses similar to that found in adjacent portions of the City. The WRSP provides recreation, open space, employment and educational opportunities.

WRSP Phasing

The WRSP phasing plan anticipated that project construction would commence in year 2004/05 and be complete by year 2019/20, depending on market conditions. Development of the overall WRSP is generally planned to occur in four phases, as summarized below. Development of roadways, sewer, storm drainage, and water lines would occur with each phase. Development in the Fiddymment Ranch portion of the WRSP would occur in the first three phases while development in Westpark would occur in all four phases.

- ❖ Phase 1 includes construction of the high school, one elementary school, the electric substation, the fire station, a portion of the regional sports park, some commercial and business professional, and ±2,807 residential units.
- ❖ Phase 2 is planned to include construction of the Village Center and the middle school and elementary school, ±2,687 residential units, and 9.3 acres of community commercial uses.
- ❖ Phase 3 is anticipated to include construction of both Fiddymment Park and the remaining portion of the regional sports park, one elementary school, and business professional and residential uses. A total of 2,011 residential units are planned for development in Phase 3. The City has received an application for Phase 3 of the WRSP to increase the number of dwelling units by 159 within this area and to change the land use on a Parcel W-63 from Business Professional to Low Density Residential.
- ❖ Phase 4 is planned to include development of the western portion of the WRSP, which includes an elementary school, residential, industrial, and light industrial uses. A total of 925 residential units are planned under Phase 4.

Fiddymment Ranch

The project site is within the ±1,678-acre Fiddymment Ranch portion of the Specific Plan area (Figure 1). Fiddymment Ranch is bounded by Blue Oaks Boulevard and Phillip Road on the south, Fiddymment Road and Crocker Ranch on the east, the Placer Ranch Specific Plan study area on the north, and the Creekview Specific Plan study area and Westside Drive on the west.

WRSP Phases 1 through 3 described above encompass the entire Fiddymment Ranch area. No portion of Fiddymment Ranch is included in WRSP Phase 4. The Phase 1-related major infrastructure including roads, drainage and utilities have been completed. Five residential neighborhoods within the Fiddymment Ranch Phase 1 development area are either complete or under construction and include 545 residential units. In the Phase 2 area, two residential neighborhoods are under construction. No work has been initiated on the Phase 3 portion of the development.

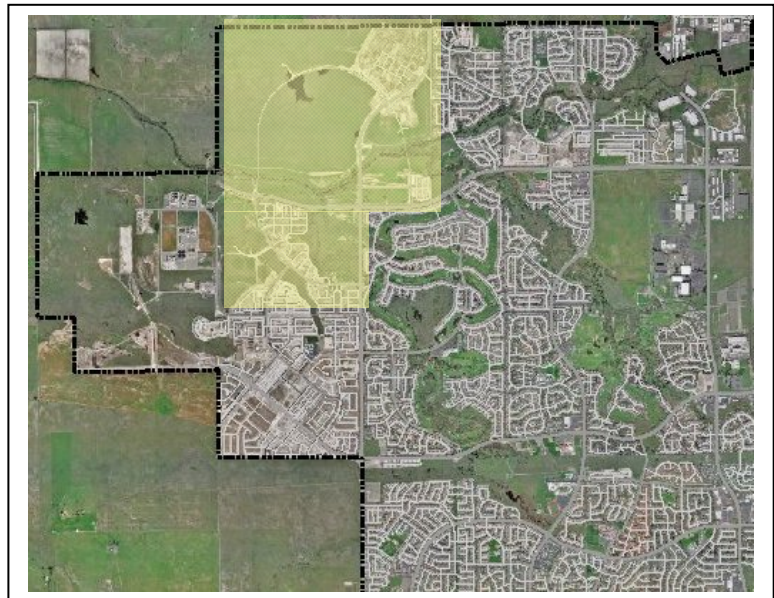


Figure 1: Fiddymment Ranch (shaded area)

The Fiddymment Ranch portion of the WRSP originally received approval for development of 4,170 residential units. Several minor adjustments to the WRSP land use allocations for Fiddymment Ranch have been made since the original approval. These adjustments changed land use densities on several parcels and added a total of 37 residential units to the plan area. These units were added by approval of a Conditional Use Permit for a Density Bonus pursuant to State Law in December 2007. This provided for the transfer of these units from the City's reserve unit pool to Parcel F-20, which is in Phase 1. With these adjustments, Fiddymment Ranch is currently approved for development of 4,207 new residential units.

Existing Conditions

The undeveloped areas in the WRSP contain nonnative annual grasslands. The topography of the area is relatively flat, with areas of rolling terrain. The WRSP area supports Pleasant Grove Creek, Curry Creek, and Kaseberg Creek. Fiddymment Ranch Phase 1 is located south of Pleasant Grove Creek, while Phases 2 and 3 are located north of the creek. Native oaks are present along the riparian stream corridors in the Fiddymment Ranch property. Wetland areas are dispersed throughout the WRSP area, with the greatest concentration located in the northwest corner of the Fiddymment Ranch property, which is designated Open Space.

PROJECT DESCRIPTION

The current WRSP land use plan provides for construction of 4,207 dwelling units within Fiddymment Ranch and preservation of one dwelling unit that was existing at the time the WRSP was adopted. The current (2013) Fiddymment Ranch Specific Plan Amendment 3 project proposes to amend the WRSP to accommodate an additional 1,661 dwelling units and 7.09 acres of commercial land uses in the Fiddymment Ranch portion of the plan area. This would provide a total of 5,869 dwelling units within Fiddymment Ranch. The prior (2009) Fiddymment Ranch Specific Plan Amendment 3 project, on which this

Initial Study analysis is based, proposed to accommodate an additional 1,905 dwelling units and 7.27 acres of commercial land uses in the project area.

As shown on the Conceptual Land Use Plan, Figure 2 of the Notice of Preparation, the project proposes to change land use designations and development densities within Fiddymment Ranch to provide up to 580 additional Low Density Residential units, up to 609 additional Medium Density Residential units, up to 472 additional High Density Residential units, and an additional ± 7.09 acres of land designated for commercial uses. The Floor-Area-Ratio for commercial uses in the City generally range between 20 percent and 40 percent. This would yield between 61,768 and 123,536 square feet of commercial space on the 7.09 acres. The increase in total unit numbers and the additional higher density residential units are proposed in response to anticipated future housing demand for higher density and more affordable products.

Within the Phases 2 and 3 portions of the Fiddymment Ranch plan area, the revised land use plan would provide the following:

- ❖ Decrease the land designated for Low Density Residential and Low Density Residential (Pocket Parks) by 98.18 acres;
- ❖ Increase the land designated for Medium and High Density Residential by 55.8 and 18.88 acres respectively;
- ❖ Change Parcels F-6D and F-81 from Low Density Residential to Community Commercial;
- ❖ Increase park Parcel F-51 by 2.98 acres, providing a total size of 11.89 acres for this neighborhood park site;
- ❖ Increase areas designated Open Space by 0.14 acres;
- ❖ Increase public/quasi-public land uses by 1.9 acres as a result of elementary school site Parcel F-71 increasing in size from 8.7 acres to 10.6 acres; and
- ❖ Increase land dedicated as right of way by 17.55 acres to accommodate two new east/west collector roadways.

While the 2009 project included proposed a change within the Fiddymment Ranch Phase 1 area to increase number of units allowed on High Density Residential Parcels F-21 through F-24 by 244 dwelling units, which would have raised the overall density of these parcels from 20 units per acre to 25 units per acre, the current 2013 project does not include any changes within Fiddymment Ranch Phase 1.

Requested entitlements include:

1. A **General Plan Amendment** to revise the WRSP land use plan and text to reflect the proposed unit increase, and increase the City's residential unit allocation;
2. A **Specific Plan Amendment** to revise the land use plan and text to reflect the proposed unit increase;
3. A **Rezone** to modify the City's Zoning Map to reflect the proposed land use plan;
4. A **Large Lot Tentative Map Modification** to divide the property consistent with the new land use and circulation plan; and
5. A **Development Agreement Amendment** to outline developer and City obligations and to account for the changes proposed by this project.

These entitlements collectively make up the Fiddymment Ranch Specific Plan Amendment 3 Project.

An expanded project description is provided in the Notice of Preparation of a Subsequent EIR for this project.

CITY OF ROSEVILLE MITIGATING ORDINANCES, GUIDELINES AND STANDARDS

CEQA allows the use of uniformly applied development policies or standards as mitigation for the environmental effects of future projects when those standards have been previously adopted by the City with findings, based on substantial evidence, that the policies or standards will substantially mitigate environmental effects (CEQA Guidelines §15183(f)). The City's Zoning Ordinance, Noise Ordinance, Flood Damage Prevention Ordinance, Construction Standards, Improvement Standards, Tree Ordinance, Subdivision Ordinance, and Community and Specific Plan Design Guidelines include standards and policies that are uniformly applied to development projects throughout the City. In March 2003, the City of Roseville adopted Findings of Fact confirming that certain environmental impacts for the following issue areas are mitigated by the uniform application of the above ordinances, guidelines and standards (Resolution 03-169):

- Flooding
- Urban Form/Aesthetics
- Tree Impacts
- Cultural Resources Impacts
- Hazards/Hazardous Materials
- Water Quality
- Drainage

The City's mitigating ordinances, guidelines and standards are referenced, where applicable, in this Initial Study Checklist. Because the City of Roseville has adopted Findings of Fact that these Mitigating Policies and Standards substantially mitigate environmental impacts, no additional project-specific mitigation is required for the specified impact areas.

SUBSEQUENT EIR PROCESS

CEQA Guidelines Section (§) 15162(a)(1) states that when an EIR has been certified for an approved project, a Subsequent EIR is necessary if "substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects." With its approval in 2004, the WRSP established the land use designations and zoning standards for the specific plan area. Prior to adoption of the WRSP, an EIR was prepared to analyze the potential environmental effects that would result from buildout according to the WRSP. The WRSP EIR, State Clearinghouse #2002082057, was certified by the City at the time of approval of the Specific Plan. If approved, the proposed Fiddymment Ranch Specific Plan Amendment 3 project and associated entitlements would constitute a substantial change in the project analyzed in the WRSP EIR. In accordance with CEQA Guidelines §15162, the City has determined that a Subsequent EIR must be prepared to evaluate whether the proposed substantial change in the WRSP would result in any new significant impacts that were not evaluated in the WRSP EIR or would increase the severity of impacts beyond the level that was evaluated in the WRSP EIR.

As the first step in preparing the Subsequent EIR, the City has completed this Initial Study to identify potentially significant impacts of the proposed project. As demonstrated in the Initial Study analysis below, development of Fiddymment Ranch under the proposed Specific Plan Amendment is expected to result in the same or similar impacts in most resource areas as development of Fiddymment Ranch under the WRSP as approved. For impacts of the proposed project that were adequately addressed in the

previous EIR, this Initial Study provides a brief summary of the analysis and mitigation measures from the WRSP EIR that are applicable to development as proposed by the Fiddymment Ranch Specific Plan Amendment 3 project.

Under the proposed Specific Plan Amendment, Fiddymment Ranch could support 1,661 additional residential units and up to 123,536 additional square feet of commercial land uses. This could generate more traffic, air pollutant emissions, and noise than was evaluated under the WRSP EIR. Development under the proposed project would also generate greenhouse gas emissions, which would contribute to climate change impacts. These impacts were not evaluated in the WRSP EIR. In addition, because the project proposes to amend the specific plan, it could result in impacts related to compatibility between land uses and consistency with existing City plans and policies.

In order to evaluate the impacts of the proposed Specific Plan Amendment that were not evaluated in the WRSP EIR, a Subsequent EIR focusing on the issues of land use, traffic, noise, air quality, greenhouse gas emissions, and public services will be prepared.

The WRSP and WRSP EIR may be viewed or downloaded from the City of Roseville's website at http://www.roseville.ca.us/planning/planning_document_library/specific_plans/w_roseville.asp or can be purchased from the City of Roseville Planning Department located at 311 Vernon Street. The WRSP EIR is incorporated herein by reference and summaries of applicable portions of the EIR are provided throughout this Initial Study.

INITIAL STUDY CHECKLIST

The initial study checklist recommended by the CEQA Guidelines is used to determine potential impacts of the proposed project on the physical environment. The checklist provides a list of questions concerning a comprehensive array of environmental issue areas potentially affected by the project. Explanations to answers are provided in a discussion for each section of questions, as follows:

- A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project level, indirect as well as direct, and construction as well as operational impacts.
- "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- "Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
- "Less Than Significant Impact" applies where the impact does not require mitigation or result in a substantial or potentially substantial change of any of the physical conditions within the area affected by the project.

- Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D).

Reference to a previously prepared or outside document should, where appropriate, include a reference to the page(s) or section(s) where the statement is substantiated.

General Note: The project site is the Fiddymment Ranch portion of the WRSP. Development within Fiddymment Ranch was previously analyzed in the WRSP EIR, and the proposed Specific Plan Amendment would not change the development footprint of the Fiddymment Ranch project. Accordingly, for many of the following topics, the proposed General and Specific Plan Amendments, Rezone, Large Lot Tentative Map Modification and Development Agreement Amendment would result in no changes in impacts evaluated in the previous EIR prepared for the WRSP.

I. Aesthetics

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact	Adequately Addressed in Previous EIR
a) Have a substantial adverse effect on a scenic vista?					X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?					X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?					X
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?					X

The proposed project would not substantially alter the general character of development in Fiddymment Ranch. Development under the proposed Specific Plan Amendment would not result in any substantial changes in the aesthetic impacts identified in the WRSP EIR. The mitigation measures identified in the previous EIR would be applied to buildout of Fiddymment Ranch as modified by the proposed project and no new mitigation measures would be necessary. All impacts to aesthetic/visual resources associated with the proposed project have been adequately addressed in the previous EIR.

Section 4.13 of the WRSP EIR evaluated views to, from, and within the WRSP area and impacts to visual resources associated with buildout of the WRSP. While onsite and surrounding conditions have been modified by demolition, grading, and development associated with buildout of portions of the WRSP and adjacent development, the analysis of the effects that implementation of the WRSP would have on the aesthetic and visual resources and character of the site remains applicable to buildout of the WRSP, including development of Fiddymment Ranch under the proposed Specific Plan Amendment.

Development under the proposed Specific Plan Amendment would be subject to the City's Community Design Guidelines, the WRSP Design Guidelines, and General Plan Goals and Policies pertinent to project aesthetics, as described in Section 4.13 of the WRSP EIR. The proposed Specific Plan Amendment would result in minor changes in land uses and densities within the Fiddymment Ranch area, but would not result in a substantial change in the anticipated character of urban development or any expansion in the total area planned for development. The following provides a brief summary of the impacts discussed in the WRSP EIR and mitigation measures identified to minimize impacts.

a-b) The evaluation in the WRSP EIR of **Impact 4.13-4 Degradation of Scenic Resources** determined that there are no scenic roads, resources, or views within or adjacent to the WRSP area and no scenic area designated by the City of Roseville General Plan or the Placer County General Plan occurs within the Specific Plan area. Development of the WRSP site, including Fiddymment Ranch, would not result in a substantial adverse effect on any designated scenic resources. The WRSP EIR concluded that impacts associated with degradation of designated scenic resources would be less than significant and no mitigation measures would be required.

c) The evaluation in the WRSP EIR of **Impact 4.13-1 Alteration of the Visual Character of the Site and Vicinity** concluded that permanent changes in the existing rural, undeveloped visual character of the site associated with urban development pursuant to the WRSP would be significant and unavoidable and that no mitigation measures were available to avoid or reduce the significance of this impact. Development of Fiddymment Ranch under the proposed Specific Plan Amendment would contribute to this impact by altering the visual character of the project area, but the proposed development would not increase the severity or extent of the impact beyond that which was evaluated in the WRSP EIR.

The evaluation in the WRSP EIR of **Impact 4.13-3 Visual Incompatibility Between Land Uses** determined that compliance with the Community and Specific Plan Design Guidelines would ensure that impacts associated with visual incompatibility of development within the WRSP with existing and planned land uses in proximity to the Specific Plan area would be less than significant. The Design Guidelines apply to all development in the WRSP area and would ensure that development within the WRSP, including Fiddymment Ranch, is consistent with the character of existing and planned urban development elsewhere in the City. As Impact 4.13-3 is less than significant, the WRSP EIR determined that no mitigation measures were necessary.

d) The evaluation in the WRSP EIR of **Impact 4.13-2 New Sources of Light and Glare** concluded that the introduction of artificial light associated with urban development in the WRSP area would result in a substantial increase in the ambient nighttime illumination level within Specific Plan area, and that the project would increase the amount of glare in the project vicinity. Compliance with the Community and Specific Plan Design Guidelines would minimize glare. However, the WRSP EIR found that the impacts of creating new sources of light and glare would be significant even with compliance with the design guidelines. To address this impact, the WRSP EIR identified Mitigation Measure 4.13-1, which requires the following:

- (a) Restrict high-watt light usage and hours for park facilities;
- (b) Site high-intensity lighting so as to minimize nuisance;
- (c) Use low-glare materials for new development; and
- (d) Avoid light spill-over into riparian habitat.

