



Roseville Electric Building
116 S. Grant Street, 1st Floor

roseville.ca.us

The City of Roseville welcomes your participation.

Meeting Schedule: Regular meetings of the Planning Commission are held on the second and fourth Thursday of the month at 6:30 p.m.

Public Comment: Speakers have three (3) minutes under Public Comment to address the Chair of the meeting on issues that are not listed on the agenda and are within the City's jurisdiction. Please submit a yellow speaker card to the Secretary before the item is heard if you wish to make a comment.

Brown Act: The Planning Commission cannot discuss or act on items not listed on the agenda.

Agenda Items: Speakers have five (5) minutes to address items that are listed on the agenda.



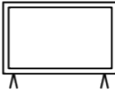
Levine Act Provisions: If you've made a campaign contribution totaling more than \$500 (\$250 prior to January 1, 2025) to City Council Members in the last twelve (12) months, you must disclose it before addressing an item on the agenda. Please visit [Levine Act – City of Roseville](#) for updated forms and information.

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City Clerk 311 Vernon Street cityclerkroseville@roseville.ca.us 916-774-5263 TDD: 916-774-5220

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In person	Online	On TV
 <p>Meetings take place at the Roseville Electric Building, First Floor 116 S. Grant Street</p>	 <p>Watch meetings live on the City's YouTube channel or at roseville.ca.us/watch. Past meetings are also available on the City's YouTube channel.</p>	 <p>Watch live on government access channel (Comcast 14).</p>



Clifford Haggengos, Jr., Chair
Erich Brashears, Vice-Chair
Bruce Hagler, Commissioner
Ed Kriz, Commissioner
Einar Maisch, Commissioner
John Prior, Commissioner
Kim Ryan Unidad, Commissioner
Lupe Nelson, Secretary
Greg Bitter, Liaison

AGENDA

Planning Commission Meeting
March 12, 2026
6:30 PM
Roseville Electric Building
116 S. Grant Street, 1st Floor

- I. CALL TO ORDER
- II. ROLL CALL
- III. PLEDGE OF ALLEGIANCE
- IV. PUBLIC COMMENTS
- V. CONSENT CALENDAR

Items appearing on the Consent Calendar are considered routine and may be approved by one motion of the Planning Commission. Any person may request an item be removed from the Consent Calendar for further discussion.

- 1. Minutes of February 12, 2026
- 2. INFILL Parcel 10 & 339 – Sierra View Country Club Pickleball Courts, 105 Alta Vista Av, File #PL25-0531

Request: The applicant requests approval of a Conditional Use Permit Modification and Design Review Permit Modification to allow the construction of four (4) new pickleball courts at the Sierra View Country Club.

Applicant: Taylor Elze, Lodestar Engineering and Surveying, Inc.
Property Owner: Sierra View Land Co.

CONTACT: Kinarik Shallago 916-746-1309 kshallago@roseville.ca.us

The Planning Commission will consider the recommendation to:

1. Consider the Addendum to the Sierra View Country Club Initial Study/Negative Declaration;
2. Adopt the two (2) findings of fact and approve the Conditional Use Permit Modification subject to four (4) conditions of approval; and
3. Adopt the two (2) findings of fact and approve the Design Review Permit Modification subject to seven (7) conditions of approval.

VI. REQUESTS/PRESENTATIONS

1. INFILL Parcel 373 – Phillip Road Site, 6382 Phillip Rd, File #PL24-1010

Request: Staff requests the Planning Commission accept public comment on the Draft Environmental Impact Report (DEIR) for the Phillip Road Site project. The DEIR has been prepared to support a request that includes a General Plan Amendment, Rezone, Major Project Permit (MPP) Stage 1 and 2, Tentative Subdivision Map, Tree Permit, and Development Agreement for the Phillip Road Site development project. The Phillip Road Site DEIR has been circulated for a 45-day public review and comment period, which ends at 5:00 p.m. on Monday, March 23, 2026. The purpose of this hearing item is to allow the public to provide oral comments on the contents and adequacy of the Phillip Road Site DEIR. All comments provided during this hearing will be collected, transcribed and a response will be provided with the preparation of the Final Environmental Impact Report (FEIR).

Applicant: Abbie Wertheim, Panattoni Development Company
Property Owner: City of Roseville

CONTACT: Eric Singer 916-774-5536 ejsinger@roseville.ca.us

The Planning Commission will consider the recommendation to:

1. Accept Public Comment on the Draft Environmental Impact Report for the Phillip Road Site project, File #PL24-1010 (SCH# 2025060240).

VII. STAFF/COMMISSIONER REPORTS

VIII. ADJOURNMENT



Planning Commission Communication

Meeting Date: 3/12/2026
Item #: V.1
Item ID: 2026-184

Title: Minutes of February 12, 2026
Contact: Lupe Nelson 916-774-5281 lnelson@roseville.ca.us

REQUEST

Approve the Minutes of February 12, 2026.

RECOMMENDATION

The Planning Division recommends that the Planning Commission take the following actions:

1. Approve the Minutes of February 12, 2026.

Respectfully Submitted,
Lupe Nelson, Administrative Assistant

Greg Bitter, Assistant Development Services Director

ATTACHMENTS:

None

REVIEWERS:

Lupe Nelson, Development Services Department

Created -



Clifford Haggenjos, Jr., Chair
Erich Brashears, Vice Chair
Bruce Hagler, Commissioner
Ed Kriz, Commissioner
Einar Maisch, Commissioner
John Prior, Commissioner
Kim Ryan Unidad, Commissioner
Lupe Nelson, Secretary
Greg Bitter, Liaison

DRAFT MINUTES

Planning Commission Meeting
February 12, 2026
6:30 PM
Roseville Electric Building
116 S. Grant Street, 1st Floor

I. CALL TO ORDER

Chair Haggenjos called the meeting to order at 6:30 p.m.

II. ROLL CALL

Present: Hagler, Kriz, Maisch, Prior, Unidad, Haggenjos
Absent: Brashears

III. PLEDGE OF ALLEGIANCE

Chair Haggenjos led those in attendance in the Pledge of Allegiance.

IV. PUBLIC COMMENTS

Chair Haggenjos opened the Public Comment period. Hearing none, Chair Haggenjos closed the Public Comment period.

V. CONSENT CALENDAR

1. Minutes of January 22, 2026

2. North Roseville Specific Plan Parcel 19 – Grace Collective Church Conditional Use Permit, 1219 Pleasant Grove Blvd, File #PL25-0467

Request: The applicant requests a Conditional Use Permit to allow Grace Collective Church (community assembly) to operate in a Business Professional (BP) zone district.

Motion by Commissioner Prior, seconded by Commissioner Maisch, to approve the Consent Calendar as listed.

Roll call:

Ayes: Maisch, Prior, Hagler, Kriz, Unidad, Haggenjos

Noes: None

The Motion passed.

VI. REQUESTS/PRESENTATIONS

1. Douglas-Sunrise Corridor Specific Plan Parcel DS-42 - 1376 Lead Hill Conditional Use Permit, 1376 Lead Hill Bl, File #PL25-0668

Request: The applicant requests a Conditional Use Permit and Administrative Permit for a Parking Reduction to allow an automobile repair use in the CC/SA-DS zone district. Approximately 12,200 sf of the building will be used by the Reliable Buick GMC Cadillac dealership, which is located in the Roseville Automall, to recondition, program, and repair vehicles. The remaining approximately 18,900 sf of the building will be reserved for future office space or other uses. The request also includes installation of gates to create an automobile storage area with employee parking at the rear of the site.

Commissioner Discussion

- A Commissioner inquired about the number of parking spaces requested as part of the parking reduction. Staff responded that the applicant is requesting a reduction of thirty (30) parking spaces.
- A Commissioner noted that the existing parking layout in the rear of the site appears to be designed primarily for employee use. Staff confirmed that the parking reduction is justified in part because the spaces in the rear will serve employees of the buildings on site.
- A Commissioner asked whether customers would be visiting the proposed Reliable Buick GMC Cadillac building. Staff stated that the building is proposed to operate as an automotive reconditioning and light repair facility only and that customers will not visit this location. All customer interactions will continue to occur at the Roseville Automall location.
- A Commissioner asked whether an auto repair shop is the same as an auto body repair shop. Staff clarified that there is a distinction between the two use types. Auto repair is permitted in more zoning districts than auto body repair, which is more restricted. Staff further stated that the proposed use is limited to auto repair only, and no auto body work would occur at the site.

Chair Haggenjos opened the Public Hearing and invited comments from the applicant and/or audience.

Applicant representative, Bruce Westrup (owner of the Reliable dealership), stated he had received a copy of the staff report and was in agreement with staff's recommendation.

Commissioner Discussion with Applicant

- A Commissioner asked whether the site would be used for auto repair, vehicle storage, or overflow parking. The Applicant responded that the site will be used for auto repair and overflow parking.
- A Commissioner asked where auto haulers would unload their vehicles. Commissioners wanted assurances that auto haulers would not unload on Lead Hill. Applicant responded that auto haulers would not be dropping vehicles off at the project site, rather new vehicles would be delivered inside of the Automall.
- A Commissioner asked if the building would be used to serve customers. Applicant responded that all public facing interactions would be held at their Roseville Automall location.

Chair Haggenjos opened the public comment period. Hearing none, Chair Haggenjos closed the public comment period and Public Hearing.

Commissioner Discussion

- A Commissioner expressed appreciation for Reliable Buick GMC Cadillac in expanding their business in Roseville. It is a great partnership.

Motion by Commissioner Prior, seconded by Commissioner Maisch, to:

1. Adopt the three (3) findings of fact and approve the Conditional Use Permit subject to three (3) conditions of approval.
2. Adopt the two (2) findings of fact and approve the Administrative Permit for Parking Reduction subject to two (2) conditions of approval.

Roll call:

Ayes: Unidad, Hagler, Maisch, Prior, Kriz, Haggenjos

Noes: None

The Motion passed.

2. Northeast Roseville Specific Plan Parcel 15L4 – Stone Point Hotel and Office, 1470 Stone Point Dr, File #PL25-0225

Request: The applicant requests approval of a Major Project Permit (MPP) Stage 1 Modification to file #MPP 03-06 to revise the Stone Point Master Plan site development plan, allowing a three-story, 62,628-square-foot office building and a four-story, 56,700-square-foot hotel. A MPP Stage 2 is also requested to review the architecture and design of the proposed buildings, as well as a Tentative Parcel Map to subdivide the approximately 4.61-acre parcel into two parcels.

Associate Planner, Kinnie Shallago, presented the staff report.

Commissioner Discussion with Staff

- A Commissioner asked about the tree mitigation. Staff responded that trees can be replaced with up to 50% non-native trees.

Chair Haggenjos opened the Public Hearing and invited comments from the applicant and/or audience.

Applicant representative, Tiffany Wilson, RSC Engineering, Inc, stated she had received a copy of the staff report and was in agreement with staff's recommendation.

Commissioner Discussion with Applicant

- A Commissioner asked what the expected timeline for the hotel build-out is. Applicant responded 1-1/2 to 2 years until the hotel would be open for business.
- A Commissioner clarified that the plan is to build the hotel not the office building at this time. Applicant responded that the proposed office building is a placeholder at this time.

Chair Haggenjos opened the public comment period. Hearing no public comment, Commissioner Haggenjos closed the public comment period and Public Hearing.

Commissioner Discussion

- A Commissioner stated that it was practical to cater to individuals that need accommodation for a longer stay. There is a high demand for these types of accommodations.

Motion by Commissioner Maisch, seconded by Commissioner Hagler to:

1. Adopt the two (2) findings of fact and approve the Major Project Permit Stage 1 Modification subject to five (5) conditions of approval.
2. Adopt the two (2) findings of fact and approve the Major Project Permit Stage 2 subject to seventy-two (72) conditions of approval; and
3. Adopt the three (3) findings of fact and approve the Tentative Parcel Map subject to forty-six (46) conditions of approval.

Roll call:

Ayes: Kriz, Unidad, Prior, Maisch, Hagler, Haggenjos

Noes: None

The Motion passed.

VII. STAFF/COMMISSIONER REPORTS

1. Election of Design Committee Chair

No action was taken on this item.

2. Election of Design Committee Alternate

Chair Haggenjos opened the Public Hearing and public comment period. Hearing none, Chair Haggenjos closed the public comment period and Public Hearing.

Motion by Commissioner Unidad, seconded by Commissioner Prior, to elect Commissioner Hagler as the Design Committee Alternate.

Roll call vote:

Ayes: Prior, Hagler, Unidad, Maisch, Kriz, Haggenjos

Noes: None

The Motion passed.

Staff Reports

- Staff informed the Commission that there would not be a meeting on February 26, 2026, however, there would be a meeting on March 12, 2026.

Commissioner Reports

- None

VIII. ADJOURNMENT

Motion by Commissioner Maisch, seconded by Commissioner Unidad, to adjourn the meeting. The Motion passed unanimously at 7:10 p.m. with a voice vote.



Planning Commission Communication

Meeting Date: 3/12/2026
Item #: V.2
Item ID: 2026-188

Title: INFILL Parcel 10 & 339 – Sierra View Country Club Pickleball Courts, 105 Alta Vista Av,
File #PL25-0531
Contact: Kinarik Shallago 916-746-1309 kshallago@roseville.ca.us

REQUEST

The applicant requests approval of a Conditional Use Permit Modification and Design Review Permit Modification to allow the construction of four (4) new pickleball courts at the Sierra View Country Club.

Applicant: Taylor Elze, Lodestar Engineering and Surveying, Inc.
Property Owner: Sierra View Land Co.

RECOMMENDATION

The Planning Division recommends that the Planning Commission take the following actions:

1. Consider the Addendum to the Sierra View Country Club Initial Study/Negative Declaration;
2. Adopt the two (2) findings of fact and approve the Conditional Use Permit Modification subject to four (4) conditions of approval; and
3. Adopt the two (2) findings of fact and approve the Design Review Permit Modification subject to seven (7) conditions of approval.

Respectfully Submitted,
Kinarik Shallago, Associate Planner

Greg Bitter, Assistant Development Services Director

ATTACHMENTS:

1. Staff Report
2. Attachment 1 Addendum
3. Exhibit A Site Plans
4. Exhibit B Operations
5. Exhibit C Grading & Drainage Plan
6. Exhibit D Stormwater Quality Plan
7. Exhibit E Landscape Plan
8. Exhibit F Electrical Plan

REVIEWERS:

Lupe Nelson, Development Services Department

Created -

ITEM 5.2: Conditional Use Permit Modification and Design Review Permit Modification – 105 Alta Vista Avenue – Infill PCL 10 & 339 – Sierra View Country Club Pickleball Courts – File #PL25-0531

REQUEST

The applicant requests approval of a Conditional Use Permit Modification and Design Review Permit Modification to allow the construction of four (4) new pickleball courts at the Sierra View Country Club.

Applicant – Taylor Elze, Lodestar Engineering and Surveying, Inc.
 Property Owner – Sierra View Land Co.

SUMMARY RECOMMENDATION

The Planning Division recommends the Planning Commission take the following actions:

1. Consider the Addendum to the Sierra View Country Club Initial Study/Negative Declaration;
2. Adopt the two (2) findings of fact and approve the Conditional Use Permit Modification subject to four (4) conditions of approval; and
3. Adopt the two (2) findings of fact and approve the Design Review Permit Modification subject to seven (7) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues associated with this request. The applicant has reviewed and is in agreement with all recommended conditions of approval.

BACKGROUND

The project site is located in the City’s Infill planning at 105 Alta Vista Avenue (see Figure 1). The property has a zoning designation of Single-Family Residential (R1) and a land use designation of Park and Recreation (PR) with a small portion designated as Low Density Residential (LDR). The subject parcel is currently developed with the Sierra View Country Club, which consists of a clubhouse building, six (6) tennis courts, and associated parking, lighting, and landscaping. The Sierra View Country Club also encompasses the larger parcel to the north and east, which is developed with a golf course. Overall, the Sierra View Country Club encompasses approximately 190 acres and was originally one parcel. In May 2010, a Tentative Parcel Map (file #2008PL-156)

Figure 1: Project Site

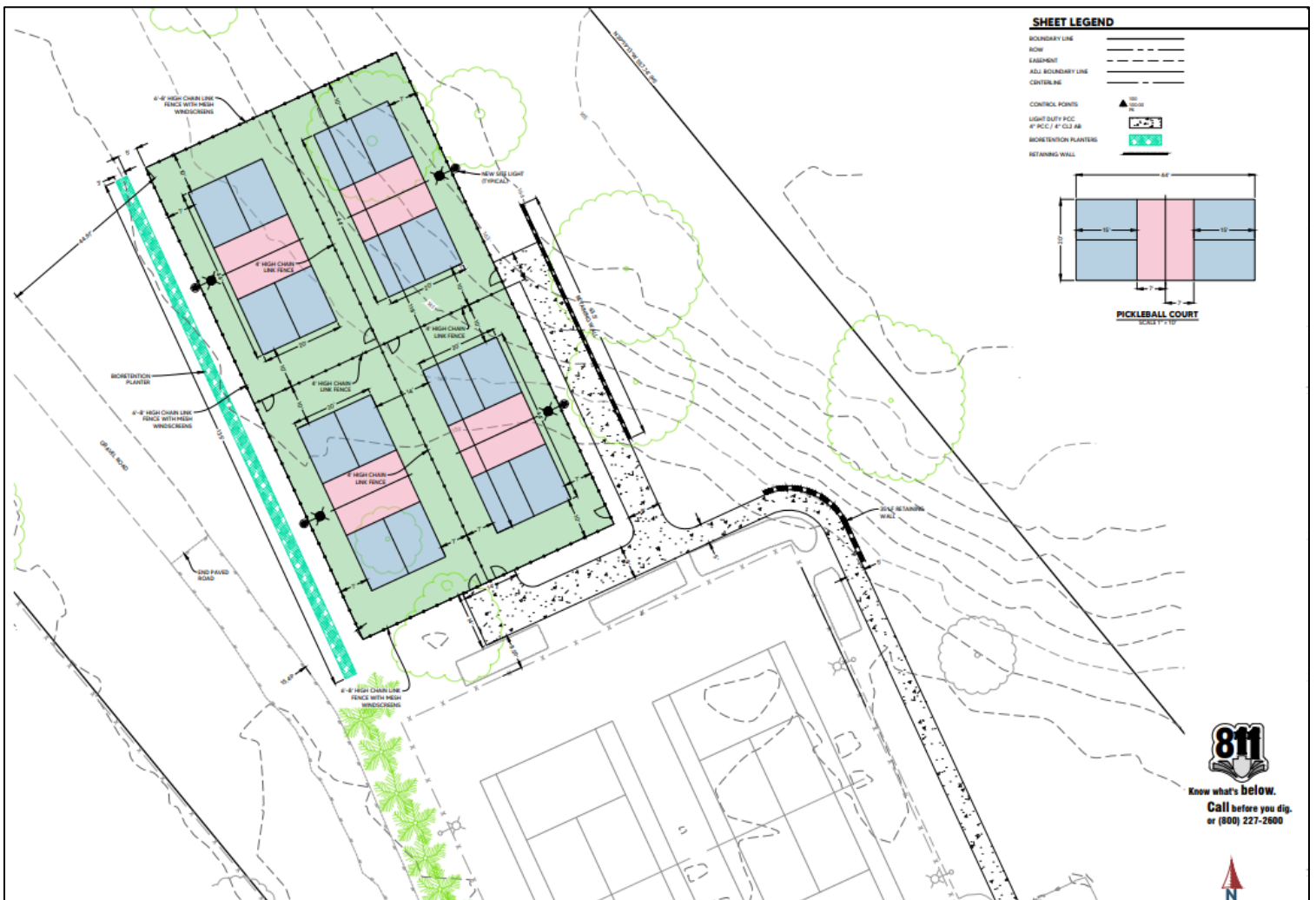


was approved to subdivide the property into four (4) parcels to allow the clubhouse to be located on its own parcel. Other surrounding uses include single-family residential uses to the south and the Union Pacific Railroad to the west.

The Sierra View Country Club is classified as a “residential recreation facility” per the Zoning Ordinance, which requires a Conditional Use Permit (CUP) in the R1 zone district. However, development of the site occurred in the 1950s which was prior to the City’s CUP and Design Review Permit (DRP) process. The first DRP approval for the site occurred on November 29, 2001, when the Planning Commission approved the construction of a 13,924-square-foot inflatable dome over two existing tennis courts and to construct two (2) new tennis courts with related landscaping, parking, and lighting (file #DRP 01-05). The dome was intended to be used only during the months when inclement weather was expected. As part of the DRP, a CUP (file #CUP 01-05) was approved to expand the outdoor sports and recreation use (i.e., the tennis courts) within the Single-Family Residential (R1) zone; a Variance (file #V 01-02) to permit the inflatable dome to exceed the R1 35-foot height limit by 3’9”; and a Tree Permit (file #TP 01-02) to encroach 30% into the protected zone of one native oak tree on site. As part of these entitlements, the Planning Commission adopted an Initial Study leading to a Negative Declaration, which determined the project would not result in any significant environmental impacts.

The Sierra View Country Club is requesting to add four (4) pickleball courts adjacent to the existing tennis courts. The pickleball courts are an expansion of the recreation use and therefore require a CUP Modification. In addition, a DRP Modification is requested to approve the site modifications and pickleball court design. The proposed site plan is included in Figure 2 below and as Exhibit A.

Figure 2: Proposed Site Plan



EVALUATION – CONDITIONAL USE PERMIT MODIFICATION

Section 19.78.060(J) of the City of Roseville Zoning Ordinance requires two findings of fact be made in order to approve a Modification to a Conditional Use Permit. The required findings are listed below in ***italicized, bold*** print and are followed by an evaluation.

- 1. The proposed modification is substantially consistent with the intent of the original approval.***
- 2. The proposed modification complies with all applicable standards and requirements of the Zoning Ordinance, with the applicable goals, policies and objectives set forth in the General Plan, and the applicable Community Design Guidelines.***

The Sierra View Country Club is requesting to add four (4) pickleball courts adjacent to the existing tennis courts. The facility currently consists of other recreation uses such as a golf course and tennis courts. The pickleball use is compatible with these existing recreation uses and is substantially consistent with the intent of the original approval. The pickleball use is also consistent with the site's PR land use designation, which is intended for both public and private recreation uses with outdoor facilities, such as a golf course, tennis courts, and similar uses. In addition, outdoor sports and recreation uses are permitted in the R1 zone district subject to approval of a CUP. With approval of the CUP Modification, the project will be consistent with the Zoning Ordinance.

Operations: The proposed pickleball courts will be operated as a private, members-only amenity for the Sierra View Country Club. As such, use of the courts will be limited to Club members and their accompanied guests, with no public access to the facility. The hours of operation will be 7:00 a.m. to 9:00 p.m., which is consistent with the existing hours of operation for the tennis courts. The court use will primarily consist of member drop-in play; however, members may organize internal leagues, clinics, or tournaments. Any such activities will be managed by the Club and will remain private, with no open public participation.

All operations associated with the pickleball courts will be required to comply with the provisions of the City's Noise Ordinance. However, no noise impacts on adjacent residences are anticipated as the nearest residence is located more than 700 feet south of the location of the pickleball courts and less than 100 feet from the Union Pacific Railroad. Given the residential uses' proximity to the Union Pacific Railroad and distance from the project site, the proposed project would not cause a significant increase above the existing ambient noise environment.

