



ADDENDUM TO THE ENVIRONMENTAL IMPACT REPORT FOR THE NORTH ROSEVILLE SPECIFIC PLAN AND THE DIAMOND CREEK COMMERCIAL MITIGATED NEGATIVE DECLARATION (SCH #96112014, ADOPTED ON AUGUST 6, 1997 AND JULY 11, 2002)

Project Title/File Number:	NRSP PCL DC-30 and DC-33–Diamond Creek Residential
Project Location:	1550 Parkside Way
Project Description:	The proposed project includes a General Plan Amendment, North Roseville Specific Plan (NRSP) Amendment, and Rezone of 4.4 acres from Community Commercial to High Density Residential (13 units/acre). This land use change also requires amending the text of the NRSP, to remove mention of Parcel DC-33 from sections dealing with commercial development, and make other text and table changes related to the change in residential and commercial acreage. A Modification to a Major Project Permit Stage 1 and 2 is requested to change the approved commercial site plan, reduce the approved commercial buildings from 124,188 square feet to 62,000 square feet, and review the design for a proposed 57-unit single-family subdivision. The applicant also proposes a tentative subdivision map to create one parcel to maintain the existing commercial and office uses and to create the 57 single-family lots. Finally, a Tree Permit is required to authorize the removal of up to 12 native oak trees.
Project Applicant/Owner:	Stephen Des Jardins, BBC Diamond Creek, LLC
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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.

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PROJECT DESCRIPTION

Project Location

The project site is located at 1550 Parkside Way, and includes all of the undeveloped property surrounding the existing Diamond Creek Place commercial and office center (see Figure 1).

Figure 1: Project Location



Background

The project site has a zoning designation of Community Commercial/Special Area-North Roseville Specific Plan (CC/SA-NR) and a land use designation of Community Commercial. A site plan and building designs for the commercial development of the project site (Parcel DC-30) and the adjacent commercial center (Parcel DC-33) were approved in 1999 through a Design Review Permit and Tree Permit (DRP 99-41 and TP 99-38). The site plan was changed as part of DRP Modification 00-65 (approved in 2001) and also in 2005 as part of a Major Project Permit (MPP) Stage 1 and Stage 2 (2005PL-161).

Location	Zoning	General Plan Land Use	Actual Use of Property
Site	CC/SA-NR	Community Commercial	Restaurant, offices, and undeveloped land
North	PR & RS	Parks and Recreation & Low Density Residential	City park and single-family homes
South	CMU/SA	High Density Residential/Community Commercial	Single-family homes
East	RS	Low Density Residential	Single-family homes
West	PR	Parks and Recreation	City park

The approved MPP included four commercial buildings on DC-33 and four commercial buildings on the project site. Three of the buildings on Parcel DC-33—the La Provence restaurant and two office buildings—are

complete, while the location for the fourth building was graded into a prepared pad but is undeveloped at this time. The remaining portion of the property was approved for a retail building, two office buildings, and a health club/spa, but the only development is a small equipment yard which includes a geothermal pumping facility serving the commercial buildings. The applicant indicates there has been very little interest in completing the commercial development of the project site. The City is also currently processing a large commercial development nearby, at the corner of Woodcreek Oaks and Blue Oaks Boulevard, which includes a proposed health club. For these reasons, the applicant has requested to convert the undeveloped portion of the site from commercial to residential uses (see Figure 2).

Figure 2: Residential Project Site



Environmental Setting

A portion of the site is developed with an existing commercial and office complex, including buildings, parking, lighting, and landscaping. The undeveloped portion of the site supports low-growing non-native grasses and annual plants, and some native oak trees. The undeveloped area is mostly level, due to past grading activities, but there are slopes alongside the northern and western boundaries which drop down to a small off-site creek within William “Bill” Hughes Park. The southern side of the site is bordered by Parkside Drive, a two-lane roadway with angled parking on either side. The eastern side of the site is bordered by McCloud Way, a residential street. The property across Parkside Way is developing with small-lot, single-family residential (typical lot size of 2,600 square feet), while the property across McCloud Way is developed with larger lot single-family residential (typical lot size of 7,500 square feet).