The WRSP EIR concluded that compliance with design guidelines and implementation of Mitigation Measure 4.13-1 would minimize impacts related to light and glare, but that the substantial change in the level of light and glare on the project site as a result of urban development included in the WRSP would

remain a significant and unavoidable impact of buildout of the WRSP. Development of Fiddymment Ranch under the proposed Specific Plan Amendment would contribute to this impact by creating new sources of light and glare, but this development would not increase the severity or extent of the impact beyond that which was evaluated in the WRSP EIR.

II. Agricultural & Forestry Resources

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact	Adequately Addressed in Previous EIR
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?					X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?					X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X	
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X	
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?					X

The proposed project would not alter the development footprint for Fiddymment Ranch. Development under the proposed Specific Plan Amendment would not result in any substantial changes in the agricultural impacts identified in the WRSP EIR. None of the mitigation measures for impacts to

agricultural resources identified in the previous EIR are applicable to the proposed project, as discussed below, and no new mitigation measures would be necessary. All impacts to agricultural resources associated with the proposed project have been adequately addressed in the previous EIR. Forestry impacts were not addressed by the WRSP EIR; however the project area does not include any forests and the project would have no impact to forestry resources.

Impacts to agricultural resources associated with buildout of the WRSP are discussed and evaluated in Section 4.1 of the WRSP EIR. The proposed Specific Plan Amendment would change land use designations and densities but would not alter the total development footprint for Fiddymment Ranch. The proposed project would not result in any new significant impacts or any increase in the severity of impacts to agricultural resources or operations beyond that which was evaluated in the WRSP EIR. The following provides a brief summary of the agricultural resources impacts analysis in the WRSP EIR and identifies the mitigation measures applicable to the Fiddymment Ranch project.

a) The evaluation in the WRSP EIR of **Impact 4.1-4 Conversion of Agricultural Land to Developed Uses** identified that a majority of the WRSP area was classified as “Farmland of Local Importance,” and a total of 40.2 acres of land within the WRSP was classified as Prime Farmland. The Prime Farmland is located within the Fiddymment Ranch portion of the WRSP. This area supported a pistachio orchard at the time the WRSP EIR was prepared. While the orchard trees remain within the project area and continue to produce pistachios, the site is not in active management for agricultural production. The WRSP EIR determined that a total of approximately 22.4 acres of Prime Farmland would be developed with residential uses and a community garden (2.0 acres) under the WRSP, leaving the remaining 16.8 acres in undeveloped open space. Mitigation Measure 4.1-4 requires acquisition of offsite conservation easement(s) prior to approval of the 500th building permit in the Specific Plan area to offset the loss of agricultural land within the WRSP area. The City has issued more than 500 building permits within the WRSP and this mitigation measure has been implemented. The impact analysis provided in the WRSP EIR concluded that implementation of Mitigation Measure 4.1-4 would not be sufficient to avoid conversion of land classified as Prime Farmland and loss of agricultural productivity. Thus this is considered a significant and unavoidable impact of development under the WRSP. Development of Fiddymment Ranch under the proposed Specific Plan Amendment would not increase the total amount of land developed or alter the development footprint. Development under the proposed project would contribute to this impact by converting land that could be used for agricultural activities to urban development, but would not increase the severity or extent of the impact beyond that which was evaluated in the WRSP EIR.

b) No lands within the WRSP area are currently under a Williamson Act contract or zoned for agricultural use. Development of Fiddymment Ranch under the proposed Specific Plan Amendment would result in no impacts associated with a conflict with existing zoning for agriculture use or an active Williamson Act contract.

c,-d) The Fiddymment Ranch project site does not support any forest resources and the land is not zoned for forestry activities or timberland. The project would have no impacts to forest resources.

e) The evaluation in the WRSP EIR of **Impact 4.1-1 Potential Incompatibility of Internal Land Uses** discussed potential for conflict between urban land uses developed within the WRSP and agricultural operations that may continue within the WRSP area prior to full buildout. As noted above, none of the Fiddymment Ranch project site is in active management for agricultural production. Therefore, the project would not contribute to this impact.

The evaluation in the WRSP EIR of **Impact 4.1-2 Potential Incompatibility with Existing Agricultural and other Land Uses in the Remainder Area, the County, and the City of Roseville** determined that significant impacts could result from incompatibility between agricultural land uses on Placer County land

north of the Fiddymment Ranch portion of the WRSP and residential uses proposed along the northern boundary of the WRSP. The proposed Fiddymment Ranch Specific Plan Amendment 3 project would not affect lands along the northern boundary of Fiddymment Ranch, thus the project would not contribute to this impact.

III. Air Quality

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact	Adequately Addressed in Previous EIR
a) Conflict with or obstruct implementation of the applicable air quality plan?	X				
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	X				
c) 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	X				
d) Expose sensitive receptors to substantial pollutant concentrations?	X				
e) Create objectionable odors affecting a substantial number of people?					X

a-d) Impacts to air quality associated with buildout of the WRSP are discussed and evaluated in Section 4.4 of the WRSP EIR. By changing land use designations and densities, the proposed Specific Plan Amendment would accommodate an additional 1,905 residential units and 7.3 acres of commercial land use that were not anticipated under the WRSP. This would increase traffic in the area, which would increase air pollutant emissions associated with the project. The additional residential population in the area could increase the use of products and equipment (other than automobiles) that could also increase air pollutant emissions in the area. The impacts related to air pollutant emissions from development of Fiddymment Ranch under the proposed Specific Plan Amendment will be evaluated in the Subsequent EIR.

e) The evaluation in the WRSP EIR of **Impact 4.4-6 Exposure to Objectionable Odors** discussed potential impacts associated with exposure to odors associated with the Pleasant Grove Wastewater Treatment Plant (PGWWTP). This analysis found that treatment facilities and operations at the PGWWTP could generate objectionable odors. It also found that meteorological conditions can affect

the degree to which odors can affect sensitive receptors, noting that “residents near the PGWWTP in any direction could be affected by odors from the plant in weather conditions of increased warmth or calm winds.” Residences within the WRSP are located a minimum of 1,000 feet from the PGWWTP while residences within the Fiddymment Ranch Specific Plan Amendment 3 project area are located a minimum of 2,000 feet from the PGWWTP. The WRSP EIR analysis of Impact 4.4-6 concluded that “with normal operation and with the use of chlorine, odors associated with the PGWWTP would be minimal and unlikely to be unpleasant for closest residents.” The proposed project would not place residents any closer to the PGWWTP than was evaluated in the WRSP EIR, therefore the proposed project would not increase the severity of this less than significant impact.

The WRSP EIR analysis of impact 4.4-6 also noted that “other potential sources of odors would include restaurants, dry cleaning facilities and gas stations in commercial areas.... For the most part, odors associated with these commercial uses would not be significant since they are commonly found in all urban environments and generally do not elicit complaints from the public.” While the proposed Fiddymment Ranch Specific Plan Amendment 3 project would slightly increase the amount of commercial land uses in the project area, it would not increase the severity of this less than significant impact.

IV. Biological Resources

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact	Adequately Addressed in Previous EIR
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?					X
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 Game or U.S. Fish and Wildlife Service?					X
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?					X

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact	Adequately Addressed in Previous EIR
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?					X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?					X
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?					X

The proposed project would not alter the development footprint for Fiddymment Ranch. Development under the proposed Specific Plan Amendment would not result in any substantial changes in the biological resource impacts identified in the WRSP EIR. The mitigation measures identified in the previous EIR would be applied to buildout of Fiddymment Ranch as modified by the proposed project and no new mitigation measures would be necessary. All impacts to biological resources associated with the proposed project have been adequately addressed in the previous EIR.

Section 4.7 of the WRSP EIR evaluates impacts to biological resources associated with buildout of the WRSP. The proposed Fiddymment Ranch Specific Plan Amendment 3 project would change land use designations and densities within Fiddymment Ranch, but would not alter the overall area of disturbance. As discussed in detail below, the proposed project would not result in any new significant impacts or any increase in the severity of impacts to biological resources beyond that which was evaluated in the WRSP EIR. All impacts to biological resources associated with the proposed project have been adequately addressed in the WRSP EIR, and the mitigation measures identified in the WRSP EIR to reduce these impacts are applicable to the proposed project. The following provides a brief summary of the biological resources impacts analysis in the WRSP EIR and identifies the mitigation measures applicable to the Fiddymment Ranch project.

a) Development of Fiddymment Ranch under the proposed Specific Plan Amendment would affect the same habitat areas and resources as evaluated under the WRSP. As documented in the WRSP EIR, the undeveloped portions of the specific plan area support annual grassland, vernal pools, and riparian habitat. These areas could support special-status plant and wildlife species. The WRSP EIR evaluated those impacts and identified mitigation measures to ensure that impacts to special-status species would remain less than significant. The proposed project would contribute to the following impacts. With implementation of the identified mitigation measures, the project would not increase the extent or severity of impacts to special-status species beyond that which was evaluated in the WRSP EIR.

In the time since the WRSP EIR was prepared, some additional plant and animal species have been designated as special-status. The special-status species that may occur within the project area that were not discussed in the WRSP EIR are:

Plants – Rose mallow, Red Bluff dwarf rush, and Sacramento Valley orcutt grass

Invertebrates – Conservancy fairy shrimp

Reptiles – giant garter snake

Birds – tricolored blackbird, greater sandhill crane, and California black rail

Mammals – pallid bat and Townsend's big eared bat

The WRSP EIR found that the project would result in a significant impact to federally listed vernal pool crustaceans and to special-status plant species that are supported in vernal pool habitat. **Impact 4.7-2 Loss of Federally Listed Vernal Pool Crustaceans and Their Habitat** and **Impact 4.7-3 Loss of Rare Plant Populations** determined that wetland habitat that may support vernal pool crustaceans and some special-status plant species would be lost due to grading and other ground disturbing activities related to development of the WRSP. The WRSP EIR concluded that this impact would be less than significant with implementation of Mitigation Measure 4.7-1, which would ensure that the project does not result in a net loss of wetlands by requiring replacement/restoration of vernal pool habitat and transferring topsoil from impacted pools to other suitable habitat as required by Corps permitting requirements. Under the proposed Specific Plan Amendment, development of Fiddymment Ranch would contribute to these impacts by developing land that supports vernal pools. In addition to the special-status species identified in the WRSP EIR as potentially affected by impacts to vernal pools, the project's impacts to vernal pools could also affect rose mallow, Red Bluff dwarf rush, Sacramento Valley orcutt grass, conservancy fairy shrimp, tricolored blackbird, greater sandhill crane, and California black rail. With implementation of Mitigation Measure 4.7-1, impacts to these species and the species evaluated in the WRSP EIR would remain less than significant. Development of Fiddymment Ranch under the proposed Specific Plan Amendment would not increase the severity or extent of these impacts beyond that which was evaluated in the WRSP EIR. None of the special-status plants with potential to occur onsite occur outside of wetland areas.

The WRSP EIR also found that the project would result in significant impacts to special-status amphibian and raptor species. **Impact 4.7-4 Loss or Degradation of Habitat for Western Spadefoot** determined that development of the WRSP would result in a significant impact by destroying individual western spadefoot toads and/or its habitat. Implementation of Mitigation Measure 4.7-4, which requires relocation of individual western spadefoots displaced during construction to protected areas of unoccupied suitable habitat, would reduce this impact to a less-than-significant level. The WRSP EIR states that the project site supports suitable nesting habitat for several legally protected raptor species, including Swainson's hawk, burrowing owl, Cooper's hawk, white-tailed kite, northern harrier, and ferruginous hawk. **Impact 4.7-5 Disruption of Swainson's Hawk, Burrowing Owl, and Other Legally Protected Raptors** determined that development of the WRSP would have a significant impact if it disturbed any protected raptors. For example, project activities could result in active nest abandonment, removal of an active nest, or otherwise injuring, pursuing or killing a Swainson's hawk, burrowing owl or other raptor. Implementation of Mitigation Measure 4.7-6 would reduce this impact to a less-than-significant level by requiring preconstruction surveys for any portion of the project that requires tree removal or excavation near potential burrowing owl burrows to determine if active nests are present within the disturbance area and to develop measures in consultation with CDFG to avoid impacts to any nests identified. Development of Fiddymment Ranch under the proposed Specific Plan amendment would contribute to these impacts. With implementation of the identified mitigation measures, the Fiddymment Ranch project would not increase the severity or extent of these impacts beyond that which was evaluated in the WRSP EIR.

In addition to direct disturbance to raptor species, Swainson's hawks, pallid bats, and Townsend's big eared bats are known to forage in grassland areas. **Impact 4.7-6 Loss of Grassland Habitat** determined that buildout of the WRSP would result in the loss or conversion of ±2,204.6 acres of

grassland habitat, which would reduce foraging habitat for these species. The WRSP EIR identified loss of grassland habitat as a significant impact due to the loss of Swainson's hawk foraging habitat. This is also considered a significant impact due to the loss of foraging habitat for pallid bats and Townsend's big eared bats, which were not addressed in the WRSP EIR). Mitigation Measure 4.7-8 in the WRSP EIR requires onsite and offsite preservation of appropriate foraging habitat within southwestern Placer County according to a CDFG-established mitigation formula. The WRSP EIR found that the impact to Swainson's hawk foraging habitat would be less than significant following implementation of Mitigation Measure 4.7-8. Implementation of this measure would also reduce impacts to grassland habitat for both bat species. Development of Fiddymment Ranch under the proposed Specific Plan amendment would contribute to these impacts but would not increase the total amount of grassland habitat impacted. With implementation of the identified mitigation measure, the Fiddymment Ranch project would not increase the severity or extent of these impacts beyond that which was evaluated in the WRSP EIR.

The evaluation in the WRSP EIR of **Impact 4.7-10 Loss of Biological Resources due to Construction of Off-Site Infrastructure** included a preliminary review of offsite conditions and determined that up to one acre of wetlands and vernal pools, up to 3.5 acres of ephemeral drainages and an undetermined amount of foraging habitat for Swainson's hawk and other protected raptors occurs within areas proposed for offsite road improvements and power line construction. The analysis in the WRSP EIR concluded that construction and installation of these offsite improvements would result in a significant impact associated with loss of biological resources. Mitigation Measure 4.7-14 requires that surveys be conducted to determine the presence or absence of sensitive biological resources within offsite areas that would be disturbed. These surveys must be prepared by qualified biologists prior to the construction of the offsite infrastructure facilities. If surveys determine that sensitive biological resources are present, then additional mitigation measures would be required within offsite areas. These may include Mitigation Measures 4.7-1, 4.7-4, 4.7-6, 4.7-8, and MM 4.7-10, which are discussed above (for further detail of mitigation measures refer to the WRSP EIR). The WRSP concluded that these measures would ensure that impacts to special-status species or their habitat that occur within the off-site infrastructure areas would be reduced to a less-than-significant level. Development of Fiddymment Ranch under the proposed Specific Plan Amendment would contribute to offsite impacts because some offsite infrastructure would be constructed to support the proposed development. Implementation of mitigation measures would be required for construction of offsite infrastructure associated with Fiddymment Ranch under the proposed Specific Plan Amendment. With implementation of these measures, offsite impacts to biological resources would remain less than significant, consistent with the analysis in the WRSP EIR.

As noted above, in the time since the WRSP EIR was prepared, the special-status designation of some species has changed. The special-status species that could occur in the project area but were not evaluated in the WRSP EIR are listed above. The discussion of impacts 4.7-2 and 4.7-3 applies the WRSP EIR analysis to each of the special-status plant, invertebrate, and bird species listed above. The discussion of impact 4.7-6 applies the WRSP EIR analysis to the bat species listed above. The reptile species listed above, the giant garter snake, relies on aquatic habitat. This species could occur in Pleasant Grove Creek within the project area. Impacts to riparian habitat are evaluated below and found to be less than significant. Because the proposed project would preserve aquatic habitat onsite, the project would result in no impacts to giant garter snake.

b) **Impact 4.7-9 Loss of Riparian Habitat** in the WRSP EIR found that the proposed development could result in a significant loss of riparian habitat that would be reduced to a less-than-significant level with implementation of Mitigation Measures 4.7-12 and 4.7-13. Mitigation Measure 4.7-12 requires a 50-foot buffer from riparian areas, protection of native riparian vegetation, and enhanced plantings within the buffer. Riparian habitat in the Fiddymment Ranch area is associated with Pleasant Grove Creek. The WRSP established large open space parcels surrounding Pleasant Grove Creek, and the proposed Specific Plan Amendment would not alter these parcels. By preserving these open space parcels, the Fiddymment Ranch project complies with Mitigation Measure 4.7-12.

