

CHAPTER 3 PROJECT DESCRIPTION

3.1 INTRODUCTION

This chapter provides details of the proposed Fiddymment Ranch Specific Plan Amendment (SPA) 3 project. It includes descriptions of the project site and the surrounding areas, General Plan and Zoning designations for the project site, project objectives, a detailed description of the proposed project, and a list of entitlements and approvals that would be required for the project. Figures are provided to facilitate a thorough understanding of the project's regional location, site characteristics, and project components. The description of the project included in this chapter sets forth the project characteristics from which project impacts are evaluated.

As described in **CHAPTER 1 INTRODUCTION**, this Recirculated Draft Subsequent Environmental Impact Report (EIR) evaluates the currently proposed Fiddymment Ranch SPA 3 project, which proposes to amend the West Roseville Specific Plan (WRSP). A Notice of Preparation (NOP) for this EIR was circulated in May and June of 2013.

An NOP and Draft Subsequent EIR were prepared to evaluate a previous version of this proposed project, referred to in this Recirculated Draft Subsequent EIR as the 2009 project. The project has been revised to reduce the amount of new high density residential units proposed. Therefore a new NOP and this Recirculated Draft Subsequent EIR have been prepared.

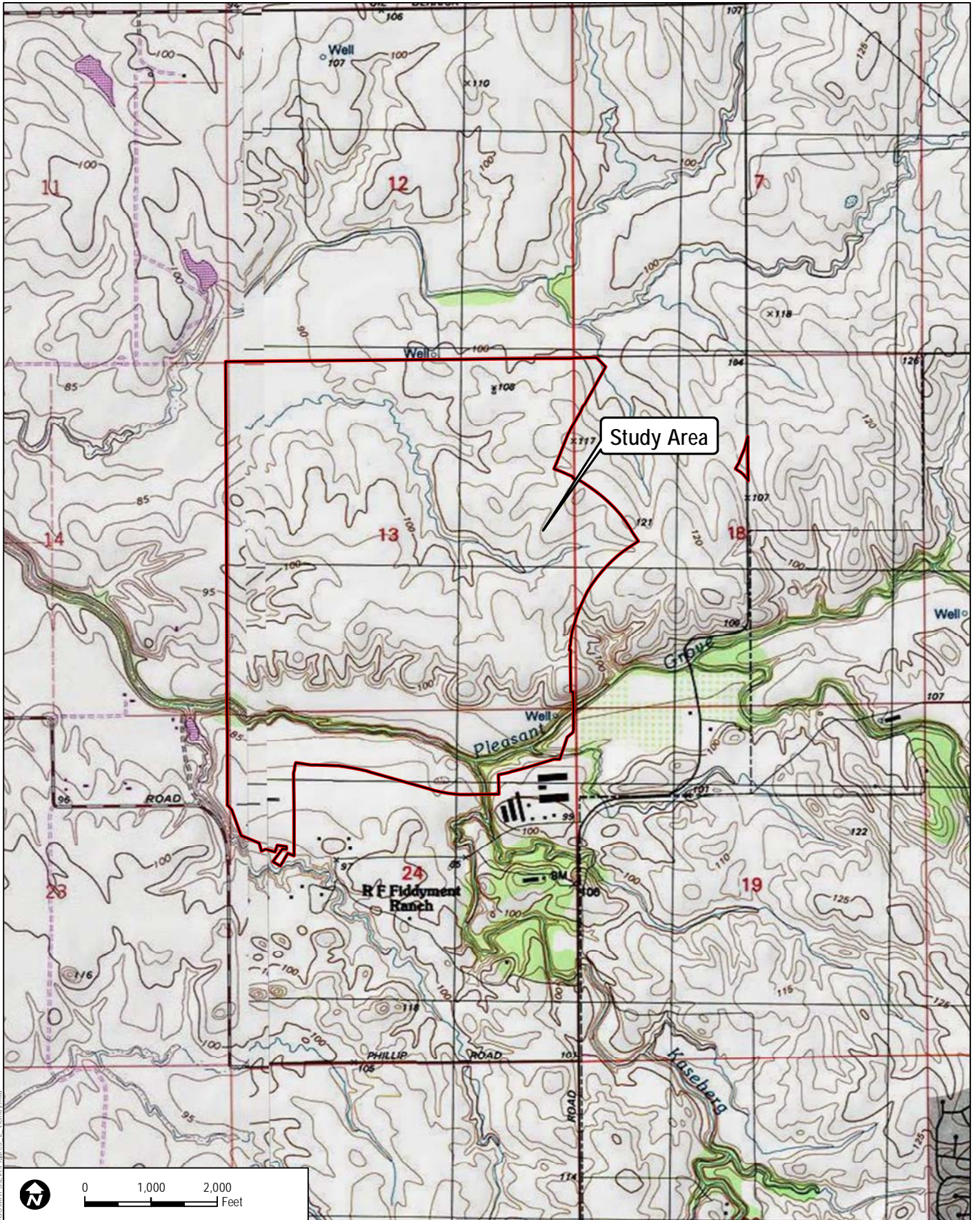
The original Fiddymment Ranch SPA 3 project proposal called for increasing the density on four parcels (F-21, F-22, F-23, and F-24) from 20 dwelling units per acre (du/ac) to 25 du/ac. These parcels have been eliminated from the proposed project. They would remain at a maximum density of 20 du/ac. The currently proposed project would allow for development of 244 fewer dwelling units than the 2010 project proposed.

3.2 STUDY AREA CHARACTERISTICS

Project Location

The 805-acre Fiddymment Ranch SPA 3 project site comprises a portion of the 1,678 Fiddymment Ranch area of the WRSP area, which encompasses approximately ±3,162 acres located in the northwest portion of the City of Roseville, generally west of Fiddymment Road. The WRSP and annexation of the plan area to the City of Roseville were approved in 2004.

As shown in *Figure 3-1 Regional Map* and *Figure 3-2 Vicinity Map*, the WRSP area is located in the northwest corner of the City of Roseville, approximately three miles west of the State Route (SR) 65 interchange at Blue Oaks Boulevard. The project site 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 (WWTP) are located to the southwest. The Creekview Specific Plan area is located to the west, north of the planned western extension of Blue Oaks Boulevard. The northern and western boundaries of the WRSP are coterminous with the Fiddymment Ranch portion of the existing Roseville city limits. Areas to the south of Fiddymment Ranch are part of the Westpark portion of the WRSP.