Proposed Project

The proposed project includes a General Plan Amendment, North Roseville Specific Plan (NRSP) Amendment, and Rezone of 4.4 acres from Community Commercial to High Density Residential (13 units/acre). The remaining 5.9 acres would retain the existing Community Commercial designation. This land use change also requires amending the text of the NRSP, to remove mention of Parcel DC-33 from sections dealing with commercial development, and make other text and table changes related to the change in residential and commercial acreage. The commercial development of the site was approved via a Major Project Permit, so a Modification to a Major Project Permit Stage 1 and 2 is requested to change the approved commercial site plan, reduce the approved commercial buildings from 124,188 square feet to 62,000 square feet, and review the design for a proposed 57-unit single-family subdivision. The applicant also proposes a tentative subdivision map

to create one parcel to maintain the existing commercial and office uses and to create the 57 single-family lots. Finally, a Tree Permit is required to authorize the removal of up to 12 native oak trees.

PURPOSE AND SCOPE OF ADDENDUM

Impacts of developing this site were first assessed via the Phase I North Roseville Specific Plan EIR (NRSP EIR). The NRSP included a total of 5,356 dwelling units at full build-out, and the entire project site was identified for commercial uses. In conjunction with the NRSP, the City adopted a Mitigation Monitoring Program and Findings of Fact and Statement of Overriding Considerations.

The NRSP EIR identified the following impacts as significant and unavoidable:

- Loss of protected oak trees
- Loss of up to 5.77 acres of wetlands, and impacts to the associated special status plant and invertebrate species.
- Aesthetic impacts related to conversion of land to urban uses
- Air quality impacts associated with operational emissions, construction emissions, and conformance to the Attainment Plan.
- Temporary increases in noise levels from construction.
- Cumulative impacts related to flooding, water quality, biological resources, loss of open space, transportation/traffic, air quality, noise, water supply/treatment/distribution, and electrical supply.

Overall Citywide impacts were reassessed as part of the West Roseville Specific Plan project, which updated the City's General Plan (the 2020 General Plan was adopted on February 4, 2004 by Resolution #04-39). The West Roseville Specific Plan EIR's Citywide analysis identified most of the same significant and unavoidable impacts as the NRSP EIR. In this Addendum, the Citywide EIR analysis is referred to as the GP EIR.

There have been several approved modifications of the land uses on the project site since the original NRSP approval. The Diamond Creek Commercial Center, approved on July 22, 2002, included the development of 360,500 square feet of retail and office land uses on this site, and the land between this site and Blue Oaks Boulevard. An Initial Study was prepared to examine the site-specific impacts of development, which lead to the adoption of a Mitigated Negative Declaration (herein referred to as the MND). Mitigation focused on provision of parking, reduction of commercial noise impacts to adjacent residential uses, and restrictions on lighting to avoid impacts to adjacent residential uses. Subsequently, this project was modified as part of the NRSP Parcels DC-30 & 33 Diamond Creek Commercial project, approved on March 7, 2007. An Addendum to the NRSP EIR and Diamond Creek Commercial Center Mitigated Negative Declaration was prepared to assess this modification (herein referred to as the prior Addendum). The project changed the land to the south of this site to a mix of single-family residential, condo, and retail development, but also included the current approved design for the commercial development of the project site.

The analyses which follow rely on the above environmental documents, with minor supplements or technical updates where appropriate. These documents are incorporated by reference, and the relevant analysis sections from each document are cited and described in the Addendum below. The documents are available for review at the City's Permit Center, at 311 Vernon Street, in Roseville during normal business hours. The scope of the Addendum is to describe the existing analysis and discuss any areas where the proposed project would require modification of the prior analyses. In general, very little modification is required. The scope of the prior analyses includes grading and site modification, so impacts related to construction aesthetics, air quality, biological resources, cultural resources, and other impacts related to site development are essentially unchanged. The Addendum focuses on impacts which could result from the change in use type, such as water and sewer demand, traffic generation, and noise.

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. The table will reference the General Plan EIR (GP EIR), NRSP EIR, Diamond Creek Commercial Center Mitigated Negative Declaration (MND), and/or Diamond Creek Commercial Center Addendum (Add.), based on which is applicable.

Do Proposed Changes Involve New Significant Impacts?

Pursuant to Section 15162(a)(1) of the CEQA Guidelines, this column indicates whether the changes represented by the current project will result in new significant impacts that have not already been considered and mitigated by the prior environmental review documents and related approvals, or will result in a substantial increase in the severity of a previously identified impact.

Any new Circumstances Involving New Impacts?

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

Any new Information Requiring New Analysis or Verification?