Mitigation Measure 4.7-13 requires adherence to riparian area protection measures, including temporary and permanent fencing or barriers to discourage access to riparian areas, educational and directional signage to discourage activities that may adversely affect riparian areas, and shielding of lighting to avoid illumination within riparian zones. During development of Fiddymment Ranch, implementation of Mitigation Measure 4.7-13 would ensure that any potential impacts to riparian habitat are avoided. Development of Fiddymment Ranch under the proposed Specific Plan Amendment would contribute to impacts to riparian habitat through construction and occupation of areas in proximity to riparian habitat, but with implementation of mitigation measures impacts would not increase in severity or extent beyond that which was evaluated in the WRSP EIR.

c) The evaluation in the WRSP EIR of **Impact 4.7-1 Loss of Federally Protected Wetlands and “Other Waters” of the United States** determined that buildout of the WRSP would result in a significant impact due to the loss of ±32.78 acres of waters of the United States. Mitigation Measure 4.7-1 requires implementation of measures to avoid impacts and to provide onsite and offsite wetland creation or restoration to achieve no net loss of wetlands with the project, consistent with permitting requirements of the Army Corps of Engineers and the Clean Water Act. The WRSP EIR determined that compliance with conditions of the Corps permitting requirements and Mitigation Measure 4.7-1 would ensure that this impact of buildout of the WRSP would be less than significant. The Fiddymment Ranch site supports wetlands and other waters of the United States. The largest concentration of wetlands occurs in the northeast corner of Fiddymment Ranch. The WRSP established a ±130 acre open space parcel in this location to avoid impacts to these wetlands. As discussed in the WRSP, a bike trail may be constructed within this parcel, but it would be routed to avoid direct impacts to federally protected wetlands and other waters of the United States. The proposed Specific Plan Amendment would slightly increase the size of this open space parcel. Development of Fiddymment Ranch under the proposed Specific Plan Amendment would contribute to impacts to wetlands, but with implementation of Mitigation Measure 4.7-1, the project would not increase the severity or extent of the impact beyond that which was evaluated in the WRSP EIR.

d) The evaluation in the WRSP EIR of **Impact 4.7-7 Substantial Interference with the Movement of Resident and Migratory Wildlife Species** determined that buildout of the WRSP could impede the movement of wildlife through the WRSP area, particularly wildlife species that are adapted to live in grasslands and woodlands, or that move between isolated pockets of water. The WRSP EIR concluded that this would be a significant impact of development of the WRSP, which would be reduced to a less-than-significant level with implementation of mitigation measures. Mitigation Measure 4.7-10 requires the project applicant to obtain a Streambed Alteration Agreement from CDFG and comply with terms and conditions of the Agreement, install bridges or culverts to allow wildlife an alternate means of crossing roadways; implement measures to stabilize and restore riparian areas; and install signage and fencing to minimize impacts associated with use of trails within open space areas. The WRSP EIR also identified Mitigation Measure 4.7-13(d) (repeated as Mitigation Measure 4.13-1(d) in the aesthetics analysis), which requires that outdoor lighting be directed to avoid spillover light into areas of riparian habitat. Development of Fiddymment Ranch under the proposed Specific Plan Amendment would contribute to this impact, but with implementation of mitigation measures, the Fiddymment Ranch project would not increase the severity or extent of the impact beyond that which was evaluated in the WRSP EIR.

e) The evaluation in the WRSP EIR of **Impact 4.7-8 Loss of Oak Trees of Greater than 6 Inches dbh** (diameter at breast height) determined that up to 325 trees could be removed as a result of grading within the WRSP area. The evaluation of this impact in the WRSP EIR concluded that since the City's Zoning Ordinance requires inch for inch mitigation for removal of native oak trees with a dbh of 6 inches or greater that are lost as a result of development activities, removal of oak trees for buildout of the WRSP would be a significant and unavoidable impact over the short-term, but less than significant over the long term, since over time trees would be replaced onsite or elsewhere and would grow to maturity. Development of Fiddymment Ranch under the proposed Specific Plan Amendment would contribute to this

impact, but with compliance with the City’s Zoning Ordinance, the Fiddymment Ranch project would not increase the severity or extent of the impact beyond that which was evaluated in the WRSP EIR.

f) The evaluation in the WRSP EIR of **Impact 4.7-12 Conflict with the Provisions of an Adopted Habitat Conservation Plan, Natural Conservation Community Plan, or Other Approved Local, Regional, or State Habitat Conservation Plan** summarized the process that the WRSP landowners, City of Roseville, and U.S. Fish and Wildlife Service undertook to develop a General Vernal Pool and Wetland Mitigation and Conservation Plan for the WRSP area through the Section 7 consultation process. The analysis of this impact in the WRSP EIR concluded that buildout of the WRSP land use plan would be consistent with this conservation plan. The proposed Specific Plan Amendment would not alter the development footprint within the WRSP and is also consistent with this conservation plan. The planned open space areas that preserve vernal pools and wetlands in the Fiddymment Ranch area would not be affected by the proposed amendments. Development of Fiddymment Ranch under the proposed Specific Plan Amendment would not increase impacts to vernal pools or wetlands beyond that which was evaluated in the WRSP EIR.

V. Cultural Resources

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact	Adequately Addressed in Previous EIR
a) Cause a substantial adverse change in the significance of a historic resource as defined in Section 15064.5?					X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?					X
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?					X
d) Disturb any human remains, including those interred outside of formal cemeteries?					X

The proposed project would not alter the development footprint for Fiddymment Ranch. Development under the proposed Specific Plan Amendment project would not result in any substantial changes in the cultural resource impacts identified in the WRSP EIR. The mitigation measures identified in the previous EIR would be applied to buildout of Fiddymment Ranch as modified by the proposed project and no new mitigation measures would be necessary. All impacts to cultural resources associated with the proposed project have been adequately addressed in the previous EIR.

Impacts to cultural resources associated with buildout of the WRSP are discussed and evaluated in Section 4.8 of the WRSP EIR. The following provides a brief summary of the discussion of impacts to cultural resources and impact determinations as provided in the WRSP EIR, as well as mitigation measures identified in the EIR to minimize impacts.

- a) The evaluation in the WRSP EIR of **Impact 4.8-2 Removal of Historically Significant Properties and/or Loss of Historic Integrity of Such Resources** determined that development of the WRSP would alter the context of the Fiddymment Ranch Main Complex, which is located in the southwest portion of Fiddymment Park, south of Blue Oaks Boulevard. The proposed Specific Plan Amendment does not affect land in the proximity of the Fiddymment Ranch Main Complex, thus the proposed Specific Plan Amendment would not affect the potential impacts to this resource evaluated in the WRSP EIR.
- b) A field survey was conducted to identify archeological resources in the WRSP area. No archeological resources were identified during this survey. However, the project site has the potential to support subsurface archeological resources that could be uncovered during project construction. The evaluation in the WRSP EIR of **Impact 4.8-1 Disturb, Damage or Destroy Unidentified Subsurface Archaeological Resources During Project Construction** concluded that damage to undiscovered resources would be a potentially significant impact. Mitigation Measure 4.8-1 requires that all work cease within 100 feet of discovery of any evidence of historic or prehistoric cultural resources and identifies requirements for appropriate study, handling and recordation of such resources. The evaluation in the WRSP EIR concluded that Mitigation Measure 4.8-1 would ensure that impacts on unknown cultural resources and human remains would be less than significant. Development of Fiddymment Ranch under the proposed Specific Plan Amendment has the same potential to uncover and damage archeological resources. With implementation of Mitigation Measure 4.8-1, this impact would remain less than significant.
- c) The evaluation in the WRSP EIR of **Impact 4.8-3 Disturb Unknown Paleontological Resources During Site Preparation** determined that geologic units in the WRSP area have potential to contain substantial resources of paleontologic value, which could be damaged or destroyed during earth disturbing activities. The WRSP EIR identified this as a potentially significant impact. Mitigation Measure 4.8-10 requires that all work cease within 100 feet of any discovery of evidence of fossils during excavation or grading and that work not resume until a qualified paleontologist reviews the find and recommendations for recordation and treatment have been implemented. The analysis in the WRSP EIR concluded that compliance with Mitigation Measure 4.8-10 would ensure that this impact would be reduced to a less-than-significant level. Development of Fiddymment Ranch under the proposed Specific Plan Amendment project has the same potential to uncover and damage paleontological resources. With implementation of Mitigation Measure 4.8-10, this impact would remain less than significant.
- d) The evaluation in the WRSP EIR of **Impact 4.8-4 Damage or Destroy Historic or Prehistoric Resources During Construction of Off-Site Infrastructure** determined that offsite infrastructure constructed for buildout of the WRSP could potentially result in damage, destruction, or removal of historic resources (both subsurface and buildings), prehistoric resources (primarily subsurface), and/or paleontological resources located within offsite improvement areas. The WRSP EIR concluded that this would be a potentially significant impact. The EIR identified Mitigation Measure 4.8-12, which requires that appropriate studies be conducted prior to construction of offsite infrastructure. This measure also requires that if any prehistoric or historic resources are found, they must be evaluated for significance, and they must be avoided, preserved and/or recorded as appropriate. Additionally, Mitigation Measures 4.8-1, 4.8-5, and 4.8-10 discussed above would apply to work conducted in offsite areas. These measures require work to cease if cultural or paleontological resources are inadvertently discovered during construction and require that significant resources be appropriately recorded. Mitigation Measure 4.8-6 would also apply to offsite areas, but acts only as a recommendation to rehabilitate and reuse historically significant properties identified during studies. The analysis in the EIR determined that implementation of these mitigation measures would reduce this impact to a less-than-significant level. Development of Fiddymment Ranch under the proposed Specific Plan Amendment project would require construction of some offsite infrastructure, which could result in impacts to cultural resources. With implementation of the mitigation measures discussed above, this development would not increase the extent or severity of such impacts beyond that which was evaluated in the WRSP EIR.

VI. Geology and Soils

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact	Adequately Addressed in Previous EIR
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)					X
ii) Strong seismic ground shaking?					X
iii) Seismic-related ground failure, including liquefaction?					X
iv) Landslides?					X
b) Result in substantial soil erosion or the loss of topsoil?					X
c) Be located in a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?					X
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?					X
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?					X

The proposed project would not alter the development footprint for Fiddymment Ranch or introduce land uses that require more substantial grading than was evaluated in the WRSP EIR. Development under the proposed Specific Plan Amendment would not result in any substantial changes in the impacts related to geology and soils identified in the WRSP EIR. The WRSP identified no need for mitigation measures for any impacts of the WRSP associated with geology and soils and no new mitigation

measures would be necessary. All impacts related to geology and soils associated with the proposed project have been adequately addressed in the previous EIR.

Section 4.6 of the WRSP EIR evaluates impacts associated with geology and soil conditions within the WRSP area. The following provides a brief summary of the geology and soils impact analyses.

a) The evaluation in the WRSP EIR of **Impact 4.6-1 Exposure of People and Structures to Seismic Hazards** determined that Placer County is classified as a low severity earthquake zone, and no active faults are known to exist within the County. Compliance with the Uniform Building Code (UBC), local building and improvement standards, and requirements regarding seismic and geologic safety would ensure public safety and reduce the risk of structural failure as a result of seismic events. Compliance with these standards is enforced by City of Roseville Building Department through the building permit and plan check process. The WRSP concluded that impacts related to exposure of people or structures within the WRSP to seismic hazards would be less than significant. All development within Fiddymment Ranch under the proposed Specific Plan Amendment would also be required to comply with the UBC and local building and improvement standards. The potential for development of Fiddymment Ranch under the proposed Specific Plan Amendment to expose people and structures to seismic hazards would remain less than significant, and the project would not increase the extent or severity of impacts beyond that which was evaluated in the WRSP EIR.

b) The evaluation in the WRSP EIR of **Impact 4.6-3 Soil Erosion from Grading Activities** determined that approximately 2,400 acres of the ±3,162-acre WRSP area would be mass-graded to accommodate new development, some of which has already been completed. The WRSP EIR analysis of this impact found that the WRSP area consists of gently undulating terrain underlain by soils that exhibit low erosion hazard and that grading of the site would not be expected to result in substantial soil erosion. The WRSP EIR concluded that compliance with City of Roseville Improvement Standards, adherence to the City-approved grading plan, and recommendations contained in the required geotechnical evaluations would ensure control of soil erosion during and following construction within the WRSP area and impacts from soil erosion resulting from buildout of the WRSP would be less than significant. All development within Fiddymment Ranch under the proposed Specific Plan Amendment would also be required to comply with City improvement standards and grading requirements as well as recommendations from site-specific geotechnical evaluations. The potential for soil erosion to occur as a result of development of Fiddymment Ranch under the proposed Specific Plan Amendment would remain less than significant and this development would not increase the extent or severity of impacts beyond that which was evaluated in the WRSP EIR.

The evaluation in the WRSP EIR of **Impact 4.6-5 Loss of Topsoil Due to Conversion of Agricultural Land to Urban Uses** determined that topsoil characterized as “good” by the NRCS is not abundant in the WRSP Area. Less than 0.05 percent (40.2 acres) of the WRSP area is designated Prime Farmland by the State Department of Conservation. Of this area a total of ±19.8 acres would be developed, while the remaining 20.4 acres would be preserved as Open Space. Other soils in the WRSP area are characterized as “fair.” A discussion of the WRSP EIR’s findings related to impacts on agricultural productivity and Prime Farmland is provided in Section II of this Initial Study. The WRSP EIR concluded that the loss of topsoil associated with buildout of the WRSP would be less than significant. The proposed Specific Plan Amendment would not change the development footprint for Fiddymment Ranch. Development of Fiddymment Ranch under the proposed Specific Plan Amendment would affect the ±19.8 acres Prime Farmland as evaluated in the WRSP EIR. The proposed project would not increase the extent or severity of impacts beyond that which was evaluated in the WRSP EIR and the loss of topsoil associated with buildout of Fiddymment Ranch under the proposed Specific Plan Amendment would remain less than significant.

c, d) The evaluation in the WRSP EIR of **Impact 4.6-2 Development of Structures on Expansive Soils or on Soils with Other Limitations** determined that a majority of the soils in the WRSP area have high shrink-swell potential which could result in pipeline and foundation damage, and that other soil constraints including low strength, slow permeability and wetness, and shallow depth to rock also occur within the area. However, the WRSP EIR concluded that the soil constraints within the WRSP would not pose a risk to structural stability with the application of standard engineering practices, as recommended by the site-specific geotechnical evaluation required prior to development of individual sites, and compliance with the UBC and City of Roseville Improvement Standards. The WRSP EIR found that impacts associated with constraints to development associated with soil limitations would be less-than-significant. All development within Fiddymment Ranch under the proposed Specific Plan Amendment would be required to comply with also be required to comply with the UBC, city improvement standards, and recommendations from site-specific geotechnical evaluations. The potential for development of Fiddymment Ranch under the proposed Specific Plan Amendment to pose a risk related to structural stability due to soil conditions would remain less than significant, and this development would not increase the extent or severity of impacts beyond that which was evaluated in the WRSP EIR.

The evaluation in the WRSP EIR of **Impact 4.6-4 Slope Instability and Increased Erosion Along Stream Channels** determined that compliance with the City of Roseville Improvement Standards as well as implementation of recommendations in site-specific geotechnical evaluations and measures contained in site-specific erosion and sedimentation control plans required for each construction project would reduce impacts associated with potential for streambank slope instability and increased in-stream erosion. The WRSP EIR noted that areas along stream channels would remain in open space, but that earthwork to accommodate roadway crossings of streams could result in unstable slopes leading to erosion. The WRSP EIR noted that a CDFG Streambed Alteration Agreement would be required for such construction projects and that terms and conditions of the CDFG Streambed Alteration Agreement would further regulate activities with potential to alter stream characteristics, including erosion. The WRSP EIR concluded that compliance with these requirements and implementation of recommendations outlined in the plans cited above would reduce impacts associated with slope instability and in-stream erosion to a less-than-significant level. Any development of Fiddymment Ranch with potential to affect stream channels would also be required to provide site-specific geotechnical evaluations and erosion and sedimentation control plans and to comply with City improvement standards, recommendations from site-specific geotechnical evaluations, measures contained in site-specific erosion and sedimentation control plans, and the CDFG Streambed Alteration Agreement. The potential for development of Fiddymment Ranch under the proposed Specific Plan Amendment to result in slope instability and increased erosion along stream channels would remain less than significant, and the project would not increase the extent or severity of impacts beyond that which was evaluated in the WRSP EIR.

e) The WRSP proposes no use of septic systems. All development within the WRSP would be provided with sewer hookups. The WRSP EIR found that no impact would occur as a result of use of septic systems or alternative wastewater disposal systems. All development within Fiddymment Ranch under the proposed Specific Plan Amendment would be provided with sewer hookups, and there would be no impact related to septic systems.

VII. Greenhouse Gas Emissions

Would the project:

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

Impacts related to greenhouse gas emissions were not evaluated in the WRSP EIR. In 2006, the State Legislature passed and the Governor signed the Global Warming Solutions Act (AB 32), which acknowledged global climate change as a significant issue affecting the human environment and charged the California Air Resources Board (CARB) with developing regulations to address global climate change. Climate change could impact California's natural environment in several ways, including rising sea levels, changes in precipitation patterns affecting water supply and flooding, increases in severe weather conditions and associated human health effects, and changes in the distribution of natural habitats and wildlife and plant populations. In 2007, the State Legislature passed and the Governor signed SB 97 which requires that climate change be addressed as part of analyses required under CEQA.