Path: Z:\Projects\74701\MAP\DOC\MAPS\EIR\Figure3_2_Vicinity.mxd

DUDEK

7677-05

SOURCE: USGS 7.5 Minute Series Topographic Maps

FIDDYMENT RANCH SPA 3 EIR

**FIGURE 3-2
Vicinity Map**

The proposed Fiddymment Ranch SPA 3 project would affect ±805 acres in the northwest portion of Fiddymment Ranch. The project site is generally located west of Fiddymment Road and north of Blue Oaks Boulevard. The assessor's parcel numbers for the project site include: 492-010-002, 003, 004, 005, 015, 020, 021, 024, 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.

Project Site Description

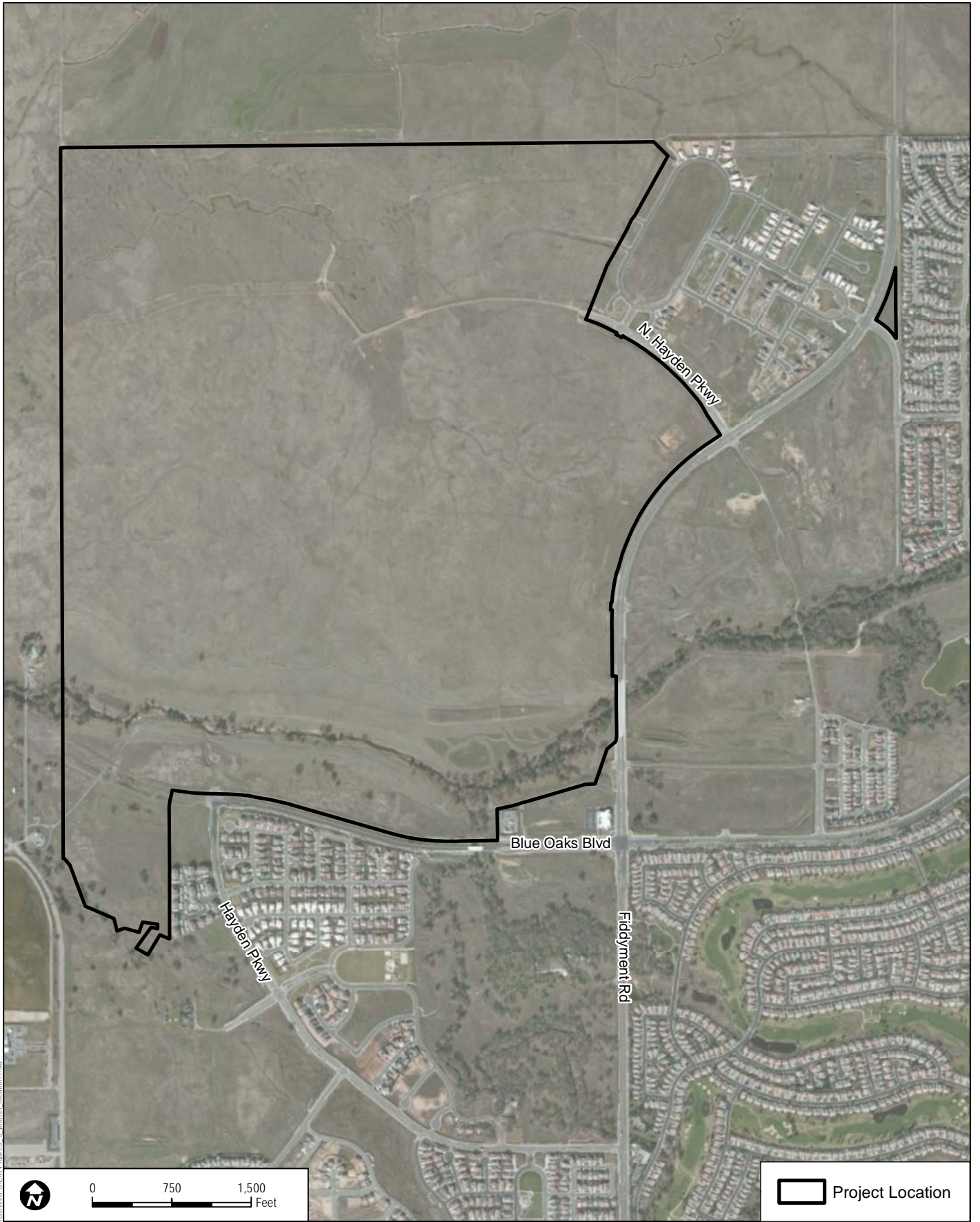
As shown in *Figure 3-3 Aerial Photograph*, the ±805 acres within the project site are vacant. The area primarily supports nonnative annual grasslands that were historically used for grazing activities. The area is relatively flat, with areas of rolling terrain associated with Pleasant Grove Creek in the southern portion of the project site. The creek corridor also supports native oak trees. 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. Physical characteristics of the project site are similar to pre-development conditions throughout the Fiddymment Ranch area.


3.3 GENERAL PLAN AND ZONING DESIGNATIONS

As shown in *Figure 3-4 West Roseville Land Use Plan*, 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, and industrial.

Parcels affected by the proposed Fiddymment Ranch SPA 3 project currently carry designations for Low Density Residential, Parks and Recreation, Public/Quasi-Public, and Open Space.

The proposed project would change some of the land use and zoning designations for the project site parcels. Under the proposed project, the project site would support the land uses currently planned, as well as Medium Density Residential, High Density Residential and Community Commercial land uses.



 Project Location

DUDEK

SOURCE: ESRI 2013

**FIGURE 3-3
Aerial Photograph**

7677-05

FIDDYMENT RANCH SPA 3 EIR

Path: Z:\Projects\767701\MAPDOC\MAPS\ESRI\Figure3_3_project_location.mxd

Table 3.1 identifies the existing and proposed land use designation and size of each parcel that would be affected by the proposed project and the proposed land uses and parcel sizes are shown in Figure 3-5 Conceptual Land Use Plan.