Fencing and Lighting: The pickleball courts will be enclosed with fencing and lighting consistent with the existing tennis courts. The fencing will be six (6) to eight (8) feet tall chain link with mesh windscreens, and the pole-mounted light standards will be 21 feet tall. The light standards do not exceed the 25-foot height limit established by the Community Design Guidelines.

Parking: The Zoning Ordinance parking requirement for the pickleball courts is two (2) spaces per court. The four (4) proposed courts will require a total of eight (8) parking spaces. Staff evaluated the overall parking requirement for the Sierra View Country Club and determined the site has sufficient parking to accommodate the new pickleball courts and the existing uses. A summary of the uses and parking ratios are included in Table 1 below. With 200 parking spaces provided, the existing parking lot exceeds the required parking need of 193 spaces. Therefore, there is adequate parking provided to accommodate the proposed project.

Table 1: Parking Requirements

Use	Square Footage	Ratio	Requirement
Dining	1,867	1:100	19
Banquet Room	1,205	1:50	24
Office	796	1:250	3
Card Room	953	1:50	19
Golf Course	18 holes	6/hole	108
Tennis	6 courts	2/court	12
Pickleball (proposed)	4 courts	2/court	8
	Total Required		193
	Total Provided		200
	Excess Parking		7

EVALUATION – DESIGN REVIEW PERMIT MODIFICATION

Section 19.78.060(J) of the City of Roseville Zoning Ordinance requires two findings of fact be made in order to approve a Modification to a Design Review Permit. The required findings are listed below in ***italicized, bold*** print and are followed by an evaluation.

- 1. The proposed modification is substantially consistent with the intent of the original approval.***
- 2. The proposed modification complies with all applicable standards and requirements of the Zoning Ordinance, with the applicable goals, policies and objectives set forth in the General Plan, and the applicable Community Design Guidelines.***

Site Modifications: As discussed, the proposed pickleball courts will be constructed north of the existing tennis courts. Each pickleball court will be 20 feet wide by 44 feet long and will be separated by a four (4)-foot tall chain link fence. A six (6) to eight (8) feet tall chain link fence with mesh windscreens will be constructed around the pickleball courts, which is consistent with the fencing used for the tennis courts. Lastly, new sidewalks will be constructed to provide connectivity to the pickleball courts from the existing sidewalks in the parking lot area.

Landscaping: The project will require the removal of three existing Chinese pistache trees to accommodate the courts. New landscaping will consist of Crape myrtle trees, Chinese pistache trees, and a mix of shrubs and groundcover on the perimeter of the pickleball courts. In addition, a bioretention planter will be added to the west of the courts. The proposed landscape plan is consistent with the existing landscaping on the site.

Parking: The proposed project meets the Zoning Ordinance parking requirements as previously discussed in the CUP Modification section.

CONCLUSION

Overall, the proposed project is consistent with the original approval for the Sierra View Country Club, and the project is consistent with the General Plan, Zoning Ordinance, and Community Design Guidelines. The required findings for the CUP Modification and DRP Modification can be made.

PUBLIC OUTREACH

The proposed project was distributed to all internal and external agencies and departments who have requested such notice, and all comments or recommended conditions of approval have been incorporated into the project, as appropriate. Early notification of the project was posted on the Roseville Coalition of Neighborhood Associations (RCONA)'s website. A notice of the public hearing was published in the Roseville Press Tribune on February 27, 2026, and was also distributed to all property owners within 300 feet of the site, interested persons, and posted on the RCONA website. Following publication of the hearing notice, staff received an inquiry from a nearby resident asking where the courts will be located. No other comments have been received as of publication of the staff report.

ENVIRONMENTAL DETERMINATION

Consistent with CEQA Guidelines Section 15164, regarding a previously certified and adopted Negative Declaration, an Addendum to the Sierra View Country Club Initial Study/Negative Declaration (adopted on November 30, 2001) has been prepared to cover the minor technical changes and additions necessary to describe the impacts of the proposed project (see Attachment 1). The Addendum did not identify any new environmental impacts from the project. As such, staff recommends the Planning Commission consider the Addendum prior to taking action on this project.

RECOMMENDATION

The Planning Division recommends the Planning Commission take the following actions:

1. Consider the **Addendum to the Sierra View Country Club Initial Study/Negative Declaration**;
2. Adopt the two (2) findings of fact and approve the **CONDITIONAL USE PERMIT MODIFICATION – 105 ALTA VISTA AVENUE – INFILL PCL 10 & 339 – SIERRA VIEW COUNTRY CLUB PICKLEBALL COURTS – FILE #PL25-0531** subject to four (4) conditions of approval; and
3. Adopt the two (2) findings of fact and approve the **DESIGN REVIEW PERMIT MODIFICATION – 105 ALTA VISTA AVENUE – INFILL PCL 10 & 339 – SIERRA VIEW COUNTRY CLUB PICKLEBALL COURTS – FILE #PL25-0531** subject to seven (7) conditions of approval.

CONDITIONS OF APPROVAL FOR THE CONDITIONAL USE PERMIT MODIFICATION – FILE #PL25-0531

1. This Conditional Use Permit approval shall be effectuated within a period of two (2) years from **March 12, 2026** and if not effectuated shall expire on **March 12, 2028**. Prior to said expiration date, the applicant may apply for an extension of time. (Planning)
2. The project is approved as identified and shown in Exhibits A—F, and as conditioned or modified below. Any modifications to the operations shall require approval of a Conditional Use Permit Modification. (Planning)
3. The project is subject to the previously approved conditions of approval for the Sierra View Country Club (file #CUP 01-05 and DRP 01-05) (enter previously approved project name and file number), except as conditioned or modified below. (Planning)

4. Operations shall be consistent with the City's Noise Regulation standards (Roseville Municipal Code Chapter 9.24). (Planning)

**CONDITIONS OF APPROVAL FOR THE DESIGN REVIEW PERMIT MODIFICATION – FILE
#PL25-0531**

1. This Design Review Permit Modification approval shall be effectuated within a period of two (2) years from **March 12, 2026** and if not effectuated shall expire on **March 12, 2028**. Prior to said expiration date, the applicant may apply for an extension of time. (Planning)
2. The project is approved as shown in Exhibits A—F, and as conditioned or modified below. (Planning)
3. The project is subject to the previously approved conditions of approval for the Sierra View Country Club (file #CUP 01-05 and DRP 01-05), except as conditioned or modified below. (Planning)
4. The project shall comply with all required environmental mitigation identified in the Addendum to the Sierra View Country Club Initial Study/Negative Declaration, and shall include mitigation measures as notes on the improvement plans. (Planning)
5. Bike parking and electric vehicle parking spaces shall be provided per the California Green Building Standards. Carpool spaces shall also be provided per the City of Roseville's Transportation System Management (TSM) Ordinance, R.M.C Chapter 11.33. Bike rack/locker design and designated parking space markings and location shall be approved by Alternative Transportation. (Alternative Transportation, Building)
6. A separate building permit is required for the proposed scope of work. The building permit submittal shall include an architectural site accessibility plan, a parking analysis that provides justification for the required number of accessible parking spaces, and structural calculations to justify proposed light pole footings. (Building)
7. Energy documentation compliance regarding BUG ratings for outdoor lighting shall be provided with the building permit submittal as applicable. (Building)

ATTACHMENT

1. Addendum to the Sierra View Country Club Initial Study/Negative Declaration

EXHIBITS

- A. Site Plans
- B. Operations Plan
- C. Preliminary Grading & Drainage Plan
- D. Stormwater Quality Plan
- E. Preliminary Landscape Plan
- F. Electrical/Photometric Plan

Note to Applicant and/or Developer: Please contact Planning Division staff at (916) 774-5276 prior to the Commission meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Commission in court, you may be limited to raising only those issues which you or someone else raised at the public hearing held for this project, or in written correspondence delivered to the Planning Manager at, or prior to, the public hearing.



ADDENDUM TO THE INITIAL STUDY NEGATIVE DECLARATION FOR SIERRA VIEW COUNTRY CLUB (FILE #S DRP 01-05, CUP 01-05, TP 01-02 & V 01-02, ADOPTED NOVEMBER 30, 2001)

Project Title/File Number:	INFILL PCL 10 & 339 – Sierra View Country Club Pickleball Courts; File #PL25-0531
Project Location:	105 Alta Vista Avenue, Roseville, Placer County, CA 95678 (APN 015-011-033-000)
Project Description:	The proposed project is a request for a Conditional Use Permit Modification and Design Review Permit Modification to allow the construction of four (4) new pickleball courts at the Sierra View Country Club.
Project Applicant:	Taylor Elze, Lodestar Engineering and Surveying, Inc.
Property Owner:	Sierra View Land Co.
Lead Agency Contact:	Kinarik Shallago, Associate Planner; Phone (916) 746-1309

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 adopted negative declaration 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 adopted negative declaration for consideration by the hearing body. This Addendum focuses only on those aspects of the project or its impacts which require additional discussion.

Table of Contents

Project Description 3

Purpose and Scope of Addendum 4

Initial Study Checklist

- I. Aesthetics 8
- II. Agricultural & Forestry Resources 9
- III. Air Quality 10
- IV. Biological Resources 14
- V. Cultural Resources 16
- VI. Energy 16
- VII. Geology and Soils 16
- VIII. Greenhouse Gases 19
- IX. Hazards and Hazardous Materials 20
- X. Hydrology and Water Quality 21
- XI. Land Use and Planning 23
- XII. Mineral Resources 24
- XIII. Noise 25
- XIV. Population and Housing 26
- XV. Public Services 27
- XVI. Recreation 28
- XVII. Transportation 29
- XVIII. Tribal Cultural Resources 30
- XIX. Utilities and Service Systems 32
- XX. Wildfire 33
- XXI. Mandatory Findings of Significance 34

Environmental Determination 36

Attachments 36

PROJECT DESCRIPTION

Project Location

The project site is located in the City’s Infill planning area at 105 Alta Vista Avenue (APN 015-011-033-000) (see Figure 1 below).

Figure 1: Project Site



Background

The subject parcel is currently developed with the Sierra View Country Club, which consists of a clubhouse building, six (6) tennis courts, and associated parking, lighting, and landscaping. The Sierra View Country Club also encompasses the larger parcel to the north and east, which is developed with a golf course, pool, and pool house. Overall, the Sierra View Country Club encompasses approximately 190 acres and was originally one parcel. However, in May 2010, a Tentative Parcel Map (file #2008PL-156) was approved to subdivide the property into four (4) parcels to allow the clubhouse to be located on its own parcel.

The Sierra View Country Club is classified as a “residential recreation facility” per the Zoning Ordinance, which requires a Conditional Use Permit (CUP) in the R1 zone district. However, development of the site occurred prior to the City’s CUP and Design Review Permit (DRP) process. The first DRP approval for the site occurred on November 29, 2001, when the Planning Commission approved the construction of a 13,924-square-foot

inflatable dome over two existing tennis courts and to construct two (2) new tennis courts with related landscaping, parking, and lighting (file #DRP 01-05). The dome was intended to be used only during the months when inclement weather was expected. As part of the DRP, a Conditional Use Permit (CUP) (file #CUP 01-05) was approved to expand the outdoor sports and recreation use (i.e., the tennis courts) within the Single-Family Residential (R1) zone; a Variance (file #V 01-02) to permit the inflatable dome to exceed the R1 35-foot height limit by 3’9”; and a Tree Permit (file #TP 01-02) to encroach 30% into the protected zone of one native oak tree on site. As part of these entitlements, the Planning Commission adopted an Initial Study leading to a Negative Declaration (IS/ND), which determined the project would not result in any significant environmental impacts.

Environmental Setting

The project area is located to the north of the tennis courts, in the vacant portion of the site. The project area is comprised of annual grasses and non-native trees. No native oak trees are present on the site. Surrounding uses include the Sierra View Country Club’s golf course to the north and east, single-family residential uses to the south, and the Union Pacific Railroad to the west.

Table 1: Surrounding Zoning and Land Uses

Location	Zoning	General Plan Land Use	Actual Use of Property
Site	Single-Family Residential (R1)	Park and Recreation (PR) and Low Density Residential (LDR-5)	Sierra View Country Club
North	R1	PR	Sierra View Country Club (golf course)
South	Planned Development (PD115) and R1	LDR-5	Single family residential
East	R1	PR	Sierra View Country Club (golf course)
West	N/A	N/A	Union Pacific Railroad

Proposed Project

The Sierra View Country Club is requesting to add four (4) pickleball courts adjacent to the existing tennis courts. The project will require the removal of existing trees and grading of the site. The pickleball courts will be enclosed with fencing and lighting similar to the existing tennis courts. The fencing will be 6 to 8 feet high chain link with mesh windscreens and the pole-mounted light standards will be 21 feet tall. The project will require a CUP Modification to allow the additional recreation use in the R1 zone and a DRP Modification to review the site modifications and pickleball court design.

PURPOSE AND SCOPE OF ADDENDUM

This Addendum tiers from the previously adopted ISND, the 2035 General Plan Environmental Impact Report (GP EIR) and the 2021 Housing Element Addendum (HE Addendum) (combined, the GP EIR and Addendum). The GP EIR and Addendum analyzed the impacts of full buildout of the City’s General Plan land uses and implementation of its policies consistent with the General Plan and the 2021 Housing Element. The ISND and related attachments are included as Attachment 1 of this Addendum. The GP EIR is available for review on the City’s website at <https://www.roseville.ca.us/generalplan> and the HE Addendum is available at www.roseville.ca.us/housingelement. These are also accessible upon request at the Planning counter during normal business hours.

The analyses below rely on the ISND analysis with minor supplements or technical updates where appropriate. These changes include updates to the footprint and area of the proposed buildings, which are reconfigured but substantially consistent with the prior DRPMOD approval.

The adopted ISND evaluated the following topical sections as it relates to:

- Aesthetics
- Agricultural and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation/Traffic
- Utilities and Service Systems
- Mandatory Findings of Significance

The ISND evaluated the same impact areas as the Project, but did not include an analysis on Greenhouse Gases, Energy, Tribal Cultural Resources, or Wildfire as these sections were added to the CEQA Guidelines after the Project approval date. Nevertheless, because this Addendum tiers from the previously approved GP EIR and Addendum, in addition to the ISND, those sections are included in the GP EIR and Addendum as described below.

The GP EIR evaluated the following topical sections, as numbered below:

Chapter 4.0. Introduction to the Environmental Analysis

- Section 4.1. Land Use and Agriculture
- Section 4.2. Population, Employment, and Housing
- Section 4.3. Transportation
- Section 4.4. Air Quality
- Section 4.5. Greenhouse Gas Emissions
- Section 4.6. Noise and Vibration
- Section 4.7. Geology, Soils, and Paleontological Resources
- Section 4.8. Biological Resources
- Section 4.9. Cultural and Tribal Cultural Resources
- Section 4.10. Hazards, Hazardous Materials, and Wildfire
- Section 4.11. Public Services and Recreation
- Section 4.12. Utilities and Service Systems
- Section 4.13. Hydrology and Water Quality
- Section 4.14. Aesthetics
- Section 4.15. Energy

The HE Addendum evaluated the same impact areas, but was formatted in the same analysis order as the CEQA Guidelines Initial Study Checklist, in which impacts are evaluated by topic area in alphabetical order. For each impact topic and question, the HE Addendum listed the location (page number) where that topic was addressed in the GP EIR and the disposition of the impact. This Addendum follows the same format. The area analyzed in the GP EIR and Addendum included all areas within the City limits and those areas that are within the City's Sphere of Influence, referred to throughout as the Planning Area. For consistency with previous documentation, in this Addendum the Planning Area will continue to refer to the area assessed within the GP EIR and Addendum, while "Project area" will refer to the much smaller subarea of the Planning area affected by the proposed Project.

The GP EIR included a comprehensive analysis of the impacts of City buildout compared to baseline physical conditions and conservatively assumed that developable sites would be fully developed, rather than developing at average intensities. The analysis in the GP EIR and Addendum assumed the Project site would be developed with uses consistent with the Project land use designation and the City's Zoning Ordinance and Community Design Guidelines. Therefore, development of the Project site would comply with the development standards of the zoning district and development of the site would be well within the range of development analyzed within the GP EIR, which is why an Addendum was prepared.

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 on 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.

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?	ISND Pg. 7	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?	Same	No	No	No	None
c. In non-urbanized area, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	Same	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?	Same	No	No	No	None

Discussion: The ISND determined that conformance with City standards and requirements would reduce any potential aesthetic impacts associated with the previously evaluated project to a less than significant level. This conclusion remains appropriate for the proposed project. Light and glare produced from the development of the proposed project will result from lighting for the pickleball courts. As part of the design review permit process, site lighting is reviewed for aesthetic concerns as well as on-site conflicts and off-site glare. The project is located more than 700 feet from the nearest sensitive receptors (e.g., residential) and has been designed using light fixtures that will minimize light and glare. In addition, the project will be conditioned to ensure that all exterior lighting is directed on-site to reduce overspill and glare and to ensure that light and glare impacts upon the adjacent properties and roadways are reduced to less than significant levels.

The proposed project does not obstruct any scenic vista or scenic highway. The Project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the prior ISND. Therefore, 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 or negative declaration have occurred” regarding aesthetic resources.

Mitigation Measures: None required for this Project.

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?	ISND Pgs. 7-8	No	No	No	None
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	Same	No	No	No	None
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))?	Same	No	No	No	None
d) Result in the loss of forest land or conversion of forest land to non-forest use?	Same	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?	Same	No	No	No	None

Discussion: The ISND concluded that there were no agricultural resources to be affected by conversion of the site to urban uses. This conclusion remains appropriate for this Project. The project site is not used for agricultural purposes, does not include agricultural zoning, is not within or adjacent to one of the areas of the City designated as a protected farmland category on the Placer County Important Farmland map, is not within or adjacent to land within a Williamson Act Contract, and is not considered forest land. Given the foregoing, the Project will have no impact on

agricultural resources. Therefore, 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 or negative declaration have occurred” relative to agricultural and forestry resources.

Mitigation Measures: None 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?	ISND Pgs. 8-9, GP EIR 4.4-25 and Addendum page 18	No	No	No	GP EIR MM 4.4-2a, MM 4.4-2b, and MM 4.4-3
b) 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?	ISND Pgs. 8-9, GP EIR 4.4-26-4.4-29 and Addendum page 18	No	No	No	GP EIR MM 4.4-2a and MM 4.4-2b
c) Expose sensitive receptors to substantial pollutant concentrations?	ISND Pgs. 8-9, GP EIR 4.4-36 and Addendum page 18	No	No	No	GP EIR MM 4.4-3
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	ISND Pgs. 8-9, GP EIR 4.4-49 and Addendum page 18	No	No	No	GP EIR MM 4.4-5

Discussion: The City of Roseville 2035 General Plan Update found it will generate emissions that exceed Placer County Air Pollution Control District (PCAPCD) significance thresholds. Existing laws and regulations, including PCAPCD rules and regulations, combined with existing General Plan and proposed General Plan Update policies, would reduce these impacts. Projects would be subject to PCAPCD Rule 228 to minimize fugitive

dust emissions of PM through implementation of dust control measures, such as PCAPCD's standard Dust Control Requirements. PCAPCD Rules 202 and 205 would also reduce exhaust-related emissions from the use of construction equipment. PCAPCD Rules 217 and 218 would reduce VOC emissions associated with paving and architectural coating activities.

While all future development with the potential to generate substantial emissions would be required to reduce those emissions, the effectiveness of these measures would depend on the number and extent of strategies feasible to incorporate as a part of any given project. Since the timing and level of construction activities for future development projects is speculative, and cannot be known, it is not possible to quantify the extent to which the reduction strategies would result in emission reductions. Consequently, even with adherence to PCAPCD rules, proposed General Plan Update Policy AQ1.3, and Specific Plan mitigation measures, it is conservatively assumed that emissions from buildout of the General Plan could exceed PCAPCD-recommended thresholds. Therefore, implementation of the proposed General Plan Update could generate substantial constructed-related pollutant emissions, conflict with or obstruct implementation of the applicable air quality plan, and result in a cumulatively considerable net increase of criteria air pollutants for which the project region is designated a nonattainment area under an applicable federal or state ambient air quality standard. This project alone does not have a potential to significantly degrade air quality. However, the incremental impacts associated with this project considered cumulatively with the incremental impacts of other projects will degrade air quality. The General Plan Update found that the significant adverse air quality impacts cannot be mitigated to a less than significant level even with the mitigation measures proposed. Addressing the unmitigable cumulative impacts to air quality, the General Plan Update adopted findings of overriding consideration. However, CEQA requires that reductions in adverse project impacts be made, where it is feasible to do so.

Short-term impacts to air quality can be expected in association with construction activities. These impacts are primarily associated with grading activities and the increased potential for dust and wind driven erosion of soils. Particulate matter resulting from construction dust will be reduced by implementing standard dust control measures on the job site as part of an erosion control plan. The grading permit and on-site inspection by the Public Works Department will ensure appropriate dust control measures, such as watering are done to reduce short-term air quality impacts. Vehicle exhaust, produced during project construction, could temporarily contribute to the deterioration of ambient air quality. Diesel fuel fumes from construction equipment may be noticeable in the vicinity of the site; however, this is a short-term effect. All equipment must comply with the mitigation measures and with California emissions standards.

The ISND determined that compliance with the City's Grading Ordinance, which includes the GP EIR mitigation measures, would reduce construction-related air quality impacts to less than significant. Construction activity associated with the proposed project remains consistent with the scale of activity and resulting scope of impacts anticipated in the ISND. In addition, the ISND determined that the prior project was consistent with the findings and statement of overriding considerations adopted by the City for the General Plan. With the City's Grading Ordinance air quality control measures incorporated into the project, the air quality impacts of the prior project would be less than cumulatively considerable. The proposed project is consistent with the land use designation for the site and substantially consistent with the build out assumptions. Therefore, operational impacts of the proposed project remain consistent with the scope of impacts and mitigation already established in the GP EIR and Addendum and prior ISND. The project does not include components with the potential to create significant objectionable odors. No significant impact associated with odor would result from the project.

Based on the foregoing, there would be no new significant impacts not previously identified in the GP EIR and Addendum, or prior ISND. 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 or negative declaration have occurred” relative to air quality impacts.

Mitigation Measures: All of the mitigation measures below were effectuated through inclusion in the City’s 2035 General Plan Appendix A: Implementation Measures, but are included here for reference.

Mitigation Measure 4.4-2a – The proposed General Plan Update should be amended as follows:

Implementation Measure

Projects that could have a potentially significant effect, as demonstrated by exceedance of the PCAPCD-recommended thresholds of significance, shall incorporate applicable PCAPCD-recommended standard operational mitigation measures, as listed below or as they may be updated in the future, or those design features determined by the City to be as effective:

- Wood burning or pellet stoves shall not be permitted. Natural gas or propane fired fireplaces shall be clearly delineated on plans submitted to obtain building permits.
- Where natural gas is available, gas outlets shall be provided in residential backyards for use with outdoor cooking appliances such as gas barbeques.
- Electrical outlets should be installed on the exterior walls of both the front and back of residences to promote the use of electric landscape maintenance equipment.
- All newly constructed residential buildings including one- and two-family dwellings, townhomes, and multi-family units in low-rise and high-rise residential buildings shall comply with the California Green Building Standards Code (CalGreen).
- Covenants, Conditions & Restrictions (CC&Rs) shall include the required distribution of educational information on how homeowners can increase energy efficiency and conservation in their new homes. The information shall be delivered as part of a “move-in” packet prior to occupancy of the residence.
- Streets should be designed to maximize pedestrian access to transit stops.
- Site design shall maximize access to transit, to accommodate bus travel, and to provide lighted shelters at transit access points.
- A pedestrian access network shall link complementary land uses.
- Provide bicycle storage to promote bicycling.
- Vanpool parking only spaces and preferential parking for carpools should be required for employment-generating uses.
- Consider using concrete or other non-polluting materials for paving parking lots instead of asphalt.
- Landscaping should be designed to eventually shade buildings and parking lots.