Under the proposed Fiddymment Ranch Specific Plan Amendment 3 project, Fiddymment Ranch would accommodate a total of 6,112 residential units and 46.24 acres of commercial land use. These land uses would generate greenhouse gas emissions associated with energy use (including energy used in the course of municipal operations and activities), waste disposal, and transportation. The impacts from development of Fiddymment Ranch under the proposed Specific Plan Amendment will be evaluated in the Subsequent EIR based on quantitative modeling of greenhouse gas emissions generated by the land uses included in the project.

VIII. Hazards and Hazardous Materials

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact	Adequately Addressed in Previous EIR
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?					X

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact	Adequately Addressed in Previous EIR
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?					X
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?					X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?					X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?					X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing in the project area?					X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?					X
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?					X

The proposed project would not alter the development footprint for Fiddymment Ranch or introduce any land use designations that were not included in the WRSP. Development under the proposed Specific Plan Amendment would not result in any substantial changes in the impacts related to hazards and hazardous materials identified in the WRSP EIR. The mitigation measures identified in the previous EIR would be applied to buildout of Fiddymment Ranch as modified by the proposed project and no new

mitigation measures would be necessary. All impacts related to hazards and hazardous materials associated with the proposed project have been adequately addressed in the previous EIR.

Hazards and hazardous materials impacts associated with buildout of the WRSP land use plan are identified and evaluated in Section 4.9 of the WRSP EIR. The following provides a brief summary of the WRSP EIR analysis of impacts related to hazards and hazardous materials, as well as mitigation measures included in the EIR to minimize the impacts identified.

a) The evaluation in the WRSP EIR of ***Impact 4.9-4 Increased Risk of Soil or Water Contamination from Improper Disposal of Household Hazardous Waste*** determined that implementation of the WRSP would increase hazardous waste disposal in residential trash dumpsters, transfer stations, and landfills and that the disposal of household hazardous wastes into containers or facilities not designed for such materials could potentially result in fires or explosions and/or soil, surface water, or groundwater contamination. The City provides a permanent drop off location for residential hazardous waste materials, and all solid waste collected in the City is sorted at the regional Materials Recovery Facility to remove household hazardous waste materials from solid waste prior to delivery to the landfill. The City also has a program in place to implement the Monitoring and Reporting Element of the City's Storm Water Management Plan, which includes procedures for random monitoring for illicit or illegal disposal of hazardous materials to waterways. The analysis in the WRSP EIR found that these City programs would reduce impacts associated with increased risk of soil or water contamination resulting from improper disposal of household hazardous waste to a less-than-significant level. Development of Fiddymment Ranch under the proposed Specific Plan Amendment would increase the number of residential units in the project area, which could increase the amount of household hazardous waste generated by the project. However, with implementation of the measures and plans identified above, the risk of soil or water contamination resulting from improper disposal of household hazardous waste would remain less than significant. Development under the proposed Specific Plan Amendment would not increase the extent or severity of potential risks from disposal of household hazardous waste beyond that which was evaluated in the WRSP EIR.

The evaluation in the WRSP EIR of ***Impact 4.9-6 Use of Recycled Water for Landscape Irrigation in Areas Accessible to the Public*** determined that there is no evidence that use of tertiary-treated recycled water, as proposed in the WRSP, would result in any conditions that would expose future occupants to health risks and would therefore be considered a less-than-significant impact. The proposed Specific Plan Amendment would increase the amount of medium and high density residential areas and commercial land uses, where landscaping would be irrigated by recycled water. Thus the proposed project would expand the area in which recycled water is used for irrigation. However the proposed Specific Plan Amendment would have no effect on the treatment regime for recycled water, and this impact would remain less than significant.

b) The evaluation in the WRSP EIR of ***Impact 4.9-3 Risk of Exposure to Accidental Releases of Hazardous Materials from the Pleasant Grove Wastewater Treatment Plant*** considers potential hazardous materials risks associated with development adjacent to the Pleasant Grove Wastewater Treatment Plant (PGWWTP), finding that impacts would remain less than significant based on compliance with various state and federal regulations. As noted in the WRSP EIR, the WRSP land use plan provides a 1,000-foot buffer around the PGWWTP in which residential land uses are prohibited and only commercial, light-industrial, public/quasi-public, park, and open space uses are allowed. The PGWWTP is located south of Blue Oaks Boulevard and west of Phillips Road. The parcels on which changes to land use and zoning designations are proposed are all located more than 1,000 feet from the PGWWTP. The proposed Specific Plan Amendment would have no effect on operational safety at the PGWWTP and would not increase residential densities on any land proximate to the PGWWTP. Thus, the proposed project would not increase the potential hazardous materials risks associated with development adjacent to the PGWWTP.

c) The evaluation in the WRSP EIR of **Impact 4.9-9 Siting of a School Within One-Fourth Mile of the Handling or Transportation of Hazardous Materials** evaluated proposed school locations within the WRSP area in relation to potential hazardous materials handling and transportation in the area. Based on the proposed school site locations, the evaluation determined that the proposed high school site southeast of the PGWWTP was the only location within one-fourth mile of hazardous materials handling and transportation. The proposed Specific Plan Amendment includes a reconfiguration and 1.9 acre increase of Parcel F-71, which is planned as an elementary school site, but does not substantially relocate this school site. The proposed reconfiguration of the parcel and other land use and zoning designation changes included in the proposed Specific Plan Amendment would not place the elementary school site within one-fourth mile of any facility that would emit hazardous materials or of a major transportation route that may be used for transport of hazardous materials. The proposed Fiddymment Ranch Specific Plan Amendment would result in no impact associated with siting a school within one-fourth mile of hazardous materials handling and transportation.

d) The evaluation in the WRSP EIR of **Impact 4.9-5 Soil or Groundwater Contamination Related to Past Uses** determined that some locations within the WRSP area could contain elevated levels of contaminants in soils. Within the Fiddymment Ranch area, soil sampling was recommended at the fuel storage tank, pesticide use areas, and locations containing debris. Depending on the concentration, substance, and extent, contaminants could present a human health risk during construction activities, when soil-disturbing activities could expose workers to contaminated debris and soil, and elevated levels of hazardous chemicals or substances. The WRSP EIR analysis concluded that soil or groundwater containing elevated levels of contaminants could pose a health risk to site occupants and construction workers, which would be considered a potentially significant impact. The WRSP EIR identified Mitigation Measure 4.9-1, which requires that known or potentially hazardous site conditions be identified and remediated. As discussed in the WRSP EIR, the elementary school site within the project area must comply with California Education Code requirements for site assessments. The WRSP EIR analysis determined that implementation of Mitigation Measure 4.9-1 and compliance with California Education Code requirements would reduce the risk of exposure to site contamination to a less-than-significant level. Development of Fiddymment Ranch under the proposed Specific Plan Amendment would contribute to this impact by developing areas that may have contaminated soils, but with implementation of Mitigation Measure 4.9-1, the impact would remain less than significant. Development under the proposed Specific Plan Amendment project would not increase the extent or severity of impacts beyond that which was evaluated in the WRSP EIR.

e, f) The WRSP EIR documents that the project site is not located within an airport land use plan or within the vicinity of a private airstrip. The WRSP EIR found that there would be no impact associated with public safety hazards related to air traffic under the WRSP. The proposed Specific Plan Amendment project would not change the development footprint for Fiddymment Ranch, and would not introduce any airport or airstrip land uses in the vicinity. Thus there would be no impact related to public safety and air traffic associated with the proposed Specific Plan Amendment project.

g, h) The evaluation in the WRSP EIR of **Impact 4.9-2 Increased Demand for Hazardous Materials Incident Emergency Response** determined that new development within the WRSP would increase the demand for hazardous materials emergency response capabilities over the undeveloped site condition. The WRSP EIR concluded that construction of the fire station included in the WRSP land plan would ensure adequate emergency response times to hazardous materials incidents and that conformance with applicable local, State, and federal policies and standards would ensure adequate hazardous materials incident response services within the WRSP area. Therefore, the analysis in the WRSP EIR concluded that this impact would be less than significant. The fire station is scheduled to be complete in the first quarter of 2012. The proposed project would increase residential density across the Fiddymment Ranch project site but would not introduce any land uses that would increase demand for hazardous materials

incident response. The proposed Specific Plan Amendment project would not increase the severity or extent of this impact beyond that which was evaluated in the WRSP EIR.

IX. Hydrology and Water Quality

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact	Adequately Addressed in Previous EIR
a) Violate any water quality standards or waste discharge requirements?					X
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	X (with respect to depletion of groundwater supplies)				X (with respect to groundwater recharge)
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?					X
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?					X
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted water?					X
f) Otherwise substantially degrade water quality?					X
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?					X

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact	Adequately Addressed in Previous EIR
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?					X
i) 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?					X
j) Inundation by seiche, tsunami, or mudflow?				X	

The proposed project would not alter the development footprint for Fiddymment Ranch, but would increase the amount of impervious surfaces within the project area, as discussed below. Development under the proposed Specific Plan Amendment project would not result in any substantial changes in the hydrology, water quality, and groundwater impacts identified in the WRSP EIR. The mitigation measures identified in the previous EIR would be applied to buildout of Fiddymment Ranch as modified by the proposed project and no new mitigation measures would be necessary. All hydrology, water quality, and groundwater impacts associated with the proposed project have been adequately addressed in the previous EIR.

The 3,162-acre WRSP area is located within the Pleasant Grove and Curry Creek watersheds. Pleasant Grove Creek, Kaseberg Creek, and Curry Creek each cross the WRSP area. The majority of the Fiddymment Ranch area is within the Pleasant Grove Creek watershed, although 56 acres of the Fiddymment Ranch property discharges to the Curry Creek watershed through the southeast corner of the Westpark property. The land affected by the proposed Specific Plan Amendment project is within the Pleasant Grove Creek watershed.

Pleasant Grove Creek crosses the Fiddymment Ranch property from east to west, north of Blue Oaks Boulevard. Fiddymment Ranch Phase 1 is located south of Pleasant Grove Creek, while Phases 2 and 3 are located north of the creek. Kaseberg Creek enters the Fiddymment Ranch Phase 1 portion of the project site from the east, then flows northwest and converges with the main branch of Pleasant Grove Creek near the center of the Fiddymment Ranch property. The area around Pleasant Grove Creek is designated Open Space, while the area around Kaseberg Creek is included in Fiddymment Park. The proposed Specific Plan Amendment would not alter the open space or Fiddymment Park parcels.

Impacts related to hydrology, water quality, and groundwater resulting from buildout of the WRSP land use plan are identified and evaluated in Section 4.12 Hydrology, Water Quality, and Groundwater of the WRSP EIR. The following provides a brief summary of the WRSP EIR hydrology, water quality, and groundwater impact analyses, as well as mitigation measures included in the EIR to minimize the impacts identified.

a, c, f) The evaluation in the WRSP EIR of **Impact 4.12-4 Erosion and Runoff from Construction Sites Containing Soil or Other Materials Could Degrade Water Quality if Discharged to Local Streams** disclosed that development associated with the project, including offsite infrastructure connections, would involve substantial ground disturbance with potential to accelerate soil erosion and sediment delivery to receiving waters resulting in degradation of water quality. The WRSP EIR also determined that further water quality degradation could result from spills of fuels or other substances used during construction. The analysis in the WRSP EIR concluded that compliance with terms and

conditions of the General Permit for Discharges of Storm Water Associated with Construction Activity (required by the NPDES program), and implementation of a Storm Water Pollution Prevention Plan and an Erosion Control Plan (required by City Improvement Standards) would ensure that runoff from construction activities would result in less-than-significant impacts associated with water quality degradation in receiving waters. With compliance with these requirements, construction of Fiddymment Ranch under the proposed Specific Plan Amendment project would have a less-than-significant impact to water quality due to erosion and runoff from construction sites, consistent with the analysis in the WRSP EIR.

The evaluation in the WRSP EIR of **Impact 4.12-5 Changes in Surface Water or Groundwater Quality Resulting from Urban Stormwater Runoff** determined the conversion of undeveloped land to urban uses through buildout of the WRSP would result in runoff of pollutants typically associated with urban uses, such as oil and grease, coliform bacteria, petroleum hydrocarbons (gas and diesel fuels), nitrogen, phosphorus, heavy metals, pesticides, herbicides, and other landscape maintenance products typically used in residential developments or formally landscaped areas. All development within the WRSP area would be required to comply with the NPDES Phase 2 Program and applicable provisions of the City's Storm Water Management Plan. This would require use and monitoring of stormwater quality devices and Best Management Practices (BMPs). The WRSP EIR analysis concluded that compliance with applicable NPDES and City regulations would ensure that Basin Plan objectives and water quality standards are not violated, and the potential water quality effects from urban runoff associated with buildout of the WRSP would remain less than significant. With implementation of these measures, development of Fiddymment Ranch under the proposed Specific Plan Amendment project would have a less-than-significant impact on surface and groundwater quality due to urban stormwater runoff. This development would not increase the extent or severity of impacts to surface and groundwater quality due to urban stormwater runoff beyond that which was evaluated in the WRSP EIR.

b) The evaluation in the WRSP EIR of **Impact 4.12-7 Changes in Groundwater Recharge Potential Through the Development of Impervious Surfaces** determined that groundwater recharge in the WRSP area occurs primarily along stream channels associated with Pleasant Grove Creek, Kaseberg Creek, Curry Creek, and smaller tributaries to these waterways. Impermeable soils and hardpan layers that comprise most of the WRSP area limit infiltration and groundwater recharge. The analysis of this impact in the WRSP EIR concluded that since areas of recharge within the WRSP along stream channels would remain undeveloped because of required 100-year floodplain setbacks or open space setbacks, and since soil characteristics within the WRSP are not conducive to groundwater recharge, and the WRSP area is not considered a significant recharge source in a regional context, impacts associated with effects of the WRSP project to onsite groundwater recharge and availability of groundwater in the area would be less than significant. The proposed Specific Plan Amendment project would not affect the open space areas around onsite stream channels. Development of Fiddymment Ranch under the proposed Specific Plan Amendment project would have a less-than-significant impact on groundwater recharge potential, consistent with the analysis in the WRSP EIR.

During dry years, when surface water supplies are insufficient to serve the WRSP, it is anticipated that supplemental water supply would come from groundwater. The availability of groundwater to serve the WRSP development is analyzed in Section 4.11 Public Utilities of the WRSP EIR and in **Impact 4.12-6 Groundwater Use During Dry Years**. Development of Fiddymment Ranch under the proposed Specific Plan Amendment project would provide 1,905 more dwelling units than evaluated in the WRSP EIR. These additional dwelling units would increase the demand for potable water within the project site, which would increase the use of groundwater during dry years. The Subsequent EIR will determine the water demand represented by the proposed project and evaluate the availability of water to serve the project during wet and dry years.

d, e) The evaluation in the WRSP EIR of **Impact 4.12-2 Increase in the Amount of Surface Runoff, Which Would Exceed the Capacity of Existing Storm Drainage Systems and Increase the Potential for Downstream Flooding** determined that development of the WRSP area would increase impervious surfaces and thereby increase the volume of surface runoff entering the Pleasant Grove Creek and Curry Creek watersheds. The analysis also found that construction activities and site grading would alter the existing runoff patterns and conveyance capacities within the WRSP area. Hydraulic modeling for the WRSP area indicates that development of the Fiddymment Ranch portion of the adopted WRSP would generate a total increase in stormwater runoff volume of 172.4 acre-feet per year. The analysis in the WRSP EIR concluded that the increased stormwater runoff volume would be accommodated by Reason Farms, the approved regional stormwater retention basin which will be constructed on Pleasant Grove Creek west of the WRSP. Although not yet constructed, the regional retention basin project was approved by the City on January 22, 2003. The WRSP EIR concluded that impacts of buildout of the WRSP associated with exceeding the capacity of the existing storm drain system and resulting in downstream flooding would be less than significant since it is anticipated that the regional stormwater retention basin will be complete prior to buildout of the WRSP.

The proposed Specific Plan Amendment would reduce LDR land by 99.4 acres, increase MDR land by 55.8 acres, increase HDR land by 18.9 acres, and increase CC land by 7.3 acres. The drainage study for the WRSP found that LDR is associated with 40 percent impervious surfaces, MDR is associated with 50 percent impervious surfaces, and HDR is associated with 65 percent impervious surfaces. The proposed reduction in LDR area and increase in MDR and HDR areas would result in an increase in impervious surfaces of 5.54 acres. Based on the Volumetric Impact Rates for a 100-year 8-day storm event established in the Pleasant Grove Watershed Mitigation Fee, this would increase the volume of stormwater runoff from the project site by 5.46 acre-feet per year.

Mitigation Measure 4.12-2 requires that all development within the WRSP contribute a proportionate amount to fund development of the regional retention basin at the time that building permits are issued. While development of Fiddymment Ranch under the proposed Specific Plan Amendment project would contribute to increases in storm drainage runoff from the project area, with implementation of Mitigation Measure 4.12-2, the impact would remain less than significant. This development would not increase the extent or severity of the impact beyond that which was evaluated in the WRSP.