Table 3.1
Fiddymont Ranch Parcels Affected by Proposed Amendment

Parcel Number		Land Use		Size (acres)	
Current	Proposed	Current	Proposed	Current	Proposed
6		LDR		60.85	
	6A		LDR		34.36
	6B		HDR		7.80
	6C		MDR		26.62
	6D		CC		5.03
7	7	LDR	LDR	38.03	21.71
8		LDR		32.17	
	8A		HDR		11.06
	8B		MDR		11.79
	8C		LDR		14.94
	8D		LDR		11.60
9		LDR		100.13	
	9A		LDR		27.57
	9B		LDR		16.36
	9C		LDR		19.26
	9D		LDR		12.38
10		LDR		83.02	
	10A		LDR		29.09
	10B		LDR		23.51
	10C		LDR		20.43
11		LDR		38.26	
	11A		LDR		31.53
	11B		MDR		17.31
12	12	LDR	LDR	53.24	20.85
13		LDR		54.91	
	13A		LDR		19.81
	13B		LDR		33.22
19		LDR		27.01	
	19A		LDR		31.12
	19B		LDR		32.49
51	51	PR (Park)	PR (Park)	8.91	11.85
55	55	PR (Sports Complex)	PR (Sports Complex)	29.78	29.80
71	71	P/QP (Elementary)	P/QP (Elementary)	8.70	10.59

Parcel Number		Land Use		Size (acres)	
Current	Proposed	Current	Proposed	Current	Proposed
		School)	School)		
80	80	OS	OS	131.94	131.84
81	81	LDR	CC	1.97	2.27
84	84	OS	OS	81.20	81.22
85	85	OS	OS	26.91	26.92
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)		0.82
	91B		OS (Paseo)		0.54
	91C		OS (Paseo)		1.13
92		OS (Paseo)		2.35	
	92A		OS (Paseo)		0.81
	92B		OS (Paseo)		0.64
93	93	OS (Paseo)	OS (Paseo)	1.66	0.93
94	94	LDR (Pocket Park)	LDR (Pocket Park)	4.01	1.25
95	95	LDR (Pocket Park)	LDR (Pocket Park)	4.01	1.27
96	96	LDR (Pocket Park)	LDR (Pocket Park)	2.51	1.30
97	97	LDR (Pocket Park)	LDR (Pocket Park)	2.72	1.32
	101		LDR (Pocket Park)		1.00
200	200	Right-of-Way	Right-of-Way	7.70	17.84
Total				804.69	804.98

Sources: City of Roseville 2004; Wood Rodgers, 2013a and 2013b

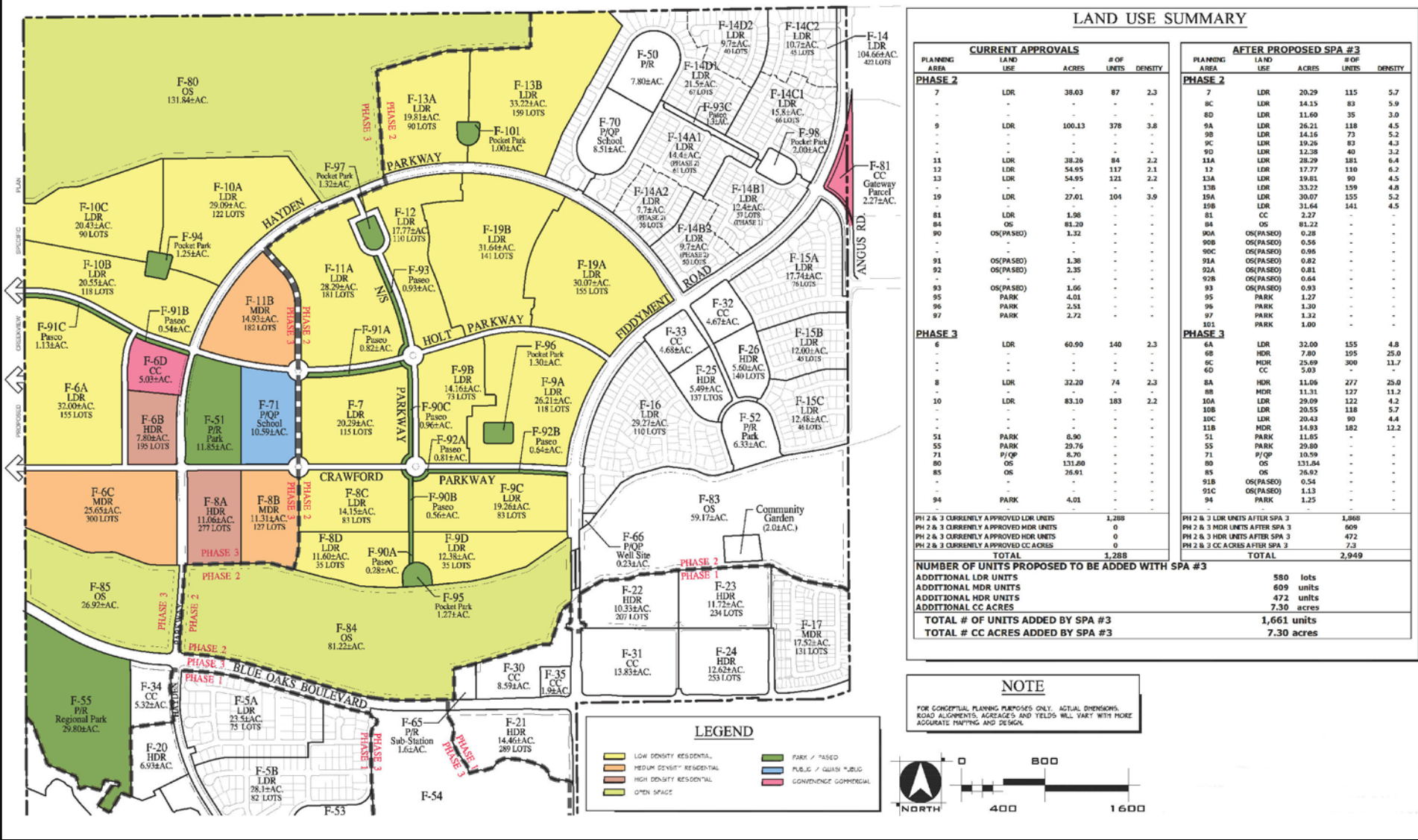
Note: Acreages are based on gross acreages from GPA and SPA exhibits, which do not net out minor collector streets as done by the Specific Plan Land Use Map Figure 4-1 and Table 4-1, except for the HDR, school and park. The proposed acres are slightly more accurate resulting in more right-of-way acreage.