Mitigation Measure 4.4-2b – The proposed General Plan Update should be amended as follows:

Implementation Measure

If, following implementation of Mitigation Measure 4.4-2a, a project's operational emissions would still exceed PCAPCD-recommended thresholds of significance, the City would require the project to offset remaining project emissions in excess of thresholds by establishing off-site mitigation or participation in PCAPCD's Off-site Mitigation Program.

Mitigation Measure 4.4-3 – The proposed General Plan Update should be amended as follows:

Implementation Measure

- The City shall require, as part of plans for development within the Planning Area, the implementation of ARB's Air Quality and Land Use Handbook: A Community Health Perspective guidance concerning land use compatibility and recommended setback distances with regard to sources of TAC emissions and sensitive land uses, or related guidance as it may be updated in the future.
- As an alternative to these buffer distances, proposed sensitive receptors, uses that involve substantial truck trips, and large gas stations may provide a site-specific health risk assessment, using methods consistent with applicable guidance from the Office of Environmental Health Hazard Assessment, with mitigation, if necessary, to demonstrate compliance with applicable PCAPCD-recommended health risk thresholds. When health risk impacts exceed PCAPCD-recommended thresholds, feasible on-site mitigation measures to reduce TAC exposure shall be implemented to mitigate health risk impacts below PCAPCD-recommended thresholds. On-site measures could include but are not limited to providing enhanced filtration systems (e.g., MERV 13 or greater) for near-by sensitive receptor buildings, use of solid barriers to pollution, and vegetation to reduce pollutant concentrations, changes to the TAC emission source's operation (e.g. technology or management practices that reduce harmful emissions at the Rail Yard), and positioning of exhaust and intake for ventilation systems to minimize exposure, among others.
- The City shall require, as part of development of land uses associated with sensitive receptors within 500 feet of high-volume roadways (defined as roadways carrying an average of 100,000 or more vehicles per day), the incorporation of feasible design measures to reduce exposure by sensitive receptors of substantial emissions of TACs from nearby high-volume roadways and operation of the Roseville Rail Yard. Design measures shall include recommended strategies from the ARB Technical Advisory, as listed below or as they may be updated in the future, or those design features determined by the City to be as effective:
 - Design that promotes air flow and pollutant dispersion along street corridors, including the use of wider sidewalks, bicycle lanes, and dedicated transit lanes, which create space for better air flow and pollutant dispersion along with increasing active transportation and mode shift;
 - Installation of solid barriers, particularly in the downwind direction. Note that consideration of this strategy should also weigh the negative effect of dividing neighborhoods and obscuring sightlines.
 - Installation of vegetation for pollutant dispersion; maximum benefit of this strategy is typically seen when combined with solid barriers.
 - Installation of indoor high-efficiency filtration systems and devices to remove pollutants from the air. If this strategy is selected, a plan for ongoing operation and maintenance of the systems must also be developed to ensure long-term efficiency is achieved as intended by the system.

Mitigation Measure 4.4-5 – The proposed General Plan Update should be amended as follows:

Implementation Measure

All new Specific Plans and proposed amendments to Specific Plans shall be evaluated for odor impacts using the SMAQMD-recommended screening distances for odor sources, or the most current adopted or recommended version. If the minimum buffer distance is not feasible, as an alternative to these buffer distances, technology- and design-based measures shall be evaluated as part of the Specific Plan design guidelines to minimize, contain, or prevent the generation of odor-causing emissions and the dispersion of such emissions to nearby sensitive receptors. For example, in the case of siting odor-producing sources, activities could be maintained within an enclosed space and appropriate air filtration systems could be implemented to reduce odors expelled from the building. For developments that would host sensitive receptors, design would include air site layout, landscaping, indoor air filtration systems, or other appropriate measures to minimize exposure of proposed sensitive receptors to odors.

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?	ISND Pgs. 10-11	No	No	No	None
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?	Same	No	No	No	None
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	Same	No	No	No	None

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?	Same	No	No	No	None
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	Same	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?	Same	No	No	No	None

Discussion: The ISND determined there would be no significant impacts to biological resources. The proposed project would not result in any new or modified impacts to biological resources beyond what was previously analyzed in the prior ISND. The project area does not contain any native oak trees and is devoid of vernal pools and other water features. Therefore, impacts remain less than significant.

Based on the reasons listed in this section, there would be no new significant impacts not previously identified in the ISND. Therefore, 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 or negative declaration have occurred” relative to impacts to biological resources.

Mitigation Measures: None required for this Project.

V. 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.
a) Cause a substantial adverse change in the significance of an historic resource pursuant to Section 15064.5?	ISND Pg. 11	No	No	No	None
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	Same	No	No	No	None
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	Same	No	No	No	None
<p>Discussion: The ISND stated that no cultural resources are known to exist on the project site and that impacts were less than significant. This conclusion remains appropriate for this Project. Therefore, 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 or negative declaration have occurred.”</p> <p>Mitigation Measures: None required for this Project.</p>					

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.
a) Result in potentially significant environmental impact due to wasteful, inefficient, or	Not applicable	No	No	No	None

unnecessary consumption of energy resources, during project construction or operation?					
b) Conflict with or obstruct a state or local plan for renewable energy or energy inefficiency?	Not applicable	No	No	No	None
<p>Discussion: The ISND did not analyze the energy effects of the project as this section was added to the CEQA Guidelines after the prior project approval date. However, based on the existing Parks and Recreation (PR) land use designation, the project was assumed for development with PR uses in the citywide environmental analyses, such as in the Amoruso Ranch Specific Plan, which updated the City’s General Plan. The project is therefore consistent with the current citywide assessment of energy demand, and it is determined it would not result in substantial unplanned demands, nor would it result in inefficient, wasteful, or unnecessary consumption of energy; therefore, impacts were found to be less than significant. 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 or negative declaration have occurred.”</p> <p>Mitigation Measures: None required for this Project.</p>					

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) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:	ISND Pgs. 11-13	No	No	No	None
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
f) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	Same	No	No	No	None

Discussion: The ISND indicated that compliance with existing regulations and permit requirements would be sufficient to avoid impacts related to these issues. There are no active seismic faults in Placer County, and the project site is considered to have low seismic risk with respect to faulting, groundshaking, seismically-related ground failure and liquefaction. This conclusion remains appropriate for this Project. The project does not result in any changes to the scope or scale of impacts, and the prior conclusions remain appropriate. Therefore, 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 or negative declaration have occurred.”

Mitigation Measures: None 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?	GP EIR 4.5-18	No	No	No	GP EIR MM 4.4-2a, MM 4.3-1 and MM 4.5-1c
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	GP EIR 4.5-18	No	No	No	GP EIR MM 4.4-2a, MM 4.3-1 and MM 4.5-1c

Discussion: The ISND did not include an analysis on Greenhouse Gases as this section was added to the CEQA Guidelines after the Project approval date. However, this Addendum also tiers from the previously approved GP EIR, which included this section. The proposed project is consistent with the General Plan land use designation and with build out assumptions. The GP EIR used CalEEMod to estimate GHG emissions which would result from construction and operation of completed land uses consistent with General Plan buildout. The construction emissions were summed and then amortized over a 30-year operational lifetime and added to the operational emissions associated with buildout. Thresholds of significance were developed for the GP EIR based on statewide demographics and data adjusted for land uses relevant in the City of Roseville. The GP EIR evaluation found existing conditions emissions of 5.13 MT CO₂e per service population (a combination of residents and employees) and that this would be reduced slightly to 5.12 MT CO₂e per service population in cumulative buildout conditions. This value exceeds the significance thresholds for the years 2020, 2035, and 2050 (5.07, 2.25, and 0.83 MT CO₂e per service population, respectively). The evaluation further found that mobile emissions from transportation sources account for approximately 67% of citywide emissions and that emissions resulting from the operation of buildings (energy) were the next-largest sector, at approximately 19% of citywide emissions. The GP EIR found that GHG emissions were significant and unavoidable after the application of mitigation. The GP EIR analyses of GHG adequately and appropriately describes the potential impacts of the Project, and the Project does not result in new or substantially more severe increases in significant effects and thus is within the scope of the GP EIR and HP Addendum. Therefore, 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 or negative declaration have occurred.

Mitigation Measures: None 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?	ISND Pgs. 13-14	No	No	No	None
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?	Same	No	No	No	None
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	Same	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?	Same	No	No	No	None
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 or excessive noise for people residing or working in the project area?	Same	No	No	No	None
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	Same	No	No	No	None

g) Expose people or structures either directly or indirectly to a significant risk of loss, injury or death involving wildland fires?	Same	No	No	No	None
<p>Discussion: The project does not propose to store and/or use toxic and/or flammable materials at the project site. The project is not on a state-listed hazardous site, is not located within an airport land use plan area or in the vicinity of a private airstrip. The project site is within an area of the City currently receiving emergency services and the project would not increase the demand for emergency services beyond that identified in the General Plan EIR. The City is not located within a Very High Fire Hazard Severity Zone, and is not in a CAL FIRE responsibility area; fire suppression is entirely within local responsibility. The project site is in an urban area, and therefore would not expose people to any risk from wildland fire. The project does not result in any changes to the scope or scale of impacts, and the prior conclusions remain appropriate.</p> <p>The proposed project does not significantly change the project’s potential impacts related to hazardous materials, and it will also be subject to the City’s existing regulations and permits that would prevent significant impacts. Therefore, 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 or negative declaration have occurred.</p> <p>Mitigation Measures: None required for this Project.</p>					

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 or otherwise substantially degrade surface or ground water quality?	ISND Pgs. 14-16	No	No	No	None
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	Same	No	No	No	None

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	Same	No	No	No	None
i) result in substantial erosion or siltation on or off-site;	Same	No	No	No	None
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	Same	No	No	No	None
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater systems or provide substantial additional sources of polluted runoff; or	Same	No	No	No	None
iv) impede or redirect flood flows?	Same	No	No	No	None
d) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	Same	No	No	No	None
e) 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?	Same	No	No	No	None
f) In flood hazard, tsunami, or seiches zones, risk release of pollutants due to project inundation?	Same	No	No	No	None

Discussion: The ISND indicated that development of the site would not result in any substantial water-related impacts. Existing regulations and permits would ensure that water quality and stormwater impacts would be less than significant. The proposed project has been evaluated by the City to ensure the design continues to meet current adopted stormwater quality design standards. Therefore, 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 or negative declaration have occurred” as it relates to hydrology and water quality impacts.

Mitigation Measures: None required for this Project.

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?	ISND Pg. 16	No	No	No	None
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation of an agency adopted for the purpose of avoiding or mitigating an environmental effect?	Same	No	No	No	None

Discussion: The ISND concluded that the previously evaluated project would have no significant impacts related to land use and planning. The previous project, which consisted of a tennis court expansion, was consistent with the PR land use designation but required approval of a Conditional Use Permit (CUP) within the R1 zone designation. Similarly, the proposed pickleball courts are consistent with the PR land use designation but will require a CUP Modification. The CUP and design review permit process will ensure the Project is consistent with the standards and guidelines outlined in the City's Zoning Ordinance, Community Design Guidelines, and the General Plan, including setbacks, landscaping, and lighting to fit in with the surrounding community. The Project will not divide an existing community and no conflicts with policies adopted for the purpose of avoiding or mitigating an environmental effect have been identified. Thus, 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 or negative declaration have occurred" relative to land use and planning.

Mitigation Measures: None 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?	ISND Pg. 17	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?	Same	No	No	No	None
<p>Discussion: The ISND indicated that the project site was not known to include any mineral resources that would be of local, regional, or statewide importance. This conclusion remains appropriate for this Project. Therefore, 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 or negative declaration have occurred.”</p> <p>Mitigation Measures: None required for this Project.</p>					

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) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	ISND Pgs. 17-19	No	No	No	None
b) Generation of excessive ground borne vibration of ground borne noise levels?	Same	No	No	No	None
c) For a project located within the vicinity of a private airstrip or 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?	Same	No	No	No	None

Discussion: The ISND addressed construction noise and found that surrounding uses may experience short-term increases in noise levels. When conducted during daytime hours, construction activities are exempt from Noise Ordinance standards, but the standards do apply to construction occurring during nighttime hours. While the noise generated may be a minor nuisance, the City Noise Regulation standards are designed to ensure that impacts are not unduly intrusive. Based on this, the ISND found that impacts would be less than significant. This conclusion remains appropriate and applicable to the Project.

All operations associated with the pickleball courts will be required to comply with the provisions of the City’s Noise Ordinance and the General Plan Noise Element. Compliance with the provisions of these documents will reduce potential noise impacts to less than significant levels. Furthermore, the nearest sensitive receptors are the residential uses that are located more than 700 feet south of the location of the pickleball courts and less than 100 feet from the Union Pacific Railroad. The residential uses are located within the 65 dB Ldn noise contour levels for both existing and future roadway noise contours (Figures IX-1 and IX-2 of the General Plan Noise Element). Given the residential uses’ proximity to the Union Pacific Railroad and distance from the project site, the proposed project would not cause a significant increase above the existing ambient noise environment.

The project site is not in proximity to a private air strip or an airport land use plan, and is not within two miles of a public airport public use airport; therefore, no impact would occur.

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 or negative declaration have occurred.”

Mitigation Measures: None required for this Project.

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 unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	ISND Pg. 19	No	No	No	None

b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	Same	No	No	No	None
<p>Discussion: The ISND concluded that the site development was not housing-related, was consistent with the land use designation and thus would not induce unplanned growth and would not displace housing. This conclusion remains appropriate for this Project. Therefore, 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 or negative declaration have occurred.”</p> <p>Mitigation Measures: None required for this Project.</p>					

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?	ISND Pgs. 19-20	No	No	No	None
b) Police protection?	Same	No	No	No	None
c) Schools?	Same	No	No	No	None
d) Parks?	Same	No	No	No	None
e) Other public facilities?	Same	No	No	No	None

Discussion: The ISND concluded that the project would not have a significant effect upon or create any additional need for public services (i.e., fire protection, police services, schools) greater than those already identified for the General Plan EIR. The General Plan EIR examined service needs based on land use designations, so any project consistent with existing land use designations would not negatively impact services. The proposed project remains consistent with the land use designation of the site, and therefore this conclusion remains appropriate for this Project. Therefore, 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 or negative declaration have occurred.”

Mitigation Measures: None 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?	ISND Pg. 20	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?	Same	No	No	No	None

Discussion: The ISND determined the project would not generate additional demand for recreation opportunities or impact the recreational facilities in Roseville. The proposed project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the ISND. Therefore, 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 or negative declaration have occurred” regarding recreation.

Mitigation Measures: None required for this Project.

XVII. Transportation

	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 a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	ISND Pgs. 20-21	No	No	No	None
b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?	Same	No	No	No	None
c) Substantially increase hazards due to a geometric design feature(s) (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	Same	No	No	No	None
d) Result in inadequate emergency access?	Same	No	No	No	None
<p>Discussion: The ISND found that the previous project would have no significant impacts on transportation. The proposed project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the ISND. The project has been reviewed by the City Engineering and City Fire Department staff, and has been found to be consistent with the City’s Design Standards. Furthermore, standard conditions of approval added to all City projects require compliance with Fire Codes and other design standards. Compliance with existing regulations ensure that impacts are less than significant. Therefore, the Project would not result in a new significant impact or significant impacts that are substantially more severe than those previously analyzed. Therefore, 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 or negative declaration have occurred”.</p> <p>Mitigation Measures: None required for this Project.</p>					

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:	GP EIR Pg. 4.9-31	No	No	No	GP EIR MM-4.9-3 and 4.9-4
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)?	Same	No	No	No	GP EIR MM-4.9.3 and 4.9-4
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.	Same	No	No	No	GP EIR MM-4.9-3, and 4.9-4

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. While it is anticipated that there will be no impacts to cultural resources, the project will be conditioned to adhere to the General Plan EIR mitigation measures that require, in the event of a discovery of buried archeological or historic deposits, project activity in the vicinity to be halted until a qualified archeologist can assess the resources and provide management. Therefore, 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 or negative declaration have occurred” regarding tribal cultural resources.

Mitigation Measures: Mitigation Measures 4.9-3 and 4.9-4 were adopted with the General Plan EIR and apply to the proposed project; no new measures are warranted for this Project.

Mitigation Measure 4.9-3 – The General Plan Update should be amended as follows:

Implementation Measure

Management of Tribal Cultural Resources and Consultation Projects that could have significant adverse impacts to human remains or potential human remains shall implement the applicable procedures and recommended mitigation within the City’s Internal Guidance for Management of Tribal Cultural Resources and Consultation.

Mitigation Measure 4.9-4 – Implement MM 4.9-3

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) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	ISND Pgs. 21-22	No	No	No	None
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	Same	No	No	No	None
c) 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?	Same	No	No	No	None
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	Same	No	No	No	None
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	Same	No	No	No	None

Discussion: The ISND found that the previous project would have a less than significant impact on utilities and services. The proposed project has been analyzed by City and external service and utility providers, and has been found to be consistent with standards, and utilities and service demands are within the scope of the previously analyzed project. Furthermore, Citywide planning of water supply and sewer infrastructure is based on land use, and the Project is consistent with the existing land use designation. Therefore, 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 or negative declaration have occurred.”

Mitigation Measures: None required for this Project.

XX. Wildfire

	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.
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:					
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	Not applicable	No	No	No	None
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	Not applicable	No	No	No	None
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	Not applicable	No	No	No	None

d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	Not applicable	No	No	No	None
<p>Discussion: The ISND did not analyze the wildfire effects of the project as this section was added to the CEQA Guidelines after the prior project approval date. However, the checklist questions a—d above do not apply, because the project site is not within a Very High Fire Hazard Severity Zone and is not in a CAL FIRE responsibility area. The project receives fire protection from the Roseville Fire Department. Therefore, 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 or negative declaration have occurred.”</p> <p>Mitigation Measures: None required for this Project.</p>					

XXI. 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?	ISND Pg. 23	No	No	No	None

<p>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.)</p>	<p>Same</p>	<p>No</p>	<p>No</p>	<p>No</p>	<p>None</p>
<p>c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</p>	<p>Same</p>	<p>No</p>	<p>No</p>	<p>No</p>	<p>None</p>
<p>Discussion: Long term environmental goals are not impacted by the proposed project. The cumulative impacts do not deviate beyond what was contemplated in the General Plan EIR, and mitigation measures have already been incorporated. With implementation of the City’s Mitigating Ordinances, Guidelines, and Standards and best management practices, mitigation measures described in this chapter, and permit conditions, the proposed project will not have a significant impact on the habitat of any plant or animal species. Based on the foregoing, the project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of any wildlife species, or create adverse effects on human beings. Thus, 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 of significance.</p> <p>Mitigation Measures: None required for this Project.</p>					

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 Initial Study Negative Declaration for Sierra View Country Club (adopted November 30, 2001), 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 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 or the Negative Declaration was adopted.

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

Addendum Prepared by:

Kinarik Shallago

Kinarik Shallago, Associate Planner
City of Roseville, Development Services–Planning Division

Attachments:

1. Initial Study and Negative Declaration for Sierra View Country Club



PLANNING
CITY OF ROSEVILLE
TRADITION • PRIDE • PROGRESS

316 VERNON STREET, #104 • ROSEVILLE, CA 95678 • PHONE (916) 774-5276

NOTICE OF NEGATIVE DECLARATION

Project Title: Tennis Court Expansion at Sierra View Country Club

Project Files: DRP 01-05, CUP 01-05, TP 01-02, & V 01-02

Project Location: The project site is an Infill project that has frontage on Alta Vista Avenue. Attachment 1 is a Vicinity Map illustrating the project location.

Assessor Parcel Number: 015-011-003

Project Applicant: Ed Mahoney, Sierra View Country Club; 105 Alta Vista Avenue; Roseville, CA 95678

Project Description: The Sierra View Country Club is requesting a Design Review Permit to construct a 13,924 square foot inflatable dome over two existing tennis courts and to construct two new tennis courts with related landscaping, parking, and lighting at the Sierra View Country Club. The applicant is also requesting approval of a Conditional Use Permit to allow for an outdoor sports and recreation use within the single-family residential (R1) zone; a Variance to permit the inflatable dome to exceed the 35 foot height limit established by the R1 zone by 3'9"; and a Tree Permit to encroach 30% into the protected zone of one native oak tree.

DECLARATION

On October 19, 2001, the Planning Director determined that the above project will have no significant effect on the environment and is therefore exempt from the requirement of an Environmental Impact Report. The determination is based on the following findings:

- a) *The project will not have the potential to degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal community, reduce the number or restrict the range of rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.*
- b) *It will not have the potential to achieve short-term, to the disadvantage of long-term, environmental goals.*
- c) *It will not have impacts which are individually limited, but cumulatively considerable.*
- d) *It will not have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.*
- e) *No substantial evidence exists that the project will have a negative adverse effect on the environment.*

Written comments shall be submitted no later than 20 days from the posting date. Appeal of this determination must be made during the posting period.

Submit comments to:
Roseville Planning Department
Attn: Wendy Hartman, Assistant Planner
316 Vernon Street, #104
Roseville, CA 95678

Posting period: 10/19/01 to 11/08/01

Initial Study Prepared by:

Wendy W. Hartman
Wendy W. Hartman, Assistant Planner



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INITIAL STUDY AND ENVIRONMENTAL CHECKLIST

SIERRA VIEW COUNTRY CLUB

FILES: DRP 01-05, CUP 01-05, TP 01-02, & V 01-02

OCTOBER 19, 2001

PREPARED FOR:

**SIERRA VIEW COUNTRY CLUB
105 ALTA VISTA AVENUE
ROSEVILLE, CA 95678**

PREPARED BY:

**CITY OF ROSEVILLE PLANNING DEPARTMENT
316 VERNON STREET, SUITE 104
ROSEVILLE, CA 95678**

**CONTACT: WENDY W. HARTMAN, ASSISTANT PLANNER
(916) 774-5276**

TABLE OF CONTENTS

<u>TABLE OF CONTENTS</u>	2
<u>INTRODUCTION</u>	3
<u>PROJECT INFORMATION</u>	4
<u>PREVIOUS ENVIRONMENTAL DOCUMENTS AND TIERING</u>	5
<u>INITIAL STUDY CHECKLIST AND DISCUSSION OF ANSWERS</u>	7

ATTACHMENTS:

1. Vicinity Map
2. Site Plan (reduced copy)

INTRODUCTION

This initial study has been prepared to identify and assess the potential environmental impacts of the proposed Tennis Court Expansion at the Sierra View Country Club located at 105 Alta Vista Avenue in the City of Roseville. This document has been prepared to satisfy the California Environmental Quality Act (CEQA) (Public Resources Code, Section 21000 et seq.) and the State CEQA Guidelines (14 California Code of Regulations [CCR] 15000 et seq.) CEQA requires that all state and local government agencies consider the environmental consequences of projects over which they have discretionary authority before approving or implementing those projects.

