

ADDENDUM TO THE WEST ROSEVILLE SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT (SCH # 2002082057, ADOPTED FEBRUARY 2, 2004) AND THE FIDDYMENT RANCH SPECIFIC PLAN AMENDMENT 3 SUBSEQUENT ENVIRONMENTAL IMPACT REPORT (SCH # 2010082075, ADOPTED APRIL 16, 2014) FOR THE FIDDYMENT PLAZA PROJECT (FILE # PL19-0013)

Project Title/File Number:	WRSP PCL F-81 – Fiddymment Plaza/ File # PL19-0013
Project Location:	4701 Fiddymment Road; APN 492-0130-001-000
Project Description:	The applicant requests approval of a Design Review Permit to develop the project site with a mixed-use commercial development, including a gas station and fueling canopy (with five dispensers/ ten pumps), an 8,802 square-foot commercial building that includes 3,977 square feet of retail space, 1,938 square feet of restaurant space, and 2,887 square feet for a convenience store, and associated site improvements including parking, lighting, and landscaping.
Project Applicant:	David Heumann, K12 Architects, Inc.
Property Owner:	Dhillon & Son Enterprises, Inc.
Lead Agency Contact:	Shelby Vockel, Associate Planner

Dhillon & Son Enterprises, Inc., has submitted an application to the City of Roseville for a Design Review Permit (DRP) for the construction of a mixed-use commercial development known as Fiddymment Plaza (Project). The Fiddymment Plaza project site consists of 1.38 acres located within the existing West Roseville Specific Plan (WRSP). The WRSP was approved by the City in 2004 and subsequently amended in 2014. The City previously prepared and certified an environmental impact report (EIR) for the WRSP in 2004. The project site was rezoned from Single-Family Residential/Development Standards (R1/DS) to Community Commercial (CC) as part of the WRSP Fiddymment Ranch Specific Plan Amendment 3 (SPA3) project in 2014. The City prepared and certified a subsequent EIR (SEIR) for the SPA3 project. In accordance with the California Environmental Quality Act (CEQA), this Addendum has been prepared to evaluate the potential environmental impacts of the proposed Fiddymment Plaza project in comparison to those analyzed in the 2004 EIR and 2014 SEIR.

An Addendum to a previously certified and adopted negative declaration or environmental impact report may be prepared for a project if only minor technical changes or additions are necessary or none of the conditions calling for the preparation of a subsequent EIR or negative declaration have occurred (California Environmental Quality Act Guidelines [CEQA] Section 15164). Consistent with CEQA Guidelines Section 15164, the below analysis has been prepared in order to demonstrate that none of the conditions described in Section 15162 of the CEQA Guidelines calling for preparation of a subsequent EIR have occurred and that only minor technical changes or

additions are necessary in order to deem the certified EIR adequate to describe the impacts of the proposed project. CEQA Guidelines Section 15164 also states that an addendum need not be circulated for public review, but can be included in or attached to the certified EIR for consideration by the hearing body. This Addendum focuses only on those aspects of the project or its impacts which require additional discussion.

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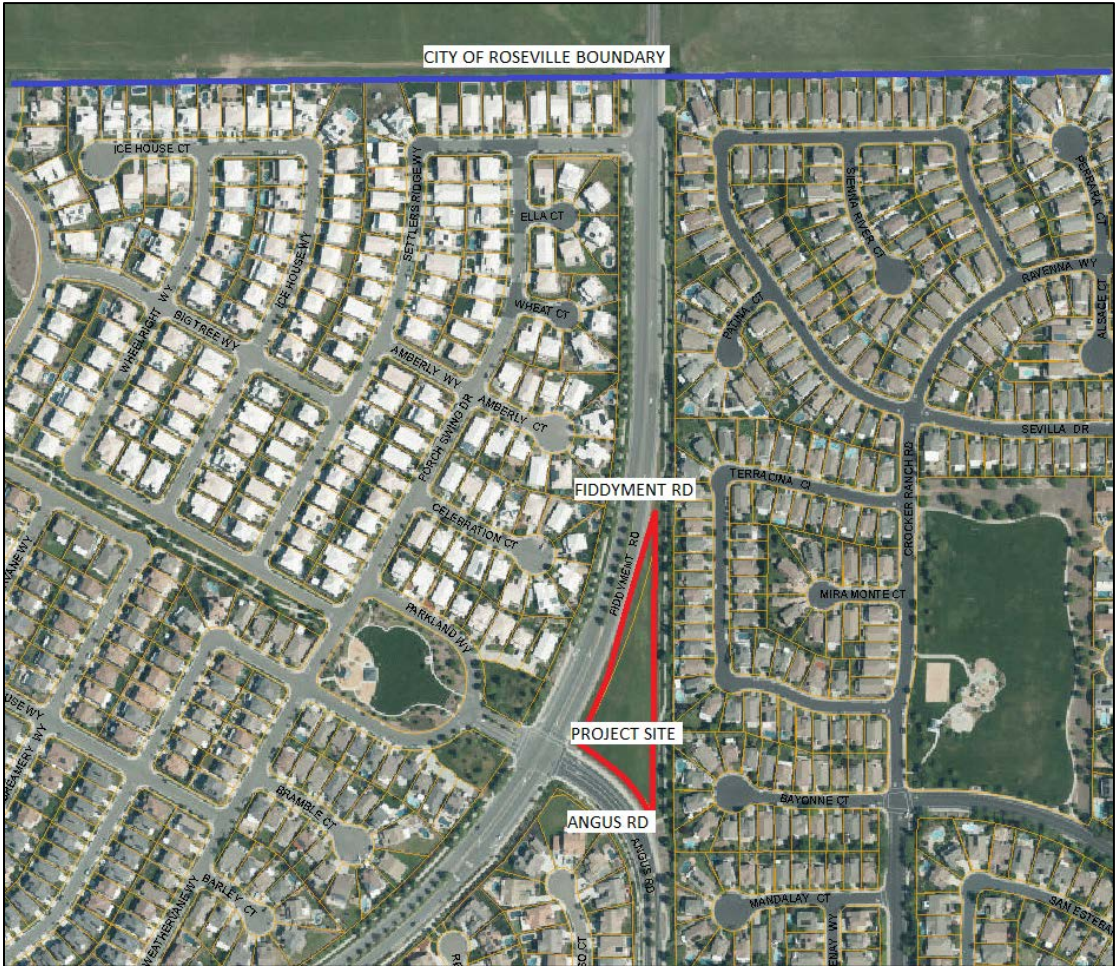
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PROJECT DESCRIPTION

Project Location

The project site is located 4701 Fiddymment Road, at the intersection of Fiddymment Road and Angus Road. The site is a single parcel in the City of Roseville’s West Roseville Specific Plan area, approximately 1,300 feet south of the City’s northern boundary (see Figure 1).

Figure 1: Project Location



Background

West Roseville Specific Plan

The 1.38-acre project site is located within the West Roseville Specific Plan (WRSP). The WRSP includes 3,162 acres in the northwest portion of the City. The WRSP is located west of Fiddymment Road, generally north of Pleasant Grove Boulevard. The WRSP area was annexed into the City of Roseville from unincorporated Placer County. The WRSP includes 8,792 single and multi-family units, including approximately 704 age-restricted units, 57 acres of Commercial, 109 acres of Industrial, 255 acres of Park, 705 acres of Open Space, and 108 acres of Schools. At build-out, the WRSP area is expected to accommodate approximately 22,332 residents and provide 3,726 jobs. The WRSP was approved by the City in February 2004. The City prepared and certified an environmental impact report (EIR) for the WRSP at that time. (WRSP EIR, pp. 3-1 to 3-2.)

Fiddymment Ranch Specific Plan Amendment 3

In 2014, the City approved the Fiddymment Ranch Specific Plan Amendment 3 (SPA 3) to the WRSP. The SPA 3 included amendments to the WRSP to change the land use allocations on approximately 805 acres in the northern portion of the 1,678-acre Fiddymment Ranch area of the WRSP. The SPA 3 amended the WRSP to accommodate up to 1,661 additional residential units in the Fiddymment Ranch area. The project site was rezoned from Single-Family Residential/Development Standards (R1/DS) to Community Commercial (CC) as part of the SPA3. The City prepared and certified a subsequent EIR (SEIR) for the SPA3 project. (SPA 3 SEIR, pp. 2-1 to 2-5.)

Fiddymment Plaza Project

An application for a Design Review Permit was submitted to the City in September 2016 to allow the construction of a 10,306 square-foot mixed-use building, consisting of 7,606 square feet of retail, 2,700 square feet of restaurant space, and a 3,310 square-foot gas station canopy with five fuel bays/ ten gas pumps for the project known as Fiddymment Plaza. Access to the project site was proposed from Fiddymment Road and Angus Road, and the site plan included a parking lot with 53 parking spaces. An analysis conducted by City staff concluded that the proposed project was categorically exempt from California Environmental Quality Act (CEQA) review per Section 15332 of the CEQA Guidelines, which pertains to infill development projects, as well as pursuant to Section 305 of the City of Roseville CEQA Implementing Procedures. The project was approved by the City of Roseville, but the approval was later vacated following a Peremptory Writ of Mandate from the California Superior Court.

A new application for a Design Review Permit was accepted by the Planning Division on January 18, 2019, following the vacation of the prior approvals by City Council on January 16th. The currently proposed project is substantially similar to the prior (vacated) approved development, with minor changes to the site design and elevations. Staff determined that the project should be considered categorically exempt from CEQA per Section 15332 of the CEQA Guidelines, which pertains to infill development projects, as well as pursuant to Section 305 of the City of Roseville CEQA Implementing Procedures. A staff report, which included an evaluation of the proposed infill exemption, exception criteria (as outlined in CEQA Section 16300.2), and substantial evidence in support of the exemption determination, was published on July 5, 2019.

On July 11, 2019, the City received a letter from the Law Office of Donald B. Mooney challenging the City’s proposed use of the infill project categorical exemption under CEQA Guidelines § 15332. The City disagrees with the letter’s assertions, because substantial evidence in the record supports the conclusions that the Project fits within the infill exemption and that none of the exceptions to the exemption apply. Nonetheless, out of an abundance of caution and due to the potential of future litigation, the City has elected to prepare this Addendum.

Environmental Setting

The 1.38-acre project site is located at 4701 Fiddymment Road, at the northeastern corner of the intersection of Fiddymment Road and Angus Road. The site is composed of flat terrain that has been graded and is characterized by non-native annual grasses.

The triangular-shaped parcel is bordered by Fiddymment Road on the west side and Angus Road to the south. A 50-foot landscape easement is located to the east of the project site, which contains landscaping and a sidewalk. A powerline easement is also located within the buffer area. Single-family residential neighbors are located to the east, west, and south of the project site.

Location	Zoning	General Plan Land Use	Actual Use of Property
Site	CC	CC (Community Commercial)	Vacant
North	RS/DS	LDR (Low Density Residential)	Single-family residential

South	R1/DS	LDR-3.8 (Low Density Residential)	Single-family residential
East	RS/DS-NR	LDR-6 (Low Density Residential)	Single-family residential
West	RS/DS	LDR-4 (Low Density Residential)	Single-family residential

Proposed Project

The applicant proposes to develop the approximately 1.38 acre site at 4701 Fiddymment Road with a retail commercial building and gas station. The proposed project includes a Design Review Permit for the construction of a commercial development, including a gas station and fueling canopy (with five dispensers/ten pumps), a 8,802 square-foot commercial building with 3,977 square feet of retail space, 1,938 square feet of restaurant space, and 2,887 square feet for a convenience store. The project also includes associated site improvements such as parking, lighting, and landscaping. No additional entitlements are requested as the proposed use is consistent with the zoning and land use designations.

The project proposes a fuel canopy and a commercial building which will be set back from the road 40 and 90 feet, respectively. The fuel canopy will be situated near the southwest corner of the site with parking spaces primarily located on the north and east sides of the parcel. The lot is surrounded by public right-of-way easements on all three sides, which will be utilized for landscaping by the developer. The commercial building is proposed adjacent to the rear (eastern) property line. The primary entrances to the commercial tenant spaces will be oriented towards Fiddymment Road. With the right-of-way easement to the east of the parcel, the building will be located greater than 50 feet from the nearest single-family property line in the existing neighborhood to the east of the project site.

Architecture: The building architecture includes a cottage-inspired design that incorporates traditional elements with modern features. The design draws from surrounding homes, and includes pitched roof elements, stacked stone, stucco, and horizontal wood siding. Additional elements are proposed to enhance visual interest, including rustic beams, corbels, aluminum storefront windows, wood trim, and tile roofing. Tower elements bookend the building, creating a slightly raised second-story element. The overall height of the structure is 27 feet, consistent with Zoning Ordinance standards for commercial buildings.

In addition to the main retail building, the project proposes a 23-foot tall, 3,365 square-foot gas station canopy on the southwest portion of the project site, along Fiddymment Road. The canopy design will incorporate the same materials as the retail building, and will include columns mirroring the stacked stone and wood paneling design. The roof of the canopy structure will utilize the same brown concrete tile as the primary building. The canopy fascia will be finished with stucco and the only down lighting will be used to illuminate the fueling pumps.

Landscaping and Lighting: The project provides a 35-foot-wide public access easement along Fiddymment and Angus Roads, which will be planted with Chinese Pistache, Sycamore, Valley Oak, Chinese Elm, and a variety of shrubs and groundcover. Landscaping internal to the site will include several parking lot shade trees such as Crape Myrtles and Sycamores. In addition, planting along the eastern boundary of the property will include seven Frontier Elm trees and ten Japanese pagoda trees. Stormwater landscape planters will be located at the north and east sides of the commercial building. The proposed planters will incorporate swales that limit surface water and pollutant runoff by maximizing the use of pervious surfaces and vegetative ground cover. The largest of these planters will be located on the north side of the building, adjacent to the proposed restaurant space, and will enhance the project design by incorporating landscape materials and reducing the overall amount of asphalt on the site.