3.4 EXISTING LAND USES

Project Site

The Fiddymment Ranch SPA 3 project site is undeveloped. There are no active land uses supported within the ±805 acres that would be affected by the proposed amendments to the WRSP.

FIDDYMENT RANCH-PHASE 2 & PHASE 3 (SPA #3)



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									
7	LDR	38.03	87	2.3	7	LDR	20.29	115	5.7
8C	LDR	-	-	-	8C	LDR	14.15	83	5.9
9	LDR	100.13	378	3.8	8D	LDR	11.60	35	3.0
11	LDR	38.26	84	2.2	9A	LDR	26.21	118	4.5
12	LDR	54.95	117	2.1	9B	LDR	14.16	73	5.2
13	LDR	54.95	121	2.2	9C	LDR	19.26	83	4.3
19	LDR	27.01	104	3.9	9D	LDR	12.38	40	3.2
81	LDR	1.98	-	-	11A	LDR	28.29	181	6.4
84	OS	81.20	-	-	12	LDR	17.77	110	6.2
90	OS(PASEO)	1.32	-	-	13A	LDR	19.81	90	4.5
91	OS(PASEO)	1.30	-	-	13B	LDR	33.22	159	4.8
92	OS(PASEO)	2.35	-	-	13A	LDR	30.07	155	5.2
93	OS(PASEO)	1.66	-	-	13B	LDR	31.64	141	4.5
95	PARK	4.01	-	-	81	CC	2.27	-	-
96	PARK	2.51	-	-	84	OS	81.22	-	-
97	PARK	2.72	-	-	90A	OS(PASEO)	0.28	-	-
					90B	OS(PASEO)	0.56	-	-
					90C	OS(PASEO)	0.96	-	-
					91A	OS(PASEO)	0.82	-	-
					92A	OS(PASEO)	0.81	-	-
					92B	OS(PASEO)	0.64	-	-
					93	OS(PASEO)	0.93	-	-
					95	PARK	1.27	-	-
					96	PARK	1.30	-	-
					97	PARK	1.32	-	-
					101	PARK	1.80	-	-
PHASE 3									
6	LDR	60.90	140	2.3	6A	LDR	32.00	155	4.8
-	-	-	-	-	6B	HDR	7.80	195	25.0
-	-	-	-	-	6C	HDR	25.69	300	11.7
-	-	-	-	-	6D	CC	5.03	-	-
8	LDR	32.20	74	2.3	8A	HDR	11.06	277	25.0
11	LDR	83.10	183	2.2	8B	HDR	11.31	127	11.2
10	LDR	83.10	183	2.2	10A	LDR	29.09	122	4.2
-	-	-	-	-	10B	LDR	20.55	118	5.7
-	-	-	-	-	10C	LDR	20.43	90	4.4
-	-	-	-	-	11B	MDR	14.93	182	12.2
51	PARK	6.90	-	-	51	PARK	11.85	-	-
55	PARK	29.76	-	-	55	PARK	29.80	-	-
71	P/QP	8.20	-	-	71	P/QP	10.59	-	-
80	OS	131.80	-	-	80	OS	131.84	-	-
85	OS	26.91	-	-	85	OS	26.92	-	-
-	-	-	-	-	91B	OS(PASEO)	0.54	-	-
-	-	-	-	-	91C	OS(PASEO)	1.13	-	-
94	PARK	4.01	-	-	94	PARK	1.25	-	-
PH 2 & 3 CURRENTLY APPROVED LDR UNITS					1,288				
PH 2 & 3 CURRENTLY APPROVED HDR UNITS					0				
PH 2 & 3 CURRENTLY APPROVED HDR UNITS					0				
PH 2 & 3 CURRENTLY APPROVED CC ACRES					7.3				
TOTAL					1,288				
NUMBER OF UNITS PROPOSED TO BE ADDED WITH SPA #3									
ADDITIONAL LDR UNITS					580 lots				
ADDITIONAL HDR UNITS					609 units				
ADDITIONAL HDR UNITS					472 units				
ADDITIONAL CC ACRES					7.30 acres				
TOTAL # OF UNITS ADDED BY SPA #3					1,661 units				
TOTAL # CC ACRES ADDED BY SPA #3					7.30 acres				

NOTE
FOR CONCEPTUAL PLANNING PURPOSES ONLY. ACTUAL DIMENSIONS, ROAD ALIGNMENTS, AGEAGES AND YIELDS WILL VARY WITH MORE ACCURATE MAPPING AND DESIGN.

LEGEND

 LOW DENSITY RESIDENTIAL	 PARK / PASEO
 MEDIUM DENSITY RESIDENTIAL	 PUBLIC / QUASI PUBLIC
 HIGH DENSITY RESIDENTIAL	 CONVENIENCE COMMERCIAL
 OPEN SPACE	

Fiddymment Ranch

The Fiddymment Ranch property, which includes ±1,678 acres in the northwest portion of the WRSP area, is planned as a residential community with a wide range of residential densities and housing types. At the time the 2013 NOP was circulated, approximately 777 residential units had been constructed in five neighborhoods within the Phase 1 area of Fiddymment Ranch, which is south of Pleasant Grove Creek and the Fiddymment Ranch SPA 3 project site, while in the Phase 2 area east of the Fiddymment Ranch SPA 3 site, approximately 240 residential units were completed in two neighborhoods and construction of Fiddymment Farm Elementary School had begun. Since circulation of the NOP, additional residential units have been completed in Fiddymment Ranch and the Fiddymment Farm Elementary School has opened. No work has been initiated in the Phase 3 portion of the Fiddymment Ranch area other than limited grading for roadways.