The initial study is a public document used by the decision-making lead agency to determine whether a project may have a significant effect on the environment. If the lead agency finds substantial evidence that any aspect of the project, either individually or cumulatively, may have a significant effect on the environment, regardless of whether the overall effect of the project is adverse or beneficial, the lead agency is required to prepare an environmental impact report (EIR), use a previously prepared EIR and supplement that EIR, or prepare a subsequent EIR to analyze the project at hand. If the agency finds no substantial evidence that the project or any of its aspects may cause a significant impact on the environment, a negative declaration shall be prepared. If in the course of the analysis, it is recognized that the project may have a significant impact on the environment but that with specific mitigation measures these impacts shall be reduced to a less-than-significant level, a mitigated negative declaration shall be prepared.

In reviewing the site specific information provided for this project, the City of Roseville Planning Department has analyzed the potential environmental impacts created by this project and determined that the impacts are considered to be less than significant. Therefore, a Negative Declaration has been prepared for this project.

PROJECT INFORMATION

1. **Project Title:** Tennis Court Expansion at Sierra View Country Club
2. **Project Applicant:** Ed Mahoney, Sierra View Country Club; 105 Alta Vista Avenue; Roseville, CA 95678
3. **Lead Agency:** Roseville Planning Department 316 Vernon Street (Suite 104), Roseville, CA 95678
4. **Lead Agency Contact:** Wendy W. Hartman, Assistant Planner; Phone: (916) 774-5276
5. **Property Owner:** Don Haney, Sierra View Land Company; Phone: (916) 782-3741
6. **Assessor Parcel Number:** 015-011-003
7. **Project Location:** The project site is an Infill project that has frontage on Alta Vista Avenue. Attachment 1 is a Vicinity Map illustrating the project location.
8. **General Plan Designation, Zoning, and Surrounding Land Uses:** The surrounding uses as depicted on the General Plan Land Use Plan Map (Adopted November 18, 1992) and Zoning Map (July 26, 1996) are summarized below:

LOCATION	ZONING	GENERAL PLAN LAND USE	ACTUAL USE
On-Site	Single Family Residential (R1)	Parks & Recreation (PR)	Sierra View Country Club
North	R1	Low Density Residential (LDR 3.5)	Single Family Residences
South	R1	Low Density Residential (LDR 5)	Single Family Residences
East	Multi Family Residential (R3)	Medium Density Residential (MDR 7)	Condominiums
West	Light Industrial (M1)	Light Industrial (LI)	Rail Road Tracks, 2 Self Storage Facilities, CJs, & Vacant land

With approval of a Conditional Use Permit commercial recreation is a permitted use within the Single Family Zone District.

9. **Description of Project:** The Sierra View Country Club is requesting a Design Review Permit to construct a 13,924 square foot inflatable dome over two existing tennis courts and to construct two new tennis courts with related landscaping, parking, and lighting at the Sierra View Country Club. The applicant is also requesting approval of a Conditional Use Permit to allow for an outdoor sports and recreation use within the single-family residential (R1) zone; a Variance to permit the inflatable dome to exceed the 35 foot height limit established by the R1 zone by 3'9"; and a Tree Permit to encroach 30% into the protected zone of one native oak tree.

PREVIOUS ENVIRONMENTAL DOCUMENTS

CEQA allows the use of program EIR's to provide the basis in an Initial Study for determining whether the later activity may have any significant effects. It can also be incorporated by reference to deal with regional influences, secondary effects, cumulative impacts, broad alternatives, and other factors that apply to the program as a whole.

The City has determined that an Initial Study shall be prepared in order to determine whether the potential exists for unmitigatable impacts resulting from the proposed project. Relevant analysis from certified program EIRs, and other project-specific studies and reports that have been generated to date were used as the database for the Initial Study.

The following documents serve as program-level "tiering" EIR's from which tiering and incorporation by reference can occur:

- General Plan EIR,
- Southeast Roseville Specific Plan EIR,
- Northeast Roseville Specific Plan EIR,
- Northwest Roseville Specific Plan EIR,
- North Central Roseville Specific Plan EIR,
- Del Webb Roseville Specific Plan EIR,
- Highland Reserve North Specific Plan EIR,
- North Roseville Specific Plan Phase I,II, and III EIRs, and
- Stoneridge Specific Plan EIR
- Roseville Civic Center EIR

Note: The above stated documents are available for review within the City of Roseville Planning Department located at 316 Vernon Street #104, Roseville, CA 95678.

In addition, the North Roseville Phase III Specific Plan EIR was used to provide the most recent analysis of Citywide cumulative impacts. All analysis must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project level, indirect as well as direct, and construction as well as operational impacts. This Initial Study is based on existing available information from these certified EIR's.

EXPLANATION OF INITIAL STUDY CHECKLIST

The State California Environmental Quality Act (CEQA) Guidelines recommends that lead agencies use an Initial Study Checklist to determine potential impacts of the proposed project to the physical environment. The Initial Study Checklist provides a list of questions concerning a comprehensive array of environmental issue areas potentially affected by this project. In an effort to avoid redundancy, explanations to answers are provided in "Discussion of Environmental Impacts" following the Initial Study Checklist.

There are four (4) possible answers to the Environmental Impacts Checklist on the following pages. Each possible answer is explained herein:

- 1) A "Potentially Significant Impact" is appropriate if there is enough relevant information and reasonable inferences from the information that a fair argument can be made to support a conclusion that a substantial, or potentially substantial, adverse change may occur to any of the physical conditions within the area affected by the project. When one or more "Potentially Significant Impact" entries are made, an EIR is required.
- 2) A "Potentially Significant Unless Mitigation Incorporated" answer is appropriate where the applicant has agreed to incorporate a mitigation measure to reduce an impact from "Potentially Significant" to a "Less than Significant." For instance, impacts to flood waters could be reduced from a "potentially significant impact" to a "less than significant impact" by relocating a building to an area outside of the floodway. The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level.
- 3) A "Less Than Significant Impact" answer is appropriate if there is evidence that one or more environmental impacts may occur, but the impacts are determined to be less than significant, or that the application of development policies and standards to the project will reduce the impact(s) to a less than significant level. For instance, the application of the City's Improvement Standards reduces potential erosion impacts to a less than significant impact.
- 4) A "No Impact" answer is appropriate where it can be clearly seen that the impact at hand does not have the potential to adversely affect the environment. For instance, a project in the center of an urbanized area will clearly not have an adverse affect on agricultural resources or operations.

All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project level, indirect as well as direct, and construction as well as operational impacts. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources cited in the parentheses following each response. A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards.

INITIAL STUDY CHECKLIST

This section of the Initial Study incorporates Appendix "G" Environmental Checklist Form, contained in the CEQA Guidelines (revised October 1998). Impact questions and responses are included in both tabular and narrative formats for each of the 17 environmental topic areas.

1. Aesthetics

Would the project:

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

Discussion of Checklist Answers:

Light and glare will increase above the existing undeveloped condition. Light and glare produced from the development of the proposed project will result from additional tennis court lighting. As part of the Design Review Permit process, site lighting is reviewed for aesthetic concerns as well as on-site conflicts and off-site glare. The project is not located next to sensitive receptors (e.g. residential) and has been designed using light fixtures that will minimize light and glare. In addition, the project will be conditioned to insure that all exterior lighting is directed on-site to reduce overspill and glare and to ensure that light and glare impacts upon the adjacent properties and roadways are reduced to less than significant levels.

The proposal does not obstruct any scenic vista or scenic highway. The City's reviewing authority will review the Design Review Permit for conformance with City standards and requirements. This discretionary review will reduce any potential aesthetic impacts associated with the project to a less than significant level. Based on the information presented above, aesthetic impacts are considered to be less than significant.

2. Agricultural Resources

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				X

Discussion of Checklist Answers:

No agricultural resources are present on the site. The proposed project would have no impact on agricultural resources.

3. Air Quality

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

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?			X	
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X	
c) Result in a cumulatively considerable net increase of any criteria for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X	
d) Expose sensitive receptors to substantial pollutant concentrations?			X	
e) Create objectionable odors affecting a substantial number of people?			X	

Discussion of Checklist Answers:

Under the California Clean Air Act, Placer County has been designated a "serious non-attainment" area for ozone and a "non-attainment" area for PM₁₀ (particulate matter less than 10 microns in diameter). Under the Federal Clean Air Act, Placer County is designated as severe non-attainment for ozone, and South Placer County is in attainment for the federal PM₁₀ standards. The Placer County Air Pollution Control District (PCAPCD) is responsible for administration of air quality standards.

The City of Roseville, along with the south Placer County area, is located in the Sacramento Air Quality Maintenance Area (SAQMA). The Sacramento Area Council of Governments (SACOG), in conjunction with SAQMA air quality management districts, and the California Air Resources Board, developed the SAQMA portion of the State Implementation Plan (SIP). The SIP is required to demonstrate compliance with the Federal Clean Air Act Amendments. The SIP was approved by the U.S. EPA in 1996, and the SAQMA has since been operating under the SIP control measures.

Air quality impacts due to construction projects have been addressed in the Roseville 2010 General Plan EIR (Resolution No. 92-320) and in subsequent EIR's, including the Stoneridge Specific Plan EIR and the North Roseville Specific Plan EIR. In each instance, the City determined that proposed development would create potentially unmitigatable impacts to air quality and has adopted statements of overriding considerations relative to unavoidable and unmitigatable air quality impacts.

The construction activities associated with the proposed project will result in short-term air quality impacts. CEQA requires that adverse impacts of the proposed project be reduced as much as feasible. The City's Grading Ordinance includes the General Plan EIR mitigation measures for construction-related air quality impacts which are applicable to the proposed project:

Dust Control: Water all excavated or graded areas sufficiently to prevent excessive dust. Water or cover all material transported offsite to prevent excessive dust release. Minimize the total construction area disturbed by clearing, earth moving, or excavation.

Clean Construction: Sweep paved streets adjacent to the project site at least once a day to remove silt accumulated from construction activities. Clean construction vehicles before exiting work site. Maintain all construction-related internal combustion engines according to the manufacturers specifications.

The City has assessed the impacts to air quality of continued development in the City in the General Plan EIR and its cumulative impact analyses. This project is consistent with the findings and statement of overriding considerations adopted by the City for the General Plan. Therefore, with the City's grading ordinance air quality control measures incorporated into the project, the air quality impacts of this project would be less than cumulatively considerable.

No new odor-producing activities are proposed, other than that associated with equipment exhaust during construction activities. Diesel fuel fumes may be noticeable in the vicinity of the site; however, this is a short-term effect. All equipment must comply with California emissions standards. Therefore, a less than significant impact is expected.

4. Biological Resources

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

Discussion of Checklist Answers:

The project site is located in an infill area surrounded by existing development. In addition, the Sierra View Country Club site has been developed with a country club, golf course, pro shop, tennis courts, outdoor pool and pool house and related site improvements such as lighting, landscaping, and parking.

Therefore the site does not contain any threatened or endangered species. The project will encroach 30% into one native oak tree. A Tree Permit has been applied for and the project will be conditioned to meet the arborists recommendations for any impacts to the native oak tree.

5. Cultural Resources

Would the project:

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

Discussion of Checklist Answers:

No cultural resources are known to exist on the project site. Impacts to potential cultural resources are considered to be less than significant.

6. Geology and Soils

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)				X
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	

iv) Landslides?			X	
b) Result in substantial soil erosion or the loss of topsoil?			X	
c) Be located in a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			X	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X

Discussion of Checklist Answers:

a. The project will not expose people or structures to potential substantial adverse effects involving seismic shaking, ground failure or landslides.

I-III) The project site is located in Roseville which is in Placer County. The California Department of Mines and Geology classifies the South Placer area as a low severity earthquake zone. No active faults are known to exist within the County. The project site is considered to have low seismic risk with respect to faulting, groundshaking, seismically-related ground failure and liquefaction. Therefore, no impact would occur in association with rupture of a known earthquake fault or seismic related ground failure.

IV) Landslides typically occur where soils on steep slopes become saturated or where natural or manmade conditions have taken away supporting structures and vegetation. The existing and proposed slopes are not steep enough to present a hazard during development or upon completion of the project. In addition, during construction, measures would be incorporated to shore slopes and prevent potential earth movement. Therefore, impacts associated with landslides are considered less than significant.

b. Minor grading activities will result in the disruption, displacement, compaction and overcovering of soils associated with site preparation (grading and trenching for utilities). The project site has already been developed, therefore, there are no notable topographic features on the site. Grading activities for the project will be limited to the project site. The project will require approximately 275 cubic yards (c.y.) of cut material and 275 cubic yards of fill material, thus the site will be balanced.

Grading activities require a grading permit from the Engineering Division of the Public Works Department. The grading permit will be reviewed for compliance with the City's Improvement Standards, including the provision of proper drainage, appropriate dust control and erosion control

measures. Grading and erosion control measures will be incorporated into the required grading plans.

- c-d. The project site is not located in a sensitive geologic area and does not expose people to potential geologic impacts. Additionally, the Roseville General Plan finds such impacts to be less than significant since new buildings and structures are required to comply with all applicable building codes. The City of Roseville Building Department will review construction plans before a building permit is issued and the Engineering Division will review and approve all rough grading plans to insure that all grading and structures would withstand shrink-swell potentials and earthquake activity in this area.
- e. No septic tanks are proposed as part of the project. Therefore, no impact to soils relative to supporting use of septic tanks would occur.

7. Hazards and Hazardous Materials

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X	
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing in the project area?				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X

Discussion of Checklist Answers:

The use of hazardous materials is not proposed. In addition, this project is located within an area currently receiving City emergency services. The project will cause a less than significant impact to the City's Emergency Response or Management Plans. In addition, conditions will be applied to the project requiring compliance with all local, State and Federal requirements for the handling and/or storage of hazardous materials. As such, potential impacts associated with hazardous materials are expected to be less than significant.

The project is not located within an airport land use plan area, no airports are located within two miles of the project site, and the project site is not located within the vicinity of a private airstrip. No impact would occur.

8. Hydrology and Water Quality

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?			X	

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?			X	
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			X	
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted water?			X	
f) Otherwise substantially degrade water quality?			X	
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
j) Inundation by seiche, tsunami, or mudflow?				X

Discussion of Checklist Answers:

Development of the site will not result in any substantial water-related impacts. Construction of the proposed project and overcovering of the site with paving will have a minor effect on the absorption rate of water on-site.

A grading permit, with associated mitigation measures for dust control, will be required before construction starts. There may be minor amounts of wind and/or water erosion associated with construction of the facility. Standard erosion control measures will be required during construction.

No groundwater withdrawal is proposed. The proposed project will have no effect on groundwater supplies. Seiches and tsunamis are seismically induced large waves of water. Because there are no bodies of water nearby, the threat of seiche and tsunami is non-existent. Similarly, mudflows are not a concern in Placer County. Therefore, based on the soil types found in Placer County, the proposed project would have no impact relative to inundation by seiche, tsunami or mudflow.

Based on the information provided above, impacts regarding water/earth are considered less than significant.

9. Land Use and Planning

Would the project:

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

Discussion of Checklist Answers:

The General Plan land use designation is Parks and Recreations (PR); the zone district designation is Single Family Residential (R1). The proposed tennis court expansion is consistent with the PR land use designation, but requires approval of a Conditional Use Permit within the R1 zone designation. There are no Habitat Conservation Plans or Natural Community Conservation Plans covering the project site. No land use and planning impacts would occur in association with the proposed project.

10. Mineral Resources

Would the project:

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

Discussion of Checklist Answers:

The project site is not known to include any mineral resources that would be of local, regional, or statewide importance, therefore, the project is not considered to have any impacts on mineral resources.

11. Noise

Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			X	
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

Discussion of Checklist Answers:

- a. A short-term increase in noise would occur during construction of the proposed improvements. Heavy earthmoving equipment can be expected to generate noise levels of between 70-95 decibels (dbA) at a distance of 50 feet from the source. The nearest structure is the Marriott's Residence Inn roughly 500' feet away.

Noise levels during construction may exceed those levels deemed generally acceptable in the Roseville General Plan Noise Element. However, noise impacts are not expected to be significant because construction will be short-term and limited to the extent practical, to daytime hours (7:00 a.m. to 7:00 p.m., Mondays through Fridays 8 a.m. to 8 p.m. on weekends), pursuant to Roseville Municipal Code (Section 9.24 090E). As specified in the Noise Ordinance, construction outside these hours will only occur with express written consent from the Public Works Director/City Engineer and only after every reasonable measure has been taken to minimize noise impacts on nearby uses. Because the project would comply with the City of Roseville Noise Ordinance as well as General Plan polices regulating construction noise (i.e. Policy NA-10) related impacts are considered less than significant.

- b. The proposed construction in association with the project (e.g. earthwork) could expose persons to ground-born vibrations, however, these activities are temporary in nature (being associated with construction of the facility) and are not anticipated to result in any unusual or excessive ground-born vibration or noise levels. Based on this, ground-born vibrations (should they occur) are not expected to create significant impacts.
- c. Uses on the proposed project site as well as neighboring uses may experience short-term increases in noise levels during construction. However, these increases are associated with construction activities and would only occur for a short period of time. Based on this, construction activities would not impact the permanent ambient noise level.
- d. As stated under item (a) above, all operations associated with the facility will be required to comply with the provisions of the City of Roseville Noise Ordinance and the General Plan Noise Element. Compliance with the provisions of these documents will reduce potential noise impacts to less than significant levels.
- e. The proposed project site is not located within an airport land use plan area nor is it located within two miles of an airport or within the vicinity of a private airstrip. No housing is proposed as part of the project. No impact would occur relative to exposing people to excessive airport related noise levels.

Because the project would comply with the provisions of the City's Noise Ordinance, impacts related to noise are considered less than significant.

12. Population and Housing

Would the project:

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

Discussion of Checklist Answers:

The project is consistent with the General Plan land use designation as well as the zoning district. While this development may generate minor increases in population or demand for housing, the project is consistent with the development assumptions anticipated by the land use and zoning and it positively impacts the jobs/housing balance for the area. These potential impacts are acknowledged in the General Plan EIR and are considered to be less than significant.

13. Public Services

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:

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

Discussion of Checklist Answers:

The project is already being serviced by the City of Roseville Fire and Police Departments. The addition of two tennis courts will not significantly impact the ability of these departments to continue to provide service to the project site.

The General Plan EIR has indicated that the policies of the General Plan are adequate to mitigate any potential impacts to Parks and Recreation facilities and services. This project is consistent with the land uses anticipated in the General Plan. As a result, the project will not have a significant effect upon, or create any additional need for, public services (i.e. fire protection, police services, schools, parks). The impacts associated with this project upon public services are considered less than significant.

14. Recreation

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that physical deterioration of the facility would occur or be accelerated?			X	
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X

Discussion of Checklist Answers:

As a non-residential development project, the proposal is not expected to generate any significant additional demand for recreation opportunities or impact existing or proposed recreational facilities in Roseville. Therefore, impacts to park facilities are considered less than significant.

15. Transportation/Traffic

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume-to-capacity ratio on roads, or congestion at intersections)?				X

b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads and highways?				X
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d) Substantially increase hazards due to a design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
e) Result in inadequate emergency access?				X
f) Result in inadequate parking capacity?				X
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X

Discussion of Checklist Answers:

- a-d. The project will have no impact on traffic, circulation, or air traffic patterns.
- e. The City's Fire Department reviewed the project and determined that the design will provide adequate emergency access. No impact to emergency access would occur as a result of the proposed project.
- f. The project has been designed to provide vehicle parking in compliance with the City's parking standards, therefore; impacts to parking are considered less than significant.
- g. The City's Public Works Department reviewed the project and determined that the project does not need to provide a bus turnout and/or shelter. The tennis court expansion does not require any additional bicycle parking spaces to be provided.

Based on the information noted above, potential transportation impacts are considered to be less than significant.

16. Utilities and Service Systems

Would the project

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

b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X	
e) Result in a determination by the wastewater treatment provider which serves the project that it has adequate capacity to serve the project's projected demand in addition of the provider's existing commitments?			X	
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
g) Comply with federal, state, and local statutes and regulations related to solid waste?			X	

Discussion of Checklist Answers:

Water and sewer services are currently provided by the City of Roseville. All of these services are available to the site (i.e. no new backbone infrastructure will be necessary to service the site). Solid waste is currently being collected by the City of Roseville's Refuse Department. The City of Roseville currently provides electric service to the site, while natural gas is provided by PG&E. Since adequate services are currently available to the project, therefore, impacts to utilities are considered to be less than significant.

17. Mandatory Findings of Significance

Environmental Issue	Potentially Significant	Potentially Significant Unless Mitigated	Less Than Significant	No Impact
---------------------	-------------------------	--	-----------------------	-----------

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?			X	
b) Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects).				X
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				X

DETERMINATION

On the basis of this initial evaluation:

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

I find the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" effect on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.

[] I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Written comments shall be submitted no later than 20 days from the posting date of November 17, 2000. Appeal of this determination must be made during the posting period. Submit comments to:

Roseville Planning Department
316 Vernon Street, #104
Roseville, CA 95678

Posting period: 11/17/00 to 12/14/00
Initial Study Prepared by:

Wendy W. Hartman, Assistant Planner
Roseville Planning Department

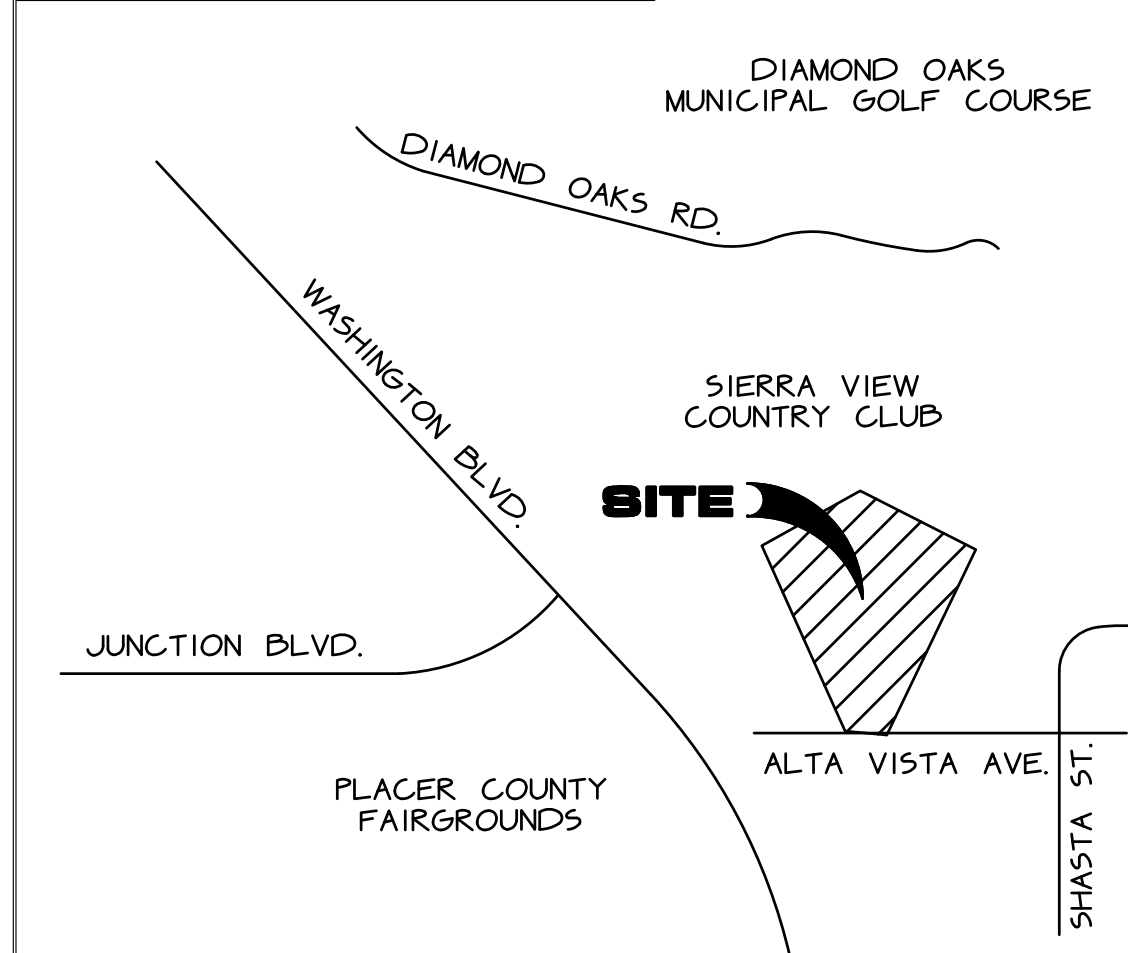
The public hearing on this item is tentatively scheduled for November 8, 2001 at 7:00 p.m. before the Roseville Planning Commission and will be held at the Roseville City Council Chambers at 311 Vernon Street, Roseville, California 95678

NOTE TO PLACER COUNTY CLERK: Please mail the original of this document back to the Roseville City Clerk at 311 Vernon Street, Suite 208, Roseville, CA 95678.