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

Mitigation Measures Implemented or Addressing Impacts

Pursuant to Section 15162(a)(3) of the CEQA Guidelines, this column indicates whether the prior environmental documents provide mitigation measures to address effects in the related impact category. In some cases, the mitigation measures have already been implemented. A “yes” response will be provided in any instance where mitigation was included, regardless of whether the mitigation has been completed at this time. If “none” is

indicated, this environmental analysis concludes a significant impact does not occur with this project, no mitigation was previously included, and no mitigation is needed.

DISCUSSION AND MITIGATION SECTIONS

Discussion

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

Mitigation Measures

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

Conclusions

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

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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?	NRSP EIR pg 4.7-1 MND pg 20 Add. pg 12	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. Substantially degrade the existing visual character or quality of the site and its surroundings?	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	MND Measures 4 & 5
<p>Discussion: The NRSP EIR concluded that the visual impacts of developing the rural landscape of the plan area would be significant and unavoidable. That impact has already occurred in the project area, as the surrounding land has been fully developed. The site-specific visual impacts of project construction will remain similar to the impacts described as part of the Diamond Creek Commercial Center project MND and Addendum. In the case of both projects, building design is subject to the provisions of the City's Community Design Guidelines (CDG), which includes guidelines and standards for building design, site design and landscape design, to ensure that projects enhance the City's urban visual environment.</p> <p>The MND separately identified light and glare impacts as a significant impact which could be reduced by means of mitigation. At the time, the CDG included policies requiring commercial lighting not spill past site boundaries, but it was not a regulation. For this reason, Mitigation Measures 4 and 5 were included, requiring light standards to be no taller than 15 feet when near residential and that cut-off lenses or shields be used on fixtures near residential. At this time, such mitigation is no longer needed. The requirement to avoid light trespass is part of the Municipal Code and is enforced through the review of Building Permits for compliance with City standards. The project does not result in any changes to the scope or scale of impacts, and the prior conclusions remain appropriate.</p> <p>Mitigation Measures: None applicable.</p>					

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?	no impact	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
<p>Discussion: There were no agriculture or forestry resources identified in the plan area. A review of current Department of Conservation data indicates the site is not listed as farmland and there are no Williamson Act contracts in place. The project does not result in any changes to the scope or scale of impacts, and the prior conclusions remain appropriate.</p> <p>Mitigation Measures: None.</p>					

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?	NRSP EIR pg 4.10-1 MND pg 14 Add. pg 14	No	No	No	None available
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	same	No	No	No	NRSP EIR 4.10 (a) and (b)
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)?	same	No	No	No	None available
d) Expose sensitive receptors to substantial pollutant concentrations?	same	No	No	No	none
e) Create objectionable odors affecting a substantial number of people?	same	No	No	No	none

Discussion: In both the GP EIR and NRSP EIR, it was concluded that the above air quality impacts would be significant. Mitigation was included to require the use of dust control during construction, proper maintenance of construction equipment, and installation of various features (such as gas fireplaces in lieu of open hearth) to reduce operational emissions. However, due to the large amount of land to be developed, it was found that emissions would exceed standards despite mitigation, and that impacts were significant and unavoidable. Findings of Fact and a Statement of Overriding Considerations were adopted. The site-specific air quality impacts of the prior Diamond Creek Commercial project were examined in the prior Addendum, which included a technical report prepared by Jones and Stokes Associates. It was found that emissions would be reduced compared to what was described in prior analyses. The conclusion for the proposed project is similar.

The project involves construction of 57 homes in lieu of the approximately 62,000 square feet of commercial and office uses which were previously analyzed. Trip generation for a single-family home is much lower than it is for commercial or office uses—based on Institute of Transportation Engineers rates, the peak trip generation for the project is 57 trips, while the peak trip generation for the approved commercial uses is 176 trips.

A reduction in trip rates corresponds to a reduction in operational emissions. The NRSP EIR operational mitigation measure identifies the following: exceeding Title 24, home heating and cooling units with PremAir catalyst systems, measures for loading docks, gas outlets for outdoor fire pits, natural gas fireplaces, and photovoltaic roofing tiles where feasible. Most of these no longer apply, because the regulatory environment has shifted and they are already required. Existing Title 24 requirements are far more stringent than they were at NRSP adoption, and solar is already included for the proposed homes. The PremAir catalyst system still exists, but only in automobile applications, not home heating and cooling systems. The project does not include loading docks, fireplaces, or fire pits (and natural gas would be required for a fire pit). Existing regulations will ensure that operational emissions from the homes will be far lower than was previously analyzed.