Pedestrian scale lighting shall be incorporated into the outdoor areas and integrated into the building and landscape design. Main entries and storefronts will have the highest level of illumination, and all lighting sources will have cut-off lenses to avoid light spillage and glare onto adjacent properties. Exterior lighting shall use white, LED lamps and the maximum height of the parking lot light poles shall not exceed 16 feet.

Site Access and Circulation: Vehicular access to the project site will be provided by two driveways, one on Fiddymment Road and one on Angus Road. The driveway on Fiddymment Road will be restricted to right turns for ingress and egress into and out of the project site. . A portion of the existing median shall be removed from Angus Road, and the driveway onto Angus Road will allow full right and left ingress and egress turn movements. The project's internal circulation pattern will consist of a two-way drive aisle along the front of the commercial building, as well as a drive aisle around the western portion of the commercial building and under the canopy that will facilitate traffic through the site. The internal circulation pattern also provides adequate approach distance to the trash enclosures, and is configured to allow emergency vehicle access through the site. Pedestrian access will be rerouted around to the project frontage, and a new eight-foot-wide sidewalk will be constructed along Fiddymment Road to connect to the existing sidewalk on Angus Road. To limit pedestrian activity at the rear of the site, a six-foot-tall wrought iron fence will be installed at either end of the project site.

PURPOSE AND SCOPE OF ADDENDUM

As discussed in the Background Section, an Environmental Impact Report (EIR) was certified for the West Roseville Specific Plan (WRSP) on February 4, 2004, and a Subsequent EIR (SEIR) was certified for the Fiddymment Ranch Specific Plan Amendment (SPA3) on April 16, 2014. Both the 2004 EIR and 2014 SEIR are available on the City of Roseville's website at the following web address:

<https://www.roseville.ca.us/cms/One.aspx?portalId=7964922&pageId=8775152>

The proposed project is substantially consistent with the anticipated Community Commercial development on the project site as was contemplated within the WRSP.

The 2004 WRSP EIR identified the following impacts as significant and unavoidable:

- Potential incompatibility of internal land uses (WRSP and Remainder Areas)
- Conversion of agricultural land to developed uses (WRSP Area)
- Inducement of substantial population growth (WRSP and Remainder Areas)
- Increased traffic on City of Roseville roadways (SOI, WRSP, and Remainder Areas)
- Increased traffic on State Highways (SOI, WRSP, and Remainder Areas)
- Increased traffic on Placer County roadways (SOI, WRSP, and Remainder Areas)
- Increased traffic on City of Rocklin roadways (SOI and Remainder Areas)
- Increased traffic on Sacramento County roadways (SOI and Remainder Areas)
- Increased congestion due to proposed General Plan Pedestrian District Overlay (SOI and Remainder Areas)
- Increased emissions of fugitive dust and PM10 from grading and trenching activities (short term) (SOI, WRSP, and Remainder Areas)
- Increased emissions of ozone precursors during construction (short term) (SOI, WRSP, and Remainder Areas)
- Increased emissions of air pollutants during operation
- Increase in off-site traffic noise (SOI and Remainder Areas)
- Loss of oak trees of greater than 6 inches dbh (short term) (WRSP and Remainder Areas)
- Removal of historically significant properties and/or loss of historic integrity of such resources (WRSP and Remainder Areas)
- Siting of a school within one-fourth mile of the handling of transportation of hazardous materials (Remainder Area)
- Availability of water supplies to meet demand in wet years (Remainder Area)
- Availability of water supplies to meet demand in dry years (Remainder Area)
- Capacity of water treatment system to meet potable demand (Remainder Area)
- Increased demand for solid waste services at the landfill (WRSP and Remainder Areas)

- Increased demand for solid waste services at the MRF (WRSP and Remainder Areas)
- Construction debris demand for solid waste services (WRSP and Remainder Areas)
- Alteration of the visual character of the site and vicinity (WRSP and Remainder Areas)
- New sources of light and glare (WRSP and Remainder Areas)

The EIR also identified the following cumulative impacts as significant and unavoidable:

- Agricultural land conversion (SOI and WRSP Areas)
- Increased traffic on City of Roseville roadways with Kaiser Medical Center (SOI and WRSP Areas)
- Increased traffic on City of Roseville roadways with Placer Parkway (SOI Area)
- Increased traffic on Placer County roadways with Placer Parkway (SOI Area)
- Increased traffic in Placer County under Cumulative 2020 conditions with additional development (SOI Area)
- Air quality emissions from construction (SOI and WRSP Areas)
- Air quality emissions from operation (SOI and WRSP Areas)
- On-site noise levels that exceed City standards (SOI and WRSP Areas)
- Off-site noise levels that exceed City standards (SOI and WRSP Areas)
- Loss of historic resources (SOI and WRSP Areas)
- Increased demand for water (SOI and WRSP Areas)
- Increased demand for water treatment (SOI Area)
- Increased demand for recycled water distribution system (SOI and WRSP Areas)
- Increased generation of solid waste (SOI and WRSP Areas)
- Increased stormwater runoff in the Curry Creek Watershed (SOI and WRSP Areas)
- Change in visual character (SOI and WRSP Areas)

The analyses within this Addendum rely on the 2004 WRSP EIR and 2014 SPA3 SEIR with minor supplements or technical updates where appropriate. Most of the project impacts remain identical to the impacts of the EIRs because the proposed project is consistent with the commercial use type envisioned and analyzed for the subject property. No changes are proposed to the land use or zoning designation of the site. Impacts to physical resources (such as agricultural land, biological resources, etc.) are based on the grading and development of an area, not the proposed use types of the buildings (i.e. restaurant vs. retail) on the property. For other types of impacts which are affected by use type and square footage, the project uses reduce or maintain the same level of potential impacts, as discussed in this Addendum.

ENVIRONMENTAL CHECKLIST FOR ADDENDUM ENVIRONMENTAL REVIEW

The purpose of this checklist is to evaluate the categories in terms of any “changed condition” (i.e. changed circumstances, project changes, or new information of substantial importance) that may result in a changed environmental result. A “no” answer does not necessarily mean there are no potential impacts relative to the environmental category, but that there is no change in the condition or status of the impact since it was analyzed and addressed in prior environmental documents.

EXPLANATION OF CHECKLIST EVALUATION CATEGORIES

Where Impact was Analyzed

This column provides a cross-reference to the pages of the prior environmental documents where information and analysis may be found relative to the environmental issue listed under each topic.

Do Proposed Changes Involve New Significant Impacts?

Pursuant to Section 15162(a)(1) of the CEQA Guidelines, this column indicates whether the changes represented by the current project will result in new significant impacts that have not already been considered

and mitigated by the prior environmental review documents and related approvals, or will result in a substantial increase in the severity of a previously identified impact.

Any new Circumstances Involving New Impacts?

Pursuant to Section 15162(a)(2) of the CEQA Guidelines, this column indicates whether there have been changes to the project site or the vicinity (circumstances under which the project is undertaken) which have occurred subsequent to the certification or adoption of prior environmental documents, which would result in the current project having new significant environmental impacts that were not considered in the prior environmental documents or that substantially increase the severity of a previously identified impact.

Any new Information Requiring New Analysis or Verification?

Pursuant to Section 15162(a)(3)(A–D) of the CEQA Guidelines, this column indicates whether new information of substantial importance which was not known and could not have been known with the exercise of reasonable diligence at the time the previous environmental documents were certified or adopted is available requiring an update to the analysis of the previous environmental documents to verify that the environmental conclusions and mitigation measures remain valid. Either “yes” or “no” will be answered to indicate whether there is new information showing that: (A) the project will have one or more significant effects not discussed in the prior environmental documents; (B) that significant effects previously examined will be substantially more severe than shown in the prior environmental documents; (C) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or (D) that mitigation measures or alternatives which are considerably different from those analyzed in the prior environmental documents would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative. If “no,” then no additional environmental documentation (supplemental or subsequent EIR) is required.

Mitigation Measures Implemented or Addressing Impacts

Pursuant to Section 15162(a)(3) of the CEQA Guidelines, this column indicates whether the prior environmental documents provide mitigation measures to address effects in the related impact category. In some cases, the mitigation measures have already been implemented. A “yes” response will be provided in any instance where mitigation was included, regardless of whether the mitigation has been completed at this time. If “none” is indicated, this environmental analysis concludes a significant impact does not occur with this project, no mitigation was previously included, and no mitigation is needed.

DISCUSSION AND MITIGATION SECTIONS**Discussion**

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

Mitigation Measures

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

Conclusions

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

OTHER CONSIDERATIONS

Since the publication of the prior EIRs, the Office of Planning and Research (OPR) has updated CEQA Guidelines Appendix G (Environmental Checklist Form). These updates address legislative changes to CEQA, clarify language, and update language consistent with case law. None of the changes to the checklist require

new analysis related to impacts which were not known or which could not have been known at the time the EIRs were prepared. The majority of the checklist changes clarify language, reorganize existing language, or eliminate analysis requirements. For analysis requirements which have been eliminated, this is in response to case law affirming that analysis must focus on impacts caused by the project, not impacts to the project. An example of each of these types of changes is included below:

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

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

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

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

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

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

The updated CEQA Guidelines Appendix G also includes two new sections (Tribal Cultural Resources and Energy) and includes new and modified requirements as part of the Transportation/Traffic section. Although the Tribal Cultural Resources section is new, the analysis of this impact area was included in the EIRs as part of the Cultural Resources section. The new Energy section was formerly included in CEQA Guidelines Appendix F, but has been moved into the Appendix G, so while it is new to the checklist it is not new to the CEQA Guidelines. The changes to the Transportation/Traffic section—which is now called simply Transportation—refocuses the analysis on vehicle miles traveled (VMT). However, while OPR has promulgated these changes, the legislation requiring the use of VMT in CEQA analysis specifies that the requirement for lead agencies to use VMT goes into effect on July 1, 2020. Therefore, a VMT analysis is not currently required, and has not been included in this Addendum.

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

CHECKLIST

I. Aesthetics

	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a. Have a substantial adverse effect on a scenic vista?	2004 WRSP EIR Ch. 4.13 Pg. 39	No	No	No	None
b. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	2004 WRSP EIR Ch. 4.13 Pg. 39	No	No	No	None
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	2004 WRSP EIR Ch. 4.13 Pg. 31	No	No	No	None
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	2004 WRSP EIR Ch. 4.13 Pg. 35	No	No	No	2004 WRSP EIR MM 4.13-1 (a-d), MM 4.13-2

Discussion:

2004 WRSP EIR

The 2004 WRSP EIR concluded that the WRSP project would result in the following aesthetics impacts:

- Impact 4.13-1 – alteration of the visual character of the site and vicinity (significant and unavoidable);
- Impact 4.13-2 – new sources of light and glare (significant and unavoidable);
- Impact 4.13-3 – visual incompatibility between land uses (less than significant);
- Impact 4.13-4 – degradation of scenic resources (less than significant).

Mitigation measures were provided to reduce all aesthetics impacts to a less-than-significant level except for significant and unavoidable impacts related to the alteration of visual character of the site and vicinity and to new sources of light and glare. (2004 DEIR, pp. 3-19 to 3-20.)

2014 SPA3 SEIR

The 2014 SPA3 SEIR concluded that the proposed SPA3 project would not result in any aesthetics impacts beyond what was previously analyzed in the 2004 WRSP EIR. As the SEIR noted in its discussion of effects found to have been adequately analyzed in the prior EIR and thus excluded from the SEIR:

The proposed project would not substantially alter the general character of development in Fiddymment Ranch. The area would continue to be developed as a primarily residential community that includes parks, open space, and some commercial and public/quasi-public uses. Development under the proposed Fiddymment Ranch SPA 3 project would be subject to the City's Community Design Guidelines, the WRSP Design Guidelines, and General Plan goals and policies. The WRSP EIR found that development of the Specific Plan would result in a Significant and Unavoidable impact by altering the visual character of the area. Development under the proposed project would contribute to this impact; but would not increase the severity of it, as it would not increase the development footprint, change the City's development standards, or change the general character of the Fiddymment Ranch community. Comments on the 2010 NOP suggested that the increased densities proposed by the project would alter the character of development in Fiddymment Ranch, and that potential development under the City's Zoning Ordinance which allows density bonuses consistent with existing state law for certain projects that propose affordable housing subsidies would further increase densities and allow for reduced development standards such as reduced height restrictions and setbacks. It is noted that there are no specific proposals at this time to develop any portion of the project site under the density bonus provisions of the City's Zoning Ordinance. At the time that specific development is proposed for each parcel (regardless of whether development is proposed using the a density bonus), the City will evaluate whether the proposed development meets the City's development standards and will consider whether each project would result in site-specific environmental impacts that have not been fully evaluated under the WRSP EIR or this Fiddymment Ranch SPA 3 Recirculated Draft Subsequent EIR. If not, additional environmental review would be required.

Current Fiddymment Plaza Project

The proposed project would result in no additional aesthetics impacts beyond what was previously analyzed in the 2004 WRSP EIR and 2014 SPA3 SEIR. The overall aesthetic impacts of development under the WRSP were determined to be significant and unavoidable in the 2004 WRSP EIR. The 2014 SPA3 SEIR concluded that the land uses changes proposed as part of the SPA3 project, including the change in land use for the project site from Single-Family Residential (RI) to Community Commercial (CC), would not result in additional aesthetics impacts beyond what would occur with the original WRSP.