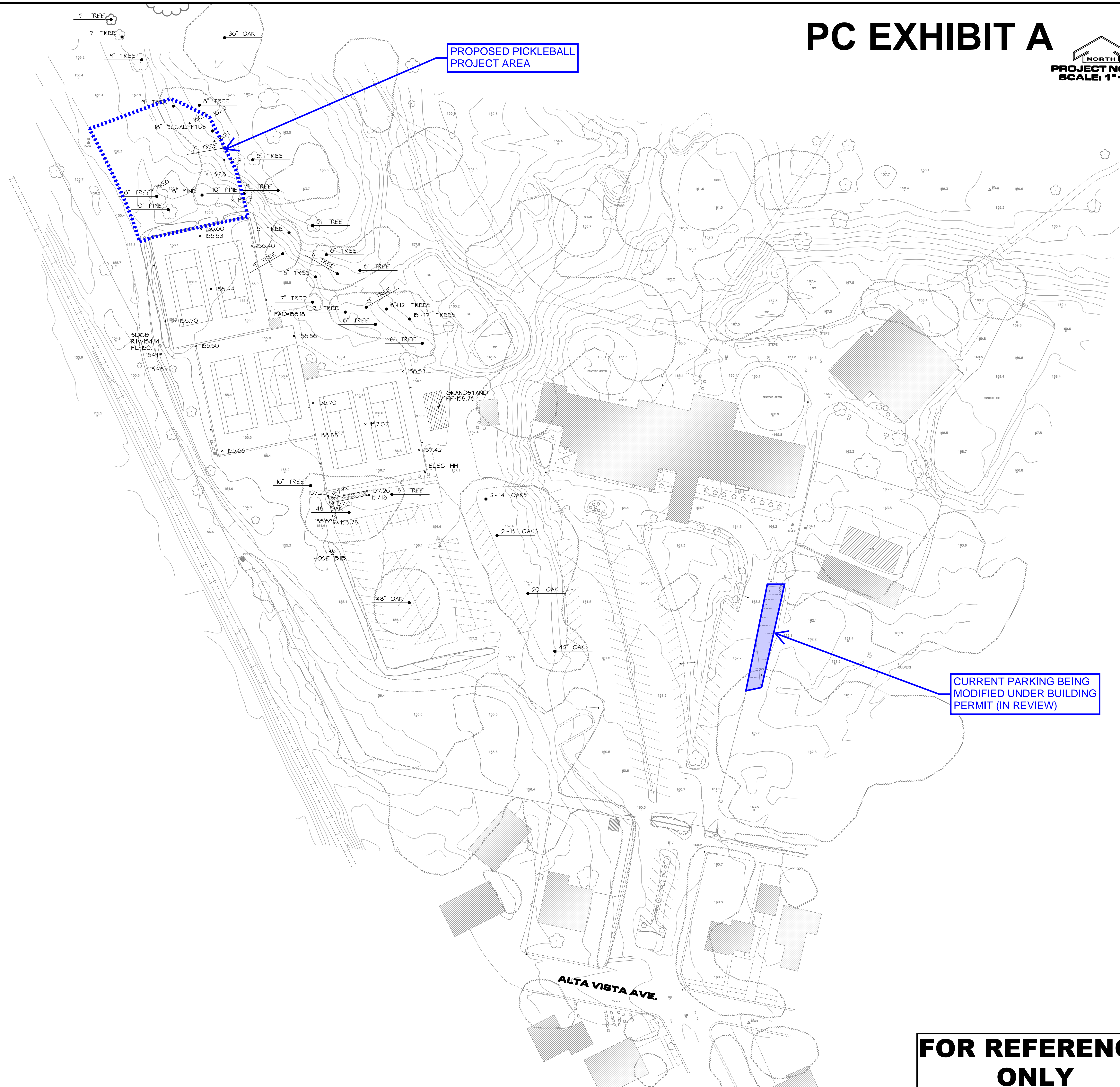
PC EXHIBIT A

PROJECT NORTH
SCALE: 1" = 40'

VICINITY MAP
NOT TO SCALE



PROPOSED PICKLEBALL PROJECT AREA



CURRENT PARKING BEING MODIFIED UNDER BUILDING PERMIT (IN REVIEW)

PARKING TABULATION

EXISTING PARKING	REQUIRED	EXISTING
STANDARD		195
STANDARD ACCESSIBLE		4
VAN ACCESSIBLE		1
		200

PARKING IMPROVEMENT	REQUIRED	PROVIDED
STANDARD		192
STANDARD ACCESSIBLE	6	6
VAN ACCESSIBLE	1	2
		200

NOTE: PARKING REQUIREMENTS ARE PROVIDED PER CBC TABLE 11B-208.2.

LEGAL DESCRIPTION:

THE LEGAL DESCRIPTION AND EASEMENT INFORMATION SHOWN HEREON ARE BASED UPON A PRELIMINARY TITLE REPORT PREPARED BY ? DATED ? 1997, ORDER NO. *

SURVEYOR'S STATEMENT:

TO CLIENT, LENDER, TITLE COMPANY, AND OTHERS:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (i) IN ACCORDANCE WITH MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS; JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1997, AND INCLUDES ITEMS ? OF TABLE A THEREOF, AND (ii) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN URBAN SURVEY.

FOR REFERENCE ONLY

DESIGNED	BY	DATE
DRAWN	BY	
CHECKED	BY	
SCALE		
HORIZ.	1"=40'	
VERT.	N/A	

NO.	REVISIONS

ELEVATION: 152.418. DATUM: PRECISION CITY OF ROSEVILLE BMT FOUND 3-1/2" BRASS DISK. TOP OF CURB AT D. WEST SIDE OF CLOSING STRIP. 100' S. OF 2nd AMERICAN GOLF BUILDG.

BURRELL ENGINEERING GROUP, INC.
11999 Columbia Blvd., Suite 103, Channahon, IL 60610 (815) 466-6000

PARTIAL TOPOGRAPHIC SURVEY OF:
SIERRA VIEW COUNTRY CLUB
106 ALTA VISTA
CITY OF ROSEVILLE, CALIFORNIA

SHEET 1 OF 1 SHEETS

MICHAEL KINDLE, L.S. 6176
DATE OF SURVEY: MAY 16, 2001
JOB NO. 1264-00-714

BURRELL ENGINEERING GROUP, INC. (BURRELL) HEREBY CERTIFIES THAT THE SURVEYING AND OTHER INFORMATION SHOWN ON THESE DRAWINGS IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF. BURRELL IS NOT PROVIDING ANY WARRANTY OR GUARANTEE OF ANY KIND, EXPRESS OR IMPLIED, FOR THE ACCURACY OF THE INFORMATION SHOWN ON THESE DRAWINGS. THE USER OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. BURRELL IS NOT PROVIDING ANY WARRANTY OR GUARANTEE OF ANY KIND, EXPRESS OR IMPLIED, FOR THE ACCURACY OF THE INFORMATION SHOWN ON THESE DRAWINGS. THE USER OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

The proposed pickleball courts will be operated as a private, members-only amenity for Sierra View Country Club. Use of the courts will be limited to Club members and their accompanied guests. There will be no public access to the facility.

Hours of operation will be 7:00 a.m. to 9:00 p.m., which mirrors the existing hours of operation for our tennis courts.

Court use will primarily consist of member drop-in play. In addition, members may organize internal leagues, clinics, or tournaments. Any such activities will be managed by the Club and will remain private, with no open public participation.

The courts are intended to function as a recreational extension of the Club's existing racquet facilities and will be operated in a manner consistent with our current policies, staffing, and neighborhood considerations.

I hope that this covers the information you were looking for. Please feel free to reach out to me directly, 928-242-0788 if you have any additional questions.

Thank you,



Bill Gibson Jr., CCM, CCE

General Manager / COO

Phone: 916-783-3731

Emal :

bgibson@sierraviewcc.com

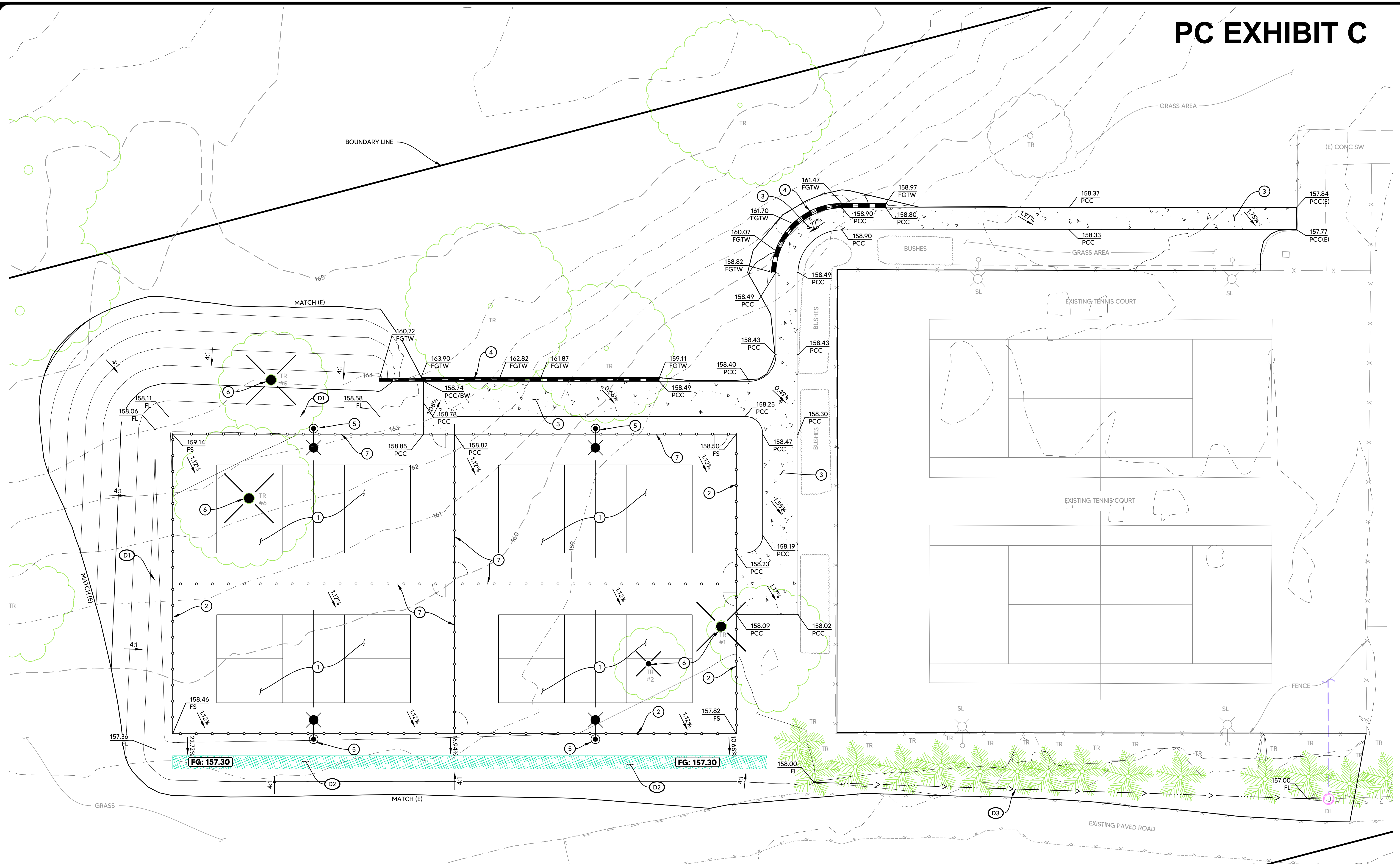
105 Alta Vista Ave.

Roseville, CA 95678

www.sierraviewcc.org



PC EXHIBIT C



SHEET LEGEND

LIGHT DUTY PCC 4" PCC / 4" CL2 AB		BIORETENTION ELEVATION FG = 100.00	
BIORETENTION PLANTERS		INTERMEDIATE CONTOURS	
RETAINING WALL		INDEX CONTOUR	
TREE REMOVAL		SURFACE FLOW / DRAINAGE FLOW	
		GRADE BREAK LINE	

CONSTRUCTION KEYNOTES:

- CONSTRUCT CONCRETE PICKLEBALL COURT. SECTION, FINISHES, AND COLOR PER CONTRACTOR.
- CONSTRUCT NEW 6'-8" CHAIN LINK FENCE WITH MESH WINDSCREENS PER OWNER.
- CONSTRUCT CONCRETE SIDEWALK.
- CONSTRUCT RETAINING WALL. SEE PLANS BY OTHERS.
- CONSTRUCT SITE LIGHT - SEE PLANS BY OTHERS.
- EXISTING TREE TO BE REMOVED.
- CONSTRUCT NEW 4" CHAIN LINK FENCE PER OWNER.

DRAINAGE KEYNOTES:

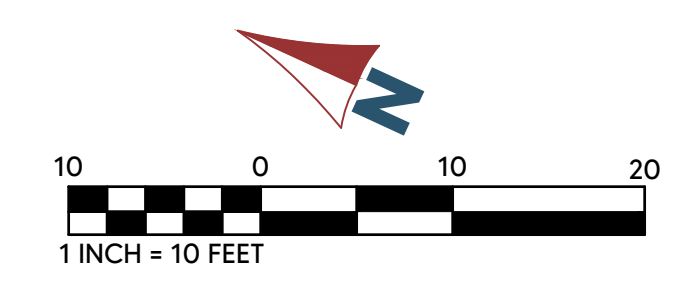
- CONSTRUCT DRAINAGE SWALE AROUND COURTS TO BIORETENTION BASIN.
- CONSTRUCT BIORETENTION PLANTER FOR STORMWATER QUALITY. CONTRACTOR TO PREPARE SUBMITTAL FOR SOIL, LANDSCAPING, AND ROCK TO BE USED.
- CONSTRUCT DRAINAGE SWALE IN BETWEEN EXISTING ROAD AND TREES TO PROVIDE OVERFLOW RUNOFF TO EXISTING DRAINAGE INLET.

GRADING LABEL LEGEND

CALLOUT	DESCRIPTION
XX.XX	SPOT ELEVATION
XX.XX (E)	EXISTING FINISHED GRADE
FG	FINISHED GRADE AT BOTTOM OF WALL
FGBW	FINISHED GRADE AT TOP OF WALL
FGTW	FLOW LINE
FL	FINISHED SURFACE
FS	PORTLAND CEMENT CONCRETE
PCC	PORTLAND CEMENT CONCRETE

GRADING LABEL LEGEND

DESCRIPTION
GRADING SLOPE AND DIRECTION (DOWNHILL)
SPOT ELEVATION
DESCRIPTION LISTED BELOW. NO DESCRIPTION MEANS TP OR TG



811
Know what's below.
Call before you dig.
or (800) 227-2600

BY	CHECK	NO.	REVISION	DATE	BY	APPROVED
DESIGN						
DRAWN						
QUANT.						

ORIGINAL SCALE IS IN INCHES

PRELIMINARY

LODESTAR

SIERRA VIEW COUNTRY CLUB
COUNTRY CLUB
105 ALTA VISTA AVENUE
ROSEVILLE, CA 95678
PH: (916) 783-3731

SIERRA VIEW COUNTRY CLUB
PICKLEBALL COURTS
PRELIMINARY GRADING AND
DRAINAGE PLAN

Sheet
C2
2 of 3
1/16/2026

PROJECT #24-006 - SIERRA VIEW COUNTRY CLUB

L:\PROJECTS\2024\124-006 Sierra View Pickleball\CD\CD GRADING PLAN_24-006.dwg Jun 16, 2024 10:04 am

SIERRA VIEW COUNTRY CLUB PICKLEBALL COURTS

105 ALTA VISTA AVENUE, ROSEVILLE, CALIFORNIA 95678

PC EXHIBIT E

PLANT LEGEND		
SYM	BOTANICAL/ COMMON NAME	WATER-USE
TREES		
	LAGERSTROEMIA INDICA 'DYNAMITE'/ CRAPE MYRTLE 15 GAL.	LOW
	PISTACIA CHINENSIS 'KEITH DAVEY'/ CHINESE PISTACHE 24" BOX.	LOW
SHRUBS/GROUNDCOVER		
	CALLISTEMON 'LITTLE JOHN'/ DWARF BOTTLEBRUSH DIETES VEGETA/ FORTNIGHT LILY LAVANDULA ANGUSTIFOLIA/ ENGLISH LAVENDER LANTANA MONTEVIDENSIS/ TRAILING LANTANA NANDINA 'GULF STREAM'/ HEAVENLY BAMBOO PHOTINIA FRASER/ RED TIP PHOTINIA	LOW LOW LOW LOW LOW MED
	MUHLENBERGIA RIGENS/ DEER GRASS	LOW
PROPOSED NEW LANDSCAPE AREA: 9,953 SQUARE FEET		



CRAPE MYRTLE



PISTACHE



NANDINA



SAGE



BOTTLEBRUSH



DIETES



MUHLENBERGIA



LANTANA

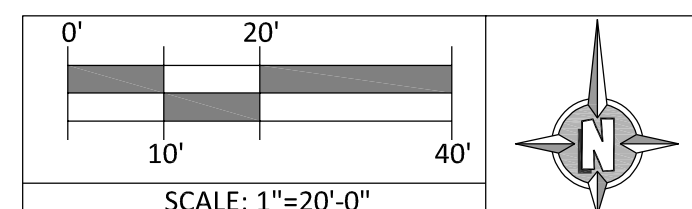
PRELIMINARY LANDSCAPE NOTES

1. PLANTING SHALL CONFORM TO LOCAL REQUIREMENTS FOR LANDSCAPE SITE DEVELOPMENT.
2. FINAL PLANTING AND IRRIGATION DESIGN PLANS SHALL BE PROVIDED DURING THE PERMIT PHASE OF DESIGN.
3. ALL EXISTING TREES SHALL BE PROTECTED FROM DAMAGE OR INJURY.
4. NO PARKING OR STACKING OF CONSTRUCTION MATERIAL IS ALLOWED WITHIN THE DRIPLINE OF AN EXISTING TREE.
5. ALL PLANT MATERIAL SHALL COMPLY WITH ANSI Z601 'STANDARD FOR NURSERY STOCK'.
6. ROOT BARRIERS SHALL BE PROVIDED FOR ALL TREES WITHIN ANY PLANTING AREAS THAT ARE LESS THAN 10' WIDE.
7. ALL PLANTER AREAS SHALL RECEIVE A 3" LAYER OF BARK MULCH.
8. A SOILS TEST SHALL BE PROVIDED DURING CONSTRUCTION (AFTER GRADING OPERATIONS ARE CONCLUDED) TO DETERMINE SOIL FERTILITY AND ACTUAL SOIL AMENDMENTS TO BE ADDED DURING PLANTING.
9. NO TURF IS PROPOSED.
10. NATURAL SLOPES ON SITE DO NOT EXCEED 5' IN ELEVATION.