Construction emissions will remain unchanged from the prior analyses, as full development of the site involves approximately the same level of impacts, regardless of whether the construction is for two-story offices or two-story homes. Mitigation included for construction in the prior analyses remain applicable to this project, and are included below. However, the language has been updated to reflect the current standard language recommended by the Placer Air Quality Control District.

Mitigation Measures:

MM-1: Dust and Particulate Control

1a. Prior to approval of Grading or Improvement Plans (whichever occurs first), the applicant shall submit a Construction Emission / Dust Control Plan to the Placer County APCD. The applicant shall provide written evidence, provided by APCD, to the local jurisdiction (city or county) that the plan has been submitted to APCD. If APCD does not respond within twenty (20) days the plan shall be considered approved. It is the responsibility of the applicant to deliver the approved plan to the local jurisdiction. The applicant shall not break ground prior to receiving APCD approval, of the Construction Emission / Dust Control Plan, and delivering that approval to the local jurisdiction issuing the permit.

1b. Include the following standard note on the Grading Plan or Improvement Plans: The prime contractor shall submit to the District a comprehensive inventory (i.e. make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower or greater) that will be used in aggregate of 40 or more hours for the construction project. If any new equipment is added after submission of the inventory, the prime contractor shall contact the APCD prior to the new equipment being utilized. At least three business days prior to the use of subject heavy-duty off-road equipment, the project representative shall provide the District with the anticipated construction timeline including start date, name, and phone number of the property owner, project manager, and on-site foreman.

1c. Prior to approval of Grading or Improvement Plans, whichever occurs first, the applicant shall provide a written calculation to the Placer County APCD for approval by the District demonstrating that the heavy-duty (> 50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average 20 percent NOx reduction and 45 percent particulate reduction as required by CARB. Acceptable options for reducing emissions may include use of late model engines, low emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available. The following link shall be used to calculate compliance with this condition and shall be submitted to the Placer County APCD as described above: <http://www.airquality.org/ceqa/> (click on the current "Roadway Construction Emissions Model").

MM-2: Construction Power Sources

Include the following standard note on the Improvement/Grading Plan: During construction the contractor shall utilize existing power sources (e.g., power poles) or clean fuel (i.e. gasoline, biodiesel, natural gas) generators rather than temporary diesel power generators.

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?	NRSP EIR pg 4.5-1 MND pg 19 Add. pg 19	No	No	No	NRSP EIR 4.5-2 through -4
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	NRSP EIR 4.5-1 through -2
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?	same	No	No	No	NRSP EIR 4.5-1 through -2
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	NRSP EIR 4.5-4

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	NRSP pg 4.5-17 MND pg 19 Add. pg 19	No	No	No	NRSP EIR 4.5-2
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?	Checklist indicates no impact	No	No	No	None

Discussion: The NRSP EIR identified significant and unavoidable impacts to biological resources, due to the conversion of hundreds of acres of undeveloped land to urban uses. The MND in the site-specific analysis determined that the only biological resources affected by the project would be native oak trees. Compliance with the City's Tree Preservation Ordinance and the Tree Permit process was found to reduce impacts to less than significant levels, with no further mitigation required. The conclusion for the proposed project remains the same. An Arborist Report and a Letter Report (see Attachment 1) was prepared for the proposed project to document the on-site and off-site trees which could be affected by construction. Up to 12 native oak trees totaling 200 inches may require removal as part of the proposed project. The project includes an application for a Tree Permit, which requires mitigation for all trees removed. The project does not result in any changes to the scope or scale of impacts, and the prior conclusions remain appropriate.

The project site does not contain any other protected biological resources, due to past grading activities and annual maintenance. However, the oak trees and other areas on and near the site could support nesting birds, so Mitigation Measure 4.5-4 remains applicable. However, the language has been updated in this Addendum to reflect current standard language.