Adjacent Areas

North

Fiddymment Ranch is located in the northwestern portion of the City of Roseville and the Fiddymment Ranch SPA 3 project site is located in the northwestern portion of Fiddymment Ranch. 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 3-3 Aerial Photograph*, this area is undeveloped. This land was previously used for rice farming, but does not currently support any agricultural land uses. The area was proposed for mixed-use development, including residential, business professional and light industrial, office, commercial, and a branch campus for California State University Sacramento that would accommodate 25,000 full-time-equivalent students. This development was proposed as the Placer Ranch Specific Plan. While that project application was withdrawn in 2008 the site is likely to develop at some point in the future.

East

Land east of Fiddymment Ranch Phase 1 is within the City of Roseville's Del Webb Specific Plan Area, an age-restricted community encompassing 1,200 acres, while land east of Fiddymment Ranch Phase 2 is within the City's North Roseville Specific Plan Area which 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 and west 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 Roseville Energy Park (REP) and Pleasant Grove Wastewater Treatment Plant (WWTP) are located west of Fiddymment Ranch Phase 1 and west of parcel F-55, which is included in Fiddymment Ranch Phase 3. The planned uses within Fiddymment Ranch adjacent to these

facilities include a regional sports complex, high school, and other public/quasi-public uses. Land north of the proposed extension of Blue Oaks Boulevard and west of Fiddymment Ranch Phase 3 was evaluated in the WRSP EIR as a “Remainder Area”, referred to now as the Creekview Specific Plan area. The 501-acre Creekview Specific Plan was approved in 2012 and the project area was annexed into the City limits in April 2013. The Creekview Specific Plan includes 2,011 dwelling units, 136 acres of open space, 15 acres of mixed-use commercial, 14 acres of parks, and 9 acres of public/quasi-public uses.

3.5 PROJECT OBJECTIVES

The project applicant has identified the following objectives for the proposed Fiddymment Ranch Specific Plan Amendment 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 areas.
- ❖ Aid the City in meeting its Regional Housing Needs Allocation obligations as identified in the current 2013 – 2021 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 SACOG Sustainable Communities Strategy 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 northwest 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 Parkway and Crawford Parkway, 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 PROJECT DESCRIPTION

Project Summary

The project proposes to amend the WRSP to accommodate up to 1,661 additional residential units in the Fiddymment Ranch portion of the specific plan area.

Under the WRSP, the Fiddymment Ranch area is planned for development of 4,207 residential units and preservation of one residence that existed onsite prior to adoption of the WRSP, for a total buildout 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. To accommodate this increase in units, the proposed project would make the following changes in land use allocations, as indicated in the summary of land use and parcel size changes presented in *Figure 3-5* and *Table 3.1*:

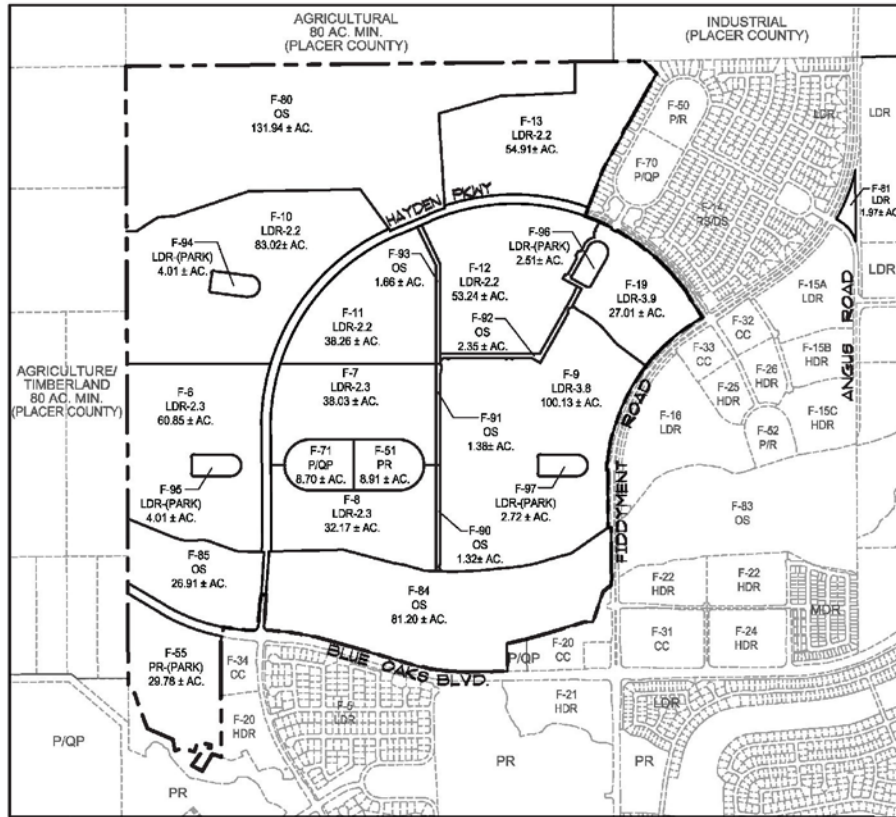
- ❖ decrease the acreage allocated to Low Density Residential by 89.36 acres and decrease the acreage allocated to Low Density Residential (Pocket Parks) land uses by 7.13 acres,
- ❖ add 55.72 acres of Medium Density Residential land uses
- ❖ add 18.86 acres of High Density Residential land uses
- ❖ add 7.3 acres of Community Commercial land uses
- ❖ increase the acreage allocated to Parks and Recreation by 2.96 acres
- ❖ decrease the acreage allocated to Open Space by 0.07 acres
- ❖ decrease the acreage allocated to Open Space (Paseo) by 0.04 acres
- ❖ increase Public/Quasi-Public acreage by 1.89 acres and
- ❖ increase the acreage of land dedicated as right-of-way by 10.14 acres.

In addition, the project proposes to change development densities within Fiddymment Ranch Phase 2 and 3 residential areas. With the proposed changes in land use acreages and density increases, the project would provide up to 580 additional Low Density Residential units, 609 additional Medium Density Residential units, and 472 additional High Density Residential units. The allowable Floor-Area-Ratio for Community Commercial land uses ranges between 0.2 and 0.4. With the proposed 7.3-acre increase in Community Commercial area, the project would provide between 63,598 and 127,195 additional square feet of commercial land uses. *Figure 3-6 Specific Plan Amendment* and *Figure 3-7 General Plan Amendment* identify the specific land use designation revisions proposed for the project site while *Figure 3-8 Rezoning* identifies the specific zoning designation revisions proposed.