Mitigation Measures:

2004 WRSP EIR MM 4.13-1c requires the use of low glare materials for new commercial developments in the WRSP. This mitigation measure applies to the Project and can be found in the Table of Applicable Mitigation Measures.

II. Agricultural & Forestry Resources

	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	2004 WRSP EIR Ch. 4.1 Pg. 45-47 2014 SPA3 SEIR Pg. 4-5	No	No	No	2004 WRSP EIR MM 4.1 – 4
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	2004 WRSP EIR Ch. 4.1 Pg. 46 2014 SPA3 SEIR Pg. 4-5	No	No	No	No impact
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))?	Not analyzed	No	No	No	None
d) Result in the loss of forest land or conversion of forest land to non-forest use?	Not analyzed	No	No	No	None
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	2004 WRSP EIR Ch. 4.1 Pg. 45-47 2014 SPA3 SEIR Pg. 4-5	No	No	No	2004 WRSP EIR MM 4.1 -4

Discussion:2004 WRSP EIR

The 2004 WRSP EIR concluded that the WRSP project would result in the following agricultural resources impacts:

- Impact 4.1-2 – potential incompatibility with existing agricultural and other land uses in the Remainder Area, the County, and the City of Roseville (significant);
- Impact 4.1-4 – conversion of agricultural land to developed uses (significant and unavoidable for WRSP area, less than significant for remainder area).

Mitigation measures were provided to reduce all agricultural resources impacts to a less-than-significant level except for significant and unavoidable impacts associated with the conversion of agricultural land to developed uses. (2004 DEIR, p. 3-8.) The 2004 DEIR did not address impacts to forestry resources, because the WRSP project area did not include any such resources.

2014 SPA 3 SEIR

The 2014 SPA3 SEIR concluded that the SPA 3 project would result in no additional impacts to agricultural resources beyond what was previously analyzed in the 2004 EIR. As the SEIR noted in its discussion of effects found to have been adequately analyzed in the prior EIR and thus excluded from the SEIR:

The proposed project would not alter the development footprint for Fiddymment Ranch. As discussed in the WRSP EIR, the Fiddymment Ranch project area supports Prime Farmland, which previously supported a pistachio orchard. The site is no longer in active agricultural production. As mitigation for impacts associated with loss of the Prime Farmland, the WRSP EIR required acquisition of offsite conservation easement(s), and this mitigation requirement has already been satisfied. Development under the proposed Fiddymment Ranch SPA 3 project would not change the development footprint nor result in any substantial changes in the agricultural impacts identified in the WRSP EIR. Forestry impacts were not addressed by the WRSP EIR; however the project area does not include any forests or timberland and does not support any timber harvesting activities, and the project would have no impact to forestry resources. (2014 SEIR, p. 1-7.)

Fiddymment Plaza

The proposed Fiddymment Plaza project would result in no additional agricultural and forestry resources impacts beyond what was previously analyzed in the 2004 WRSP EIR and 2014 Fiddymment Ranch SPA3 SEIR. The proposed project would result in no changes in development footprint beyond what was analyzed in the 2004 WRSP EIR and 2014 SPA3 SEIR. The project site does not contain agricultural or forestry land, as the site has a land use designation and zoning of Community Commercial (CC) under the City's General Plan and the WRSP. For these reasons, no subsequent or supplemental EIR is required for the project with respect to agricultural and forestry resources.

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

III. Air Quality

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Conflict with or obstruct implementation of the applicable air quality plan?	2004 WRSP EIR Ch. 4.4 Pg. 18-26 2014 SPA3 SEIR Ch. 7 Pg. 17-23	No	No	No	2004 WRSP EIR MM 4.4 -1 through 4.4 -4 2014 SPA3 SEIR MM 7.1a through MM 7.1b
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	2004 WRSP EIR Ch. 4.4 Pg. 18-26 2014 SPA3 SEIR Ch. 7 Pg. 23-26	No	No	No	2004 WRSP EIR MM 4.4 -5 and MM 4.4 -6 2014 SPA3 SEIR MM 7.2a and MM 7.2b
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)?	2004 WRSP EIR Ch. 4.4 Pg. 18-26 2014 SPA3 SEIR Pg. 26, 27	No	No	No	2004 WRSP EIR MM 4.4 -1 Through MM 4.4 -5
d) Expose sensitive receptors to substantial pollutant concentrations?	2004 WRSP EIR Ch. 4.4 Pg. 26-30	No	No	No	2004 WRSP EIR MM 4.4 -5 2004 WRSP EIR MM 4.4 -7
e) Create objectionable odors affecting a substantial number of people?	2004 WRSP EIR Ch. 4.4 Pg. 32-33	No	No	No	None

Discussion:

2004 WRSP EIR

The 2004 WRSP EIR concluded that the WRSP project would result in the following air quality impacts:

- Impact 4.4-1 – fugitive dust and PM10 from grading and trenching activities (short-term significant and unavoidable);
- Impact 4.4-2 – construction emissions (short-term significant and unavoidable);
- Impact 4.4-3 – operational emissions (significant and unavoidable);
- Impact 4.4-4 – exposure of sensitive receptors to unacceptable TAC levels (significant);
- Impact 4.4-5 – carbon monoxide emissions at local intersections (less than significant);
- Impact 4.4-6 – exposure to objectionable odors (less than significant).

Mitigation measures were provided to reduce all air quality impacts to a less-than-significant level except for short-term significant and unavoidable impacts related to fugitive dust and PM10 from grading and trenching activities and construction emissions and significant unavoidable impacts related to operational emissions. (2004 DEIR, pp. 3-10 to 3-11.)

2014 SPA3 SEIR

The 2014 SPA3 SEIR identified the following additional project-level and cumulative air quality impacts associated with the Fiddymment Ranch SPA 3 project:

- Impact 7.1 – generate construction related emissions that conflict with the air quality plan or violate air quality standards (significant and unavoidable);
- Impact 7.2 – generate emissions during project operation that conflict with the air quality plan or violate air quality standards (significant and unavoidable);
- Impact 7.3 – generate substantial carbon monoxide concentrations at local intersections (less than significant);
- Impact 11.10 – result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (significant and unavoidable).

Mitigation measures were provided to reduce additional air quality impacts, but significant and unavoidable impacts would remain with respect to construction and operational emissions and contribution to cumulative air quality impacts. (2014 SEIR, pp. 2-15 to 2-18, 2-22 to 2-23.)

In addition, the 2014 SPA 3 SEIR provided the following explanation of why the SPA 3 project would not result in any increase in odors beyond what was analyzed in the 2004 WRSP EIR:

As discussed in the Initial Study, the WRSP EIR evaluated potential impacts associated with exposure to odors associated with the Pleasant Grove Wastewater Treatment Plant (PGWWTP) and other odor sources in the project area. This analysis found that treatment facilities and operations at the PGWWTP could generate objectionable odors that could affect project site residents. The WRSP EIR 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 also found that exposure to odors from other typical

sources within and in proximity to the project site, such as restaurants, dry cleaning facilities and gas stations, would not result in significant adverse conditions. (2014 SEIR, p. 1-7.)

Fiddymment Plaza

The proposed project would result in no additional air quality impacts beyond what was previously analyzed in the 2004 WRSP EIR and 2014 Fiddymment Ranch SPA3 SEIR. The 2014 SPA3 SEIR addressed the additional air quality impacts (beyond what was analyzed in the 2004 WRSP EIR) associated with the land uses changes proposed as part of the SPA3 project. The proposed project would result in no change in air quality emissions from what was analyzed in the 2014 SPA3 SEIR.

The project will generate less traffic than anticipated in the City's Traffic Model, thus resulting in less Air Quality impacts associated with traffic. The gas station fueling pumps will be approximately 160 feet from the nearest single family property line. The SEIR included air quality mitigation measures that the project must comply with. (See SEIR Chapter 7 regarding Air Quality and FEIR for WRSP SOI Amendment, Section 4.4 dated January 9, 2004.) In addition, air quality impacts related to gas stations are governed by Placer County Air Pollution Control District (PCAPCD) which requires a gas station operation to secure an annual permit to operate. This permit process through PCAPCD ensures that the required local, state, and federal standards are adhered to as it relates to air quality impacts and that no permit is provided if PCAPCD significance thresholds are exceeded. (See Appendix A, which includes PCAPCD's jurisdiction and permitting process, PCAPCD Rules 501 and 502, and the PCAPCD Advisory Notice for Gasoline Dispensing Facilities dated August 21, 2002.) The project has obtained a PCAPCD Authority to Construct/Temporary Permit to Operate, issued on May 21, 2018, which included a technical memorandum analyzing Public Health Risk associated with the project. The analysis found that the project is well within the PCAPCD significance thresholds and the permit was accordingly issued. Both of these documents are included in Appendix A. The City relied on PCAPCD's Authority to Construct/Temporary Permit to Operate, based on the applicable rules and policies outlined in Appendix A, in reaching its determination on air quality. Therefore, there will be no significant effects related to air quality.

While the SPA 3 SEIR did not analyze the air quality impacts of the specific use of a proposed gas station on the project site, the air permitting process required for the proposed gas station will ensure that the Project results in no significant air quality impacts. State law gives local air pollution control districts "the primary responsibility for control of air pollution from all sources, other than emissions from motor vehicles." (Health & Safety Code, § 40000.) Pursuant to this authority, the PCAPCD requires that gas stations obtain a permit known as an "Authority to Construct" prior to building the facility and another annual permit known as a "Permit to Operate" before dispensing gasoline. The PCAPCD's Rules and Regulations require denial of these permits if the proposed gas station's air emissions would violate federal, state, or local air quality standards. (PCAPCD, Rules and Regulations, Rule 501, § 303, and Rule 502, § 408.) In addition to controlling the emission of various "criteria pollutants," it should be noted that the PCAPCD's permits will address any potential emission of Toxic Air Contaminants (TACs) from the gas station, including benzene. The PCAPCD will review the proposed "annual throughput" for the gas station and will place any necessary restrictions on the operation to ensure that that the facility's emissions of TACs do not exceed the APCD's established "health risk" threshold of 10 in 1 million. (PCAPCD Advisory Notice for Gasoline Dispensing Facilities; WRSP EIR, p. 4.4-29.) Notably, this "10 in 1 million" threshold is identical to the PCAPCD's CEQA threshold of significance for TACs. (WRSP EIR, p. 4.4-18.) Accordingly, it can be said with certainty that a gas station which must obtain an Authority to Construct and Permit to Operate from APCD will not result in any significant TAC emission impacts.

As part of the PCAPCD's air permitting process, a health risk assessment was conducted by Environmental Permitting Specialists (EPS) for the Project demonstrating that it would not result in the exposure of sensitive receptors to unacceptable TAC levels (Appendix A). EPS determined that the maximum cancer residential risk associated with the Project would be 1.21 cancers/million, well below the PCAPCD's significance threshold of 10 cancers/million. EPS determined that the maximum non-cancer risks at nearby homes would be a hazard index (HI) of 0.005 for maximum chronic non-cancer risk and an HI of 0.15 for maximum acute non-cancer risk, both numbers well below the PCAPCD's significance threshold of 1.0 HI for both chronic and acute non-cancer health risks. A copy of that health risk assessment is included in Appendix A of this document. (Environmental Permitting Specialists, April 27, 2018.)

In August 2019, EPS conducted a supplemental health risk assessment to include other emissions sources for the Project consisting of mobile source emissions from customer vehicles and refueling trucks. EPS concluded that the addition of mobile sources from the Project would increase the maximum cancer residential risk from 1.21 to 2.36 cancers/million, still well below the PCAPCD's significance threshold of 10 cancers/million. EPS also determined that the total project-related non-cancer risk health index (HI) would be less than 0.01 for both chronic and acute non-cancer risks, well below the PCAPCD's significance threshold of 1.0 HI for both chronic and acute non-cancer risks. Thus, the Project would not result in a significant impact with respect to both cancer and non-cancer health risks. (Environmental Permitting Specialists, August 27, 2019.)

For these reasons discussed above, the Project would not result in a new significant impact nor a substantial increase in the severity of a previously identified impact with respect to air quality. Therefore, no subsequent or supplemental EIR is required for the project with respect to air quality.

Mitigation Measures:

Mitigation Measures 2004 WRSP EIR MM 4.4-3 and 2014 SPA3 SEIR MM 7.1a, 7.1b, and 7.2b are all applicable to the Project to mitigate construction and operational air quality impacts. The mitigation measures can be found in the attached Table of Applicable Mitigation Measures.