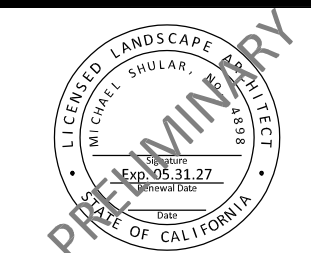
EXISTING TREE INVENTORY

NorCal Tree Management Inventory for Sierra View Country Club 5-23-2025							
Map ID	Common	DBH	Health	Structure	Location	Drip Line Radius	Note
1	Pine	19"	40% - Poor	Fair		DL 24'	Pitch Moth
2	Pistache	12"	60% - Fair	Fair		DL - 21'	
3	Pistache	17"	60% - Fair	Poor		DL - 24'	
4	Pistache	16"	60% - Fair	Poor		DL - 24'	
5	Pistache	10"	60% - Fair	Fair		DL - 15'	
6	Pistache	13"	40% - Poor	Poor		DL - 14'	
7	Pistache	13"	60% - Fair	Fair		DL - 18'	

NOTE: REFER TO ARBORIST REPORT PREPARED BY NORCAL TREE MANAGEMENT FOR ADDITIONAL INFORMATION



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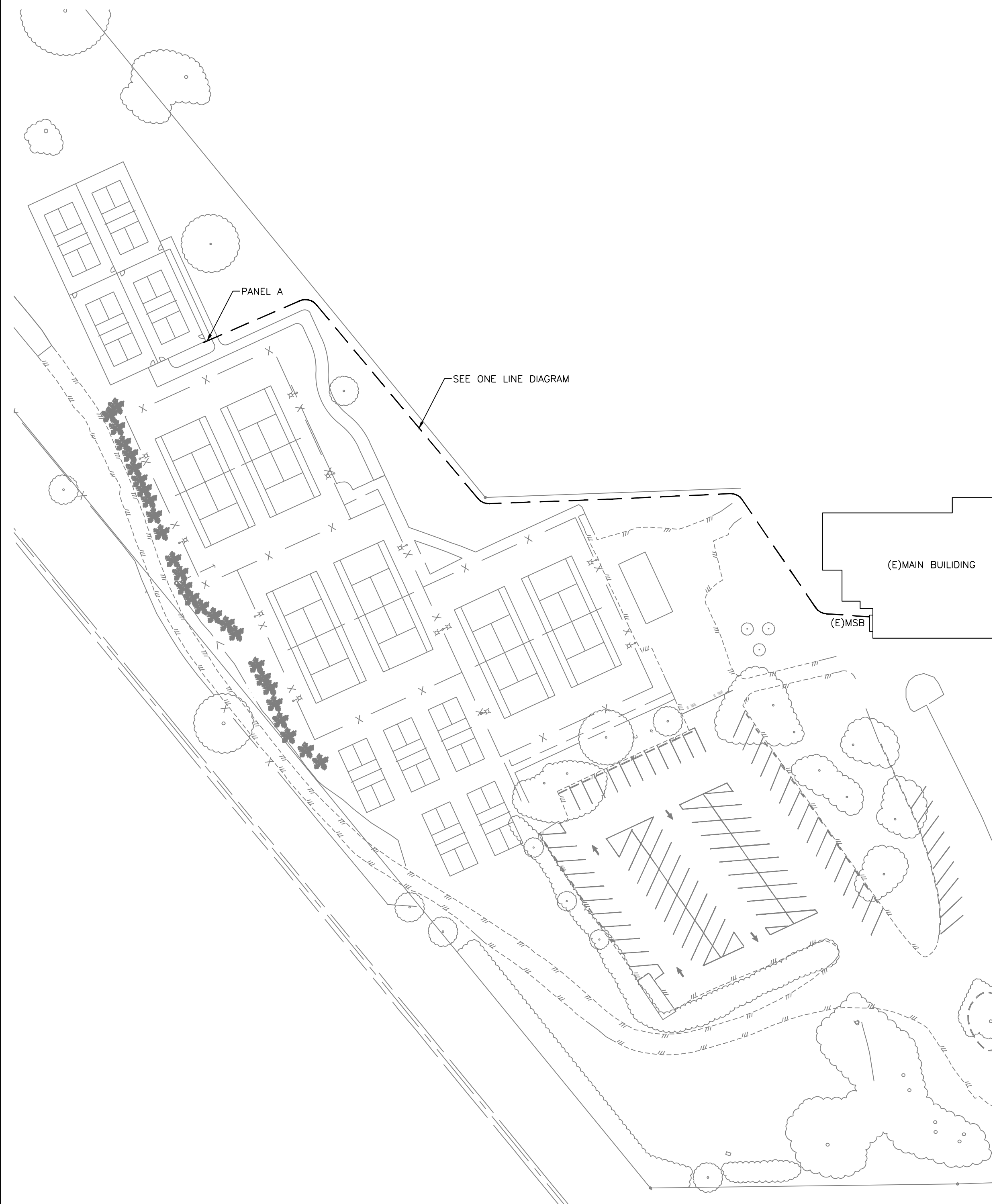


PRELIMINARY LANDSCAPE PLAN

SEPTEMBER 10, 2025

SHEET
P1
OF
TOTAL
1

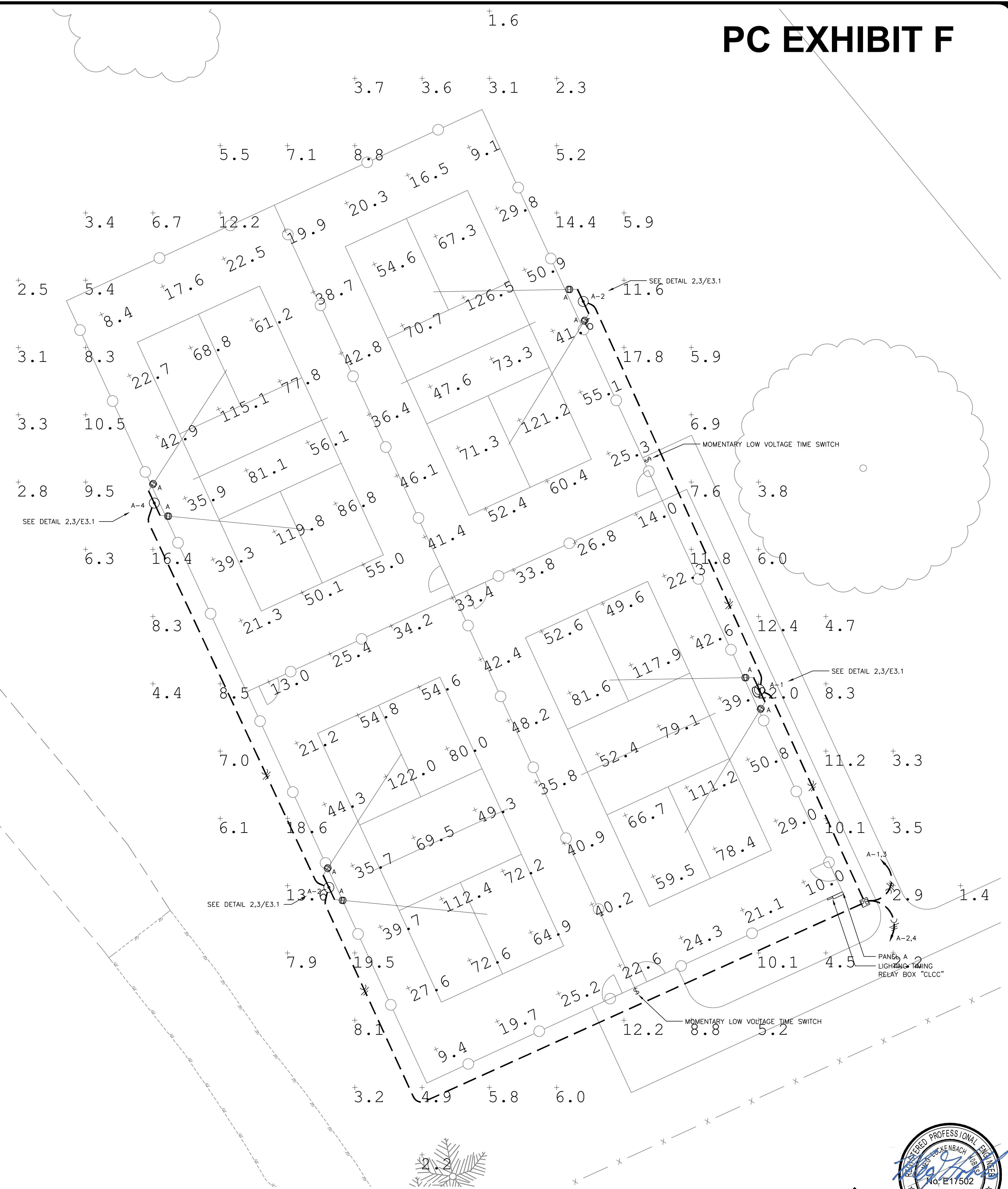
PC EXHIBIT F



ELECTRICAL OVERALL SITE PLAN
SCALE: 1"=50'

Symbol	Qty	Label	Arrangement	LLF	Luminaire Watts
○	8	StadiumPro IV 500W 30D	Single	0.930	493.6

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	illuminance	Fc	50.28	126.5	8.4	5.99	15.06
CalcPts_2	illuminance	Fc	7.36	22.0	1.4	5.26	15.71



ELECTRICAL SITE PLAN
SCALE: 1/8" = 1'-0"



APPROVED		DATE		REVISION		NO.	
BY		DATE		NO.		BY	
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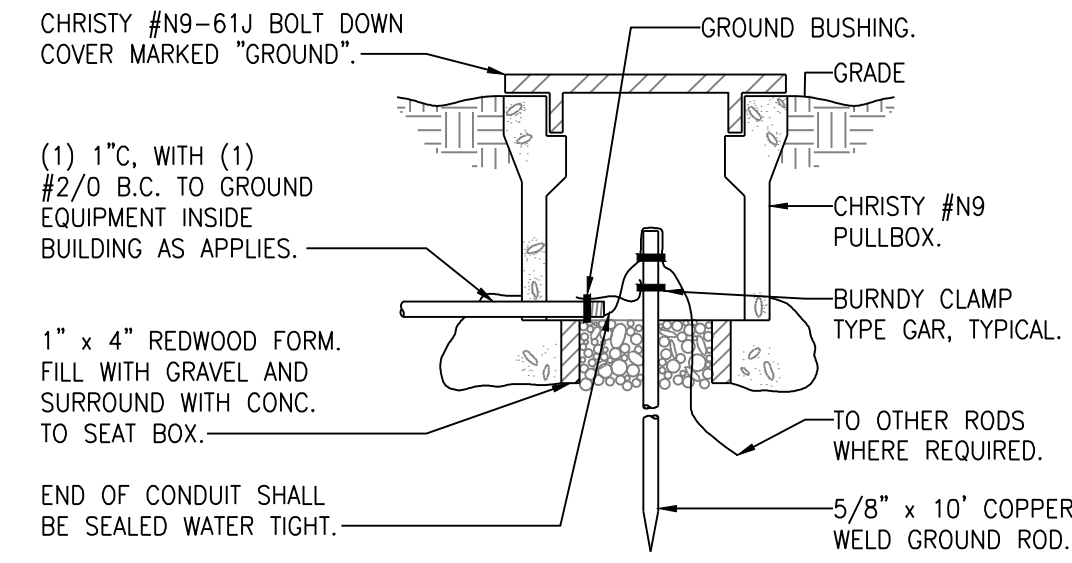
SIERRA VIEW COUNTRY CLUB
COUNTRY CLUB
105 ALTA VISTA AVENUE
ROSEVILLE, CA 95678
PH: (916) 783-3731

SIERRA VIEW COUNTRY CLUB
PICKLEBALL COURTS
ELECTRICAL SITE PLAN

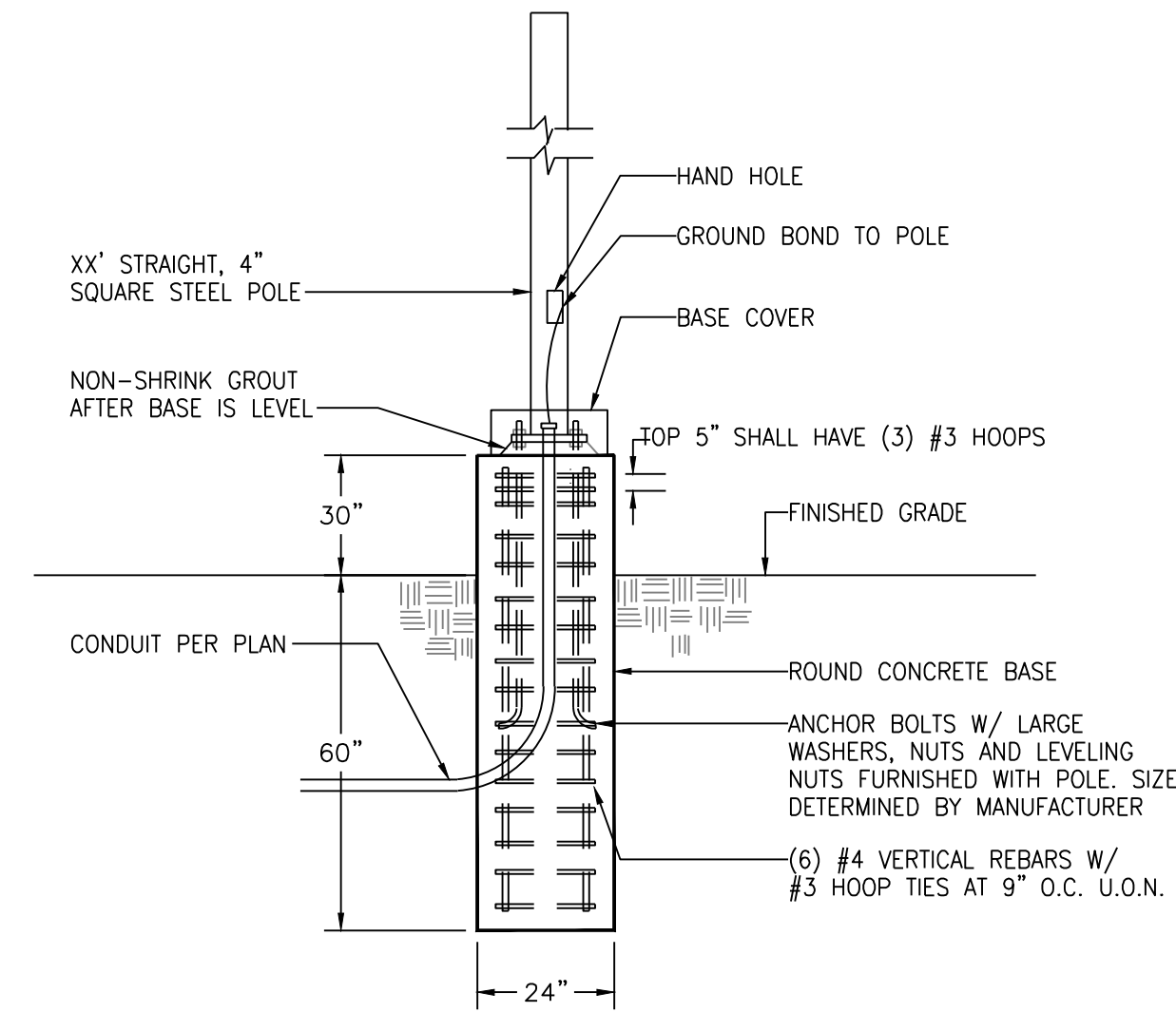
Sheet
E2.1
1 of 1
2/10/2025

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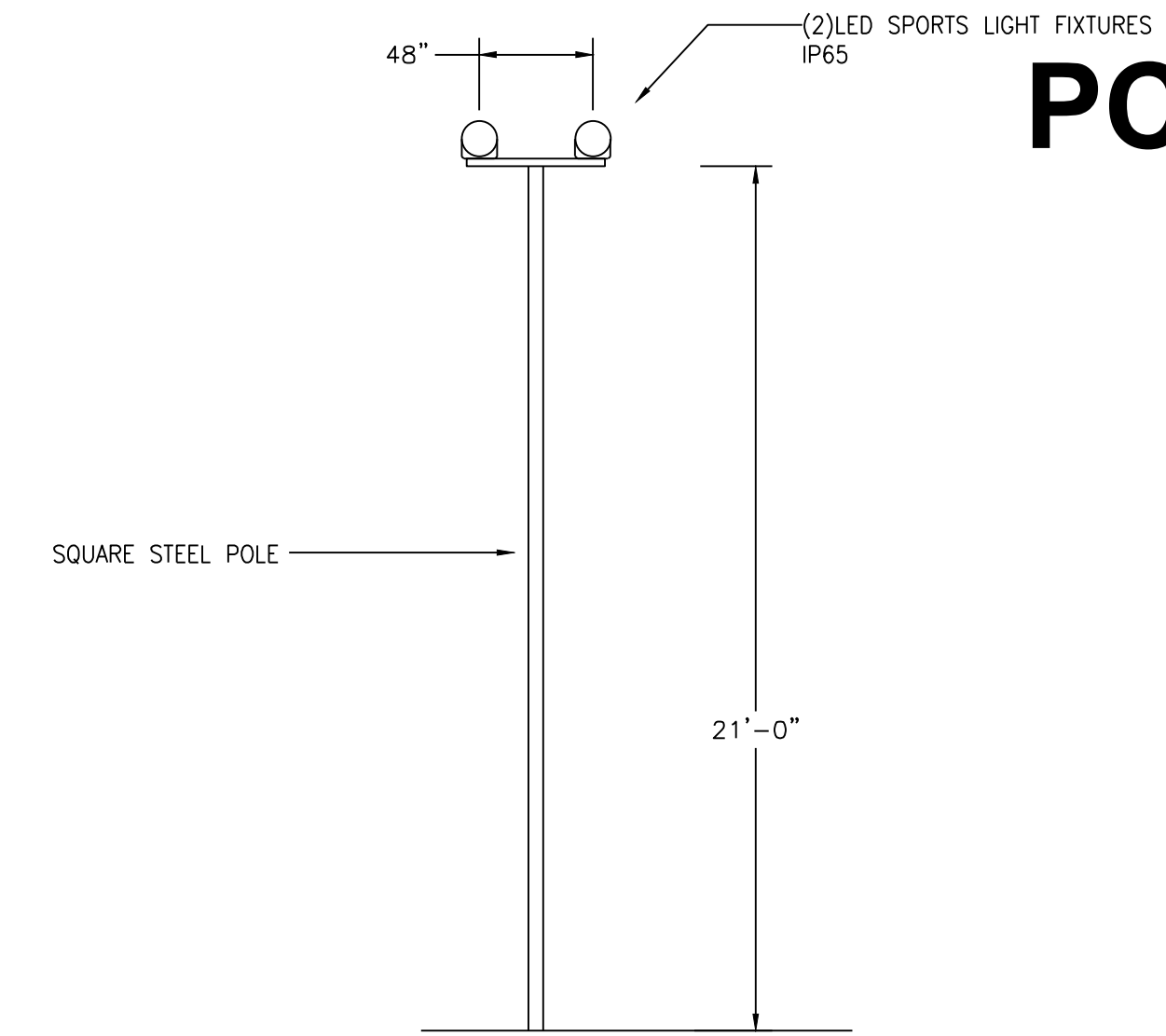
PC EXHIBIT F