The evaluation in the WRSP EIR of **Impact 4.12-1 Changes in the Rate of Stormwater Runoff (Peak Flows) Through the Development of New Impervious Surfaces** determined that buildout of the WRSP would increase stormwater runoff from the project site and alter drainage patterns onsite. The Fiddymment Ranch area primarily drains to the Pleasant Grove Creek watershed. The proposed Specific Plan Amendment would have no effect on land that drains to the Curry Creek watershed, thus impacts to that watershed are not considered in this Initial Study.

The WRSP EIR included data from modeling of flow rates in the Pleasant Grove Creek watershed. This modeling indicated that development of areas within the WRSP draining to Pleasant Grove Creek would reduce peak flows for all storm events. This would occur because the period in which peak flows of runoff from the WRSP area would occur before the peak flows from the rest of the watershed. The impervious surfaces within the WRSP would accelerate the runoff rate from the project area, while the runoff rate from upstream areas in the watershed would remain unchanged. The peak flow from the WRSP area would pass through Pleasant Grove Creek ahead of the peak flow from the rest of the watershed. This would decrease the potential for the two separate peak flows to coincide in downstream areas and cause or exacerbate flooding. No onsite detention or retention is required within the Pleasant Grove Creek watershed. Development in Fiddymment Ranch would be required to comply with the City's Improvement Standards and the Stormwater Management Manual (SWMM), as enforced through review and approval of storm drainage infrastructure plans by the City's Engineering Department. This would ensure that impacts associated with changes in the rate of stormwater runoff as a result of development of

Fiddymment Ranch under the proposed Specific Plan Amendment project would be less than significant. Development under the proposed project would increase impervious surface in the area but, consistent with the analysis in the WRSP EIR, the resulting increased rate of stormwater runoff would not contribute to any downstream flooding impacts.

g, h, i) The evaluation in the WRSP EIR of **Impact 4.12-3 Placement of Fill or Structures in 100-Year Floodplain Could Affect Water Surface Elevations, Which Could Increase the Risk of Flooding** determined that the placement of fill as a result of development within the WRSP would slightly reduce the conveyance capacity of the Pleasant Grove Creek and tributary floodplains and would minimally increase water surface elevations in the WRSP area. Hydraulic modeling indicated that placement of fill could result in elevation changes in water surface of approximately one to two inches. This is not considered a substantial increase. This increase would only affect areas within WRSP boundaries and would not measurably affect downstream water surface elevations. The WRSP does not include any development within the 100-year floodplain, as designated by the Federal Emergency Management Agency. People and structures would not be exposed to hazards resulting from a 100-year flood event and buildout of the WRSP would not increase flood elevations beyond the existing condition. The WRSP EIR concluded that this impact would be less than significant and no mitigation measures were required. The contribution of development of Fiddymment Ranch under the proposed Specific Plan Amendment project would be consistent with the WRSP EIR analysis. The proposed project would not increase the development footprint and would not increase the amount of fill that would be placed in the 100-year floodplain. In addition, General Plan policy prohibits increasing water surface elevation. Compliance with the General Plan policy would ensure that the proposed project would not increase the extent or severity of the impact beyond that which was evaluated in the WRSP EIR.

j) The project site is not located in the vicinity of a large body of water that could generate a seiche or tsunami under certain circumstances and is located on a site with generally flat topography that would not be expected to be subject to substantial risk of mudflow. Development of Fiddymment Ranch under the proposed Specific Plan Amendment project would result in no impacts associated with seiche, tsunami, or mudflow. This impact was not evaluated in the WRSP EIR.

X. Land Use and Planning

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact	Adequately Addressed in Previous EIR
a) Physically divide an established community?					X
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	X				
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?					X

Impacts associated with Land Use and Planning considerations associated with the WRSP are evaluated in Section 4.1 Land Use and Agricultural Resources of the WRSP EIR. The proposed Specific Plan Amendment project would change the adopted WRSP land use plan. The proposed changes could result in environmental effects not analyzed in the previous WRSP EIR. Therefore impacts identified as potentially significant in this Initial Study will be further evaluated in the Subsequent EIR.

a) Portions of Fiddymment Ranch Phase 2 are currently under construction and mitigation measures as called out in the WRSP EIR for construction activities are in effect. No impacts associated with physical division of an established community would result from development of Fiddymment Ranch under the proposed Specific Plan Amendment project. The proposed Specific Plan Amendment would adjust land use designations and densities within the Fiddymment Ranch area but would not change any designations for areas that have already been developed or are under construction. This impact was not evaluated in the WRSP EIR. Established communities that existed at the time the WRSP EIR was prepared were located on the eastern and southeastern edges of the WRSP area, and development of the WRSP would not divide any of these existing communities.

b) The project proposes to amend the WRSP by changing land use designations and densities. Inconsistency with the adopted land use plan has potential to result in significant environmental effects not analyzed in the previous WRSP EIR. By changing land use designations for some parcels, for example changing an LDR parcel to commercial land uses, the proposed Specific Plan Amendment project could introduce a land use incompatibility impact. Impacts resulting from the proposed modification to the adopted WRSP land use plan will be evaluated in the Subsequent EIR.

c) The evaluation of this impact by the WRSP EIR and the proposed project's contribution to this impact is discussed and summarized in Section IV.f (Biological Resources) of this Initial Study.

XI. Mineral Resources

Would the project:

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

There are no known mineral resources within the WRSP area. The proposed Fiddymment Ranch Specific Plan Amendment 3 project would not result in development outside of the WRSP area. Development of Fiddymment Ranch under the proposed Specific Plan Amendment project would not result in any significant impacts to mineral resources, and no mitigation measures are necessary.

a, b) The introduction to Section 4.6 Geology, Soils, and Seismicity of the WRSP EIR states that there are no mineral resources within the project area and development of the WRSP would not result in the loss of, or loss of availability of mineral resources that would be of value to the region or state, or loss of

a locally important mineral resource recovery site delineated in the City’s General Plan. The proposed Specific Plan Amendment project would not change the development footprint within the study area, thus development of Fiddymment Ranch under the proposed Specific Plan Amendment project would not result in any impacts to mineral resources.

XII. Noise

Would the project result in:

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

The proposed project would not alter the development footprint for Fiddymment Ranch, but would change the distribution and amount of planned land uses in the project area. By providing for construction of up to 1,905 additional residential units and 7.27 acres of commercial land uses, the proposed project would generate more traffic than anticipated under the WRSP EIR. This could result in increased noise levels within the plan area in the vicinity of collector streets and major arterials. The proposed project could result in generation of noise levels that exceed the City’s standards and create a substantial permanent increase in ambient noise levels. A traffic impacts analysis will be prepared to provide an estimate of the

additional vehicle trips that would be generated by the proposed project. The results of the traffic analysis will be used to prepare a noise analysis to identify associated changes in noise levels. The results of traffic and noise analyses will be presented in the Subsequent EIR.

Noise-related impacts resulting from buildout of the WRSP area are discussed and evaluated in Section 4.5 Noise of the WRSP EIR. Development under the proposed Specific Plan Amendment project would not result in any substantial changes in exposure of people to groundborne vibration and noises, temporary changes in ambient noise levels, and exposure to airport and airstrip related noises. The mitigation measures identified in the previous EIR for these impacts would be applied to buildout of Fiddymment Ranch as modified by the proposed project and no new mitigation measures would be necessary. The following provides a brief discussion of noise impacts that were adequately addressed by the WRSP EIR and for which no further discussion is required in the Subsequent EIR.

a, c) As discussed above, the proposed project could increase traffic volumes, which could result in increased noise levels along collector streets and arterials within the WRSP area. Noise level exposure as a result of increased traffic requires further analysis to determine whether noise levels generated would be within standards set forth by the City of Roseville General Plan Noise Element and the City's Noise Ordinance. These potential impacts will be evaluated in the Subsequent EIR.

The proposed Specific Plan Amendment project would establish a 2.27 acre site for commercial land uses adjacent to LDR and a 5 acre site for commercial land uses adjacent to HDR land uses. LDR and Park land uses would be located in proximity to the proposed commercial sites, but would be separated from the sites by roadways. The WRSP EIR evaluation of **Impact 4.5-2 Commercial Noise Sources** determined that activities in commercial areas could generate noises that exceed City standards at adjacent residential areas, resulting in a potentially significant impact. Mitigation Measure 4.5-3 requires preparation of a site-specific acoustical analysis and the use of design and operational measures such as soundwalls, restriction of delivery hours, and use of quiet HVAC equipment in order to reduce noise levels to within City-adopted noise standards. Development of Fiddymment Ranch under the proposed Specific Plan Amendment project would contribute to this impact. With implementation of Mitigation Measure 4.5-3, the impact would remain less than significant. Development of Fiddymment Ranch under the proposed Specific Plan Amendment project would not increase the extent or severity of this impact beyond that which was evaluated in the WRSP EIR.

The evaluation in the WRSP EIR of **Impact 4.5-4 Noise from School Related Activities** determined that elementary school sites within Fiddymment Ranch could generate noises from outdoor sports and play areas, operation of heating and cooling equipment, and vehicle noise. However, section 9.24.030(D) of the City of Roseville Municipal Code states that the normal operation of public and private schools typically consisting of classes and other school sponsored activities are exempt from the noise level thresholds outlined in the City of Roseville General Plan Noise Element. Therefore, the WRSP EIR concluded that impacts associated with school-related noise would be less than significant. The proposed Specific Plan Amendment project alters the size and configuration of the elementary school site within the project area. Development of this elementary school would generate noise as evaluated in the WRSP EIR. Based on Section 9.24.030(D) of the City of Roseville Municipal Code, this impact would remain less than significant. Development of Fiddymment Ranch under the proposed Specific Plan Amendment project would not increase the extent or severity of this impact beyond that which was evaluated in the WRSP EIR.

The WRSP EIR includes assessments of impacts related to noise from industrial land uses, citywide parks (large regional park and sports complex facilities), the PGWWTP, and a fire station within the WRSP area. The proposed Specific Plan Amendment project does not include any industrial land uses, citywide parks, or fire stations. Land uses affected by the proposed project are located more than 1,000 feet from the PGWWTP. Development of the portions of Fiddymment Ranch affected by the proposed

Specific Plan Amendment project have no impacts related to noise associated with industrial land uses, citywide parks, the PGWWTP, or fire stations.

The WRSP EIR did not include an assessment of impacts related to noise from the Roseville Energy Park. This will be addressed in the Subsequent EIR.

b) The evaluation in the WRSP EIR of **Impact 4.5-11 Groundborne Vibration Levels** determined that construction activities within the WRSP could generate groundborne noise and vibration. However, the Roseville Municipal Code limits construction to daytime hours, therefore the groundborne vibration would not occur during recognized sleep hours and would remain a less than significant impact. No mitigation measures are necessary. Construction activities under the proposed Specific Plan Amendment project would also be restricted to the hours established in the Roseville Municipal Code. Construction of the proposed project would contribute to this impact but would not increase the extent or severity of the impact beyond that which was evaluated in the WRSP EIR.

d) The evaluation in the WRSP EIR of **Impact 4.5-1 Short-Term Noise Generated by Construction Activity** determined that noise generated by construction activities within the WRSP area and in offsite improvement areas would affect residences to the east of the WRSP area and residences within the WRSP area, since construction phases would continue onsite following occupancy of some developed areas. The analysis of temporary construction noise impacts in the WRSP EIR concluded that compliance with the City's Noise Ordinance, which imposes limitations on hours of construction and noise levels, would ensure that temporary impacts associated with construction activities would be less than significant. To further reduce noise levels near residences, the WRSP EIR identified Mitigation Measure 4.5-1, which recommends that equipment warm up areas, water tanks, and equipment storage areas be located in areas as far away from existing residences as is feasible and Mitigation Measure 4.5-2, which requires that sound control curtains be used to reduce noise levels associated with water well drilling. Development of Fiddymment Ranch under the proposed Specific Plan Amendment project would contribute to short-term noise generation during project construction. With compliance with the City's Noise Ordinance and implementation of Mitigation Measures 4.5-1 and 4.5-2, the impact would remain less than significant. Development of Fiddymment Ranch under the proposed Specific Plan Amendment project would not increase the extent or severity of the impact beyond that which was evaluated in the WRSP EIR.

e, f) The WRSP area is not located within an airport land use plan or within two miles of a public airport or private airstrip and would result in no impact associated with placing people in close proximity to noises generated by airport land uses. The proposed Specific Plan Amendment project would not change the footprint of the proposed development, and would not develop any land outside of the WRSP area. Development of Fiddymment Ranch under the proposed Specific Plan Amendment project would have no impact related to airports or airstrips.

XIII. Population and Housing

Would the project:

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

The proposed project would increase the anticipated residential population of Fiddymment Ranch by 4,839 people. This would increase the extent of impacts related to population and housing. The WRSP EIR identified population growth as a significant and unavoidable impact. The additional population growth associated with the proposed project would be consistent with this determination. The previous EIR determined that no feasible mitigation measures are available to reduce this impact. Other population and housing impacts were determined to be less than significant, and the proposed project would not increase the extent or severity of those impacts. One mitigation measure was identified for these impacts, but that measure is not applicable to the proposed project, as discussed below. All population and housing impacts associated with the proposed project have been adequately addressed in the previous EIR.

Impacts related to population and housing effects resulting from buildout of the WRSP area are discussed and evaluated in Section 4.2 Population, Employment, and Housing of the WRSP EIR. The following discussion provides a brief summary of the WRSP EIR hydrology, water quality, and groundwater impact analyses, as well as mitigation measures included in the EIR to minimize the impacts identified.

a) The evaluation in the WRSP EIR of ***Impact 4.2-4 Inducement of Substantial Population Growth*** determined that the addition of 8,430 homes would accommodate an estimated population of ±20,800 persons. The analysis in the EIR concluded that the growth rate associated with buildout of the WRSP area would be significantly higher than the average annual growth rate of the City and that population growth as a result of buildout of the WRSP would be a significant and unavoidable impact of the project. The proposed Specific Plan Amendment project would allow construction of 1,905 additional units (which is 23 percent more than currently planned). These additional units could accommodate an additional 4,839 residents. Development of Fiddymment Ranch under the proposed Specific Plan Amendment project would increase the amount of population growth that could be accommodated within the WRSP area. The impact would remain significant and unavoidable, thus development under the proposed Specific Plan Amendment would not increase the severity of this impact beyond that which was

evaluated in the WRSP EIR. The physical environmental effects of this additional population are evaluated throughout this Initial Study. The potentially significant impacts associated with this increase in population will be evaluated in the Subsequent EIR.

The evaluation in the WRSP EIR of **Impact 4.2-1 Changes in Jobs/Housing Balance** evaluated the potential balance of jobs to housing in the WRSP based on the goal expressed in City of Roseville Resolution 83-118, which states that a satisfactory jobs/housing balance is for 80 percent of workers to reside within eight miles of their place of employment and for 60 percent of workers to reside within six miles. The City of Roseville is approximately 8.3 miles wide. This means that if there are enough jobs in the City to support 80 percent of the employees residing within a project, then the city's jobs/housing balance would be met. The WRSP includes commercial, business professional, and industrial land uses, which would generate new employment opportunities. The WRSP also includes substantial amounts of housing. The WRSP EIR projected that the WRSP would support 3,727 jobs and would house 10,622 employees at buildout. In combination with other jobs and other employees in the City, the WRSP projected that by 2020 there would be 102,627 jobs and 74,227 employees in the City. This provides 1.38 jobs for every employee, which would allow greater than 80 percent of employees to live within eight miles of a job. Development of Fiddymment Ranch under the proposed Specific Plan Amendment project would add 1,905 new residences and between 63,336 and 126,672 square feet of new commercial space. Assuming a ratio of 1.26 employees per household in the City, as used in the WRSP EIR based on 2000 U.S. Census data, the proposed project could accommodate 2,400 new employees. Based on the employment generation rate of 350 square feet of commercial use per employee, the commercial land uses would generate between 181 and 362 new jobs. Using the lower end of this range for a conservative estimate, with development under the proposed Specific Plan Amendment project, the WRSP would support a total of 102,808 jobs and 76,627 employees in 2020. This provides 1.34 jobs per employee, which meets the standard established by City of Roseville Resolution 83-118. This impact would remain less than significant, consistent with the analysis in the WRSP EIR.