IV. Biological Resources

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	2004 WRSP EIR Ch. 4.7 Pg. 37	No	No	No	2004 WRSP EIR MM 4.7 through 4.7 -9
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	2004 WRSP EIR Ch. 4.7 Pg. 40 2004 WRSP EIR Ch. 4.7 Pg. 57	No	No	No	2004 WRSP EIR MM 4.7 -4 2004 WRSP EIR MM 4.7 -12 2004 WRSP EIR MM 4.7 -13
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?	2004 WRSP EIR Ch. 4.7 Pg. 32	No	No	No	2004 WRSP EIR MM 4.7 -1 through 4.7 -3
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?	2004 WRSP EIR Ch. 4.7 Pg. 49	No	No	No	2004 WRSP EIR MM 4.7 -10 2004 WRSP EIR MM 4.7 -11 2004 WRSP EIR MM 4.7 -13(d) 42004 WRSP EIR MM.13 – 1(d)
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	2004 WRSP EIR Ch. 4.7 Pg. 53	No	No	No	None

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?		No	No	No	None
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Discussion:2004 WRSP EIR

The 2004 WRSP EIR concluded that the WRSP project would result in the following impacts to biological resources:

- Impact 4.7-1 – loss of federally protected wetlands and “other waters” of the United States (significant);
- Impact 4.7-2 – loss of federally listed vernal pool crustaceans and their habitat (significant);
- Impact 4.7-3 – loss of rare plant populations (significant);
- Impact 4.7-4 – loss or degradation of habitat for western spadefoot, a special status species (significant);
- Impact 4.7-5 – disruption of Swainson’s hawk, burrowing owl, and other legally protected raptors (significant);
- Impact 4.7-6 – loss of grassland habitat (significant);
- Impact 4.7-7 – substantial interference with the movement of resident and migratory wildlife species (significant);
- Impact 4.7-8 – loss of oak trees greater than 6” dbh (short-term significant and unavoidable, long-term less than significant);
- Impact 4.7-9 – loss of riparian habitat (significant);
- Impact 4.7-10 – loss of biological resources due to construction of off-site infrastructure (significant);
- Impact 4.7-11 – changes in General Plan policies regarding flood control facilities in open space (less than significant);
- Impact 4.7-12 – conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan (no impact).

Mitigation measures were provided to reduce all biological resources impacts to a less-than-significant level except for short-term significant and unavoidable impacts to oak trees greater than 6” dbh. (2004 DEIR, pp. 4-13 to 4-15.)

2014 SPA3 SEIR

The 2014 SPA3 SEIR concluded that the SPA 3 project would result in no additional impacts to biological resources beyond what was previously analyzed in the 2004 EIR. As the SEIR noted in its discussion of effects found to have been adequately analyzed in the prior EIR and thus excluded from the SEIR:

The proposed project would not alter the development footprint for Fiddymment Ranch. The proposed Fiddymment Ranch SPA 3 project includes construction of new Class I bikeway components within the 50-foot preserve buffer surrounding the ±130-acre open space parcel in the northwest corner of the Fiddymment Ranch area. As noted on page 18 of the Initial Study circulated with the NOP for this EIR, the WRSP anticipated this construction and indicated that the Class I bikeway would be routed to avoid direct impacts to federally protected wetlands and other waters of the United States. The WRSP EIR evaluated impacts to biological resources, including wetlands, special-status species, and sensitive habitats. The mitigation measures identified in the WRSP EIR are applicable to development of the Fiddymment Ranch project area. With implementation of the mitigation measures identified in the WRSP EIR and summarized in the Initial Study for the current project, development under the proposed Fiddymment Ranch SPA 3 project would not result in any substantial changes in the

biological resource impacts identified in the WRSP EIR. The WRSP EIR required acquisition of offsite conservation easement(s), and offsite preservation of wetlands as part of the Clean Water Act Section 404 permits. This mitigation requirement has already been satisfied. (2014 SEIR, pp. 1-7 to 1-8.)

Current Fiddymment Plaza Project

The proposed project would result in no additional impacts to biological resources beyond what was previously analyzed in the 2004 WRSP EIR and 2014 Fiddymment Ranch SPA3 SEIR. The proposed project would result in no changes in development footprint beyond what was analyzed in the 2004 WRSP EIR and 2014 SPA3 SEIR. In addition, it should be noted that there are no natural features present onsite. The project site is devoid of trees, vernal pools, and other water features. The site has been graded and is primarily populated by non-native annual grasses and dirt. For these reasons, no subsequent or supplemental EIR is required for the project with respect to biological resources.

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

V. Cultural, Archeological, or Paleontological Resources

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Cause a substantial adverse change in the significance of an historic resource as defined in Section 15064.5?	2004 WRSP EIR Ch. 4.8 - 14	No	No	No	2004 WRSP EIR MM 4.8 - 4(a) through MM 4.8 -9
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	2004 WRSP EIR Ch. 4.8 - 12	No	No	No	2004 WRSP EIR MM 4.8 -1 through MM 4.8 - 3
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	2004 WRSP EIR Ch. 4.8 - 16	No	No	No	2004 WRSP EIR MM 4.8 -10 and MM 4.8 -11
d) Disturb any human remains, including those interred outside of dedicated cemeteries?	2004 WRSP EIR Ch. 4.8 - 17	No	No	No	2004 WRSP EIR MM 4.8 -1 2004 WRSP EIR MM 4.8 -2 2004 WRSP EIR MM 4.8 -5 through MM 4.8 -8 2004 WRSP EIR MM 4.8 -10 through 4.8 -13

Discussion:

2004 WRSP EIR

The 2004 WRSP EIR concluded that the WRSP project would result in the following impacts to cultural resources:

- Impact 4.8-1 – disturb, damage, or destroy unidentified subsurface archaeological resources during project construction (significant);
- Impact 4.8-2 – removal of historically significant properties and/or loss of historic integrity of such resources (significant and unavoidable);
- Impact 4.8-3 – disturb unknown paleontological resources during site preparation (significant);
- Impact 4.8-4 – damage or destroy historic or prehistoric resources during construction of off-site infrastructure (significant).

Mitigation measures were provided to reduce all cultural resources impacts to a less-than-significant level except for significant and unavoidable impacts related to the removal of historically significant properties and/or loss of historic integrity of such resources. (2004 DEIR, p. 3-15.)

2014 SPA3 SEIR

The 2014 SPA3 SEIR concluded that the SPA 3 project would result in no additional impacts to cultural resources beyond what was previously analyzed in the 2004 EIR. As the SEIR noted in its discussion of effects found to have been adequately analyzed in the prior EIR and thus excluded from the SEIR:

The WRSP EIR identified that the project area supported a historically significant site – the Fiddymment Ranch Main Complex. The proposed Fiddymment Ranch SPA 3 project does not affect land in the area of this site. As discussed in the WRSP EIR, a field survey was conducted to identify archeological resources throughout the WRSP area. No archeological resources were identified during this survey. While there are no known archeological resources within the Fiddymment Ranch SPA 3 project site, as is typical of most projects in the area, there is the potential that subsurface cultural resources could be uncovered during project construction. The likelihood of subsurface resources is no greater with or without the project since earthmoving would be required under the existing WRSP as well as under the proposed Fiddymment Ranch SPA 3 project. The WRSP EIR identifies mitigation measures to ensure that any subsurface archeological or paleontological resources uncovered during project construction are adequately protected. With implementation of these measures, development under the proposed project would not result in any substantial changes in the cultural resource impacts identified in the WRSP EIR. (2014 SEIR, p. 1-8.)

Current Fiddymment Plaza Project

The proposed project would result in no additional impacts to cultural resources beyond what was previously analyzed in the 2004 WRSP EIR and 2014 Fiddymment Ranch SPA3 SEIR. The proposed project would result in no changes in development footprint beyond what was analyzed in the 2004 WRSP EIR and 2014 SPA3 SEIR. For these reasons, no subsequent or supplemental EIR is required for the project with respect to cultural resources.

Mitigation Measures: Mitigation measures in 2004 WRSP EIR MM 4.8-1 and MM 4.8-10, which are intended to mitigate disturbance of unanticipated historic or prehistoric resources during the construction process, apply to the Project. These measures can be found in the attached Table of Applicable Mitigation Measures.

VI. Energy

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
e) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	2004 WRSP EIR Ch. 4.11 Pg. 95	No	No	No	2004 WRSP EIR MM 4.11-13
f) Conflict with or obstruct a state or local plan for renewable energy or energy inefficiency?	2004 WRSP EIR Ch. 4.11 Pg. 95	No	No	No	2004 WRSP EIR MM 4.11-13

Discussion:

2004 WRSP EIR

The 2004 WRSP EIR concluded that the WRSP project would result in the following impacts to energy, as part of its section on public utilities:

- Impact 4.11-12 – increased demand for electricity (less than significant for WRSP area, significant for remainder area);
- Impact 4.11-13 – increased demand for natural gas (less than significant).

Mitigation measures were provided to reduce all energy impacts to a less-than-significant level. (2004 DEIR, p. 3-18.)

2014 SPA3 SEIR

The 2014 SPA 3 SEIR concluded that the effects to energy were adequately analyzed in the prior EIR and thus excluded from the SEIR. As the SEIR noted in its discussion of effects found to have been adequately analyzed in the prior EIR and thus excluded from the SEIR:

Electricity in the area is provided by Roseville Electric and natural gas is provided by Pacific Gas & Electric (PG&E). Impacts 4.11-12 and 4.11-13 in the WRSP EIR evaluated the potential for development of the WRSP to increase demands for electricity and natural gas and found these impacts to be less than significant. The proposed project would increase the amount of residential and commercial development within the WRSP, which would incrementally increase the total demand for electricity and natural gas in the Specific Plan area. There are no known constraints for provision of electric or natural gas service to the WRSP, including the additional residences and commercial land uses that would be developed under the proposed project. Existing and planned facilities would be sufficient to serve the

increased demands associated with the proposed Fiddymment Ranch SPA 3 project. Revenue sources for service providers would include direct installation fees collected as a condition of approval for the project as well as electric and natural gas service rates collected from service users (i.e., individual home owners/renters and commercial businesses). As noted in the WRSP EIR, compliance with Title 20 and 24 of the California Code of Regulations, which mandate minimum energy efficiency standards, would ensure that energy consumption from each individual building is minimized. Further, since the time that the WRSP EIR was prepared, a new California Building Code, referred to as CalGreen, has been adopted. CalGreen establishes additional energy efficiency standards that would further reduce energy consumption and commitments relative to greenhouse gas emissions.(2014 SEIR, pp. 1-11 to 1-12.)

Current Fiddymment Plaza Project

The proposed project would result in no additional impacts related to energy beyond what was previously analyzed in the 2004 WRSP EIR and 2014 Fiddymment Ranch SPA3 SEIR. The 2014 SPA3 SEIR addressed the additional energy impacts beyond what was analyzed in the 2004 WRSP EIR associated with the land uses changes proposed as part of the SPA3 project, including the change in land use for the project site from Single-Family Residential (RI) to Community Commercial (CC). Furthermore, the proposed project would result in no change in demand for energy from what was analyzed in the 2014 SPA3 SEIR. For these reasons, no subsequent or supplemental EIR is required for the project with respect to energy impacts.

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

VII. Geology and Soils

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	2004 WRSP EIR Ch. 4.6 Pg. 17-23				
i) Ruptures of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)	Same	No	No	No	None
ii) Strong seismic ground shaking?	Same	No	No	No	None
iii) Seismic-related ground failure, including liquefaction?	Same	No	No	No	None
iv) Landslides?	Same	No	No	No	None
b) Result in substantial soil erosion or the loss of topsoil?	Same	No	No	No	None
c) Be located in a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	Same	No	No	No	None
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	Same	No	No	No	None

e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	Same	No	No	No	None
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Discussion:

2004 WRSP EIR

The 2004 WRSP EIR concluded that the WRSP project would result in the following impacts to geology and soils:

- Impact 4.6-1 – exposure of people and structures to seismic hazards (less than significant);
- Impact 4.6-2 – development of structures on expansive soils or on soils with other limitations (less than significant);
- Impact 4.6-3 – soil erosion from grading activities (less than significant);
- Impact 4.6-4 – slope instability and increased erosion along stream channels (less than significant);
- Impact 4.6-5 – loss of topsoil due to conversion of agricultural land to urban uses (less than significant).

Thus, the WRSP concluded that the WRSP project would not result in any significant impacts to geology and soils. (2004 DEIR, p. 3-13.)

2014 SPA3 SEIR

The 2014 SPA3 SEIR concluded that the SPA 3 project would result in no additional impacts related to geology and soils beyond what was previously analyzed in the 2004 EIR. As the SEIR noted in its discussion of effects found to have been adequately analyzed in the prior EIR and thus excluded from the SEIR:

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 Fiddymment Ranch SPA 3 project would not result in any substantial changes in the impacts related to geology and soils identified in the WRSP EIR. All impacts related to geology and soils associated with the proposed project have been adequately addressed in the previous EIR. The WRSP EIR determined that all impacts related to geology and soils would be less than significant and no mitigation measures were required.(2014 SEIR, p. 1-8.)

Current Fiddymment Plaza Project

The proposed project would result in no additional impacts to geology and soils beyond what was previously analyzed in the 2004 WRSP EIR and 2014 Fiddymment Ranch SPA3 SEIR. The proposed project would result in no changes in development footprint beyond what was analyzed in the 2004 WRSP EIR and 2014 SPA3 SEIR. For these reasons, no subsequent or supplemental EIR is required for the project with respect to geology and soils.

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

VIII. Greenhouse Gases

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	2014 SPA3 SEIR Ch. 11 Pg. 22	No	No	No	None
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	2014 SPA3 SEIR Ch. 8 Pg. 17	No	No	No	2014 SPA3 SEIR MM 8.1a and MM 8.1b

Discussion:

2004 WRSP EIR

The 2004 WRSP EIR did not address climate change or greenhouse gas emissions, because CEQA did not require such analysis at the time the WRSP EIR was certified and the WRSP was approved.

2014 SPA 3 SEIR

The 2014 Fiddymment Ranch SPA 3 SEIR analyzed the SPA 3 project's impacts on climate change. The 2014 SEIR concluded that the SPA 3 project would result in the following project-level and cumulative climate change/greenhouse gas impacts:

- Impact 8.1 – generate a substantial contribution to GHG emissions that conflict with an applicable plan or policy (significant);
- Impact 8.2 – be affected by climate change effects (less than significant);
- Impact 11.11 – make a considerable contribution to global climate change (less than significant)

(2014 SEIR, pp. 2-19, 2-23.)