Mitigation Measures:

MM-3: Pre-Construction Nesting Surveys

To ensure that fully protected bird and raptor species are not injured or disturbed by construction in the vicinity of nesting habitat, the project applicant shall implement the following measures:

- When feasible, all tree removal shall occur between August 30th and February 15th to avoid the breeding season of any raptor species that could be using the area, and to discourage hawks from nesting in the vicinity of an upcoming construction area.
- For Swainson's hawk, if avoidance of tree removal outside the breeding season is not feasible, and a nest is present, the applicants would be required to obtain a 2081 permit from CDFG to mitigate for potential "take" under CESA. If no nesting is occurring, a take permit would not be required.
- Prior to the beginning of mass grading, including grading for major infrastructure improvements, during the period between February 15th and August 30th, all trees and potential burrowing owl habitat within 350 feet of any grading or earthmoving activity shall be surveyed for active raptor nests or burrows by a qualified biologist no more than 30-days prior to disturbance. If active raptor nests or burrows are found, and the

site is within 350 feet of potential construction activity, a highly visible temporary fence shall be erected around the tree or burrow(s) at a distance of up to 350 feet, depending on the species, from the edge of the canopy to prevent construction disturbance and intrusions on the nest area.

- d) Preconstruction and non-breeding season exclusion measures shall be developed, and shall preclude burrowing owl occupation of the portions of the project site subject to disturbance such as grading. Burrowing owls may be passively excluded from burrows in construction areas by placing one-way doors in the burrows according to CDFG protocol. The one-way doors must be in place for a minimum of three days. All burrows that may be occupied by burrowing owls regardless of whether they exhibit signs of occupation must be cleared with the one way doors. Burrows that have been cleared through the use of the one-way doors shall then be closed or backfilled to prevent owls from entering the burrow.
- e) No construction vehicles shall be permitted within restricted areas (i.e., raptor protection zones) unless directly related to the management or protection of the legally protected species.
- f) If a legally protected species nest is located in a tree designated for removal, the removal shall be deferred until after August 30th or until the adults and young of the year are no longer dependent on the nest site as determined by a qualified biologist.

V. Cultural, Archeological, or Paleontological Resources

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Cause a substantial adverse change in the significance of an historic resource as defined in Section 15064.5?	NRSP EIR pg 4.6-9 MND pg 21 Add. pg 20	No	No	No	NRSP EIR 4.6-1
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	same	No	No	No	same
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	same	No	No	No	same
d) Disturb any human remains, including those interred outside of dedicated cemeteries?	same	No	No	No	same

Discussion: No cultural resources are known to exist on the site. However, each of the environmental documents has acknowledged the potential for undiscovered subsurface resources to be present. NRSP EIR mitigation dealing with the treatment of any unanticipated discoveries during construction remains applicable to the project, but has been updated to reflect current standard language. The project does not result in any changes to the scope or scale of impacts, and the prior conclusions remain appropriate.

Mitigation Measures:**MM-4: Implement Measures to Protect Previously Unidentified Cultural or Tribal Resources**

Should any cultural resources, such as structural features, any amount of bone or shell, artifacts, human remains, or architectural remains, be encountered during any subsurface development activities, work shall be suspended within 100-feet of the find. The City of Roseville Planning and Public Works Staff shall be immediately notified. At that time, as deemed necessary by the City, the developer shall retain a qualified archaeologist to assess the resource and provide proper management recommendations should potential impacts to the resources be found to be significant. All work by the archeologist shall be completed in consultation with and subject to the approval of City Planning. The archeologist shall also coordinate with and consult potentially-affected tribal representatives. Possible management recommendations for important resources could include resource avoidance or preservation in place. The contractor shall implement any measures deemed feasible and necessary by City staff, in consultation with the archaeologists, to avoid or minimize significant effects to the cultural resources. In addition, pursuant to Section

5097.98 or the State Public Resources Code, and Section 7050.5 of the State Health and Safety Code, in the event of the discovery of human remains, the County Coroner shall be immediately notified. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.

VI. Geology and Soils

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	NRSP EIR pg. 4.3-14 MND pg. 13 Add. pg. 21	No	No	No	NRSP EIR 4.3-1
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	NRSP EIR 4.3-1
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	same

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	same
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	same
<p>Discussion: The NRSP EIR indicated that development of the plan area would change topography, which could result in unstable soil and erosion. It included Mitigation Measure 4.3-1 requiring compliance with a plan-area geotechnical evaluation. However, at this time existing City development regulations already provide for this process, using the most updated information on the site. City development regulations require the applicant to submit grading plans to the Engineering Division for review, which includes a geotechnical evaluation. The plans are reviewed by City Engineers for conformance with all regulations, and then construction is monitored for compliance. No mitigation is needed.</p> <p>There are no active seismic faults in Placer County, and the Alquist-Priolo Act, which addresses earthquake safety in building permits, will apply to the Building Permit review of the project. The project does not include septic systems. The project does not result in any changes to the scope or scale of impacts, and the prior conclusions remain appropriate.</p> <p>Mitigation Measures: None required.</p>					