The evaluation in the WRSP EIR of **Impact 4.2-2 Provision of Affordable Housing** found that development in the WRSP would be required to comply with the City of Roseville General Plan Policy HB-3, which requires that 10 percent of all new housing built in the City be affordable housing. Several MDR and HDR parcels within the WRSP were designated as the locations where affordable housing would be provided. This includes parcels 16, 17, 20, 22, 23, 24, 25, and 26. By designating these parcels for affordable housing, the WRSP meets the City's requirement to provide affordable housing totaling 10 percent of the new dwelling units. The proposed Specific Plan Amendment project would increase the number of new dwelling units constructed by 1,905 units, providing a total of 6,112 dwelling units within Fiddymment Ranch and requiring provision of 612 affordable housing units. Affordable housing has been constructed on parcel 20, consisting of 156 apartments. The proposed Specific Plan Amendment project would not affect parcels 16, 17, 20, 25, or 26. The project proposes to increase the density on parcels 22 and 24 to provide more affordable HDR units than currently planned. With compliance with General Plan policy, development under the proposed Specific Plan Amendment project would have a less than significant impact related to provision of affordable housing, consistent with the analysis in the WRSP EIR.

b, c) The evaluation in the WRSP EIR of **Impact 4.2-3 Displacement of Existing Housing** determined that a few residences within the WRSP area would be displaced by buildout of the WRSP, but disclosed that the number of persons who could be potentially displaced by development within the WRSP is extremely small. The analysis in the WRSP EIR concluded that since affordable housing will be constructed in the WRSP, and would be available to any displaced persons, this impact would be less than significant. The WRSP also identified Mitigation Measure 4.2-2 to further reduce the significance of this impact by requiring the provision of relocation assistance mechanisms for any persons displaced by development within the WRSP. There is one existing residence within Fiddymment Ranch, but it is not located in the portions of Fiddymment Ranch affected by the proposed Specific Plan Amendment project.

Development of Fiddymment Ranch under the proposed Specific Plan Amendment project would have no impact on existing housing.

XIV. Public Services

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 of the following public services:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact	Adequately Addressed in Previous EIR
a) Fire protection?	X				
b) Police protection?	X				
c) Schools?	X				
d) Parks?					X
e) Other public facilities?	X				

Impacts related to increased demand on public services resulting from buildout within the WRSP area are discussed and evaluated in Section 4.10 Public Services of the WRSP EIR. The proposed Specific Plan Amendment project would accommodate an additional 1,905 residential units within the Fiddymment Ranch portion of the plan area, resulting in ±4,839 more residents than anticipated by the WRSP. The increase in population over the adopted WRSP would increase demands on some public services. The impacts of this additional demand for fire and police protection, schools, and libraries will be evaluated in the Subsequent EIR. Impacts related to parks and recreation are discussed in Section XV below.

XV. Recreation

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact	Adequately Addressed in Previous EIR
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?					X
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?					X

Impacts related to the provision of recreational opportunities resulting from buildout of the WRSP area are discussed and evaluated in Section 4.10 Parks and Recreation of the WRSP EIR. The proposed

Specific Plan Amendment project would accommodate an additional 1,905 residential units within the Fiddymment Ranch portion of the plan area. This is 23 percent more units than the originally adopted WRSP had contemplated and would increase the residential population of the WRSP by 4,839, which would increase demand for recreational opportunities. The proposed Specific Plan Amendment project would increase park space by 3 acres by increasing the size of the neighborhood park adjacent to Hayden Parkway from 8.9 acres to 11.9 acres.

a) The evaluation in the WRSP EIR of **Impact 4.10-6 Increased Demand for Park Facilities** determined that the WRSP would need approximately 187 acres of new parks to meet the City's adopted park-to-population standard of nine acres per 1,000 residents. The City requires that the total park area be provided as one-third Neighborhood/Community Park, one-third Citywide Park, and one-third Open Space/Passive parks. The current WRSP land use plan would accommodate 20,810 residents and provides 84.49 acres of Neighborhood/Community parks, 170.67 acres of Citywide parks, 14.36 acres of open space paseo, and 690.83 acres of passive open space, for a total of 960.35 acres.

The proposed Specific Plan Amendment project would accommodate an additional 1,905 residential units, which could support 4,839 residents. Based on the City's adopted parkland ratio, the additional population would require approximately 48 additional acres of parkland (which is 16 acres of each of the three park classifications). With development of Fiddymment Ranch under the proposed Specific Plan Amendment project, the total population of the WRSP area could be 25,639 people. This would require a total of 256 acres of parkland (85.3 acres each of the three park classifications). Under the proposed Specific Plan Amendment project, the WRSP area would include 87.47 acres of Neighborhood/Community parks, 170.67 acres of Citywide parks, 14.36 acres of open space paseo, and 690.95 acres of passive open space. These amounts meet the required ratio of parkland to residents and no additional parkland dedication would be required for the proposed Specific Plan Amendment project. It is anticipated that the provision of parkland within the WRSP would meet the increased demand for parks created by the residents of the WRSP and would promote use of these facilities rather than existing facilities elsewhere in the City. Additionally, as noted in the WRSP EIR, payment of the Neighborhood and Community Park Fee and the City-Wide Park Fee, which fund parks facilities construction, would be required for each residential unit within the WRSP, including all residential units constructed under the proposed Specific Plan Amendment project. Through dedication of parkland and payment of applicable fees, impacts associated with increased demand for park facilities, and associated impacts on existing parks facilities, would be less than significant. These added parcels shall also be added to the Community Facilities District for services, which includes annual assessments for park maintenance. Development of Fiddymment Ranch under the proposed Specific Plan Amendment project would contribute to the increased demand for park facilities, but would not increase the extent or severity of this impact beyond that which was evaluated in the WRSP EIR.

b) The WRSP land use plan includes parks facilities. The area affected by the proposed Specific Plan Amendment project includes one 11.9-acre park site and pocket parks within the LDR areas. The potential environmental effects from developing that park site are evaluated throughout the WRSP EIR and this Initial Study.

XVI. Transportation/Traffic

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact	Adequately Addressed in Previous EIR
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	X				
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads and highways?	X				
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?					X
d) Substantially increase hazards due to design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?					X
e) Result in inadequate emergency access?					X
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.	X				

Transportation and traffic related impacts resulting from buildout of the WRSP area are discussed and evaluated in Section 4.3 Transportation and Circulation of the WRSP EIR. The proposed Specific Plan Amendment would accommodate an additional 1,905 residential units in the plan area, which would increase traffic generation in the area. The impacts of these additional traffic trips will be evaluated in the Subsequent EIR. The discussion below summarizes other transportation impacts evaluated in the

WRSP EIR and evaluates whether those impacts would be increased as a result of the proposed Specific Plan Amendment project.

a, b) As noted above, the changes proposed to the WRSP by the Fiddymment Ranch project would generate more traffic than anticipated in the WRSP EIR. This is considered to be a potentially significant impact of the proposed Specific Plan Amendment project. The Subsequent EIR will provide a detailed analysis and evaluation of potential impacts of the amendment related to increased vehicle trip generation and roadway congestion, including intersection level of service ratings.

c) The WRSP EIR documents that the project site is not located within an airport land use plan or within the vicinity of a private airstrip. The proposed Specific Plan Amendment project would not change the development footprint for Fiddymment Ranch, and would not introduce any airport or airstrip land uses in the vicinity. Thus there would be no impact related to air traffic associated with the proposed Specific Plan Amendment project.

d) The Notice of Preparation for the WRSP EIR stated that impacts associated with safety hazards associated to project design would be less than significant. Development of Fiddymment Ranch under the proposed Specific Plan Amendment project would establish residential, commercial, parks, and public/quasi-public land uses. The traffic generated by these types of uses would be similar in nature (primarily passenger vehicles with limited truck and bus traffic) and would not create roadway hazards due to incompatible traffic patterns. Road standards are established in the WRSP. All roads within Fiddymment Ranch must be constructed to those adopted standards, which would insure that roadway designs and alignments do not result in any roadway hazards, consistent with the conclusion in the Notice of Preparation for the WRSP EIR.

e) The Notice of Preparation for the WRSP EIR stated that impacts associated with potential emergency access would be less than significant. Development of Fiddymment Ranch under the proposed Specific Plan Amendment project would be consistent with the backbone roadway circulation network anticipated in the WRSP. The local roadways would be laid out in a grid pattern, consistent with the transportation goals of the WRSP. By providing multiple travel routes through the development, it is expected that the project would provide sufficient access for emergency vehicles and this impact would remain less than significant, consistent with the conclusion in the Notice of Preparation for the WRSP EIR.

f) The analysis in the WRSP EIR of **Impact 4.3-7 Increased Demand for Bicycle Facilities** and **Impact 4.3-8 Transit Access and Circulation** found that with implementation of mitigation measures, the WRSP would have less than significant impacts on alternative transportation. The proposed Specific Plan Amendment project would increase the residential population of the project area, which would increase demand for alternative transportation facilities. The potential impact of the proposed project on alternative transportation will be evaluated in the Subsequent EIR.

XVII. Utilities and Service Systems

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact	Adequately Addressed in Previous EIR
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	X				

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact	Adequately Addressed in Previous EIR
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	X				
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?					X
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	X				
e) 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?	X				
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?					X
g) Comply with federal, state, and local statutes and regulations related to solid waste?					X

Section 4.11 of the WRSP EIR evaluates the potential impacts to utilities and service systems. The proposed Specific Plan Amendment would accommodate an additional 1,905 residential units in the plan area, which would increase demand for utilities and services. The impacts of this additional demand for potable water, wastewater treatment, and recycled water will be evaluated in the Subsequent EIR. The discussion below summarizes other impacts to utilities and service systems evaluated in the WRSP EIR and evaluates whether those impacts would be increased as a result of the proposed Specific Plan Amendment.

a, b, e) The proposed Specific Plan Amendment would increase demand for wastewater treatment. The potential impacts related to capacity of the PGWWTP will be evaluated in the Subsequent EIR. The proposed Specific Plan Amendment would also increase demand for recycled water. The availability of recycled water to serve the proposed project will be evaluated in the Subsequent EIR. The analysis will also consider any impacts related to infrastructure improvements necessary to provide wastewater and recycled water conveyance.

c) Refer to **Section IX. Hydrology and Water Quality** of this Initial Study for a discussion of impacts related to stormwater and drainage.

d) The proposed Specific Plan Amendment would increase demand for potable water. The availability of water to serve the proposed project will be evaluated in the Subsequent EIR. The analysis will also consider any impacts related to infrastructure improvements necessary to provide water conveyance.

f, g) The analysis in the WRSP EIR of **Impact 4.11-9 Increased Demand for Solid Waste Services at the Landfill**, **Impact 4.11-10 Increased Demand for Solid Waste Services at the MRF**, and **Impact 4.11-11 Construction Debris Demand for Solid Waste Services** found that the WRSP would increase the amount of solid waste being handled at Western Placer Waste Management Authority (WPWMA) facilities. The WPWMA is a regional agency that owns and operates the Materials Recovery Facility (MRF) and Western Regional Sanitary Landfill (WRSL). The MRF and WRSL are located on 320 acres approximately one mile north of the WRSP area. The WRSP EIR evaluated the increase in the amount of solid waste received by the MRF and WRSL over a twenty to thirty year period. The WRSP EIR concluded that the WRSP would accelerate the rate at which the MRF could exceed its available capacity and could shorten the lifetime of the WRSL by more than 1.75 years.

Mitigation Measure 4.11-7 requires that development in the WRSP pay collection fees to the City of Roseville, and stipulates that a portion of these fees shall be used to service bonds necessary to fund expansion of the landfill. While this measure would contribute funding for the anticipated landfill expansion, the City of Roseville cannot compel the Western Placer Waste Management Authority (WPWMA) to expand the landfill, thus it is uncertain when this expansion would occur. Mitigation Measure 4.11-8 requires that all residences within the WRSP be provided with a greenwaste container. This would reduce the amount of solid waste being delivered to the WRSL by approximately 1,335 tons per year. This would reduce the impact of the WRSP on landfill capacity, however because of the uncertainty regarding landfill expansion; the WRSP EIR concluded that this impact would remain significant and unavoidable. Mitigation Measure 4.11-10 requires expanded capacity of the MRF, but as with expansion of the landfill, the City of Roseville cannot compel this expansion to occur. Since approval of the WRSP EIR, the MRF has increased its processing capacity to 2,220 tons per day. Mitigation Measure 4.11-11 requires that the construction waste stream be reduced by 50 percent, and requires that developers provide records of waste diversion and disposal to the City to verify compliance with this measure. These measures could reduce the impacts to the landfill and MRF. However, due to the uncertainty related to expansion of the landfill and MRF, these impacts remain significant and unavoidable.

Development of Fiddymment Ranch under the proposed Specific Plan Amendment would provide 1,905 additional residential units and 7.27 additional acres of commercial land uses, which would generate approximately 10,615 tons of additional solid waste per year (29 tons per day) at buildout of the project. This estimate is based on a solid waste generation rate of 12.02 lbs/person/day as developed for the recently approved Sierra Vista Specific Plan EIR (2009) and as shown in Table 4.12.4-2 of that EIR. This additional solid waste would contribute to the volume of waste to be processed at the MRF. As reported by WPWMA staff, the MRF processed an average of 1,076 tons per weekday in calendar year 2008. The additional waste generated by the proposed project would increase the volume of waste to be processed at the MRF but would not result in the MRF exceeding its current processing capacity of 2,220 tons per day.

The additional developed proposed within the Specific Plan Amendment would result in need to dispose of an additional 14 tons per day of solid waste at the WRSP after recyclables are removed from the waste stream at the MRF. Over a 20 year period assuming full buildout of the additional units this would result in a need to dispose of 102,220 tons of solid waste at the landfill. The landfill currently has a

remaining capacity of over 15 million tons and is anticipated to open for service until 2042. The project represents 0.7 percent of the remaining landfill capacity when considered over a 20-year period and would shorten the lifetime of the landfill by less than six months. Development within Fiddymment Ranch would be required to implement Mitigation Measures 4.11-7, 4.11-8, and 4.11-11, however the impacts would remain significant and unavoidable, consistent with the analysis in the WRSP EIR.

XVIII. Mandatory Findings of Significance

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact	Adequately Addressed in Previous EIR
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, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?					X
b) 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).	X				
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	X				

a) As discussed in **Section IV. Biological Resources**, the WRSP EIR evaluated impacts to biological resources and found that with implementation of mitigation measures, most impacts would be reduced to less than significant levels. Buildout of the WRSP would result in a significant and unavoidable impact over the short-term related to removal of oak trees. Development of Fiddymment Ranch under the proposed Specific Plan Amendment project would not increase the extent or severity of impacts to biological resources beyond that which was evaluated in the WRSP EIR.

As discussed in **Section V. Cultural Resources**, the WRSP EIR evaluated impacts to cultural and historic resources and found that the project would result in significant and unavoidable impacts to some resources. Development of Fiddymment Ranch under the proposed Specific Plan Amendment project

would contribute to less than significant impacts to unidentified subsurface archaeological, paleontological, and historic resources, consistent with the analysis in the WRSP EIR.

b) The WRSP EIR evaluated several potentially significant cumulative impacts of the overall WRSP project. Development of Fiddymment Ranch under the proposed Specific Plan Amendment project could contribute to these impacts, particularly impacts associated with traffic, air quality, noise, and water supply. The contribution of Fiddymment Ranch under the proposed Specific Plan Amendment project to cumulatively considerable impacts in the region will be evaluated in the Subsequent EIR.

c) As discussed in Section III: Air Quality, Section VII: Greenhouse Gas Emissions, Section IX: Hydrology & Water Quality, Section X: Land Use and Planning, Section XII: Noise, Section XIV: Public Services, Section XVI: Transportation/Traffic, and Section XVII: Utilities and Service Systems, development of Fiddymment Ranch under the proposed Specific Plan Amendment project could result in significant impacts to these resources. These impacts will be evaluated in the Subsequent EIR.