Current Fiddymment Plaza Project

The proposed project would result in no additional impacts related to greenhouse gas emissions and climate change beyond what was previously analyzed in the 2014 Fiddymment Ranch SPA3 SEIR. The 2014 SPA3 SEIR addressed the greenhouse gas/climate change impacts associated

with the land uses changes proposed as part of the SPA3 project, including the change in land use for the project site from Single-Family Residential (RI) to Community Commercial (CC). As noted in the Staff Report, the Project would generate fewer trips than anticipated in the City's Traffic Model and the traffic analysis performed for the SPA 3 EIR; thus, the Project would result in less air quality and greenhouse gas emissions than were evaluated in the 2014 SEIR. (Staff Report, July 11, 2019, p. 13.) For these reasons, no subsequent or supplemental EIR is required for the project with respect to greenhouse gas emissions.

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

IX. Hazards and Hazardous Materials

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	2004 WRSP EIR Ch. 4.9 Pg. 23, 35	No	No	No	2004 WRSP EIR MM 4.9 – 1 through MM 4.9 - 3
b) Create a significant hazard to the public or the environment though reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	2004 WRSP EIR Ch. 4.9 Pg. 23, 27	No	No	No	2004 WRSP EIR MM 4.10 -3
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within on-quarter mile of an existing or proposed school?	2004 WRSP EIR Ch. 4.9 Pg. 36	No	No	No	None
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	2004 WRSP EIR Ch. 4.9 Pg. 30	No	No	No	2004 WRSP EIR MM 4.9 -1 and MM 4.9 -2
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?	Not analyzed	No	No	No	None
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?	Not analyzed	No	No	No	None

g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	2004 WRSP EIR Ch. 4.9 Pg. 25	No	No	No	2004 WRSP EIR MM 4.10 -3
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?	Not analyzed	No	No	No	None

Discussion:2004 WRSP EIR

The 2004 WRSP EIR concluded that the WRSP project would result in the following impacts to hazards and hazardous materials:

- Impact 4.9-1 – increased potential for accidental release or spill of hazardous materials during construction or occupancy (less than significant);
- Impact 4.9-2 – increased demand for hazardous materials incident emergency response (less than significant for WRSP area, significant for remainder area);
- Impact 4.9-3 – risk of exposure to accidental releases of hazardous materials from the Pleasant Grove Wastewater Treatment Plant (less than significant);
- Impact 4.9-4 – increased risk of soil or water contamination from improper disposal of household hazardous wastes (less than significant);
- Impact 4.9-5 – soil or groundwater contamination related to past uses (significant);
- Impact 4.9-6 – use of recycled water for landscape irrigation in areas accessible to the public (less than significant);
- Impact 4.9-7 – potential effects of electromagnetic fields (EMFs) from high-voltage transmission lines (no impact on WRSP area, less than significant for remainder area);
- Impact 4.9-8 – temporary truck route for transportation of hazardous materials through the WRSP Area (less than significant for WRSP area, no impact for remainder area);
- Impact 4.9-9 – siting of a school within one-fourth mile of the handling or transportation of hazardous materials (less than significant for WRSP, significant and unavoidable for remainder area).

Mitigation measures were provided to reduce all hazards and hazardous materials impacts to a less-than-significant level except for significant and unavoidable impacts related to the siting of schools within one-fourth mile of the handling or transportation of hazardous materials for the remainder area (not-applicable to the WRSP). (2004 DEIR, pp. 3-15 to 3-16)

2014 SPA3 SEIR

The 2014 SPA3 SEIR concluded that the SPA 3 project would result in no additional impacts related to hazards and hazardous materials beyond what was previously analyzed in the 2004 EIR. As the SEIR noted in its discussion of effects found to have been adequately analyzed in the prior EIR and thus excluded from the SEIR:

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. Based on field and literature review completed as part of the WRSP EIR, there are no known hazardous materials or hazardous site conditions within the Fiddymment Ranch SPA 3 area. In addition, the WRSP EIR includes a mitigation measure applying to all construction in the Specific Plan area requiring identification and remediation of hazardous site conditions should soil contamination be encountered during construction. With implementation of this measure, development under the proposed Fiddymment Ranch SPA 3

project would not result in any substantial changes in the impacts related to hazards and hazardous materials identified in the WRSP EIR.(2014 SEIR, p. 1-8.)

Current Fiddymment Plaza Project

The proposed project would result in no additional impacts related to hazards and hazardous materials beyond what was previously analyzed in the 2004 WRSP EIR and 2014 Fiddymment Ranch SPA3 SEIR. The proposed project would result in no changes in development footprint beyond what was analyzed in the 2004 WRSP EIR and 2014 SPA3 SEIR. The 2014 SPA3 SEIR addressed the additional impacts (beyond what was analyzed in the 2004 WRSP EIR) associated with the land uses changes proposed as part of the SPA3 project, including the change in land use for the project site from Single-Family Residential (RI) to Community Commercial (CC). As discussed previously, gas stations are a permitted use in the CC zone. (Staff Report, July 11, 2019, pp. 6, 12.) In addition, compliance with state and federal standards governing gas stations, including the PCAPCD's permitting requirements for such uses, would ensure that the Project does not result in significant impacts related to hazards and hazardous materials. For these reasons, no subsequent or supplemental EIR is required for the project with respect to hazards and hazardous materials.

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

X. Hydrology and Water Quality

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Violate any water quality standards or waste discharge requirements?	2004 WRSP EIR Ch. 4.12 Pg. 32	No	No	No	None
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)?	2004 WRSP EIR Ch. 4.12 Pg. 48, 57	No	No	No	2004 WRSP EIR MM 4.11-2
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?	2004 WRSP EIR Ch. 4.12 Pg. 32	No	No	No	None
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?	2004 WRSP EIR Ch. 4.12 Pg. 32	No	No	No	2004 WRSP EIR MM 4.12 - 1
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted water?	2004 WRSP EIR Ch. 4.12 Pg. 32	No	No	No	2004 WRSP EIR MM 4.12 -1 through MM 4.12 -3
f) Otherwise substantially degrade water quality?	2004 WRSP EIR Ch. 4.12 Pg. 42	No	No	No	None

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?	2004 WRSP EIR Ch. 4.12 Pg. 39	No	No	No	2004 WRSP EIR MM 4.12 -4
h) Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?	2004 WRSP EIR Ch. 4.12 Pg. 39	No	No	No	2004 WRSP EIR MM 4.12 -4
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?	2004 WRSP EIR Ch. 4.12 Pg. 39	No	No	No	None
j) Inundation by seiche, tsunami, or mudflow?	2004 WRSP EIR Ch. 4.12 Pg. 39	No	No	No	None

Discussion:

2004 WRSP EIR

The 2004 WRSP EIR concluded that the WRSP project would result in the following impacts to hydrology and water quality:

- Impact 4.12-1 – changes in the rate of stormwater runoff (peak flows) through the development of new impervious surfaces (less than significant for WRSP, significant for remainder);
- 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 (significant);
- Impact 4.12-3 – placement of fill or structures in the 100-year floodplain could affect water surface elevations, which could increase the risk of flooding (less than significant for the WRSP, significant for the remainder);
- Impact 4.12-4 – erosion and runoff from construction sites containing soil or other materials could degrade water quality if discharged to local streams (less than significant);
- Impact 4.12-5 – changes in surface water or groundwater quality resulting from urban stormwater runoff (less than significant);
- Impact 4.12-6 – groundwater use during dry years (significant for WRSP area, no impact for remainder area);
- Impact 4.12-7 – changes in groundwater recharge potential through the development of impervious surfaces (less than significant).

Mitigation measures were provided to reduce all hydrology and water quality impacts to a less-than-significant level. (2004 DEIR, p. 3-19.)

2014 SPA3 SEIR

The 2014 SPA3 SEIR concluded that the SPA 3 project would result in no additional impacts related to hydrology and water quality beyond what was previously analyzed in the 2004 EIR. As the SEIR noted in its discussion of effects found to have been adequately analyzed in the prior EIR and thus excluded from the SEIR:

The proposed project would increase the amount of impervious surfaces within the project area, as identified in the Initial Study. Specifically, page 31 of the Initial Study states that based on the drainage study for the WRSP, the proposed Fiddymment Ranch SPA would increase impervious surfaces by 5.54 acres and would increase the volume of stormwater runoff from the project site by 5.46 acre-feet per year. The WRSP EIR identifies mitigation requiring that all development within the WRSP contribute a proportionate amount to fund development of a regional retention basin at the time that building permits are issued. The WRSP EIR also found that development within the WRSP must comply with City Improvement Standards, Stormwater Management Manual, other City regulations, and the NPDES program. Implementation of the identified mitigation measure and compliance with the applicable regulations would ensure that impacts associated with stormwater runoff and water quality remain less than significant and that the increased rate and volume of stormwater runoff from the project would not contribute to any downstream flooding impacts. Use of groundwater and associated impacts to groundwater supply are evaluated in this Recirculated Draft Subsequent EIR in Chapter 9 Public Utilities.(2014 SEIR, pp. 1-8 to 1-9.)

Current Fiddymment Plaza Project

The proposed project would result in no additional impacts related to hydrology and water quality beyond what was previously analyzed in the 2004 WRSP EIR and 2014 Fiddymment Ranch SPA3 SEIR. The proposed project would result in no changes in development footprint beyond what was analyzed in the 2004 WRSP EIR and 2014 SPA3 SEIR. Furthermore, the proposed project would result in no change in land use from what was analyzed in the 2014 SPA3 SEIR. The 2014 SPA3 SEIR addressed the additional impacts (beyond what was analyzed in the 2004 WRSP EIR) associated with the land use changes proposed as part of the SPA3 project, including the change in land use for the project site from Single-Family Residential (RI) to Community Commercial (CC). As discussed previously, gas stations are a permitted use in the CC zone. (Staff Report, July 11, 2019, pp. 6, 12.) For these reasons, no subsequent or supplemental EIR is required for the project with respect to hydrology and water quality.

Mitigation Measures: Mitigation Measure 2004 WRSP EIR 4.12 -2 applies to the Project, which requires the payment of fair share drainage fees prior to issuance of a building permit. The measure has been implemented by incorporating the appropriate development impact fee requirements into the City's building permit application process. Therefore, no further mitigation is required.

XI. Land Use and Planning

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Physically divide an established community?	Not analyzed	No	No	No	None
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?	2004 WRSP EIR Ch. 4.1 Pg. 50	No	No	No	None
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	Not analyzed	No	No	No	None

Discussion:2004 WRSP EIR

The 2004 WRSP EIR concluded that the WRSP project would result in the following land use and planning impacts:

- Impact 4.1-1 -- potential incompatibility of internal land uses (significant and unavoidable);
- Impact 4.1-2 – potential incompatibility with existing agricultural and other land uses in the Remainder Area, the County, and the City of Roseville (significant);
- Impact 4.1-3 – potential incompatibility with the Pleasant Grove Wastewater Treatment Plant (less than significant for WRSP area, no impact for the remainder area);
- Impact 4.1-5 – interim access to City-owned property (less than significant);
- Impact 4.1-6 – potential incompatibility with the City’s General Plan and Zoning Code (less than significant).

(2004 DEIR, p. 3-8.)

2014 SPA3 SEIR

The 2014 SPA3 SEIR identified the following additional project-level and cumulative land use impacts associated with the Fiddymment Ranch SPA 3 project:

- Impact 4.1 – conflict with the General Plan, Specific Plan, and Zoning designations (no impact);
- Impact 4.2 – conflict with local and/or regional land use plans and policies adopted for the purpose of avoiding or mitigating an environmental effect (significant);
- Impact 4.3 – creation of land use conflicts or incompatibility (less than significant);
- Impact 11.1 – cumulative land use incompatibility (less than significant)

(2014 SEIR, pp. 2-11, 2-21.)

Current Fiddymment Plaza Project

The proposed project would result in no additional land use and planning impacts beyond what was previously analyzed in the 2004 WRSP EIR and 2014 Fiddymment Ranch SPA3 SEIR. The project site has a land use designation and zoning of Community Commercial (CC) under the City’s General Plan and the WRSP. As noted in the staff report, the Project is consistent with the City’s General Plan and the WRSP:

General Plan and Specific Plan Consistency: The General Plan land use designation for the subject property is Community Commercial (CC). According to the General Plan, the purpose of the CC land use designation is to provide a broader range of goods

and services than the Neighborhood Commercial (NC) land use, to an expanded service area. Although the CC land use is intended for parcels greater than five acres in size, it does not preclude development on parcels less than five acres. While the NC designation specifically list gas stations as a primary use, the CC designation includes uses identified as allowable in the NC land use designation, as well as retail stores and businesses selling a full range of goods and services.

As provided in the General Plan, the CC land use is conditionally compatible with residential development. The site has been designed to reduce impacts on the nearby residential homes through building orientation, landscaping, and the use of enhanced architecture that is compatible with the neighborhood.

The General Plan also states that the CC land use is appropriate adjacent to arterial roadways, such as Fiddymment Road. As the project site is located on an arterial roadway, and will create a mixed-use commercial development with retail, restaurant, and gas station facilities to serve the nearby neighborhoods, the proposed project is consistent with the intent of the General Plan CC land use designation.

The WRSP identifies the project site as Parcel F-81, with a CC land use designation. The WRSP states that “Parcel F-81 is a small-sized parcel that provides an opportunity for neighborhood or community serving uses near Villages F-14 and F-15.” The permitted land uses are as identified in the Zoning Ordinance. The project includes retail space, opportunity for a restaurant, as well as convenience and gasoline sales. The proposed project is consistent with the WRSP.