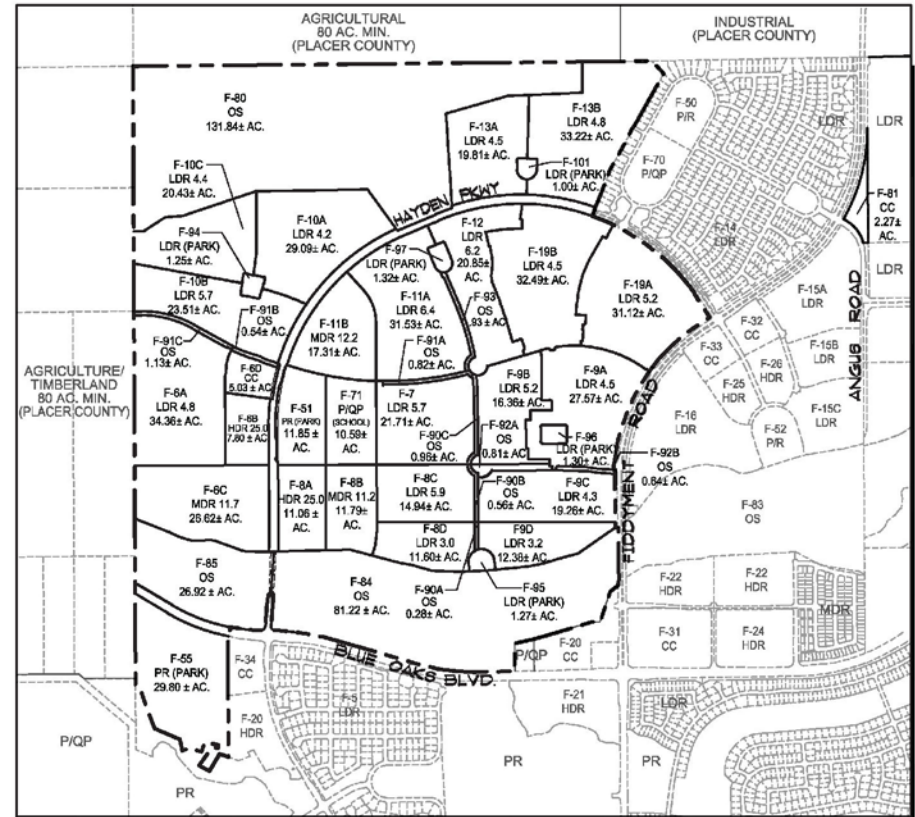
Proposed Land Uses

The proposed Fiddymment Ranch SPA 3 project would affect land use designations and development densities on ±805 acres within the Fiddymment Ranch area of the WRSP. As described above, the project proposes to amend the WRSP to allow 1,661 additional residential units and 7.3 additional acres of commercial land uses in the Fiddymment Ranch portion of the WRSP area.

FIDDYMENT RANCH - PHASE 2 & 3



Existing General Plan Designations



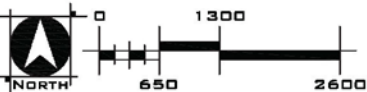
Proposed General Plan Designations

SUMMARY TABLE

DESIGNATION	LAND USE	EXISTING	PROPOSED	DIFF.
LDR	LOW DENSITY RESIDENTIAL	502.84	425.68	-79.16
MDR	MEDIUM DENSITY RESIDENTIAL	0.00	38.41	38.41
HDR-25	HIGH DENSITY RESIDENTIAL	0.00	18.56	18.56
CC	COMMUNITY COMMERCIAL	0.00	7.50	7.50
P/QP	PUBLIC/ QUASH-PUBLIC	8.70	10.59	1.89
PR	PARK	35.69	41.65	2.96
OS	OPEN SPACE	246.76	246.65	-0.11
ROW	RIGHT OF WAY	7.70	17.84	10.14
		804.69	804.98	0.29

NOTES:

- EXISTING ACREAGES BASED ON CITY GIS AND TABLE 4.2 FROM WRSP.
- PROPOSED ACREAGES BASED ON LARGE LOT TENTATIVE SUBDIVISION MAP, WHICH IS SLIGHTLY MORE ACCURATE APPROXIMATELY 1% DEVIATION IN ACREAGES.