VII. 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?	NRSP EIR pg. 4.8-14 MND pg. 19 Add. pg. 22	No	No	No	NRSP EIR 4.8-1 and -2

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	same
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within on-quarter mile of an existing or proposed school?	same	No	No	No	same
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?	Add. pg. 23	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 for people residing or working in the project area?	same	No	No	No	none
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing in the project area?	same	No	No	No	none
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	same	No	No	No	none
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?	same	No	No	No	none

Discussion: Many federal and State agencies regulate hazards and hazardous substances, including the United States Environmental Protection Agency (US EPA), California Department of Toxic Substances Control (DTSC), Central Valley Regional Water Quality Control Board (Regional Water Board), and the California Occupational Safety and Health Administration (CalOSHA). State regulations also have detailed planning and management requirements to ensure that hazardous materials are handled, stored, and disposed of properly to reduce human health risks. California regulations pertaining to hazardous waste management are published in the California Code of Regulations (see 8 CCR, 22 CCR, and 23 CCR). The NRSP EIR focused on broad hazards which could be present throughout the plan area, and included mitigation on this basis. The mitigation required remediation of any hazardous materials discovered on the site, clearing construction sites of fire fuels, and use of spark arrestors on all equipment. None of these measures are required at this time, due to the existence of state and local regulations dealing with hazardous materials. The site was already graded in the past and no hazardous materials were found. In the unlikely event that some deep-buried resource were found during construction, existing regulatory mechanisms would require a stop of work and remediation. The City's Fire Department also reviews building plans to ensure that proper fire safety techniques are employed, so the mitigation about fire fuels and spark arrestors are outdated.

The project is not on a state-listed hazardous site, is not within the boundaries of an airport land use plan or in the vicinity of a private airstrip. The site is located in an area planned for development, and does not conflict with adopted emergency plans for the City. 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.

Mitigation Measures: None required.

VIII. 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?	NRSP EIR pg. 4.4-17 MND pg. 14 Add. pg. 24	No	No	No	none

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	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, in a manner which would result in substantial erosion or siltation on or off-site?	same	No	No	No	none
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off-site?	same	No	No	No	none
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?	same	No	No	No	NRSP EIR 4.4-2
f) Otherwise substantially degrade water quality?	same	No	No	No	none
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	same	No	No	No	none
h) Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?	same	No	No	No	none

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?	same	No	No	No	none
j) Inundation by seiche, tsunami, or mudflow?	same	No	No	No	none

Discussion: The NRSP EIR examined plan-wide hydrologic impacts, and Mitigation Measure 4.4-2 was adopted to require a technical study demonstrating that stormwater would not exceed the capacity of the existing system. A technical study was prepared and approved by the City, so the measure was satisfied. In addition, current stormwater treatment and control requirements will apply to the proposed project, and are much more stringent than the regulations which were in effect at the time the EIR, MND, and prior Addendum were written. The project has been reviewed by City Engineering and has been found to comply with current stormwater standards, which require no net increase in stormwater flows. The project will result in decreased stormwater runoff and better treatment of stormwater when compared to previous analyses.

The project site is not within the 100-year floodplain, is not in an area subject to flooding due to a levee or dam failure, and is not in an area where seiche, tsunami, or mudflows are possible. The project does not result in any changes to the scope or scale of impacts, and the prior conclusions remain appropriate.

Mitigation Measures: None required.

IX. 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?	no impact	No	No	No	none
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	NRSP EIR pg. 4.2-9 MND pg. 13 Add. pg. 26	No	No	No	none
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	no impact	No	No	No	none
<p>Discussion: The NRSP EIR did not identify any impacts related to dividing a community, since it was a new plan area on the edge of the City, with no community that could be divided. At this time, the project would connect the existing community, by providing additional pedestrian and vehicle pathways in an area which is currently undeveloped but surrounded by urban uses. There are no Habitat Conservation Plans or similar plans applicable to the project area. The project is consistent with all applicable land use policies which have been adopted for the purpose of avoiding or mitigating and environmental effect, such as the Tree Preservation Ordinance. The project does not result in any changes to the scope or scale of impacts, and the prior conclusions remain appropriate.</p> <p>Mitigation Measures: None.</p>					

X. 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?	NRSP EIR pg. 4.3-17 MND pg. 19 Add. pg. 28	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: No mineral resource zones were identified in the NRSP area. This conclusion remains appropriate for the project.</p> <p>Mitigation Measures: None.</p>					