The project site has a zoning designation of Community Commercial (CC). The proposed use is allowed as of right in the CC zone subject to the Design Review Permit (DRP) being sought for the Project. The Project is consistent with the City’s Zoning Ordinance and Community Design Guidelines (CDG) development standards:

Consistent with the CC land use designation, the project site has a zoning designation of Community Commercial (CC). Zoning Ordinance Section 19.12.020, provides that gas stations, restaurants, and retail commercial are all principally permitted uses in the CC zone. Section 19.12.030 states that permitted uses shall comply with the City’s adopted Community Design Guidelines, applicable Specific Plans (in this case, the WRSP), and to any approved Design Review Permit (DRP). Since DRPs are required for any new construction (Section 19.74.010), the DRP is the appropriate entitlement for the review of the proposed project. DRPs evaluate site design, parking, landscaping, building elevations, and other design features. Whether or not a use is allowable or appropriate for a property is not a factor in the evaluation.

For these reasons, no subsequent or supplemental EIR is required for the project with respect to land use and planning impacts.

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

XII. Mineral Resources

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	Not analyzed	No	No	No	None
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	Not analyzed	No	No	No	None

Discussion:2004 WRSP EIR

The 2014 WRSP EIR did not analyze impacts on mineral resources, because there are no known mineral resources within the WRSP area. (SEIR, p. 1-9.)

2014 SPA3 SEIR

The 2014 SPA3 SEIR concluded that the SPA 3 project would not result in significant impacts related to mineral resources. As the SEIR noted in its discussion of effects found not to be significant or to have been adequately analyzed in the prior EIR and thus excluded from the SEIR:

There are no known mineral resources within the WRSP area. Development of Fiddymment Ranch under the proposed Fiddymment Ranch SPA 3 project would not result in any significant impacts to mineral resources. (SEIR, p. 1-9.)

Current Fiddymment Plaza Project

The proposed project would result in no additional mineral resources impacts beyond what was previously analyzed in the 2004 WRSP EIR and 2014 Fiddymment Ranch SPA3 SEIR. As noted in the 2014 SEIR, the WRSP area, including the project site, contains no mineral resources. (SEIR, p. 1-9.) Therefore, no subsequent or supplemental EIR is required for the project with respect to mineral resources.

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

XIII. Noise

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) 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?	2004 WRSP EIR Ch. 4.5 Pg. 20 2014 SPA3 SEIR 6-15	No	No	No	2004 WRSP EIR MM 4.5 - 1 and MM 4.5 -2 2014 SPA3 SEIR MM 6.2a
b) Exposure of persons to or generation of excessive ground borne vibration of ground borne noise levels?	2004 WRSP EIR Ch. 4.5 Pg. 41	No	No	No	None
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	2004 WRSP EIR Ch. 4.5 Pg. 22, 23, 27, 32	No	No	No	2004 WRSP EIR MM 4.5- 3 through 4.5- 10
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	2004 WRSP EIR Ch. 4.5 Pg. 20	No	No	No	2004 WRSP EIR MM 4.5 - 1
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?	2014 SPA3 SEIR 6-18	No	No	No	None
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?	Not analyzed	No	No	No	None

Discussion:2004 WRSP EIR

- The 2004 WRSP EIR concluded that the WRSP project would result in the following noise impacts:
- Impact 4.5-1 – short-term noise generated by construction activity (less than significant);
- Impact 4.5-2 – commercial noise sources (significant);
- Impact 4.5-3 – industrial noise (significant for SOI and WRSP areas, no impact for remainder area);
- Impact 4.5-4 – noise from school-related activities (less than significant);
- Impact 4.5-5 – Citywide park noise (significant);
- Impact 4.5-6 – Pleasant Grove Wastewater Treatment Plant noise (less than significant);
- Impact 4.5-7 – fire station noise (less than significant);
- Impact 4.5-8 – on-site traffic noise (significant);
- Impact 4.5-9 – off-site traffic noise levels (less than significant for WRSP area, significant and unavoidable for SOI and remainder area);
- Impact 4.5-10 – changes to City noise contours (less than significant for WRSP area and SOI area, significant for remainder area);
- Impact 4.5-11 – groundborne vibration levels (less than significant).

Mitigation measures were provided to reduce all noise impacts to a less-than-significant level except for significant and unavoidable impacts related to off-site traffic noise levels for properties within the SOI and remainder area. (2004 DEIR, pp. 3-11 to 3-13.)

2014 SPA3 SEIR

The 2014 SPA3 SEIR identified the following additional project-level and cumulative noise impacts associated with the Fiddymment Ranch SPA 3 project:

- Impact 6.1 – expose existing sensitive receptors to excessive traffic noise levels (less than significant);
- Impact 6.2 – expose future sensitive receptors within the project site to excessive traffic noise levels (significant);
- Impact 6.3 – expose future sensitive receptors within the project site to excessive noise levels associated with the Roseville Energy Park (less than significant);
- Impact 6.4 – expose future sensitive receptors within the project site to excessive aviation-related noise levels (less than significant);
- Impact 11.9 – contribute to cumulative increases in noise levels (potentially significant).

Mitigation measures were provided to reduce all additional noise impacts to a less-than-significant level. (2014 SEIR, pp. 2-14 to 2-15, 2-21 to 2-22.)

Current Fiddymment Plaza Project

The proposed project would result in no additional noise impacts beyond what was previously analyzed in the 2004 WRSP EIR and 2014 Fiddymment Ranch SPA3 SEIR. The 2014 SPA3 SEIR addressed the additional noise impacts (beyond what was analyzed in the 2004 WRSP EIR) associated with the land uses changes proposed as part of the SPA3 project, including the change in land use for the project site from Single-Family Residential (RI) to Community Commercial (CC). The proposed project would result in no change in land use and associated noise impacts from what was analyzed in the 2014 SPA3 SEIR.

The nearest single-family homes are located to the east of the proposed project, and are separated from the driveways and parking areas within the project site by the rear yards of the homes, a six-foot-tall masonry wall, a 50-foot easement, landscaping, and the proposed commercial building. Primary access to the commercial building will occur on the west side of the building, oriented away from those homes. Additionally, there are single-family homes to the west of the project site; however, these homes are buffered from activity on the project site by a six-foot tall masonry wall, landscaping, a four-lane arterial roadway, and additional landscaping adjacent to the project site. Noise impacts are expected to be less than significant. However, consistent with City policy the project will be required to comply with the City's Noise Ordinance to ensure minimal impacts on the nearby homes. Therefore, there will be no significant effects relating to noise.

For these reasons, no subsequent or supplemental EIR is required for the project with respect to noise impacts.

Mitigation Measures: 2004 WRSP EIR MM 4.5-1 and MM 4.5-3 apply to the proposed project. Please refer to the attached Table of Mitigation Measures.

XIV. Population and Housing

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, though extension of roads or other infrastructure)?	2004 WRSP EIR Ch. 4.2 Pg. 14, 20	No	No	No	None
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	2004 WRSP EIR Ch. 4.2 Pg. 20	No	No	No	2004 WRSP EIR MM 4.2 - 2
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	2004 WRSP EIR Ch. 4.2 Pg. 20	No	No	No	2004 WRSP EIR MM 4.2 - 2

Discussion:

2004 WRSP EIR

The 2004 WRSP EIR concluded that the WRSP project would result in the following impacts to population and housing:

- Impact 4.2-1 – changes in jobs/housing balance (less than significant);
- Impact 4.2-2 – provision of affordable housing (less than significant for WRSP area, significant for remainder area);
- Impact 4.2-3 – displacement of existing housing (less than significant);
- Impact 4.2-4 – inducement of substantial population growth (significant and unavoidable);
- Impact 4.2-5 – consistency with adopted City policies (less than significant).

Mitigation measures were provided to reduce all population and housing impacts to a less-than-significant level except for significant and unavoidable impacts associated with inducement of substantial population growth. (2004 DEIR, pp. 3-8 to 3-9.)

2014 SPA3 SEIR

The 2014 SPA3 SEIR concluded that the SPA 3 project would result in no additional impacts related to population and housing beyond what was previously analyzed in the 2004 EIR. As the SEIR noted in its discussion of effects found to have been adequately analyzed in the prior EIR and thus excluded from the SEIR:

All population and housing impacts associated with the proposed project have been adequately addressed in the previous EIR. The proposed project would increase the anticipated residential population of Fiddymment Ranch by 4,335 people, based on the 2010 Census average household size for the City of Roseville of 2.61 persons. 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 proposed project would induce additional population growth beyond the level anticipated in the WRSP EIR, but would not significantly increase or exacerbate the impact; the additional population growth associated with the proposed project would be consistent with the significant and unavoidable impact determination reached in the WRSP EIR. The Initial Study found that development of the WRSP under the proposed Fiddymment Ranch SPA 3 project would result in 1.34 jobs per employee housed within the Specific Plan area, which meets the City's standards for jobs/housing balance. The Initial Study also found that development under the proposed project would be required to comply with the City's General Plan policy requiring 10% of new dwelling units to be affordable, which would ensure that the project would have a less than significant impact related to provision of affordable housing. (2014 SEIR, p. 1-9.)

Current Fiddymment Plaza Project

The proposed project would result in no additional impacts related to population and housing beyond what was previously analyzed in the 2004 WRSP EIR and 2014 Fiddymment Ranch SPA3 SEIR. The 2014 SPA3 SEIR concluded that the land uses changes proposed as part of the SPA3 project, including the change in land use for the project site from Single-Family Residential (RI) to Community Commercial (CC), would not result in additional population and housing impacts beyond what would occur with the original WRSP and was analyzed in the 2004 WRSP EIR. Furthermore, the proposed project would result in no change in land use from what was analyzed in the 2014 SPA3 SEIR. For these reasons, no subsequent or supplemental EIR is required for the project with respect to population and housing.

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

XV. Public Services

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any the public services:					
a) Fire protection?	2004 WRSP EIR Ch. 4.10 Pg. 5	No	No	No	2004 WRSP EIR MM 4.10-3 through MM 4.10-6
b) Police protection?	2004 WRSP EIR Ch. 4.10 Pg. 12	No	No	No	2004 WRSP EIR MM 4.10 – 1a, MM 4.10-2
c) Schools?	2004 WRSP EIR Ch. 4.10 Pg. 23	No	No	No	2004 WRSP EIR MM 4.10-7, MM 4.10-8
d) Parks?	2004 WRSP EIR Ch. 4.10 Pg. 35	No	No	No	None
e) Other public facilities?	2004 WRSP EIR Ch. 4.10 Pg. 29	No	No	No	2004 WRSP EIR MM 4.10-9, MM 4.10-10
<p>Discussion:</p> <p><u>2004 WRSP EIR</u></p> <p>The 2004 WRSP EIR concluded that the WRSP project would result in the following public services impacts:</p> <ul style="list-style-type: none"> • Impact 4.10-1 – increased demand for police protection services (significant); 					

- Impact 4.10-2 – increased demand for fire protection services (less than significant for WRSP area, significant for remainder area);
- Impact 4.10-3 – increased demand for schools (less than significant for WRSP area, significant for remainder area);
- Impact 4.10-4 – insufficient schools for CUSD students in proximity to the SOI Amendment Area (no impact for the WRSP area, significant for the remainder area);
- Impact 4.10-5 – increased demand for library services (significant);
- Impact 4.10-6 – increased demand for park facilities (less than significant).

Mitigation measures were provided to reduce all public services impacts to a less-than-significant level. (2004 DEIR, pp. 3-16 to 3-17.)

2014 SPA3 SEIR

The 2014 SPA3 SEIR identified the following additional public services impacts associated with the Fiddymment Ranch SPA 3 project:

- Impact 10.1 – increase demands for fire protection; require construction of new or expanded fire protection facilities (less than significant);
- Impact 10.2 – increase demands for police protection; require construction of new or expanded police protection facilities (less than significant);
- Impact 10.3 – increase demands for library services; require construction of new or expanded library facilities (less than significant);
- Impact 10.4 – increase demands for school services; require construction of new or expanded school facilities (less than significant);
- Impact 10.5 – increase demands for park facilities (less than significant);
- Impact 11.15 – contribute to cumulative increases in demands for public services (less than significant).

(2014 SEIR, pp. 2-20 to 2-21, 2-23.)

Current Fiddymment Plaza Project

The proposed project would result in no additional public services impacts beyond what was previously analyzed in the 2004 WRSP EIR and 2014 Fiddymment Ranch SPA3 SEIR. The 2014 SPA3 SEIR addressed the additional public services impacts (beyond what was analyzed in the 2004 WRSP EIR) associated with the land uses changes proposed as part of the SPA3 project, including the change in land use for the project site from Single-Family Residential (RI) to Community Commercial (CC). The proposed project would result in no change in land use and associated public services impacts from what was analyzed in the 2014 SPA3 SEIR. For these reasons, no subsequent or supplemental EIR is required for the project with respect to public services impacts.

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

XVI. Recreation

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that physical deterioration of the facility would occur or be accelerated?	2004 WRSP EIR Ch. 4.10 Pg. 35	No	No	No	None
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	2004 WRSP EIR Ch. 4.10 Pg. 35	No	No	No	None

Discussion:2004 WRSP EIR

The 2004 WRSP EIR concluded that the WRSP project would result in the following impact to recreation:

- Impact 4.10-6 – increased demand for park facilities (less than significant).

(2004 DEIR, p. 3-17.)