Attachments:

Fiddymment Ranch SPA 3 Project Exhibits:

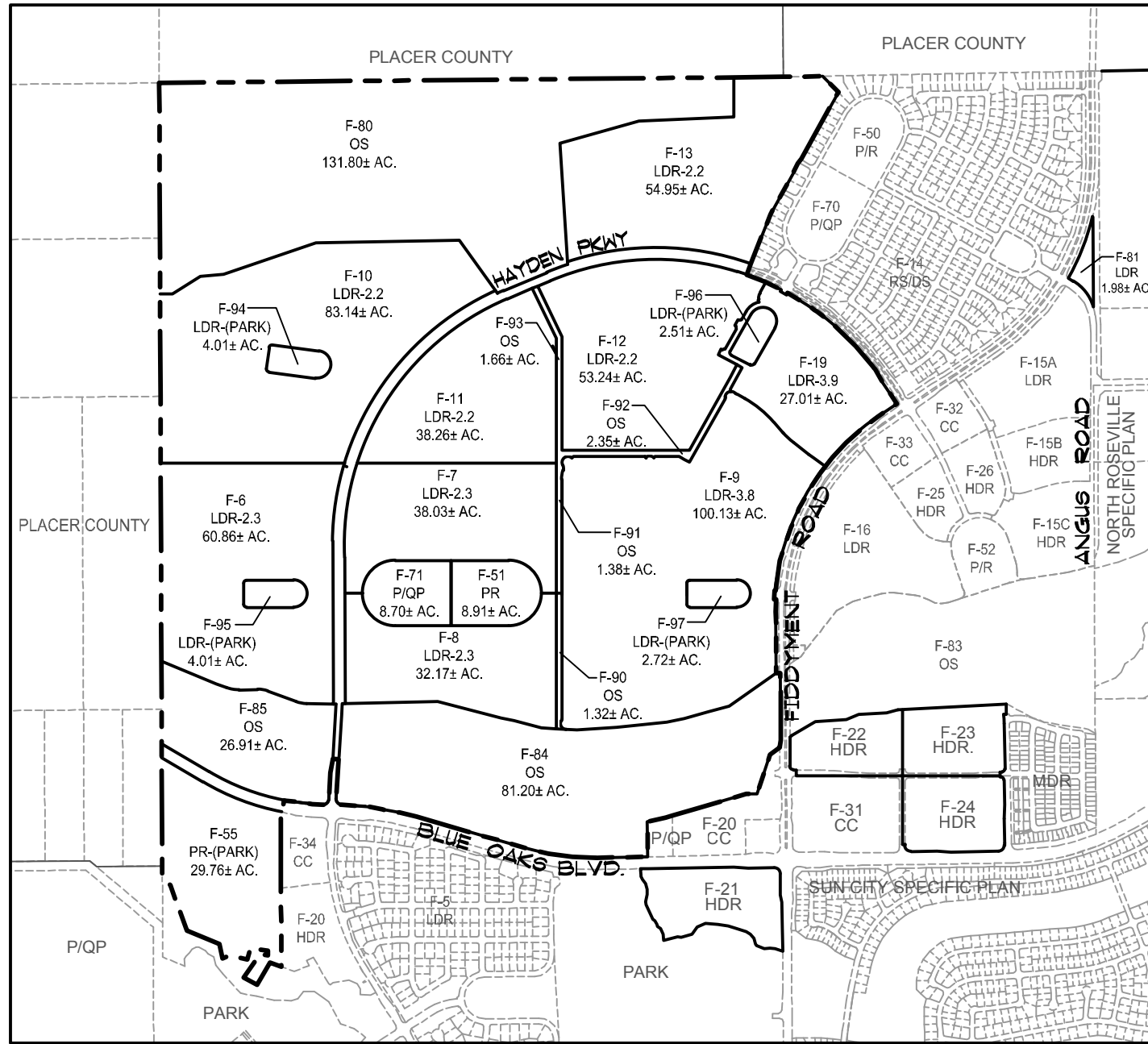
- a. General Plan Amendment Exhibit
- b. Specific Plan Amendment Exhibit
- c. Zoning Exhibit
- d. Large Lot Tentative Parcel Map

Additionally, Fiddymment Ranch SPA 3 Project Exhibits – Conceptual Land Use Plan and Phasing Plan are provided within the Notice of Preparation of a Subsequent EIR for this project.

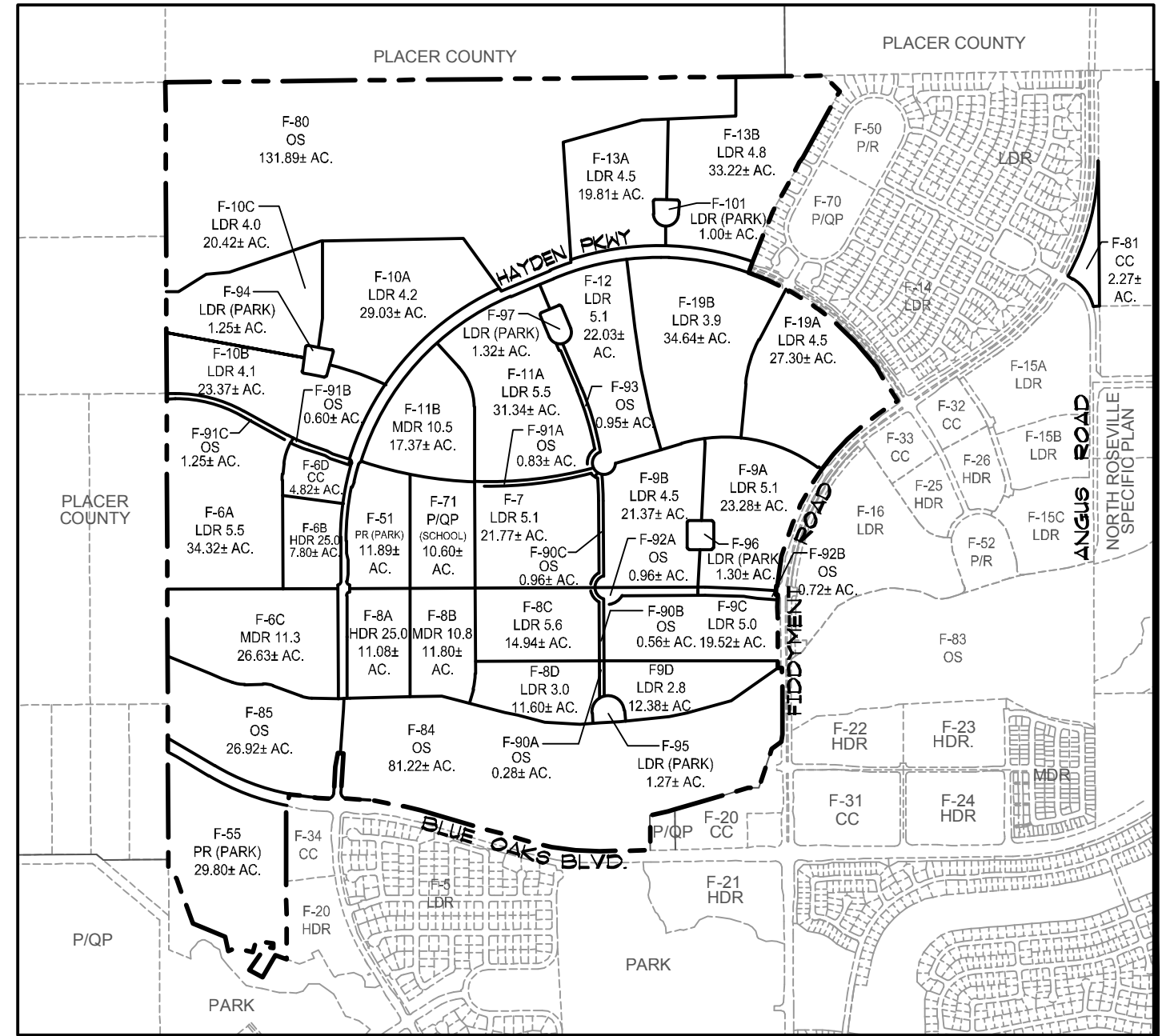
SPECIFIC PLAN AMENDMENT EXHIBIT

FIDDYMENT RANCH - PHASE 2 & 3

CITY OF ROSEVILLE, CALIFORNIA
JANUARY 23, 2013



Existing Specific Plan Designations

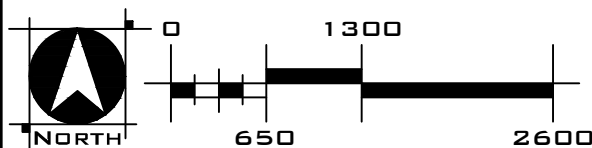


Proposed Specific Plan Designations

SUMMARY TABLE				
DESIGNATION	LAND USE	EXISTING ¹	PROPOSED ²	DIFF
LDR	LOW DENSITY RESIDENTIAL	503.02	406.58	-96.44
MDR	MEDIUM DENSITY RESIDENTIAL	0.00	55.80	55.80
HDR - 25	HIGH DENSITY RESIDENTIAL	0.00	18.88	18.88
CC	COMMUNITY COMMERCIAL	0.00	7.09	7.09
P/QP	PUBLIC/ QUASI-PUBLIC	8.70	10.60	1.90
PARK	PARK & RECREATION	38.67	41.69	3.02
OS	OPEN SPACE	246.62	247.14	0.52
		797.01	787.78	

NOTES:

1. EXISTING ACREAGES BASED ON CITY GIS AND TABLE 4.2 FROM WRSP.
2. PROPOSED ACREAGES BASED ON LARGE LOT TENTATIVE SUBDIVISION MAP; WHICH IS SLIGHTLY MORE ACCURATE APPROXIMATELY 1% DEVIATION IN ACREAGES.
3. ROW NOT INCLUDED IN TOTAL RESULTS IN 9.23 ACRES DIFFERENCE IN TOTAL ACREAGE.



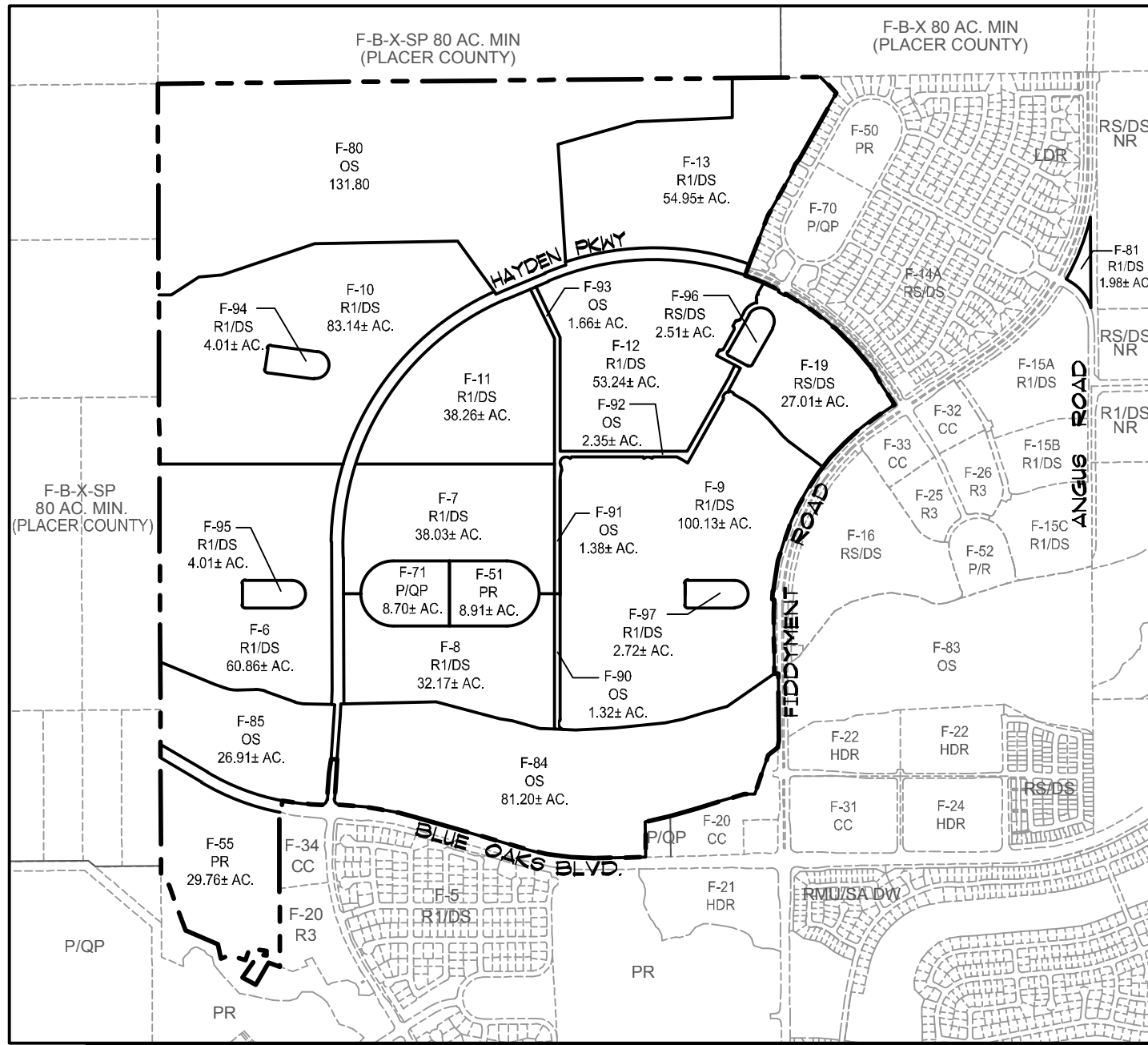
WOOD RODGERS
DEVELOPING INNOVATIVE DESIGN SOLUTIONS

3301 C St, Bldg. 100-B Tel 916.341.7760
Sacramento, CA 95816 Fax 916.341.7767

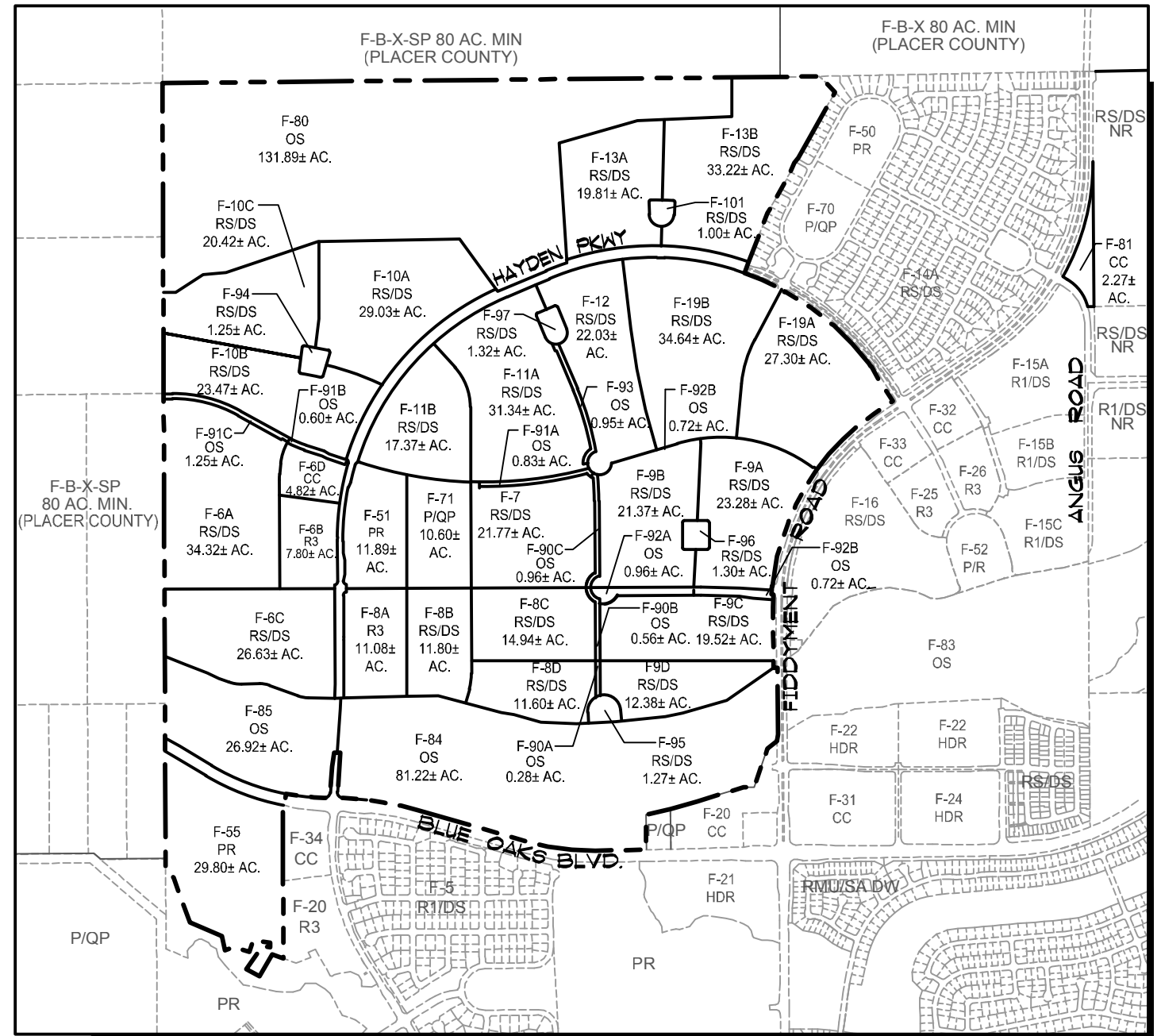
ZONING EXHIBIT

FIDDYMENT RANCH - PHASE 2 & 3

CITY OF ROSEVILLE, CALIFORNIA
JANUARY 23, 2013



Existing Zoning Designations

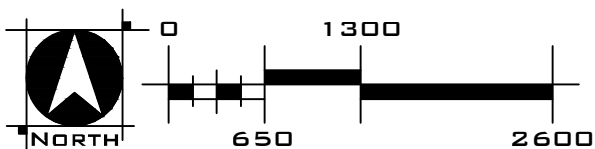


Proposed Zoning Designations

SUMMARY TABLE				
DESIGNATION	LAND USE	EXISTING ¹	PROPOSED ²	DIFF
R1/DS	SINGLE FAMILY RESIDENTIAL	473.50	0.00	-473.50
RS/DS	SMALL LOT RESIDENTIAL	29.52	462.38	432.86
R3	ATTACHED HOUSING	0.00	18.88	18.88
CC	COMMUNITY COMMERCIAL	0.00	7.09	7.09
P/QP	PUBLIC/ QUASI-PUBLIC	8.70	10.60	1.90
PR	PARK & RECREATION	38.67	41.69	3.02
OS	OPEN SPACE	246.62	247.14	0.52
		797.01	787.78	

NOTES:

1. EXISTING ACREAGES BASED ON CITY GIS AND TABLE 4.2 FROM WRSP.
2. PROPOSED ACREAGES BASED ON LARGE LOT TENTATIVE SUBDIVISION MAP; WHICH IS SLIGHTLY MORE ACCURATE APPROXIMATELY 1% DEVIATION IN ACREAGES.
3. ROW NOT INCLUDED IN TOTAL RESULTS IN 9.23 ACRES DIFFERENCE IN TOTAL ACREAGE.