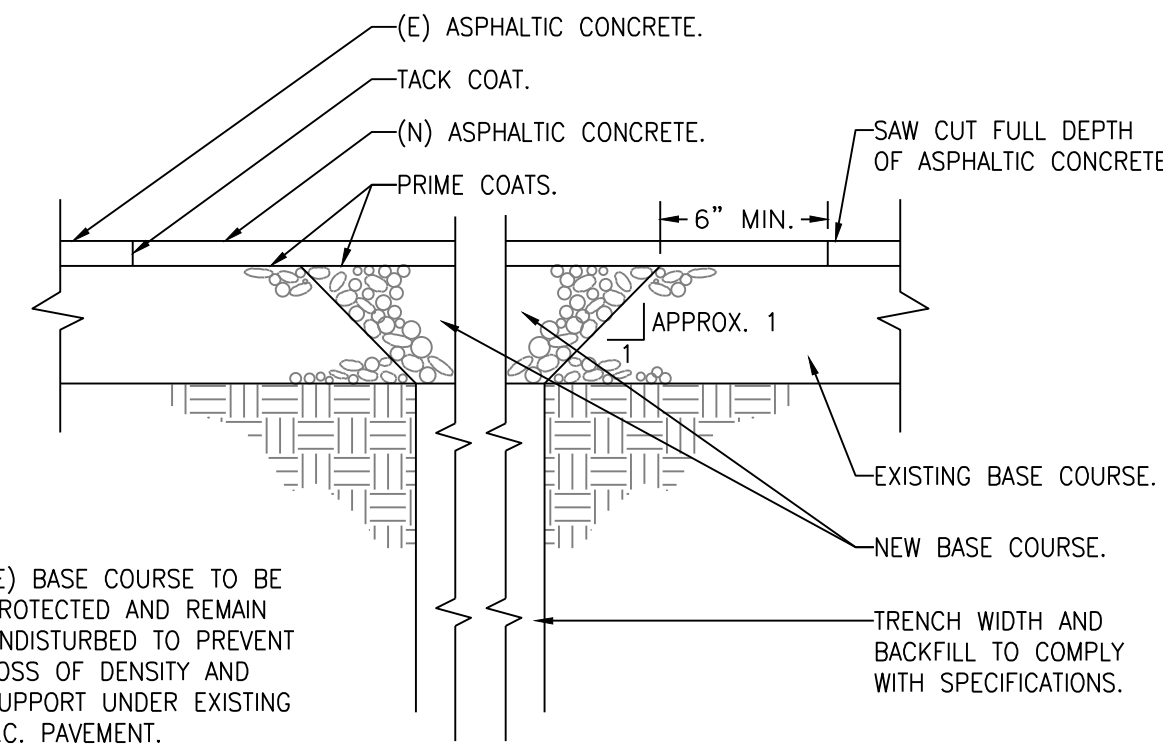
GROUND BOX
SCALE: NTS



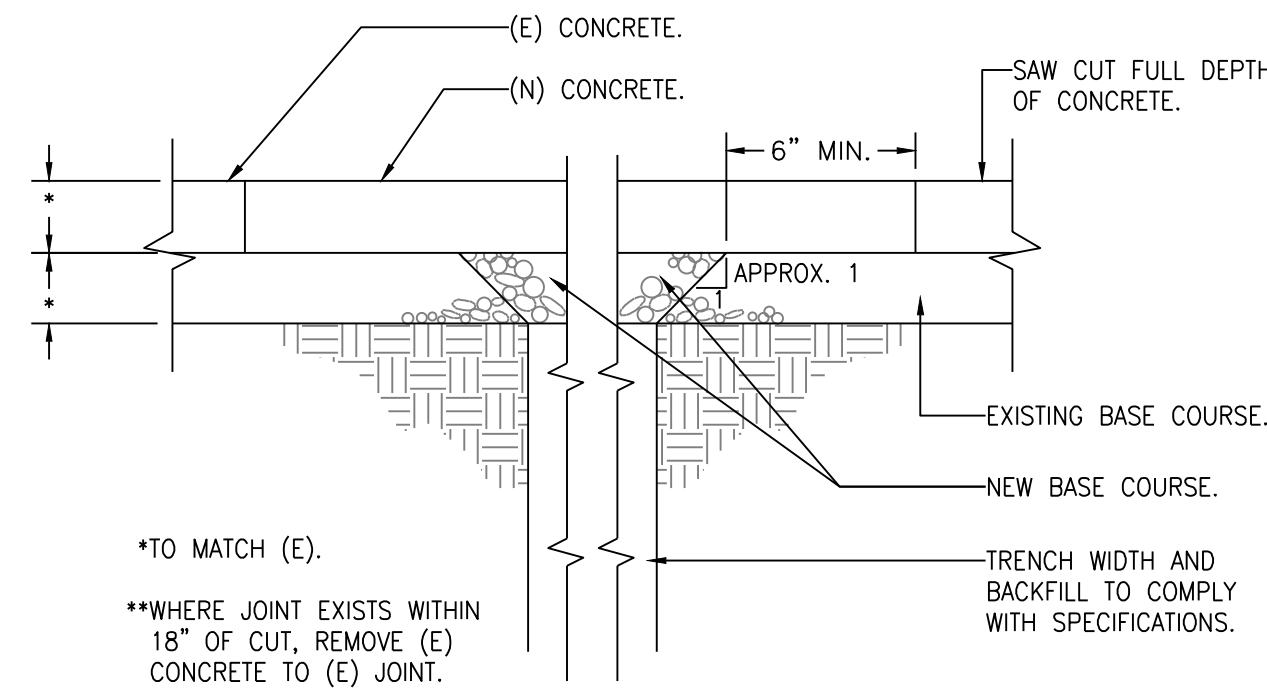
POLE BASE DETAIL
SCALE: NTS



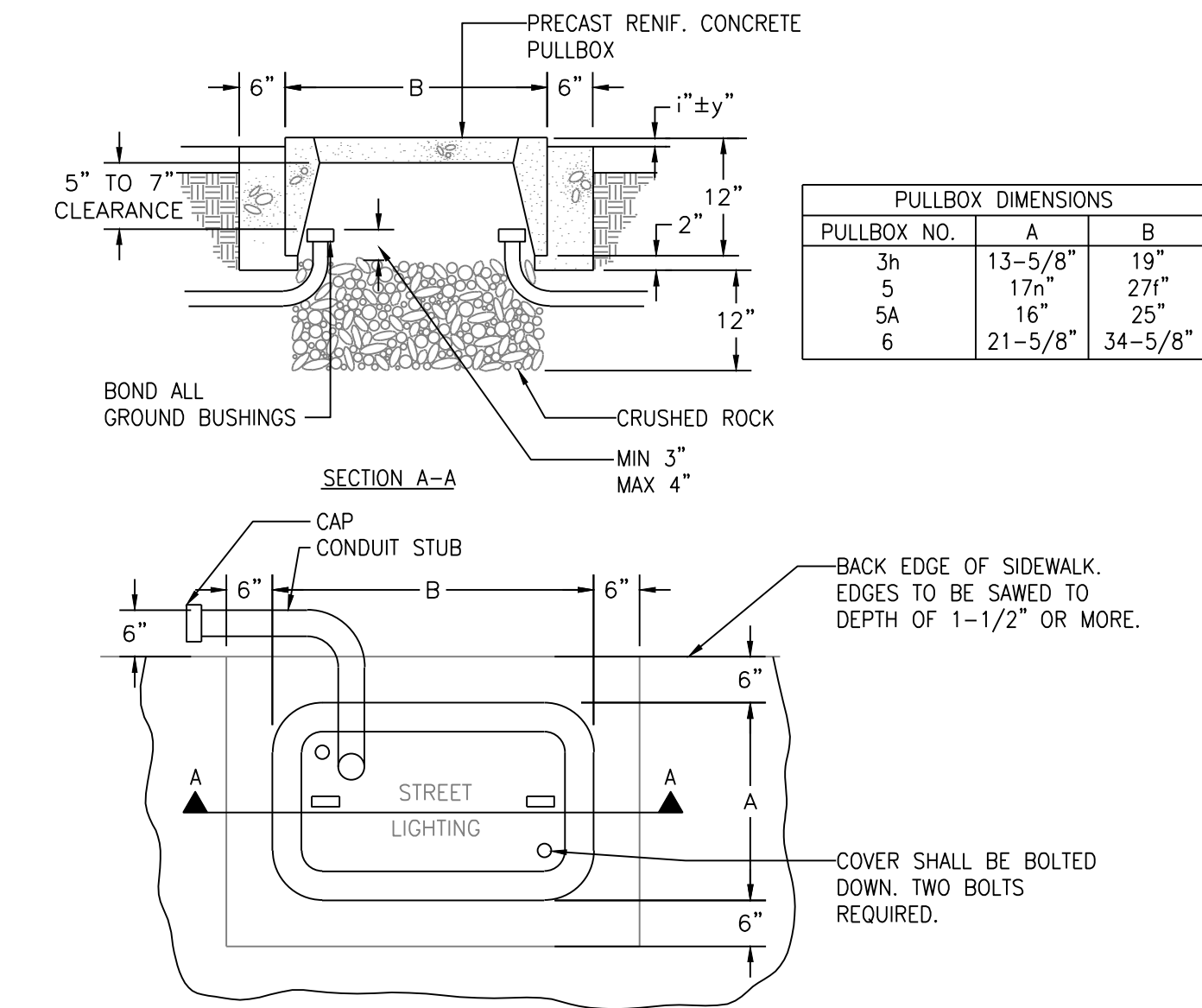
SPORTS LIGHT DETAIL
SCALE: NTS



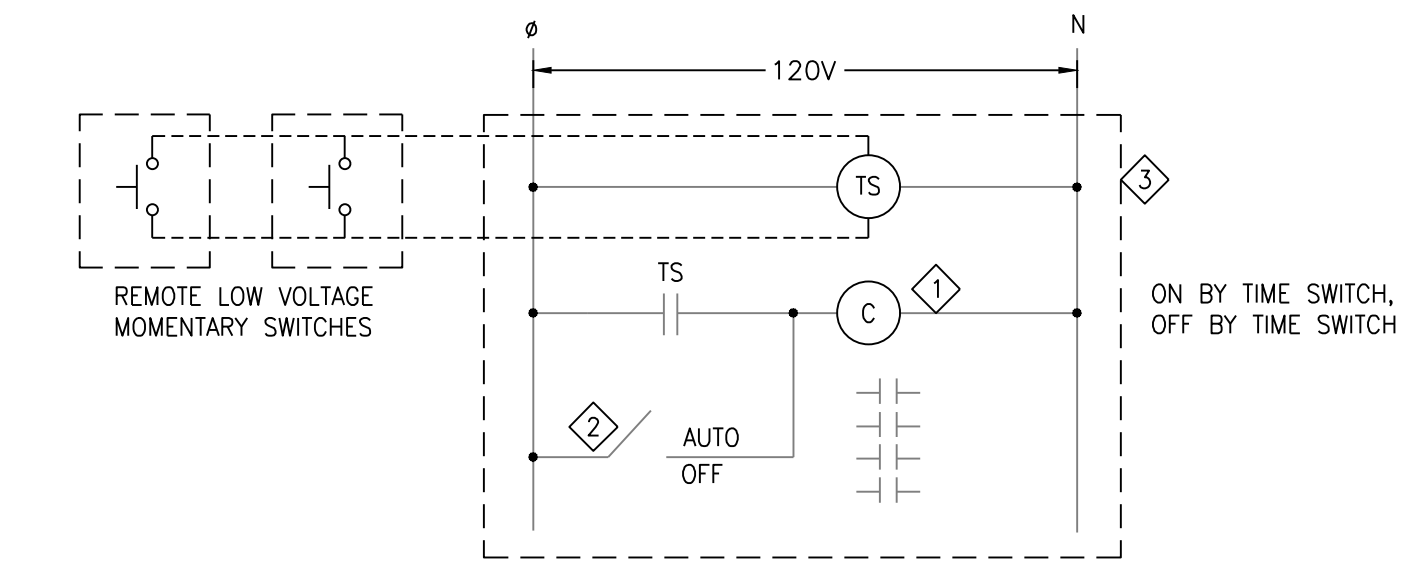
ASPHALTIC CONCRETE REPAIR
SCALE: NTS



CONCRETE REPAIR
SCALE: NTS

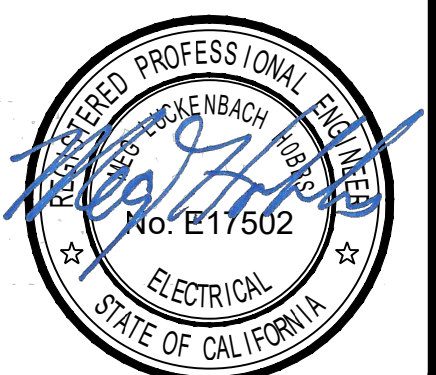


PRECAST CONC. PULLBOX
SCALE: NTS



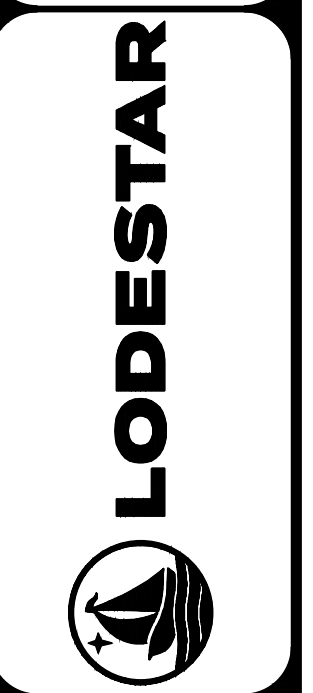
- ① LIGHTING CONTACTOR - ELECTRICALLY HELD, WITH POLES AS SHOWN.
- ② BYPASS SWITCH - 2 POSITION, MAINTAINED CONTACTS. BLACK WITH LEGEND PLATE MARKED "TIMER" AND "OVERRIDE ON". PROVIDE MOUNT SWITCH ON FENCE NEAR DOORWAY.
- ③ COURT LIGHTING CONTROL CABINET "CLCC" ON FENCE VIA UNISTRUT, SURFACE MOUNT. PROVIDE BARRIERS OVER ALL TERMINALS.

OUTSIDE LIGHTING CONTROL DIAGRAM
SCALE: NTS



NO.	REVISION	DATE	BY	APPROVD
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1				
2				

DESIGN	DRAWN	QUANT.
TEE	TEE	TEE
0	0	0



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105 ALTA VISTA AVENUE
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PH: (916) 783-3731

SIERRA VIEW COUNTRY CLUB
PICKLEBALL COURTS
ELECTRICAL DETAILS
Sheet
E3.1
1 of 1
2/10/2025



Planning Commission Communication

Meeting Date: 3/12/2026
Item #: VI.1
Item ID: 2026-189

Title: INFILL Parcel 373 – Phillip Road Site, 6382 Phillip Rd, File #PL24-1010
Contact: Eric Singer 916-774-5536 ejsinger@roseville.ca.us

REQUEST

Staff requests the Planning Commission accept public comment on the Draft Environmental Impact Report (DEIR) for the Phillip Road Site project. The DEIR has been prepared to support a request that includes a General Plan Amendment, Rezone, Major Project Permit (MPP) Stage 1 and 2, Tentative Subdivision Map, Tree Permit, and Development Agreement for the Phillip Road Site development project. The Phillip Road Site DEIR has been circulated for a 45-day public review and comment period, which ends at 5:00 p.m. on Monday, March 23, 2026. The purpose of this hearing item is to allow the public to provide oral comments on the contents and adequacy of the Phillip Road Site DEIR. All comments provided during this hearing will be collected, transcribed and a response will be provided with the preparation of the Final Environmental Impact Report (FEIR).

Applicant: Abbie Wertheim, Panattoni Development Company
Property Owner: City of Roseville

RECOMMENDATION

The Planning Division recommends that the Planning Commission take the following actions:

1. Accept Public Comment on the Draft Environmental Impact Report for the Phillip Road Site project, File #PL24-1010 (SCH# 2025060240).

Respectfully Submitted,
Eric Singer, Associate Planner

Greg Bitter, Assistant Development Services Director

ATTACHMENTS:

1. Staff Report
2. Attachment 1 Executive Summary

REVIEWERS:

Lupe Nelson, Development Services Department

Created -

ITEM 6.1: DRAFT ENVIRONMENTAL IMPACT REPORT – 6382 PHILLIP ROAD – PHILLIP ROAD SITE – FILE #PL24-1010

REQUEST

Staff requests the Planning Commission accept public comment on the Draft Environmental Impact Report (DEIR) for the Phillip Road Site project. The DEIR has been prepared to support a request that includes a General Plan Amendment, Rezone, Major Project Permit (MPP) Stage 1 and 2, Tentative Subdivision Map, Tree Permit, and Development Agreement for the Phillip Road Site development project. The Phillip Road Site DEIR is being circulated for a 45-day public review and comment period, which ends at 5:00 p.m. on Monday, March 23, 2026. The purpose of this hearing item is to allow the public to provide oral comments on the contents and adequacy of the Phillip Road Site DEIR. All comments provided during this hearing will be collected, transcribed and a response will be provided with the preparation of the Final Environmental Impact Report (FEIR).

Applicant – Abbie Wertheim, Panattoni Development Company
Property Owner – City of Roseville

SUMMARY RECOMMENDATION

The Planning Division recommends the Planning Commission take the following actions:

1. Accept Public Comment on the Draft Environmental Impact Report for the Phillip Road Site project, File #PL24-1010 (SCH# 2025060240).

BACKGROUND

Panattoni Development Company proposes to purchase and develop a property in the City of Roseville with an approximately 176-acre mixed-use development. Proposed uses include residential, retail, medical offices, and innovation center uses, as well as parks, open space, and trails. The residential uses would be separated from the other proposed uses by a new north-south public roadway, which would connect to the north by a bridge across Pleasant Grove Creek and Pleasant Grove Creek Bypass Channel. The project also includes a new electrical substation, utility extensions, and improvements to Blue Oaks Boulevard and Phillip Road. Specifically, the project would include development of:

- 529 single-family residential units;
- Up to 135 multi-family residential units;
- 30,084 square feet (sf) of retail uses;
- 20,925 sf of medical offices;
- 1,011,032 sf of innovation center uses;
- 4.9 acres of park; and
- 13.9 acres of open space along Pleasant Grove Creek and the Pleasant Grove Creek Bypass Channel.

A previously proposed project, known as the Roseville Industrial Park, was proposed on the same project site and included the proposed development of a range of industrial uses, including light manufacturing, warehousing, and distribution uses. A notice of preparation was issued by the City in July 2021, a public scoping meeting was conducted, and comments were received on the scope of the EIR. The City published a Draft EIR (SCH# 2021070186) in January 2023 and comments were received from reviewing agencies and the public. Subsequently, the applicant held a series of public workshops in 2023 and 2024. The applicant conducted 12 public workshops in summer 2023 followed by a report-back open house in fall 2023. In spring 2024, the applicant held two open houses about a potential new project. The Roseville

Industrial Park Project was formally withdrawn by the applicant in September 2024. An application for a new project, the Phillip Road Site project, was received by the City in October 2024.

The Executive Summary of the DEIR (included as Attachment A) lists all potential impacts on the environment, including the following significant and unavoidable impacts; that is, no feasible mitigation is available to reduce the project's impacts to a less-than-significant level.

- Transportation and Circulation: Conflict with Adopted Policies, Plans, or Programs Regarding Pedestrian Facilities (project); and Conflict with Adopted Policies, Plans, or Programs Regarding Transit Facilities (project)
- Air Quality: Construction Emissions (cumulative); Long-term Operational Emissions of Criteria Air Pollutants and Ozone Precursors (project and cumulative); Toxic Air Contaminants (cumulative)
- Greenhouse Gas Emissions and Climate Change: Generate Greenhouse Gas Emissions, Either Directly or Indirectly, That May Have a Significant Impact on the Environment (project and cumulative)
- Noise and Vibration: Exposure of Existing Sensitive Receptors to Excessive Traffic Noise Levels (project)
- Utilities and Service Systems: New or Expanded Utility Infrastructure or Determination of Inadequate Capacity (cumulative)
- Aesthetics: Visual Character and Quality (cumulative); and Light and Glare (cumulative)

Staff is requesting the Planning Commission receive public comment on the contents and adequacy of the Phillip Road Site DEIR only – there is no recommendation for evaluation of the project as this will be scheduled for a future date after publication of the FEIR. Once the public review period for the DEIR is complete on March 23, 2026, all public comments will be compiled to create a comprehensive list. This list will then be reviewed and appropriate responses will be included in the FEIR. In accordance with the State CEQA Guidelines Section 15204(a), "In reviewing draft EIRs, persons and public agencies should focus on the sufficiency of the document in identifying and analyzing the possible impacts on the environment and ways in which the significant effects of the project might be avoided or mitigated." For a full list of the environmental impacts as well as project alternatives, please see the DEIR at the following link: <https://www.roseville.ca.us/environmentaldocuments>. The Executive Summary provides a summary of the analysis and significant findings. The DEIR is also available for review during normal business hours by request from the City of Roseville Planning Division public counter.

PUBLIC OUTREACH

In accordance with the State CEQA Guidelines Section 15105, the DEIR is being circulated for public review and comment for a period of 45 days, from February 3, 2026 to March 23, 2026. Notice of the availability of the DEIR was distributed to all property owners within 300 feet of the site and posted on the RCONA website as well as sent to a list of interested parties that has been compiled since the early stages of the project by both City staff as well as the applicant.

RECOMMENDATION

The Planning Division recommends the Planning Commission take the following actions:

- A. Accept public comment on the contents and adequacy of the Phillip Road Site Draft Environmental Impact Report (SCH# 2025060240).

ATTACHMENTS

- A. DEIR Executive Summary

EXECUTIVE SUMMARY

ES.1 INTRODUCTION

This summary is provided in accordance with the California Environmental Quality Act Guidelines (State CEQA Guidelines) Section 15123. As stated in Section 15123(a), “an EIR [environmental impact report] shall contain a brief summary of the proposed actions and its consequences. The language of the summary should be as clear and simple as reasonably practical.” As required by the Guidelines, this chapter includes (1) a summary description of the proposed Phillip Road Project (project), (2) a synopsis of environmental impacts and recommended mitigation measures (Table ES-1), (3) identification of the alternatives evaluated and of the environmentally superior alternative, and (4) a discussion of the areas of controversy associated with the project.

ES.2 SUMMARY DESCRIPTION OF THE PROJECT

Panattoni Development Company (Panattoni or project applicant) proposes to purchase and develop a property in the City of Roseville with an approximately 176-acre mixed-use development. Proposed uses include residential, retail, medical offices, and innovation center uses, as well as parks, open space, and trails. The residential uses would be separated from the other proposed uses by a new north-south public roadway, which would connect to the north by a bridge across Pleasant Grove Creek and Pleasant Grove Creek Bypass Channel. The project also includes a new electrical substation, utility extensions, and improvements to Blue Oaks Boulevard and Phillip Road.

ES.2.1 Project Location

The project site is located at 6382 Phillip Road and includes approximately 241 acres of undeveloped grazing land in the northwest corner of Roseville, in Placer County. The project site, which is currently owned by the City, is predominantly flat with some sparsely vegetated, low hills. Pleasant Grove Creek traverses the property in an east-west direction, bisecting the site into a north and south parcel. Due to previous farming activities at the project site, the original hydrology/drainage has been modified over 70+ years. The southern portion of the site includes a drainage channel that was constructed to accommodate flows from the adjacent Creekview Specific Plan development to the east of the project site.

The project site’s Assessor’s Parcel Number is 017-101-008-000. The existing General Plan land use designation for the project site is Public/Quasi-Public, which primarily allows for municipal and governmental facilities. The project site is zoned Planned Development (PD) and allows for agricultural, recreation, and a limited number of other civic and commercial uses.

The project site is within an area of City-owned property known as Reason Farms. The Al Johnson Wildlife Area is located to the northwest of the site and is part of an area planned to accommodate the City’s Pleasant Grove Stormwater Retention Basin Facility and potential passive recreation uses. Agricultural uses are located to the west and south. The Creekview Specific Plan (east of the project site), West Roseville Specific Plan (south of the project site), and Amoruso Ranch Specific Plan (northeast of the project site) areas are in various stages of development and will include a total of approximately 13,630 residential units at buildout. The Roseville Environmental Utilities Operations Center project is currently under consideration for development by the City and is approximately 2 miles west of the site.

ES.2.2 Project Background

The project site is part of the City-owned property known as Reason Farms, which totals approximately 1,700 acres. The City purchased the property in 2003 for a retention basin project using development impact fees collected in the Pleasant Grove/Curry Creek Mitigation Fee program. Since 2004, further studies and refined design alternatives have

identified excess land areas which would be underutilized in achieving the retention basin project's mitigation needs. This allowed for the disposition of approximately 430 acres for other uses, which includes the approximately 241 acres being studied in this EIR, and the dedication of approximately 218 acres as an environmental preserve now known as the Al Johnson Wildlife Preserve. The remaining land for the Pleasant Grove Stormwater Retention Basin Project site totals approximately 1,052 acres.

The Pleasant Grove Stormwater Retention Basin Facility was originally known as the Reason Farms Retention Basin Facility. As the project proponent for the retention facility project, the City certified an EIR in 2003 (State Clearinghouse [SCH] # 2002072084) and is currently preparing a Subsequent EIR to evaluate changes to the retention facility. Final design and permitting for the facility is currently in process.

The project site is located in an area that is no longer needed for the retention basin project, as described above. The City has identified this property for development for over two decades. A feasibility analysis of the site was done in 2006 by the City of Roseville for a potential job center, which assumed 18 buildings totaling 1,080,000 sf.

On March 3, 2021, the City Council determined that the disposition of the property was in the City's best interest and executed an Option and Purchase and Sale Agreement to Panattoni (project applicant).

A previously proposed project, known as the Roseville Industrial Park, was proposed on the same project site and included the proposed development of a range of industrial uses, including light manufacturing, warehousing, and distribution uses. A notice of preparation (NOP) was issued by the City in July 2021, a public scoping meeting was conducted, and comments were received on the scope of the EIR. The City published a Draft EIR (SCH# 2021070186) in January 2023 and comments were received from reviewing agencies and the public. Subsequently, the applicant held a series of public workshops in 2023 and redesigned the project based on City and community feedback. The Roseville Industrial Park Project was formally withdrawn by the applicant in September 2024.

ES.2.3 Project Objectives

The project applicant has developed the following objectives for the project:

- ▶ design a comprehensively planned community with a mix of land uses to create a balanced community;
- ▶ develop a state-of-the-art employment center designed and operated to achieve the highest and best use of the property and create substantial, permanent employment opportunities for residents of Roseville and surrounding areas;
- ▶ provide for alternative transportation through connections via a system of open space, creek crossings, paseos, and Class 1A bikeways;
- ▶ support the City of Roseville's desire to create a job-housing balance, and provide high-quality employment generating uses in western Roseville;
- ▶ provide housing options in varying densities to respond to a range of market segments, including opportunities for affordable housing consistent with the City's General Plan;
- ▶ provide a variety of housing options to help the City meet its Regional Housing Needs Allocation (RHNA) obligations;
- ▶ utilize, wherever feasible, alternative energy sources, including solar panels when possible;
- ▶ locate the project as near as possible to existing utility infrastructure with anticipated capacity;
- ▶ locate the project to be accessible from existing roads and minimize the need for construction of major new roadway improvements;
- ▶ include a mix of land uses and facilities which, taken together, provide a positive fiscal impact to the City's General Fund;
- ▶ plan for long-term growth to be positioned to react to market demand in multiple land use types; and
- ▶ minimize environmental impacts to surrounding areas and other sensitive land uses.

ES.2.4 Characteristics of the Project

The Phillip Road Project is envisioned to be a mixed-use development, with a mix of residential, retail, medical offices, and innovation center uses. Specifically, the project would include development of:

- ▶ 529 single-family residential units;
- ▶ Up to 135 multi-family residential units;
- ▶ 30,084 square feet (sf) of retail uses;
- ▶ 20,925 sf of medical offices;
- ▶ 1,011,032 sf of innovation center uses;
- ▶ 4.9 acres of park; and
- ▶ 13.9 acres of open space along Pleasant Grove Creek and the Pleasant Grove Creek Bypass Channel.

The southern portion of the project site would include residential, retail, medical offices, innovation center uses, and a park. The northern portion of the project site would include residential uses and a park. The two portions would be connected by a bridge across Pleasant Grove Creek and Pleasant Grove Creek Bypass Channel, which would remain as open space.

Two parks are proposed within the residential area: a 3-acre park in the south and a 1.9-acre park in the north. Each park would include typical City of Roseville amenities such as a picnic pavilion, play equipment, open turf areas, and walking paths with shade trees and landscaping. Landscape setbacks would also be provided along the perimeter of the innovation and commercial areas as buffers from adjacent streets, Pleasant Grove Creek, and residential uses, consisting primarily of low water-use trees, shrubs, and ground cover.

As part of the project, the site would be rezoned and the General Plan would be amended to allow for the proposed land uses. The EIR identifies the permitted uses that would be allowed in the innovation and commercial area. While actual tenants are not known yet, the project would be designed to support a range of uses consistent with the General Plan land use designations and zoning. For the purposes of this EIR analysis, higher intensity uses are assumed in order to evaluate the most conservative range of environmental impacts. "Specialized industrial" uses would either be conditionally permitted or principally permitted. "Specialized industrial" uses could include alternative energy products and related components and services, data center, or pharmaceutical and medicine manufacturing not exceeding biosafety level 2. Biosafety level 3 and 4 uses would not be permitted. Additionally, "wholesale and distribution" uses (both light and heavy), which includes warehousing, would not be permitted.

At buildout, the project would require approximately 49 megavolt-amperes (MVA) of power. Roseville Electric has identified 5 MVA currently available from its existing facilities, which would require extension of two existing 12-kilovolt (kV) underground lines. The remaining demand would be met through construction of a new 225-by-175-foot electrical substation proposed to be constructed on the project site, along with two 60-kV overhead power lines extending along the south side of Blue Oaks Boulevard to the substation.

Primary access to the project site would be provided from Blue Oaks Boulevard via a new north-south public roadway (Street A), separating the residential and commercial/innovation areas. Multiple internal roadways would provide access to each use area, and a surface parking lot would serve the innovation and commercial parcels. The project would include approximately 1,707 total parking stalls, exceeding City requirements.

A bridge across Pleasant Grove Creek and the Pleasant Grove Creek Bypass Channel would connect the northern and southern portions of the site and include two travel lanes, an 8-foot-wide sidewalk on the east side, and a 5-foot-wide sidewalk on the west side. Utility extensions, including potable water and recycled water, would be attached to the bridge, subject to City and agency permitting.

The project would also include new pedestrian and bicycle facilities, such as sidewalks, bike lanes, and Class I trails connecting to existing networks along Pleasant Grove Creek and Blue Oaks Boulevard. Off-site roadway improvements would extend Blue Oaks Boulevard and improve Phillip Road along the project's frontages.