2014 SPA3 SEIR

The 2014 SPA3 SEIR concluded that the SPA 3 project would result in no additional impacts related to recreation beyond what was previously analyzed in the 2004 EIR. As the SEIR noted in its discussion of effects found to have been adequately analyzed in the prior EIR and thus excluded from the SEIR:

As stated in the NOP for this EIR and documented in Section XV Recreation of the Initial Study, the project's potential impacts related to recreation were adequately addressed in the WRSP EIR. As discussed in Section XV of the Initial Study, development under the proposed Fiddymment Ranch SPA 3 project would increase the residential population of the WRSP area, which would increase the total amount of parkland and open space necessary to meet the City's required park-to-population standard of nine acres per 1,000 residents. Specifically, the standard requires includes three acres each of city-wide parks, neighborhood parks, and open space per 1,000 residents. With the increased residential population under the proposed Fiddymment Ranch SPA 3 project, the WRSP area would support a total of 26,038 residents, requiring 78.11 credited acres of each type of parkland and open space throughout the WRSP. A traditional active park is normally granted a 1:1 park acreage credit, while open space areas are granted partial park acreage credits of either 10:1 or 5:1. Most of the open space within the WRSP is credited towards the open space requirement at a 10:1 ratio.

The WRSP land use plan provides more park and open space than is needed to meet the City's required park-to-population standard. When accounting for the partial park acreage credits given to open space areas, the WRSP including the proposed Fiddymment Ranch SPA 3 project, which includes slight increases in parkland and open space, would provide a total of 123.49 acres of City-wide parks, 87.52 acres of neighborhood parks, and 79.48 acres of open space. The parcels allocated for parkland and open space under the WRSP are identified in the Specific Plan, which is available for review at the City of Roseville Permit Center located at 311 Vernon Street and at the City's website at:

http://www.roseville.ca.us/planning/planning_document_library/default.asp

Park sites and acreage would not change substantially under the proposed Fiddymment Ranch SPA 3 project. The potential environmental effects from developing park sites within the Fiddymment Ranch area are adequately addressed and evaluated throughout the WRSP EIR and the Initial Study for the proposed project.

In addition to meeting the City's requirements for City-wide parks, neighborhood parks, and open space, Fiddymment Ranch would include 13.43 acres of Pocket Parks, which are five individual sites ranging in size from 1.0 to 1.32 acres associated with each LDR neighborhood. Pocket parks would be landscaped and include opportunities for informal recreation, including features such as children's play areas, picnic areas, benches, informal turf areas, and shade structures. Each pocket park would be constructed by the home builders for each LDR area and are not included in the calculations of parkland dedication. Ongoing maintenance for each pocket park would be funded by a services district, separate from and in addition to the funding mechanism for neighborhood and City-wide park maintenance. If residents eliminate the services district, the City's obligation to retain the pocket parks would change.

Parks and recreation facilities in Roseville are funded through a variety of mechanisms. The proposed Fiddymment Ranch SPA 3 project, which includes slight increases in parkland and open space, would pay fees that would help build improvements in the proposed neighborhood parks within the WRSP. Under the Fiddymment Ranch Development Agreement, construction of the park site improvements (other than the Pocket Parks) is the responsibility of the City of Roseville. The Neighborhood and City Wide Park Fees would be collected upon issuance of building permits for each residential unit. The applicants for development within the project area would be required to pay park development fees, and any identified in-lieu fees for park dedication. Pocket parks are not paid for through the park development fees and are the sole responsibility of the developer. As outlined in the Fiddymment Ranch Development Agreement, Community Facilities Districts (CFDs) will pay for ongoing maintenance of the neighborhood parks and pocket parks. With the amount of parkland and open space dedication meeting the City's standards and ongoing parkland maintenance fees provided, adequate park and open space facilities would be available to serve all residents of the WRSP, including the additional residents that would be accommodated by the proposed project. Therefore, the proposed project would not have any adverse effects on existing neighborhood or regional parks or other recreation facilities.

(2014 SEIR, pp. 1-9 to 1-10.)

Current Fiddymment Plaza Project

The proposed project would result in no additional impacts related to recreation beyond what was previously analyzed in the 2004 WRSP EIR and 2014 Fiddymment Ranch SPA3 SEIR. The project is a commercial project that would generate no demand for recreational facilities. The 2014 SPA3 SEIR concluded that the land uses changes proposed as part of the SPA3 project, including the change in land use for the project site from Single-Family Residential (RI) to Community Commercial (CC), would not result in additional recreation impacts beyond what would occur with the original WRSP and was analyzed in the 2004 WRSP EIR. Furthermore, the proposed project would result in no change in land use and associated impacts to recreational facilities from what was analyzed in the 2014 SPA3 SEIR. For these reasons, no subsequent or supplemental EIR is required for the project with respect to recreation impacts.

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

XVII. Transportation/Traffic

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
a) Conflict with 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?	2004 WRSP EIR Ch. 4.3 Pg. 51 2014 SPA3 SEIR 5-26	No	No	No	2004 WRSP EIR MM 4.3-1 through MM 4.3-9 2014 SPA3 SEIR MM 5.1a, MM 5.5a, MM 5.6a, MM 5.8a, MM 5.12a, MM 5.13a,
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 or highways?	2004 WRSP EIR Ch. 4.3 Pg. 51	No	No	No	2004 WRSP EIR MM 4.3-1 through MM 4.3-6 2014 SPA3 SEIR MM 5.1a, MM 5.5a, MM 5.6a, MM 5.8a, MM 5.12a, MM 5.13a,
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?	Not analyzed	No	No	No	None
d) Substantially increase hazards due to a design feature(s) (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	Not analyzed	No	No	No	None
e) Result in inadequate emergency access?	2004 WRSP EIR Ch. 4.10 Pg. 11	No	No	No	2004 WRSP EIR MM 4.10-1 through 4.10-6

<p>f) Conflict with adopted policies, plans, or programs supporting public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?</p>	<p>2004 WRSP EIR Ch. 4.3 Pg. 75, 76, 78 2014 SPA3 SEIR 5-32</p>	<p>No</p>	<p>No</p>	<p>No</p>	<p>2004 WRSP EIR MM 4.3-7, MM 4.3-8, MM 4.3-9</p>
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Discussion:**2004 WRSP EIR**

The 2004 WRSP EIR concluded that the WRSP project would result in the following transportation impacts:

- Impact 4.3-1 – increased traffic on City of Roseville roadways (significant and unavoidable);
- Impact 4.3-2 – increased traffic on State highways (significant and unavoidable);
- Impact 4.3-3 – increased traffic on Placer County roadways (significant and unavoidable);
- Impact 4.3-4 – increased traffic on City of Rocklin roadways (less than significant for WRSP area, significant and unavoidable for SOI and remainder areas);
- Impact 4.3-5 – increased traffic on Sutter County roadways (less than significant);
- Impact 4.3-6 – increased traffic on Sacramento County roadways (less than significant for WRSP area, significant and unavoidable for SOI and remainder areas);
- Impact 4.3-7 – increased demand for bicycle facilities (less than significant for WRSP area, significant for SOI and remainder areas);
- Impact 4.3-8 – transit access and circulation (significant);
- Impact 4.3-9 – increased congestion due to proposed pedestrian district overlay (less than significant for WRSP area, significant and unavoidable for SOI and remainder areas).

Mitigation measures were provided to reduce transportation impacts to a less-than-significant level except for the significant and unavoidable impacts indicated above. (2004 DEIR, pp. 3-9 to 3-10.)

2014 SPA3 SEIR

The 2014 SPA3 SEIR identified the following additional project-level and cumulative transportation impacts associated with the Fiddymment Ranch SPA 3 project:

- Impact 5.1 – increased traffic volumes through City of Roseville intersections under existing plus project conditions (significant);
- Impact 5.2 – increased demand for transit services within the City of Roseville under existing plus project conditions (less than significant);
- Impact 5.3 – increased demand for bicycle facilities within the City of Roseville under existing plus project conditions (less than significant);
- Impact 5.4 – increased traffic volumes through intersections within the City of Rocklin under existing plus project conditions (significant and unavoidable);
- Impact 5.5 – increased traffic volumes through intersections within Placer County under existing plus project conditions (significant and unavoidable);

- Impact 5.6 – increased traffic volumes on roadways within Placer County under existing plus project conditions (significant and unavoidable);
- Impact 5.7 – increased traffic volumes through intersections within Sacramento County under existing plus project conditions (less than significant);
- Impact 5.8 – increased traffic volumes on roadways within Sacramento County under existing plus project conditions (significant and unavoidable);
- Impact 5.9 – increased traffic volumes through intersections within Sutter County under existing plus project conditions (significant and unavoidable);
- Impact 5.10 – increased traffic volumes on roadways within Sutter County under existing plus project conditions (less than significant);
- Impact 5.11 – increased traffic volumes at state highway interchanges under existing plus project conditions (less than significant);
- Impact 5.12 – increased traffic volumes on state highways under existing plus project conditions (significant and unavoidable);
- Impact 5.13 – increased traffic volumes through City of Roseville intersections under 2025 CIP plus project conditions (significant and unavoidable);
- Impact 5.14 – increased traffic volumes through Placer, Sacramento, and Sutter County intersections under 2025 CIP plus project conditions (less than significant);
- Impact 5.15 – increased traffic volumes on Placer, Sacramento, and Sutter County roadway segments under 2025 CIP plus project conditions (less than significant);
- Impact 5.16 – increased traffic volumes at state highway interchanges under 2025 CIP plus project conditions (less than significant);
- Impact 5.17 – increased traffic volumes on state highways under 2025 CIP plus project conditions (significant and unavoidable);
- Impact 11.2 – increased traffic volumes on City of Roseville roadways under 2025 cumulative plus project conditions (less than significant);
- Impact 11.3 – increased traffic volumes on City of Rocklin roadways under 2025 cumulative plus project conditions (less than significant);
- Impact 11.4 – increased traffic volumes on Placer County roadways under 2025 cumulative plus project conditions (less than significant);
- Impact 11.5 – increased traffic volumes on Sacramento County roadways under 2025 cumulative plus project conditions (less than significant);
- Impact 11.6 – increased traffic volumes on Sutter County roadways under 2025 cumulative plus project conditions (less than significant);
- Impact 11.7 – increased traffic volumes on state highway interchanges under 2025 cumulative plus project conditions (less than significant);
- Impact 11.8 – increased traffic volumes on state highways under 2025 cumulative plus project conditions (significant and unavoidable).

Mitigation measures were provided to reduce transportation impacts to a less-than-significant level except for the significant and unavoidable impacts indicated above. (2014 SEIR, pp. 2-11 to 2-14, 2-21.)

Current Fiddymment Plaza Project

The proposed project would result in no additional traffic impacts beyond what was previously analyzed in the 2004 WRSP EIR and 2014 Fiddymment Ranch SPA3 SEIR. The 2014 SPA3 SEIR addressed the additional traffic impacts (beyond what was analyzed in the 2004 WRSP

EIR) associated with the land uses changes proposed as part of the SPA3 project, including the change in land use for the project site from Single-Family Residential (RI) to Community Commercial (CC). The proposed project would result in no change in land use and associated traffic impacts from what was analyzed in the 2014 SPA3 SEIR. In fact, the project will generate fewer trips than anticipated in the City's traffic model and the traffic analysis performed for the Fiddymment Ranch SPA 3 SEIR. The City's Engineering Division noted that the proposed use would generate approximately 27 p.m. peak hour trips, which is less than the 61 p.m. peak hour trips allocated for the site based on the City's traffic model and assumed in the 2014 SPA 3 SEIR traffic analysis.

Access to the project site will be provided by two driveways, one on Fiddymment Road and one on Angus Road. The driveway on Fiddymment Road will be restricted to right turns for ingress and egress into and out of the project site. The Angus Road driveway will also have restricted movement and will be limited to right turns only. The City's Engineering Division has reviewed the proposed turn movements and found the plan to be acceptable. The project will be required to will provide appropriate lane striping and turn lanes in the public right-of-way, as shown in the project design and memorialized in the conditions of approval. The project's internal circulation pattern will consist of a two-way drive aisle along the front of the commercial building and a drive aisle around the western portion of the commercial building and under the canopy that will facilitate traffic through the site. The internal circulation pattern also provides adequate approach distance to the trash enclosures, and is configured to allow emergency vehicle access through the site.

Pedestrian access will be rerouted around to the project frontage, and a new eight-foot-wide sidewalk will be constructed along Fiddymment Road to connect to the existing sidewalk on Angus Road. To limit pedestrian activity at the rear of the site, a six-foot-tall wrought iron fence will be installed at either end of the project site. Access to the landscape area behind the proposed project will be restricted.

For these reasons, no subsequent or supplemental EIR is required for the project with respect to transportation impacts.

Mitigation Measures: Mitigation Measures 2004 WRSP EIR MM 4.3-1, MM 4.3-2, and MM 4.3-8, which require the payment of development impact fees, apply to the Project. The measures have been implemented by incorporating the appropriate development impact fee requirements into the City's building permit application process. Therefore, no further mitigation is required.