DUDEK

SOURCE: Wood Rodgers 2013

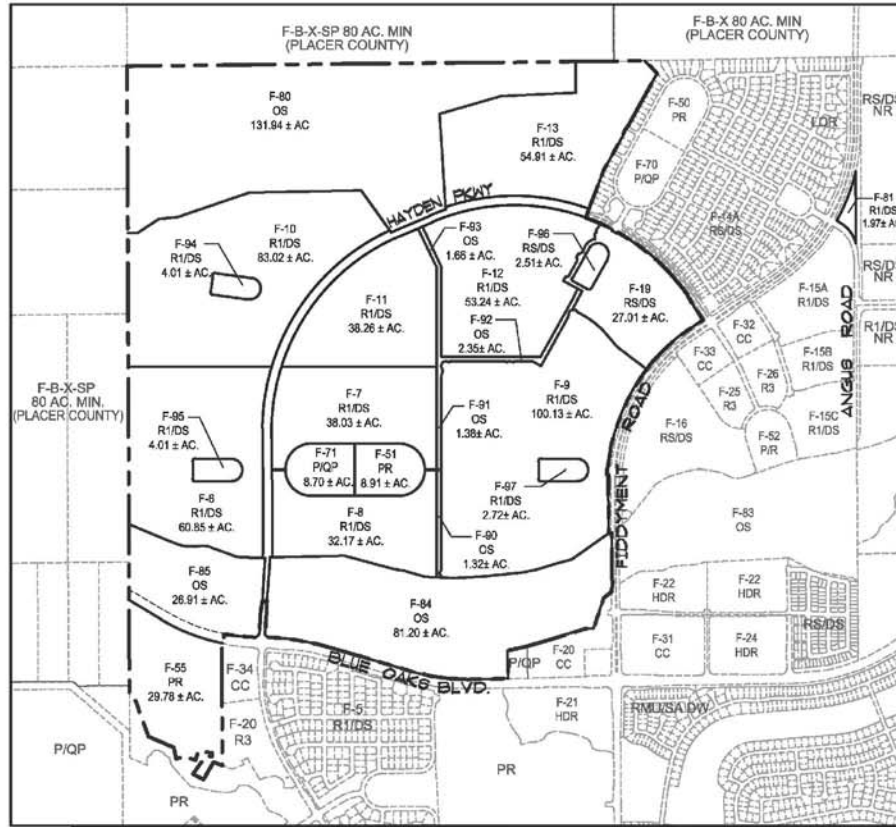
7677-05

FIDDYMENT RANCH SPA 3 EIR

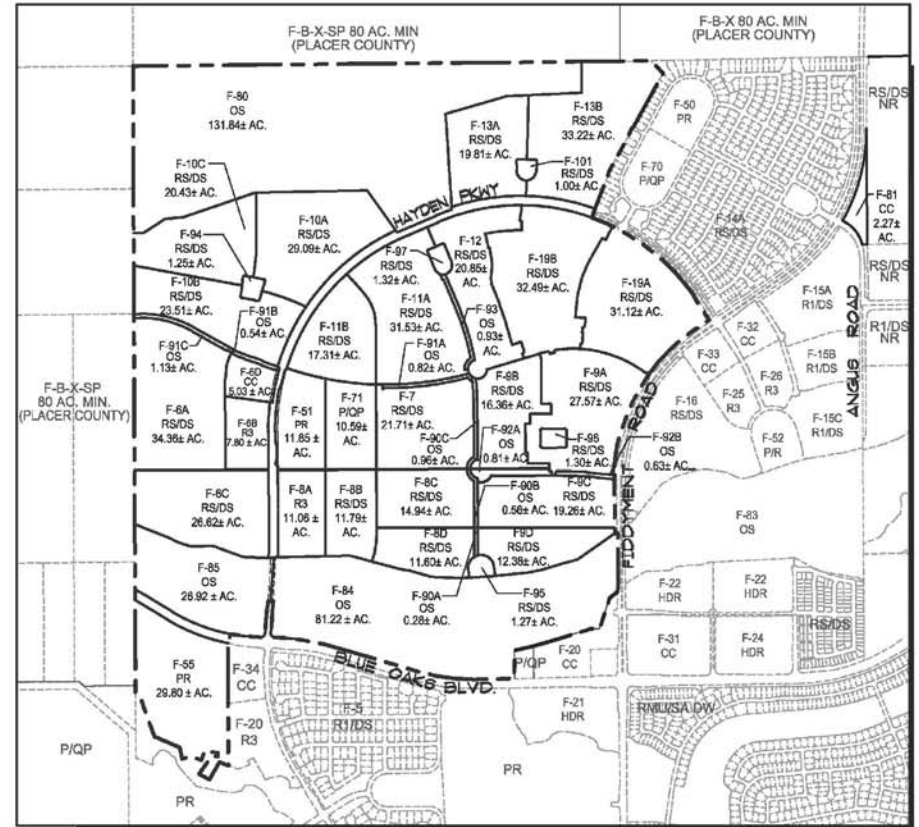
FIGURE 3-7

General Plan Amendment

FIDDYMENT RANCH - PHASE 2 & 3



Existing Zoning Designations



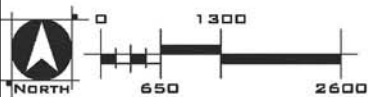
Proposed Zoning Designations

SUMMARY TABLE

DESIGNATION	LAND USE	EXISTING	PROPOSED	DIFF.
R1/DS	SINGLE FAMILY RESIDENTIAL	473.32	0.00	-473.32
RS/DS	SMALL LOT RESIDENTIAL	28.52	462.09	432.57
R3	ATTACHED HOUSING	0.00	16.66	16.66
CC	COMMUNITY COMMERCIAL	0.00	7.30	7.30
P/QP	PUBLIC/ QUASI-PUBLIC	8.70	10.89	1.89
PR	PARK & RECREATION	38.69	41.65	2.96
OS	OPEN SPACE	246.76	246.65	-0.11
ROW	RIGHT OF WAY	7.70	17.84	10.14
		804.69	804.65	0.28

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.



DUDEK

SOURCE: Wood Rodgers 2013

7677-05

FIDDYMENT RANCH SPA 3 EIR

FIGURE 3-8
Rezoning

Residential

Under the proposed Fiddymment Ranch SPA 3 project the Fiddymment Ranch portion of the WRSP area would support a total of 5,869 residential units on ±906 acres. The proposed average density of all land designated for residential uses is 6.48 units per acre. Residential units are proposed in three density ranges. Of the 5,869 dwelling units in Fiddymment Ranch under the proposed project, 55 percent would be LDR, 12.6 percent would be MDR, and 32 percent would be HDR. Based on the City's average household size of 2.61 people, the 1,661 additional units proposed under the Fiddymment Ranch SPA 3 project would support a population of 4,335 people. 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 a total of 13.41 acres of pocket parks. The individual pocket parks are proposed to range in size between 1 and 1.32 acres.

Community Commercial

Under the existing WRSP, six parcels totaling 38.97 acres within Fiddymment Ranch are designated Community Commercial. The proposed project would designate two additional parcels totaling 7.3 acres as Community Commercial. These sites would provide a mix of retail and services. Typical uses permitted within the Community Commercial land use include grocery stores, retail stores, banks, restaurants, personal services, professional offices and gas stations. The allowable Floor-Area-Ratio for Community Commercial land uses ranges between 0.2 and 0.4. With the proposed 7.3-acre increase in Community Commercial area, the project would provide between 63,598 and 127,195 additional square feet of commercial land uses. Assuming buildout at a Floor-Area-Ratio of 0.25, the project site would support 79,497 square feet of commercial land uses. Further, assuming an average employment density of one employee per 350 square feet of commercial uses, the commercial uses within the project site would support 227 employees.

Parks and Open Space

Under the existing WRSP, Fiddymment Ranch includes seven parcels covering 200.02 acres designated Parks and Recreation, eight parcels covering 340.06 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, a ±75-acre sports complex near the high school south of Blue Oaks Boulevard, a ±7.8-acre park site adjacent to the elementary school site on parcel F-70, an ±8.9-acre park site adjacent to the elementary school site on parcel F-71, ±167 acres of open space around Pleasant Grove Creek, and a ±132-acre open space area in the northwest corner of Fiddymment Ranch where vernal pools and other wetlands will be preserved.