XI. 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) Exposer 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?	NRSP EIR pg. 4.11-13 MND pg. 19 Add. pg. 28	No	No	No	NRSP EIR 4.11-1 and -2 MND 2 & 3
b) Exposure of persons to or generation of excessive ground borne vibration of ground borne noise levels?	same	No	No	No	none
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	same	No	No	No	none
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	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 expose people residing or working in the project area to excessive noise levels?	same	No	No	No	none
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	no impact	No	No	No	none

Discussion: The NRSP EIR, MND, and Addendum examined noise impacts to residential uses due to traffic. Traffic noise was examined because the plan area and subsequent project areas included land next to existing or planned high-volume roadways such as Blue Oaks Boulevard. However, the current project site is located along low-volume roadways, which do not generate noise levels which would exceed General Plan standards. The prior discussions and mitigation related to a sound wall on Blue Oaks Boulevard (which is already constructed at this time) do not apply. This Addendum focuses on the change in land use from commercial to residential, and the potential noise impacts which could result from having commercial uses in close proximity to residential uses. Standards for non-transportation noise affecting existing or proposed land uses are established within the City of Roseville General Plan Noise Element Table IX-3. The maximum allowable daytime noise level is 70 dB, and at night is 65 dB, while the average hourly noise level is 50 dB during the day and 45 dB at night.

The proposed project design includes two-story homes all along the boundary of the existing commercial parking lot. These homes will be exposed to noise from the parking area, such as closing car doors, idling engines, and people talking. These noise sources are generally not excessive or loud, and occur on residential streets as well. Typical residential construction reduces exterior-to-interior noise volumes by 25 dB, so exterior noise would need to be 91 dB to exceed the maximum nighttime noise standard and 70 dB to exceed the average hourly nighttime noise standard. According to a comparison chart prepared by Bollard and Brennan Acoustical Consultants (February 8, 2005; available for review at the Permit Center, 311 Vernon Street, Roseville), 91 decibels is equivalent to a pneumatic jackhammer, a noise level which will not be generated by typical parking lot activities. Normal conversation is 60 dB at close range. Based on this data, the parking lot of the commercial center is not expected to generate noise which will exceed General Plan standards.

The other potential noise source is the equipment yard on the site. The equipment yard is located in the area where homes will be built, in between proposed lots 55 and 56. Most of this yard is used for passive storage, but there is a small geothermal pumping station on the eastern boundary of the yard. This makes a small amount of noise, similar in nature and volume to a washing machine or a pool pump, which according to technical specifications for geothermal pump systems typically ranges between 30 and 55 dB (depending on the phase of pump activity). Two homes are proposed on either side of the facility (Lot 55 and 56). The home on Lot 55 will have a 5-foot setback from the fence (typical residential side yard width) and a 37-foot setback from the geothermal pump. The home on Lot 56 will have a 37-foot setback from the fence and a 40-foot setback from the geothermal pump. Given an exterior-to-interior noise reduction of 25 dB, the geothermal pump will not generate sufficient noise to exceed General Plan standards. The equipment yard will maintain its Community Commercial land use designation, so it is possible new equipment could be installed which would exceed standards. However, any change to the equipment yard will require further discretionary review by the City, in the form of a Modification to a Major Project Permit, at which time noise compatibility would be examined. Therefore, mitigation is not required.

Mitigation Measures: None required.

XII. Population and Housing

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	NRSP EIR pg. 4.2-10 Add. pg. 31	No	No	No	none
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	no impact	No	No	No	none
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	no impact	No	No	No	none
<p>Discussion: The NRSP EIR assumed full build-out would result in 5,356 dwelling units. The proposed project would add 57 units to the total. The addition of 57 new homes is not a substantial increase, and the impacts of this change in use are examined throughout this Addendum and in all cases is found to result in equivalent or less severe impacts. The existing site is undeveloped, and therefore will not result in displacement of existing houses or people.</p> <p>Mitigation Measures: None.</p>					