XVIII. Tribal Cultural Resources

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource as defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:					
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	2004 WRSP EIR Ch. 4.8	No	No	No	2004 WRSP EIR MM 4.8 – 4(a) through MM 4.8 -9
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1 the lead agency shall consider the significance of the resource to a California Native American tribe.	Not analyzed	No	No	No	None

Discussion: In addition to archeological resources, tribal cultural resources are also given particular treatment. Tribal cultural resources are defined in Public Resources Code Section 21074, as either 1) a site, feature, place, geographically-defined cultural landscape, sacred place, or object with cultural value to a California Native American Tribe, that is listed or eligible for listing on the California Register or Historical Resources, or on a local register of historical resources or as 2) a resource determined by the lead agency, supported by substantial evidence, to be significant according to the historical register criteria in Public Resources Code section 5024.1(c), and considering the significance of the resource to a California Native American Tribe. This section was added to the CEQA Guidelines after the publication of the prior environmental document to which this Addendum is attached, but cultural resources were addressed in that document. The only item not completed was the required notice to tribes which have requested such notice pursuant to the Public Resources Code.

2004 WRSP EIR

The requirement to analyze impacts on tribal cultural resources was not added to CEQA until 2015 with the passage of Assembly Bill (AB) 52. However, the 2004 WRSP EIR analyzed impacts on cultural resources, which include tribal cultural resources. The 2004 WRSP EIR concluded that the WRSP project would result in the following impacts to cultural resources:

- Impact 4.8-1 – disturb, damage, or destroy unidentified subsurface archaeological resources during project construction (significant);
- Impact 4.8-2 – removal of historically significant properties and/or loss of historic integrity of such resources (significant and unavoidable);
- Impact 4.8-3 – disturb unknown paleontological resources during site preparation (significant);
- Impact 4.8-4 – damage or destroy historic or prehistoric resources during construction of off-site infrastructure (significant).

Mitigation measures were provided to reduce all cultural resources impacts to a less-than-significant level except for significant and unavoidable impacts related to the removal of historically significant properties and/or loss of historic integrity of such resources. (2004 DEIR, p. 3-15.)

2014 SPA3 SEIR

As discussed above, the requirement to analyze impacts on tribal cultural resources was not added to CEQA until 2015 with the passage of AB 52. However, the 2014 SPA3 SEIR addressed impacts on cultural resources, which include tribal cultural resources. The 2014 SPA3 SEIR concluded that the SPA 3 project would result in no additional impacts to cultural resources beyond what was previously analyzed in the 2004 EIR. As the SEIR noted in its discussion of effects found to have been adequately analyzed in the prior EIR and thus excluded from the SEIR:

The WRSP EIR identified that the project area supported a historically significant site – the Fiddymment Ranch Main Complex. The proposed Fiddymment Ranch SPA 3 project does not affect land in the area of this site. As discussed in the WRSP EIR, a field survey was conducted to identify archeological resources throughout the WRSP area. No archeological resources were identified during this survey. While there are no known archeological resources within the Fiddymment Ranch SPA 3 project site, as is typical of most projects in the area, there is the potential that subsurface cultural resources could be uncovered during project construction. The likelihood of subsurface resources is no greater with or without the project since earthmoving would be required under the existing WRSP as well as under the proposed Fiddymment Ranch SPA 3

project. The WRSP EIR identifies mitigation measures to ensure that any subsurface archeological or paleontological resources uncovered during project construction are adequately protected. With implementation of these measures, development under the proposed project would not result in any substantial changes in the cultural resource impacts identified in the WRSP EIR.(2014 SEIR, p. 1-8.)

Current Fiddymment Plaza Project

No AB 52 consultation is required for the project, because it does not trigger the preparation of a negative declaration, mitigated negative declaration, or EIR. (Public Resources Code § 21080.3.1(b).) The proposed project would result in no additional impacts to cultural resources, including tribal cultural resources, beyond what was previously analyzed in the 2004 WRSP EIR and 2014 Fiddymment Ranch SPA3 SEIR. The proposed project would result in no changes in development footprint beyond what was analyzed in the 2004 WRSP EIR and 2014 SPA3 SEIR. For these reasons, no subsequent or supplemental EIR is required for the project with respect to tribal cultural resources.

Mitigation Measures: Applicable measures to mitigate Cultural Resources impacts are discussed in Section V of this Addendum.

XIX. Utilities and Service Systems

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	2004 WRSP EIR Ch. 4.11 Pg. 38 2014 SPA3 SEIR 9B-8	No	No	No	2004 WRSP EIR MM 4.11-3
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?	2004 WRSP EIR Ch. 4.11 Pg. 25, 31, 38, 41 2014 SPA3 SEIR 9B-10	No	No	No	2004 WRSP EIR MM 4.11- 1 through 4.11-4 2014 SPA3 SEIR MM 9B.3a
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?	2004 WRSP EIR Ch. 4.12 Pg. 32	No	No	No	2004 WRSP EIR MM 4.12 -2
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	2004 WRSP EIR Ch. 4.11 Pg. 25 2014 SPA3 SEIR 9A-19	No	No	No	2004 WRSP EIR MM 4.11- 1
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?	2004 WRSP EIR Ch. 4.11 Pg. 66, 70	No	No	No	2004 WRSP EIR MM 4.11-5, MM 4.11-6
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	2004 WRSP EIR Ch. 4.11 Pg. 81, 85	No	No	No	2004 WRSP EIR MM 4.11-7 through MM 4.11-12

g) Comply with federal, state, and local statutes and regulations related to solid waste?	2004 WRSP EIR Ch. 4.11 Pg. 81	No	No	No	2004 WRSP EIR MM 4.11-12
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Discussion:2004 WRSP EIR

The 2004 WRSP EIR concluded that the WRSP project would result in the following impacts to public utilities:

- Impact 4.11-1 – availability of water supplies to meet demand in wet years (less than significant for WRSP area, significant and unavoidable for remainder area);
- Impact 4.11-2 – availability of water supplies to meet demand in dry years (significant for WRSP area, significant and unavoidable for remainder area);
- Impact 4.11-3 – capacity of water treatment system to meet potable demand (less than significant for WRSP area, significant and unavoidable for remainder area);
- Impact 4.11-4 – extension of existing potable water distribution system (less than significant for WRSP area, significant for remainder area);
- Impact 4.11-5 – availability of recycled water to meet demand and installation of recycled water infrastructure (less than significant);
- Impact 4.11-6 – construction or expansion of wastewater collection facilities (less than significant);
- Impact 4.11-7 – construction or expansion of wastewater treatment facilities (significant);
- Impact 4.11-8 – increased wastewater discharge regulated by the RWQCB (less than significant);
- Impact 4.11-9 – increased demand for solid waste services at the landfill (significant and unavoidable);
- Impact 4.11-10 – increased demand for solid waste services at the MRF (significant and unavoidable);
- Impact 4.11-11 – construction debris demand for solid waste services (significant and unavoidable);
- Impact 4.11-12 – increased demand for electricity (less than significant for WRSP area, significant for remainder area);
- Impact 4.11-13 – increased demand for natural gas (less than significant);
- Impact 4.11-14 – increased demand on cable television and telephone services (less than significant).

Mitigation measures were provided to reduce all utilities impacts to a less-than-significant level except for significant and unavoidable impacts associated with solid waste services at both the landfill and the MRF. (2004 DEIR, pp. 3-17 to 3-18.)

2014 SPA3 SEIR

The 2014 SPA3 SEIR concluded that the SPA 3 project would result in the following additional impacts to utilities beyond what was previously analyzed in the 2004 EIR:

- Impact 9A.1 – require new or expanded water supply entitlements (less than significant);
- Impact 9A.2 – impact on American River and Delta associated with surface water diversion (less than significant);
- Impact 9A.3 – require new or expanded water treatment facilities (less than significant);

- Impact 9A.4 – deplete groundwater supplies (less than significant);
- Impact 9B-1 – impair water quality as a result of increased wastewater discharges (less than significant);
- Impact 9B.2 – construction or expansion of wastewater collection/conveyance facilities (less than significant);
- Impact 9B.3 – exceed wastewater treatment capacity or result in physical environmental effects from construction or expansion of wastewater treatment facilities (significant);
- Impact 11.12 – contribute to cumulative increase in demands for potable water (significant and unavoidable);
- Impact 11.13 – contribute to cumulative increase in demands for wastewater treatment and conveyance (significant and unavoidable);
- Impact 11.14 – contribute to cumulative increases in demands for recycled water (less than significant).

Mitigation measures were provided to reduce the additional utilities impacts to a less-than-significant level, with the exception of significant and unavoidable cumulative impacts to potable water supply and wastewater treatment facilities. (2014 SEIR, pp. 2-19 to 2-20, 20-23.)

In addition, the SEIR concluded that the effects to solid waste, electricity, and natural gas were adequately analyzed in the prior EIR and thus excluded from the SEIR. As the SEIR noted in its discussion of effects found to have been adequately analyzed in the prior EIR and thus excluded from the SEIR:

Solid Waste

As discussed in the Initial Study, development under the proposed Fiddymment Ranch SPA 3 project would increase the amount of solid waste processed at the Materials Recovery Facility (MRF) and the Western Regional Sanitary Landfill (WRSL). The additional material processed at the MRF would not exceed the MRF daily processing capacity. The additional material disposed of at the landfill would contribute to a shortening of the lifespan of the landfill. The WRSP EIR identified several mitigation measures to reduce the amount of solid waste generated at the project site including requiring payment of collection fees, a portion of which shall be used to service bonds necessary to fund expansion of the landfill, providing each residence with a green waste container, and requiring the construction waste stream be reduced by 50%. Development under the proposed project would be required to implement these mitigation measures, but the impact would remain significant and unavoidable, as identified in the WRSP EIR.

Electricity and Natural Gas

Electricity in the area is provided by Roseville Electric and natural gas is provided by Pacific Gas & Electric (PG&E). Impacts 4.11-12 and 4.11-13 in the WRSP EIR evaluated the potential for development of the WRSP to increase demands for electricity and natural gas and found these impacts to be less than significant. The proposed project would increase the amount of residential and commercial development within the WRSP, which would incrementally increase the total demand for electricity and natural gas in the Specific Plan area. There are no known constraints for provision of electric or natural gas service to the WRSP, including the additional residences and commercial land uses that would be developed under the proposed project. Existing and planned facilities would be sufficient to serve the increased demands associated with the proposed Fiddymment Ranch SPA 3 project. Revenue sources for service providers would include direct installation fees collected as a condition of approval for the project as well as electric and natural gas service rates collected from service users (i.e., individual home owners/renters and commercial businesses). As noted in the WRSP EIR, compliance

with Title 20 and 24 of the California Code of Regulations, which mandate minimum energy efficiency standards, would ensure that energy consumption from each individual building is minimized. Further, since the time that the WRSP EIR was prepared, a new California Building Code, referred to as CalGreen, has been adopted. CalGreen establishes additional energy efficiency standards that would further reduce energy consumption and commitments relative to greenhouse gas emissions. (2014 SEIR, pp. 1-11 to 1-12.)

Current Fiddymment Plaza Project

The proposed project would result in no additional impacts related to utilities and service systems beyond what was previously analyzed in the 2004 WRSP EIR and 2014 Fiddymment Ranch SPA3 SEIR. The 2014 SPA3 SEIR addressed the additional utilities impacts beyond what was analyzed in the 2004 WRSP EIR associated with the land uses changes proposed as part of the SPA3 project, including the change in land use for the project site from Single-Family Residential (RI) to Community Commercial (CC). Furthermore, the proposed project would result in no change in demand for utilities from what was analyzed in the 2014 SPA3 SEIR. For these reasons, no subsequent or supplemental EIR is required for the project with respect to utilities and service systems.

Mitigation Measures: Mitigation Measures 2004 WRSP EIR MM 4.11-7 and 2014 SPA3 SEIR MM 9B.3a, which require the payment of development impact fees, apply to the Project. The measures have been implemented by incorporating the appropriate development impact fee requirements into the City's building permit application process. Therefore, no further mitigation is required.

XX. Mandatory Findings of Significance

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, threatened or rare species, or eliminate important examples of the major periods of California history or prehistory?	2004 WRSP EIR Ch. 5 Pg. 15 2014 SPA3 SEIR 11-4	No	No	No	None
b) Does the project have impacts which are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	Same	No	No	No	2014 SPA3 SEIR MM 11.8a, MM 11.9a, MM 11.10a
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	Same	No	No	No	None

Discussion: The WRSP EIR evaluated the potential for cumulative impacts. The Project is consistent with the level of development assumed in the WRSP EIR and SPA3 SEIR. As discussed above, the proposed project would not result in new significant effects or a substantial increase in the severity of previously identified environmental effects beyond what was analyzed in the 2004 WRSP EIR and the 2014 SPA 3 SEIR. Pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” relative to the mandatory findings.

ENVIRONMENTAL DETERMINATION:

In reviewing the site specific information provided for this project and acting as Lead Agency, the City of Roseville, Development Services Department, Planning Division has analyzed the potential environmental impacts created by this project and determined that the findings of CEQA Section 15162 concerning the decision not to prepare a subsequent EIR or negative declaration and the findings of CEQA Section 15164 concerning the decision to prepare an Addendum can be made. As supported by substantial evidence within the Addendum to the WEST ROSEVILLE SPECIF PLAN ENVIRONMENTAL IMPACT REPORT (SCH # 2002082057, adopted February 2, 2004) and the FIDDYMENT RANCH SPECIFIC PLAN AMENDMENT 3 SUBSEQUENT ENVIRONMENTAL IMPACT REPORT (SCH # 201082075, adopted April 16, 2014), the Lead Agency makes the following findings:

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

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

[X] There is no new information of substantial importance which was not known and could not have been known with the exercise of due diligence at the time the previous EIR was certified as complete.

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

Addendum Prepared by:

Shelby Vockel

Shelby Vockel, Associate Planner
City of Roseville, Development Services–Planning Division

Attachments:

Attachment 1 – Table of Applicable Mitigation Measures

Appendix A – Air Quality Permits, Regulations, and Technical Memoranda