Utility extensions for water, recycled water, wastewater, stormwater, and electricity would also be constructed to serve the project.

These improvements are described in more detail in Chapter 2, "Project Description."

PROJECT CONSTRUCTION

Depending on market demand, the project is anticipated to be developed in multiple phases, and a general phasing plan has been developed based on reasonable assumptions. Backbone infrastructure would be constructed beginning in 2027. Residential development would occur in five phases starting in 2028, with full residential occupancy projected by 2033. The innovation and commercial components would follow in up to four phases beginning as early as 2029. The timing of future phases would depend on market readiness and tenant demand. From a market absorption and practical perspective, it could take decades for the entire innovation and commercial development to come to fruition. For the purposes of the EIR, the full buildout year is conservatively assumed to be 2038.

PROJECT OPERATION

Though actual tenants are not known yet, the project's innovation and commercial uses are expected to generate 910–980 jobs at full buildout. Operational hours would vary based on the actual tenants. Typical operational hours for the innovation center uses would be 6:00 a.m. to 8:00 p.m., 5 days per week. Typical operational hours for the commercial uses would be 5:00 a.m. to 10:00 p.m., 7 days per week.

The project's residential component would provide housing for 1,550–1,650 residents at buildout.

ES.3 ENVIRONMENTAL IMPACTS AND RECOMMENDED MITIGATION MEASURES

Table ES-1, presented at the end of this chapter, provides a summary of the environmental impacts for the proposed Phillip Road Project. The table provides the level of significance of the impact before mitigation, recommended mitigation measures, and the level of significance of the impact after implementation of the mitigation measures.

The proposed Phillip Road Project would result in the following significant and unavoidable impacts; that is, no feasible mitigation is available to reduce the project's impacts to a less-than-significant level.

- ▶ **Transportation and Circulation:** Conflict with Adopted Policies, Plans, or Programs Regarding Pedestrian Facilities (project); and Conflict with Adopted Policies, Plans, or Programs Regarding Transit Facilities (project)
- ▶ **Air Quality:** Construction Emissions (cumulative); Long-term Operational Emissions of Criteria Air Pollutants and Ozone Precursors (project and cumulative); Toxic Air Contaminants (cumulative)
- ▶ **Greenhouse Gas Emissions and Climate Change:** Generate Greenhouse Gas Emissions, Either Directly or Indirectly, That May Have a Significant Impact on the Environment (project and cumulative)
- ▶ **Noise and Vibration:** Exposure of Existing Sensitive Receptors to Excessive Traffic Noise Levels (project)
- ▶ **Utilities and Service Systems:** New or Expanded Utility Infrastructure or Determination of Inadequate Capacity (cumulative)
- ▶ **Aesthetics:** Visual Character and Quality (cumulative); and Light and Glare (cumulative)

ES.4 ALTERNATIVES TO THE PROPOSED PROJECT

The following provides brief descriptions of the alternatives evaluated in this Draft EIR.

- ▶ **Alternative 1: No Project Alternative** assumes no development occurs on the project site. The project site would remain in its current condition (undeveloped grazing land).
- ▶ **Alternative 2: Reduced Footprint and Development Alternative** would eliminate proposed development on the northern portion of the project site, which eliminates the need for the bridge across Pleasant Grove Creek and the Pleasant Grove Creek Bypass Channel. This alternative also results in a reduction of development area, compared to the proposed project.
- ▶ **Alternative 3: Residential-only Alternative** would involve development of the project site with residential land uses only, rather than the mix of uses proposed for the project. Specifically, the proposed retail, medical offices, and innovation center uses would not be developed on the project site. Residential land uses would be developed on both the southern and northern portions of the project site and a bridge would be installed (similar to the project), to connect both areas.

Table ES-2 provides a summary comparison of the alternatives and the proposed project at buildout.

Table ES-2 Summary Comparison of the Alternatives and the Proposed Project at Buildout

Land Use/Project Component	Proposed Project	Alternative 1: No Project Alternative	Alternative 2: Reduced Footprint and Development Alternative	Alternative 3: Residential-only Alternative
Development Type	Mixed Use	No development	Mixed Use	Residential
Retail	30,084 sf	0	30,084 sf	0
Medical offices	20,925 sf	0	20,925 sf	0
Innovation center	1,011,032 sf	0	1,011,032 sf	0
Employees	910–980 employees	0	910–980 employees	0
Residential units	664 units	0	453 units	1,014 units
Residents	1,550–1,650 residents	0	1,078 residents	2,480 residents
Total acreage to be developed	176 acres	0	128 acres	176 acres
Site layout	Northern and southern portions	None	Southern portion only	Northern and southern portions

Notes: sf = square feet.

Source: Data compiled by Ascent in 2026.

Further details on these alternatives, and an evaluation of environmental effects relative to the proposed project, are provided in Chapter 6, "Alternatives."

ES.4.1 Environmentally Superior Alternative

Because the No Project Alternative would avoid all adverse impacts resulting from construction and operation of the Phillip Road Project analyzed in Chapter 3, it is the environmentally superior alternative. However, the No Project Alternative would not meet the objectives of the project. When the environmentally superior alternative is the No Project Alternative, the State CEQA Guidelines (Section 15126.6[e][2]) require selection of an environmentally superior alternative from among the other action alternatives evaluated.

ABILITY TO MEET PROJECT OBJECTIVES

Implementation of Alternative 2 would meet most of the project objectives but would not meet the objective related to designing a comprehensively planned community with a mix of land uses and a range of residential densities to create a balanced community to the same extent as the proposed project, due to the fact that this alternative includes less residential uses compared to the project. Likewise, because this alternative would result in fewer housing units, it would also not meet objectives related to helping the City meet its RHNA obligations to the same extent as the project. This alternative may also not meet the objective related to the highest and best use of the property because it would cut off the 50-acre northern portion of the project site from near-term development.

Similar to Alternative 2, implementing Alternative 3 would also not meet the basic project objective of designing a comprehensively planned community with a mix of land uses to create a balanced community because only residential land uses would be developed. Nor would this alternative meet the project objectives related to developing a state-of-the-art employment center; creating substantial, permanent employment opportunities; supporting the City's desire to create a job-housing balance; providing high-quality employment generating uses; or providing a mix of land uses and facilities which, taken together, would provide a positive fiscal impact to the City's General Fund.

ABILITY TO REDUCE PROJECT IMPACTS

Impacts associated with Alternative 2 would be less than or similar to the proposed project and may reduce (but would not avoid) the project's significant and unavoidable impacts related to transportation and circulation (pedestrian and transit facilities), air quality, greenhouse gas (GHG) emissions, and traffic noise. This is, in part, because the project's mitigation measures for transportation and circulation (pedestrian and transit facilities) impacts, while they would be effective if implemented, are not fully enforceable by the City. In addition, while mitigation measures would reduce air quality and GHG impacts, the actual future tenants are unknown, the exact onsite emissions reductions cannot be quantified, and it cannot be guaranteed that air quality and GHG emissions would be reduced to the necessary levels. Finally, like the project, there are no additional feasible mitigation measures that would reduce traffic noise.

Impacts associated with Alternative 3 would be similar to or greater than the proposed project. Like Alternative 2, Alternative 3 may reduce (but would not avoid) the project's significant and unavoidable impacts because the project site would still be developed and it is unknown if mitigation measures (if available) would sufficiently reduce impacts related to transportation and circulation (pedestrian and transit facilities), air quality, GHG, and traffic noise. Further, while this potential alternative may reduce some of the impacts of the project, it could result in greater impacts related to vehicle miles traveled, operational emissions of criteria air pollutants and ozone precursors, and demands on public services. Because it would not substantially reduce the project's significant impacts and may result in greater impacts for some resource areas, Alternative 3 is not the environmentally superior alternative.

Because Alternative 2 would be developed on a smaller project footprint (and would reduce the amount of residential land use) compared to the project, impacts related to air quality, GHGs, biological resources, cultural resources, aesthetics, and Tribal cultural resources would be reduced. However, because Alternative 2 would include the same land uses as the project (innovation and commercial as well as residential), it would generate similar impacts related to land and use and agricultural resources; population, housing, and employment; transportation and circulation; noise and vibration; hazardous materials, wildfire, and other hazards; public services and recreation; utilities and service systems; hydrology and water quality; and energy. Thus, Alternative 2 would not avoid the project's significant and unavoidable impacts related to transportation and circulation, air quality, GHG, and traffic noise. Nevertheless, because it would reduce the significant impacts associated with the project, Alternative 2 is considered the environmentally superior alternative.

ES.5 AREAS OF CONTROVERSY

In accordance with Public Resources Code Section 21092 and California Code of Regulations Section 15082, the City issued a notice of preparation (NOP) for the proposed Phillip Road Project on June 6, 2025, to inform agencies and the general public that an EIR was being prepared and to invite comments on the scope and content of the document. The NOP and responses to the NOP are included in Appendix A of this Draft EIR. Based on the comments received during the NOP comment period, the major areas of controversy associated with the project include:

- ▶ concern about allowable uses within the new Innovation Tech Park (ITP) zone;
- ▶ concern about allowing potentially hazardous uses on the project site (e.g., Biosafety level 3);
- ▶ potential for soil contamination due to past agricultural use of the project site, and recommendation to test imported soil and fill material for potential contaminants of concern;
- ▶ concern about traffic safety (e.g., speed) along Blue Oaks Boulevard given the inconsistent roadway width;
- ▶ concern about continued growth in Roseville and roadway safety;
- ▶ relationship of the project to the planned widening of Blue Oaks Boulevard;
- ▶ relationship of the project to the planned Placer Parkway project;
- ▶ suggestion to add a masonry wall separating the existing Creekview neighborhood from project construction to reduce construction noise, dust, and rodents;
- ▶ potential impacts to biological resources along the Pleasant Grove Creek corridor, as well as potential degradation of water quality in the creek;
- ▶ potential impacts to cultural resources and Tribal cultural resources; and
- ▶ water supply source and availability to serve the project.

Areas of controversy that fall within the scope of CEQA are addressed in this Draft EIR. Issues that fall outside the scope of CEQA are not evaluated in this Draft EIR; however, the City will continue to respond to these issues through the project planning process.

All of the substantive environmental issues raised in the NOP comment letters have been addressed or otherwise considered during preparation of this Draft EIR.

ES.6 ISSUES TO BE RESOLVED

The City will consider whether or not to certify the EIR and approve the proposed Phillip Road Project. Other actions and planning entitlements requested by the project applicant from the City are listed in Section 2.7, "Potential Permits and Approvals Required."

Other federal, state, and local agencies may also need to grant permits or approvals for the project; these are also listed in Section 2.7, "Potential Permits and Approvals Required."

Table ES-1 Summary of Impacts and Mitigation Measures

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
Land Use and Agricultural Resources			
Impact 3.1-1: Conflict with any Land Use Plan, Policy, or Regulation Adopted for the Purpose of Avoiding or Mitigating an Environmental Effect	LTS	No mitigation is required.	LTS
Impact 3.1-2: Result in the Conversion of Farmland	LTS	No mitigation is required.	LTS
Population, Employment, and Housing			
Impact 3.2-1: Potential to Induce Substantial Unplanned Population Growth	LTS	No mitigation is required.	LTS
Transportation and Circulation			
Impact 3.3-1: Vehicle Miles Traveled Per Service Population	LTS	No mitigation is required.	LTS
Impact 3.3-2: Conflict with Adopted Policies, Plans, or Programs Regarding Pedestrian Facilities	PS	Mitigation Measure 3.3-2: Construct Sidewalk Adjacent to Project Site	SU
Impact 3.3-3: Conflict with Adopted Policies, Plans, or Programs Regarding Bicycle Facilities	LTS	No mitigation is required.	LTS
Impact 3.3-4: Conflict with Adopted Policies, Plans, or Programs Regarding Transit Facilities	PS	Mitigation Measure 3.3-4: Contribute Fair Share Funding to Offset Annual Operating Cost of Fixed-Route Bus Service to West Roseville	SU
Impact 3.3-5: Increased Hazards due to Geometric Design Features, Incompatible Uses, or Inadequate Emergency Access	LTS	No mitigation is required.	LTS
Air Quality			
Impact 3.4-1: Conflict with or Obstruct Implementation of the Applicable Air Quality Plan	LTS	No mitigation is required.	LTS
Impact 3.4-2: Construction Emissions of Criteria Air Pollutants and Ozone Precursors	LTS	No mitigation is required.	LTS
Impact 3.4-3: Long-term Operational Emissions of Criteria Air Pollutants and Ozone Precursors	S	Mitigation Measure 3.4-3a: Promote Green Consumer Products Mitigation Measure 3.4-3b: Require the Use of Electric Landscaping Equipment Mitigation Measure 3.4-3c: Installation of EV Charging Stations Meeting the Tier 2 Voluntary Requirements of the Most Recent CALGreen Code Mitigation Measure 3.4-3d: Truck Loading Dock Electrification and Idling Control Mitigation Measure 3.4-3e: Implement a Mandatory Commute Reduction Program for Employees Mitigation Measure 3.4-3f: Reduce Ozone Precursors through Off-site Measures	SU

NI = No impact

LTS = Less than significant

PS = Potentially significant

S = Significant

SU = Significant and unavoidable

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
Impact 3.4-4: Expose Sensitive Receptors to Substantial Pollutant Concentrations	S	Mitigation Measure 3.4-4a: Implement Clean Construction Fleet Mitigation Measure 3.4-4b: Install Tier 4 Generators	LTS
Greenhouse Gas Emissions and Climate Change			
Impact 3.5-1: Generate Greenhouse Gas Emissions, Either Directly or Indirectly, That May Have a Significant Impact on the Environment	S	Mitigation Measure 3.5-1a: Implement All Feasible On-Site Features to Reduce Operational GHG Emissions Mitigation Measure 3.5-1b: Decarbonize New Nonresidential Buildings Mitigation Measure 3.5-1c: Use Renewable Natural Gas Mitigation Measure 3.5-1d: Off-Site GHG Reduction Measures	SU
Impact 3.5-2: Conflict with an Applicable Plan, Policy, or Regulation Adopted for the Purpose of Reducing the Emissions of Greenhouse Gases	S	Mitigation Measure 3.5-2a: Implement Mitigation Measure 3.4-3c Mitigation Measure 3.5-2b: Implement Mitigation Measure 3.4-3e Mitigation Measure 3.5-2c: Implement Mitigation Measure 3.5-1c	LTS
Noise and Vibration			
Impact 3.6-1: Construction-Generated Noise	LTS	No mitigation is required.	LTS
Impact 3.6-2: Construction-Generated Vibration	S	Mitigation Measure 3.6-2: Develop and Implement Vibration Control Plan	LTS
Impact 3.6-3: Exposure of Existing Sensitive Receptors to Excessive Traffic Noise Levels	S	No mitigation is available.	SU
Impact 3.6-4: Long-Term Operational Non-Transportation Noise Levels	S	Mitigation Measure 3.6-4a: Reduce Generator Noise Exposure Mitigation Measure 3.6-4b: Reduce Parking Lot Noise Exposure	LTS
Biological Resources			
Impact 3.7-1: Result in Disturbance or Loss of Special-Status Plant Species	PS	Mitigation 3.7-1: Conduct Special-Status Plant Surveys and Implement Avoidance Measures and Mitigation	LTS
Impact 3.7-2: Result in Disturbance to or Loss of Special-Status Wildlife Species and Habitat	PS	Mitigation Measure 3.7-2a: Conduct Preconstruction Surveys for Western Spadefoot, Implement Avoidance Measures, and Relocate Individuals Mitigation Measure 3.7-2b: Conduct Preconstruction Surveys for Northwestern Pond Turtle, Implement Avoidance Measures, and Relocate Individuals Mitigation Measure 3.7-2c: Conduct Preconstruction Surveys for Burrowing Owls and Implement Protective Buffers Mitigation Measure 3.7-2d: Conduct Focused Surveys for Special-Status Birds, Nesting Raptors, and Other Native Nesting Birds, and Implement Protective Buffers Mitigation Measure 3.7-2e: Implement Protection Measures for Special-Status Fish	LTS

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Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
		Mitigation Measure 3.7-2f: Conduct Pre-construction Vernal Pool Avoidance Surveys, Protocol-Level Branchiopod Surveys, and Compensate for Loss of Vernal Pool Branchiopods Mitigation Measure 3.7-2g: Conduct Focused Surveys for Crotch’s Bumble Bee and Implement Avoidance Measures Mitigation Measure 3.7-2h: Conduct surveys for Milkweed Plants, Monarch Eggs, and Monarch Caterpillars, and Implement Avoidance Measures Mitigation Measure 3.7-2i: Conduct Focused Surveys for Ringtail Dens and Implement Avoidance Measures Mitigation Measure 3.7-2j: Conduct Focused Bat Surveys and Implement Avoidance Measures	
Impact 3.7-3: Result in Degradation or Loss of Riparian Habitat or Other Sensitive Natural Communities	PS	Mitigation Measure 3.7-3: Provide Stream Setbacks, Best Management Practices, and Compensate for Unavoidable Loss of Riparian Habitat	LTS
Impact 3.7-4: Result in Degradation or Loss of State or Federally Protected Wetlands	PS	Mitigation Measure 3.7-4a: Implement Mitigation Measures 3.7-2e and 3.7-3 Mitigation Measure 3.7-4b: Identify State or Federally Protected Wetlands, Implement Avoidance Measures, and Obtain Permits for Unavoidable Impacts on Wetlands	LTS
Impact 3.7-5: Interfere with Wildlife Movement Corridors or Impede the Use of Wildlife Nurseries	PS	Mitigation Measure 3.7-5a: Implement Mitigation Measures 3.7-2d, 3.7-2e, and 3.7-3 Mitigation Measure 3.7-5b: Utilize Wildlife-Friendly Building and Fencing Designs	LTS
Impact 3.7-6: Conflict with Local Policies and Ordinances	PS	Mitigation 3.7-6: Remove and Replace Protected Trees Consistent with the Chapter 19.66 of the City of Roseville Municipal Code, “Tree Preservation”	LTS
Cultural Resources			
Impact 3.8-1: Cause a Substantial Adverse Change in the Significance of Unique Archaeological Resources	PS	Mitigation Measure 3.8-1a: Develop and Implement a Worker Environmental Awareness Program Mitigation Measure 3.8-1b: Halt Ground Disturbance Upon Discovery of Subsurface Archaeological Features	LTS
Impact 3.8-2: Disturb Human Remains	PS	Mitigation Measure 3.8-2: Halt Ground Disturbance Upon Discovery of Human Remains	LTS
Hazardous Materials, Wildfire, and Other Hazards			
Impact 3.9-1: Storage, Use, Disposal, Transport, or Upset of Hazardous Materials	LTS	No mitigation is required.	LTS
Impact 3.9-2: Impair an Adopted Emergency Response Plan or Emergency Evacuation Plan	PS	Mitigation Measure 3.9-2: Provide Adequate Emergency Access in Case of Temporary Lane Closures During Construction	LTS

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Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
Impact 3.9-3: Exacerbate Wildfire Risk as a Result of Installation of Infrastructure	PS	Mitigation Measure 3.9-3a: Prepare and Implement a Fire Risk Management Plan Mitigation Measure 3.9-3b: Implement Fire Prevention Measures during Construction	LTS
Public Services and Recreation			
Impact 3.10-1: Result in the Need for New or Expanded Fire Service Facilities	LTS	No mitigation is required.	LTS
Impact 3.10-2: Result in the Need for New or Expanded Police Facilities	LTS	No mitigation is required.	LTS
Impact 3.10-3: Result in the Need for New or Expanded Schools	LTS	No mitigation is required.	LTS
Impact 3.10-4: Result in the Need for New or Expanded Library Facilities	LTS	No mitigation is required.	LTS
Impact 3.10-5: Result in the Need for New or Expanded Parks and/or Recreation Facilities and Potential for Accelerated or Substantial Deterioration of Existing Parks and Recreation Facilities from Increased Use	LTS	No mitigation is required.	LTS
Utilities and Service Systems			
Impact 3.11-1: New or Expanded Utility Infrastructure or Determination of Inadequate Capacity	LTS	No mitigation is available.	LTS
Impact 3.11-2: Adequacy of Water Supplies	LTS	No mitigation is required.	LTS
Impact 3.11-3: Landfill Capacity and Compliance with Solid Waste Regulations	LTS	No mitigation is required.	LTS
Hydrology and Water Quality			
Impact 3.12-1: Violate Water Quality Standards or Waste Discharge Requirements, Otherwise Degrade Water Quality, or Interfere with Implementation of a Water Quality Control Plan	LTS	No mitigation is required.	LTS
Impact 3.12-2: Substantially Decrease Groundwater Supplies, Interfere with Groundwater Recharge, or Interfere with Implementation of a Sustainable Groundwater Management Plan	LTS	No mitigation is required.	LTS
Impact 3.12-3: Substantially Alter the Existing Drainage Pattern of the Site Resulting in Substantial Flooding, Additional Sources of Polluted Runoff, or Exceedance of Existing Stormwater Infrastructure Capacity	PS	Mitigation Measure 3.12-3: Reduce Flood Hazards	LTS
Aesthetics			
Impact 3.13-1: Substantially Degrade the Existing Visual Character or Quality of the Site or its Surroundings	LTS	No mitigation is required.	LTS
Impact 3.13-2: Create a New Source of Substantial Light or Glare That Would Adversely Affect Day or Nighttime Views in the Area	LTS	No mitigation is required.	LTS

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City of Roseville

Phillip Road Project Draft EIR

ES-11

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
Energy			
Impact 3.14-1: Wasteful, Inefficient, or Unnecessary Consumption of Energy, During Project Construction or Operation	LTS	No mitigation is required.	LTS
Impact 3.14-2: Conflict with or Obstruct a State or Local Plan for Renewable Energy or Energy Efficiency	LTS	No mitigation is required.	LTS
Tribal Cultural Resources			
Impact 3.15-1: Cause a Substantial Adverse Change in the Significance of a Tribal Cultural Resource	PS	Mitigation Measure 3.15-1a: Retain a Tribal Monitor for the Initial Ground Disturbance and Any Ground disturbance Near Pleasant Grove Creek Mitigation Measure 3.15-1b: Unanticipated Discovery of Tribal Cultural Resources	LTS
Cumulative Impacts			
Land Use and Agricultural Resources	LTS	No additional mitigation is required.	LTS
Population, Employment, and Housing	LTS	No additional mitigation is required.	LTS
Transportation and Circulation	LTS	No additional mitigation is required.	LTS
Air Quality	S	There are no additional feasible mitigation measures available to reduce this cumulative impact to a less-than-significant level.	SU
Greenhouse Gas Emissions and Climate Change	S	There are no additional feasible mitigation measures available to reduce this cumulative impact to a less-than-significant level.	SU
Noise and Vibration	LTS	No additional mitigation is required.	LTS
Biological Resources	LTS	No additional mitigation is required.	LTS
Cultural Resources	LTS	No additional mitigation is required.	LTS
Hazardous Materials, Wildfire, and Other Hazards	LTS	No additional mitigation is required.	LTS
Public Services and Recreation	LTS	No additional mitigation is required.	LTS
Utilities and Service Systems	S	There are no additional feasible mitigation measures available to reduce this cumulative impact to a less-than-significant level.	SU
Hydrology and Water Quality	LTS	No additional mitigation is required.	LTS
Aesthetics	S	There are no additional feasible mitigation measures available to reduce this cumulative impact to a less-than-significant level.	SU
Energy	LTS	No additional mitigation is required.	LTS
Tribal Cultural Resources	LTS	No additional mitigation is required.	LTS

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