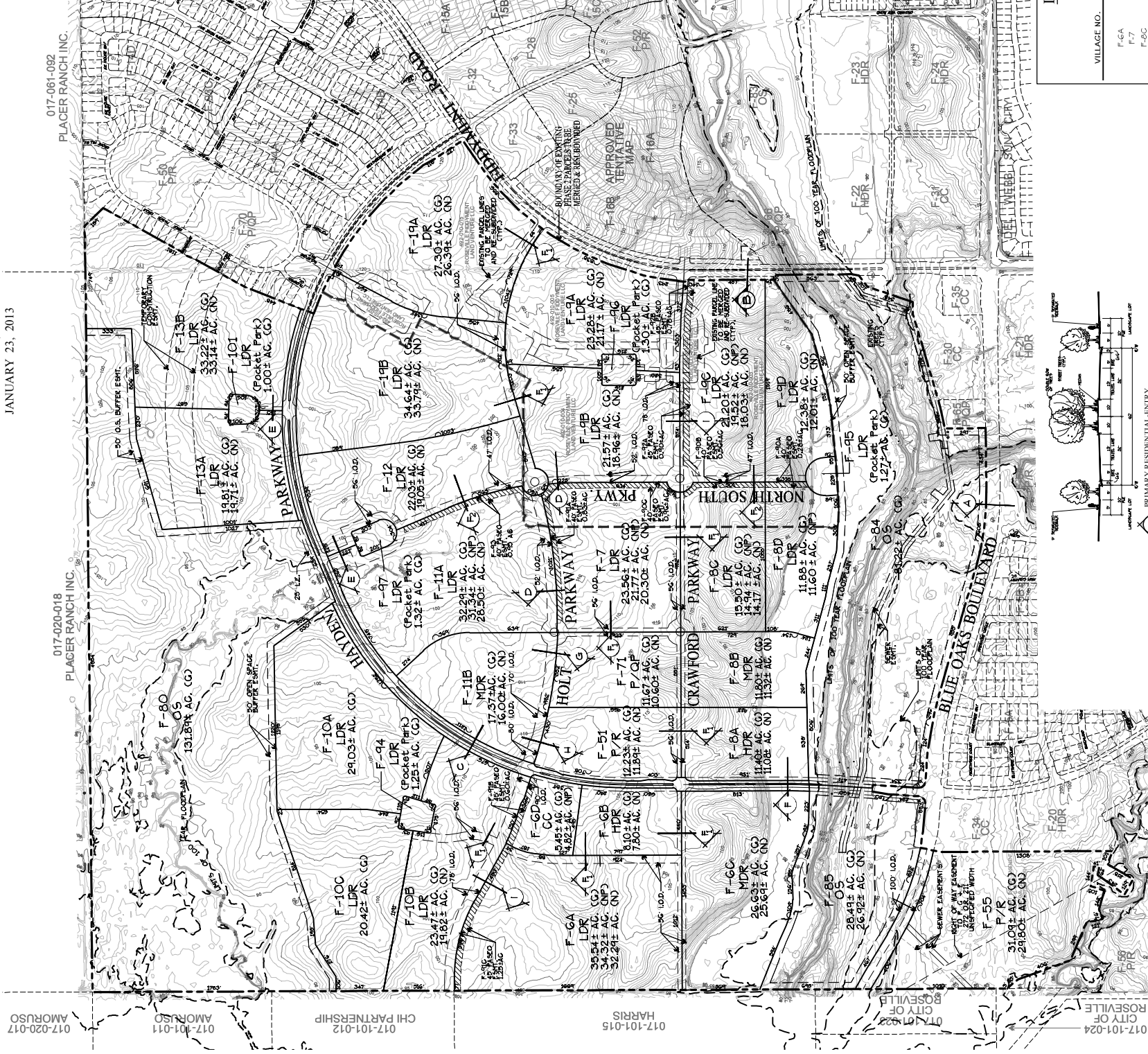


WOOD RODGERS
DEVELOPING INNOVATIVE DESIGN SOLUTIONS

3301 C St, Bldg. 100-B Tel 916.341.7760
Sacramento, CA 95816 Fax 916.341.7767

LARGE LOT TENTATIVE SUBDIVISION MAP FIDDYMENT RANCH-PHASE 2 & 3

A MERGER AND RESUBDIVIDE OF FINAL MAP BB B.M. 24
CITY OF ROSEVILLE, CALIFORNIA
JANUARY 23, 2013



PROJECT NOTES

RECORD OWNERS
333 MARKET STREET, 17TH FLOOR
SAN FRANCISCO 94105

APPLICANT
SONALIFE MANAGEMENT COMPANY INC.
1000 CALIFORNIA STREET, SUITE 1000
ROSEVILLE, CA 95678-7034
CONTACT: DONALD HILLYER, PE
PHONE: (916) 794-9421

PLANNER/ENGINEER
WOOD RODGERS INC., 1000
SACRAMENTO CA, 95811
CONTACT: DONALD HILLYER, PE
PHONE: (916) 341-7760

ASSESSOR'S PARCEL NUMBERS
492-010-000, 001, 002, 003 AND 0033

AREA
602.71 ACRES (GROSS)

NUMBER OF PARCELS
34 LARGE LOTS

EXISTING USE
FUTURE PLANNED DEVELOPMENT

PROPOSED USE
FUTURE PLANNED DEVELOPMENT

EXISTING ZONING
RSP-010, RSP-015 OR P/P OF AMTR

PROPOSED ZONING
RSP-010, RSP-015 OR P/P OF AMTR

CONTRIBUTIVE TOWNS
CITY OF ROSEVILLE
CITY OF SACRAMENTO

FIRE PROTECTION
CITY OF ROSEVILLE

SCHOOL DISTRICT
ROSEVILLE CITY SCHOOL DIST.
ROSEVILLE UNIT HANOVER SCHOOL DIST.

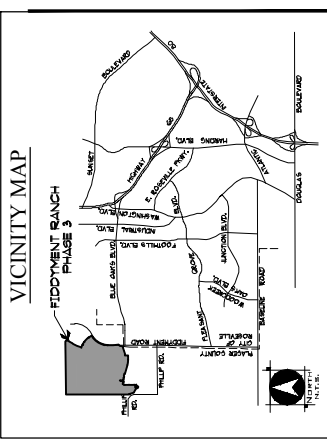
STREET DEAN
CITY OF ROSEVILLE

WATER
CITY OF ROSEVILLE

ELECTRICITY
CITY OF ROSEVILLE

SALES
PAGE

1. SUBDIVISION RESERVES THE RIGHT TO FILE ALTERNATE FINAL MAPS PURSUANT TO
2. RECORD MAP 100 YEAR FLOODPLAIN DEMARCATION PREPARED BY WOOD RODGERS
3. FLOODING RISKS ARE CLASSIFIED BASED ON THE FOLLOWING:
 - a. PROVIDED BY THE STATE, FEDERAL AND THIS PLAN IN NOVEMBER 1988.
 - b. UNLESS OTHERWISE SHOWN ON MAP, ALL UTILITIES WILL BE INSTALLED WITHIN THE PUBLIC ROAD RIGHT-OF-WAYS OR WITHIN A PUBLIC UTILITY EASEMENT.
 - c. UNLESS OTHERWISE SHOWN ON MAP, ALL UTILITIES WILL BE INSTALLED TO PROVIDE SERVICE TO THE ADJACENT PARCELS.
 - d. ALL UTILITIES, EXCEPT ALL EASEMENTS AND RIGHT-OF-WAYS NECESSARY TO PROVIDE SERVICE TO THE ADJACENT PARCELS, WILL BE LOCATED TO THE LEFT OF THE ROAD OR TO THE RIGHT OF THE ROAD DEPENDING ON THE UTILITY COMPANY'S PREFERENCE.
 - e. THIS IS AN APPLICATION FOR A DEVELOPMENT PLAN.
 - f. VILLAGE CLASS LOT NUMBERS IS FOR IDENTIFICATION PURPOSES ONLY AND DOES NOT INDICATE PRIORITY ORDER OF DEVELOPMENT. ULTIMATE DEVELOPMENT PRIORITY WILL BE DETERMINED AT FINAL MAP AND/OR IMPROVEMENT PLAN MAP. EASEMENT AND WILL BE DETERMINED AT FINAL MAP AND/OR IMPROVEMENT PLAN MAP.
 - g. ALL EXISTING UTILITIES TO BE REMOVED AND ALL EXISTING WELLS TO BE ABANDONED.
 - h. 10-YEAR EXHIBIT IS FOR TENTATIVE MAP PURPOSES ONLY. ALL SITE CHARACTERISTICS ARE TO BE VERIFIED PRIOR TO FINAL MAP.
 - i. SEE SEPARATE 300' RADII MAP AND PROPERTY OWNER LIST FOR REQUIRED ADJACENT OWNER INFORMATION.
 - j. THE SUBDIVISION MAP LIST THE LAND ADJACENT TO THIS MAP. PHASE 2 PARCELS TO BE MERGED AND BE SUBDIVIDED IS HEREBY MERGED AND RE-SUBDIVIDED.



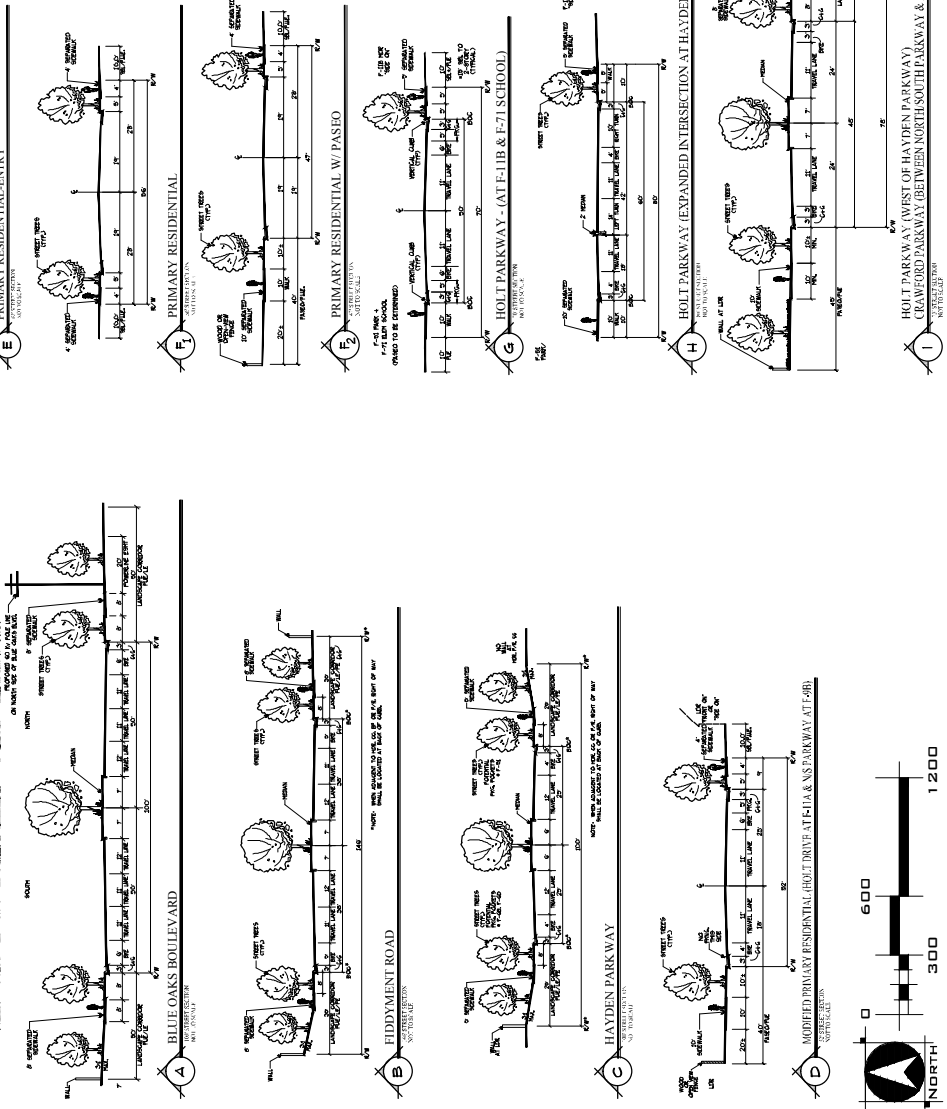
LAND USE SUMMARY

SPECIFIC DESIGNATION	LAND USE	ACRES ±	DWELLING NO. OF UNITS	LIMITS	PARCELS
LDR	LOW DENSITY RESIDENTIAL	409.86	1,263	17	17
MDR	MEDIUM DENSITY RESIDENTIAL	95.80	609	3	3
HDR	HIGH DENSITY RESIDENTIAL	19.50	472	2	2
CC	COMMUNITY COMMERCIAL	49.46	-	1	1
PR	PUBLIC PARK	49.46	-	7	7
OS	OPEN SPACE	241.60	-	5	5
OS	HAYDEN PARKWAY	18.95	-	-	-
TOTAL		902.71	2,949	34	34

LAND USE SUMMARY BY PARCEL

VILLAGE NO.	SPECIFIC PLAN DESIGNATION	LAND USE	ZONE	GROSS ACRES ±	LIMITS
F-6A	LDR	SINGLE FAMILY	R9003	35.54	155
F-7	LDR	SINGLE FAMILY	R9003	23.56	115
F-6C	LDR	SINGLE FAMILY	R9003	15.50	63
F-6D	LDR	SINGLE FAMILY	R9003	11.60	35
F-9A	LDR	SINGLE FAMILY	R9003	23.20	106
F-9B	LDR	SINGLE FAMILY	R9003	21.57	96
F-9C	LDR	SINGLE FAMILY	R9003	12.36	35
F-9D	LDR	SINGLE FAMILY	R9003	22.03	122
F-10A	LDR	SINGLE FAMILY	R9003	20.42	90
F-10B	LDR	SINGLE FAMILY	R9003	32.29	172
F-10C	LDR	SINGLE FAMILY	R9003	22.03	113
F-11A	LDR	SINGLE FAMILY	R9003	32.29	172
F-12	LDR	SINGLE FAMILY	R9003	19.61	90
F-13A	LDR	SINGLE FAMILY	R9003	33.22	159
F-13B	LDR	SINGLE FAMILY	R9003	27.30	135
F-19A	LDR	SINGLE FAMILY	R9003	34.64	135
F-19B	LDR	SINGLE FAMILY	R9003	34.64	135
F-6C	MDR	SINGLE FAMILY	R9003	26.63	300
F-6B	MDR	SINGLE FAMILY	R9003	11.60	127
F-11B	MDR	SINGLE FAMILY	R9003	17.37	162
F-6B	HDR	MULTI-FAMILY	R3	2.10	195
F-6A	HDR	MULTI-FAMILY	R3	11.40	277
F-6D	CC	COMMUNITY COMMERCIAL	CC	5.45	-
F-51	PR	PARK	PR	12.23	-
F-95	PR	REGIONAL PARK	PR	31.09	-
F-96	PR	POCKET PARK	PR	1.27	-
F-95	PR	POCKET PARK	PR	1.30	-
F-96	PR	POCKET PARK	PR	1.32	-
F-97	PR	POCKET PARK	PR	1.32	-
F-101	PR	POCKET PARK	PR	1.00	-
F-71	POPF	ELEMENTARY SCHOOL	POPF	11.67	-
F-60	OS	OPEN SPACE	OS	131.89	-
F-64	OS	OPEN SPACE	OS	61.22	-
F-65	OS	OPEN SPACE	OS	26.49	-
ROW / HAYDEN PKWY				13.35	-
TOTAL				802.71	2,949

NOTE: GROSS ACRES ARE CALCULATED TO THE LARGE LOT PARCEL LINE AND VARY FROM THE ACRES SHOWN ON THE CONCEPTUAL LAND USE PLAN WHICH EXCLUDE THE ADJACENT PARCELS AND/OR RIGHT OF WAY / I.O.D. ACREAGE. THE DWELLING UNIT COUNTS ARE CONSISTENT WITH THE CONCEPTUAL LAND USE PLAN.



WOOD RODGERS
ENGINEERING • MAPPING • PLANNING • SURVEYING
3301 C St, Bldg. 100-B
Sacramento, CA 95816
Tel 916.341.7760
Fax 916.341.7767

LARGE LOT TENTATIVE SUBDIVISION MAP - FIDDYMENT R. UNCL. PHASE 3