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 549.78 acres intended for parks and open space uses within the Fiddymment Ranch portion of the WRSP, an overall increase of 2.85 acres. As discussed in CHAPTER 1 INTRODUCTION, the Open Space and Open Space (Paseo) parcels are credited towards the City's required park-to-population standard at either a 10:1 or 5:1 ratio. Development of Fiddymment Ranch under the proposed SPA 3 project combined with the park

land in the Westpark portion of the WRSP would include a total of 123.49 credited acres of City-Wide parks, 87.52 credited acres of neighborhood parks, and 79.48 credited acres of open space.

Public/Quasi-Public

One Public/Quasi-Public parcel intended as an elementary school site is included in the project area (parcel F-71). The site is located south of Holt Parkway and east of Hayden Parkway. Under the existing WRSP, this site is 8.7 acres. The proposed project would increase the size of this parcel to 10.59 acres. This site would be dedicated to the Roseville City School District and is planned for development of an elementary school.

Land Use Allocations

Table 3.2 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. The acreages allocated to parks and recreation and open space shown in this table are actual acres, not credited acres for the purposes of meeting the City’s park-to-population standard.

**Table 3.2
Fiddymment Ranch Land Use Allocations**

Land Use	Approved Land Uses		Proposed Land Uses	
	Acreage	Dwelling Units or Square Feet	Acreage	Dwelling Units or Square Feet
Low Density Residential	848.30	2,660	739.62	3,240
Low Density Residential – Pocket Parks	20.54	n/a	13.43	n/a
Medium Density Residential	17.12	131	69.01	740
High Density Residential	65.12	1,416	83.98	1,888
Community Commercial	38.48	n/a	45.78	n/a
Public/Quasi-Public	74.64	n/a	76.53	n/a
Parks and Recreation	200.03	n/a	202.99	n/a
Open Space	340.19	n/a	340.2	n/a
Open Space (Paseo)	6.71	n/a	6.67	n/a
Roadway Rights-of-Way	66.39	n/a	99.39	n/a
Totals	1,677.52	4,207	1677.52	5,868

Source: City of Roseville 2004

Note: In addition to these planned land uses, one residential unit existed in the Fiddymment Ranch area at the time of WRSP approval. That unit will be preserved onsite, resulting in a total unit count at buildout of 4,208 under the approved land uses or 5,869 under the proposed land uses.

Circulation

The proposed Fiddymment Ranch SPA 3 project would slightly alter the overall circulation system in the specific plan area by adding two new east/west collector roadways. 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 Holt Parkway and would be located between Holt Parkway and Blue Oaks Boulevard. Two north-south roads would be constructed between Hayden Parkway and Crawford Parkway, and a third north-south road would be constructed between Holt and Crawford parkways, 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
- ❖ Street One/ Holt Parkway: two-way stop control (stop signs on Street One)
- ❖ Street One/ Crawford Parkway: two-way stop control (stop signs on Street One)
- ❖ Street Two/ Holt Parkway: roundabout
- ❖ Street Two/ Crawford Parkway: roundabout
- ❖ Street Three/ Holt Parkway: roundabout
- ❖ Street Three/ Crawford Parkway: roundabout

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.

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 and to **CHAPTER 9 PUBLIC UTILITIES** and **CHAPTER 10 PUBLIC SERVICES** of this Recirculated Draft Subsequent EIR for analysis of the proposed project's impacts to the provision of public services and utilities within the City.

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 and the City's Design 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 will be reviewed for consistency with the Design Guidelines. Some of the applicable provisions of the WRSP Design Guidelines are summarized in **CHAPTER 1 INTRODUCTION** of this Recirculated Draft Subsequent EIR.

Property Disclosures

As part of the project, the following disclosures will be provided to buyers and occupants of residential property within all parcels affected by the proposed Fiddymment Ranch SPA 3 project. The disclosures will ensure that future residents are adequately notified regarding certain existing land uses and associated noise events in the project vicinity.

- ❖ **McClellan Over-Flight Noise:** McClellan Airfield is located approximately 7.5 miles from the southern boundary of the project area. Properties in the project area could be exposed to noise from aircraft on approach or departure due to the potential for aircraft approach or departure below 3,000 feet to occur over the project area. In order to notify owners or other sensitive users of this, all owners and occupants of residential property within the Fiddymment Ranch SPA 3 project area will be provided with a deed disclosure or similar notice approved by the City Attorney regarding the proximity and nature of McClellan aircraft in the vicinity and the potential for over-flight noise.
- ❖ **Generation of Occasional Noise at the Roseville Energy Park:** The Roseville Energy Park is located approximately 2,000 feet southwest of the project area. In order to adequately inform owners or other sensitive users of the potential noise from the Roseville Energy Park, all owners and occupants of residential property within the Fiddymment Ranch SPA 3 project area will be provided with a deed disclosure or similar notice approved by the City Attorney regarding the proximity and nature of the Roseville Energy Park in the vicinity and the potential for noise.

3.7 ENTITLEMENTS AND REQUIRED APPROVALS

Table 3.3 lists the entitlements and approvals required from the City of Roseville and from other responsible agencies for the proposed project. **CHAPTER 2 EXECUTIVE SUMMARY** includes the same table, as well as an explanation of each of the entitlements, approvals, and permits.

Table 3.3
Required Approvals and Permits

Required Permit	Responsible Agency
General Plan Amendment	City of Roseville
Specific Plan Amendment	City of Roseville
Rezone	City of Roseville
Large Lot Tentative Map Modification	City of Roseville

Required Permit	Responsible Agency
Development Agreement Amendment	City of Roseville
Section 402 National Pollutant Discharge Elimination System Permit Compliance	Regional Water Quality Control Board-Central Valley Region
Permit for Commercial Operations	Placer County Air Pollution Control District
Previously Issued Permits for which Modifications May be Required During Improvement Design	
Clean Water Act Section 404 Permit	U.S. Army Corps of Engineers
Clean Water Act Section 401 Water Quality Certification	Regional Water Quality Control Board-Central Valley Region
Streambed Alteration Agreement	California Department of Fish and Game