XIII. 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?	NRSP EIR pg. 4.12-46 Add. pg. 32	No	No	No	NRSP EIR 4.12-3
b) Police protection?	NRSP EIR pg. 4.12-44 Add. pg. 32	No	No	No	NRSP EIR 4.12-2
c) Schools?	NRSP EIR pg. 4.12-49 Add. pg. 32	No	No	No	none
d) Parks?	NRSP EIR pg. 4.12-52 Add. pg. 32	No	No	No	none
e) Other public facilities?	NRSP EIR pg. 4.12-52 Add. pg. 32	No	No	No	NRSP EIR 4.12-4
Discussion: The NRSP EIR concluded that increased population associated with plan build-out would generate the need for additional public services, including fire and police protection, schools, and parks. The City assesses development impact fees on all building permits which are intended to provide funding to support services impacted by development. In addition, school district fees will also apply to the new construction of the homes on the site. Based on a standard of nine acres for every 1,000 residents, the NRSP EIR concluded that build-out of the plan area would require 54 acres of parkland dedication. The plan provides nearly 80 acres of parkland, which is far in excess of the required minimum even with the addition of the project's 57 homes. Although sufficient parkland exists, the project will nonetheless be required to pay in lieu fees					

for parkland. Payment of impact fees for the addition of the proposed 57 homes will offset any incremental increases in public facility demands; no new facilities will require construction, and the project does not result in substantial increases in impacts compared to the prior analyses.

Mitigation Measures: None required; impact fees satisfy the mitigation.

XIV. 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?	NRSP EIR pg. 4.12-52 Add. pg. 32	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
<p>Discussion: The NRSP EIR concluded that increased population associated with the project would generate the need for active recreation facilities, which was included in the plan area's nearly 80 acres of parkland. The proposed addition of 57 homes would result in marginal increases in recreation demand, but parkland dedication in-lieu fees combined with the fact that the plan area has more parkland than the standard require results in the conclusion that the project will not result in increased needs for recreational facilities, or result in overuse/deterioration of existing facilities. The project does not result in substantial increases in impacts compared to the prior analyses.</p> <p>Mitigation Measures: None.</p>					

XV. Transportation/Traffic

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	NRSP EIR pg. 4.9-33 MND pg. 15 Add. pg. 35	No	No	No	none
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	same	No	No	No	none
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?	same	No	No	No	none
d) Substantially increase hazards due to a design feature(s) (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	no impact	No	No	No	none
e) Result in inadequate emergency access?	not evaluated	No	No	No	none

f) Conflict with adopted policies, plans, or programs supporting public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	NRSP EIR pg. 4.9-33 MND pg. 15 Add. pg. 35	No	No	No	NRSP EIR 4.9-1
<p>Discussion: The NRSP EIR and 2002 Capital Improvement Program EIR evaluated traffic volumes on City roadways for Phase I of the plan area (which includes the project site), and determined that all traffic impacts would be mitigated by projects contained within the Capital Improvement Program. Current City policy requires a long-term traffic analysis when a project will generate more than 50 new peak trips per day, though a study may also be required if the City Engineer determines it is necessary. As discussed in the Air Quality section, the project will reduce peak trips per day by 70% compared to the prior analyses, and the City Engineer did not determine there was a need for additional analysis. The project will slightly change trip distribution in the area, as there will be a connection onto McCloud Way which was not included in the commercial site plan. However, McCloud Way is a minor residential street which is designed to accommodate local residential trips, such as would result from the proposed 57 homes. The project will reduce traffic and circulation impacts compared to the prior analyses.</p> <p>The project does not conflict with any air traffic patterns.</p> <p>All of the proposed street connections and street designs conform to City standards, including sight distance/line of sight, and will not substantially increase hazards. The project has also been reviewed by the City Police Department and Fire Department to ensure the project would result in adequate emergency access. The project completes the sidewalks in the area, and provides pedestrian connections from the site into the adjacent commercial area, supporting alternative means of transportation. Mitigation Measure 4.69-1 was to update the Long-Range Transit Master Plan, which was already done. The project does not result in any changes to the scope or scale of impacts, and the prior conclusions remain appropriate.</p> <p>Mitigation Measures: None required.</p>					

XVI. Tribal Cultural Resources

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource as defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:					
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	NRSP EIR pg 4.6-9 MND pg 21 Add. pg 20	No	No	No	NRSP EIR 4.6-1
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	same

Discussion: In addition to archeological resources, tribal cultural resources are now also given particular treatment. Tribal cultural resources are defined in Public Resources Code Section 21074, as either 1) a site, feature, place, geographically-defined cultural landscape, sacred place, or object with cultural value to a California Native American Tribe, that is listed or eligible for listing on the California Register or Historical Resources, or on a local register of historical resources or as 2) a resource determined by the lead agency, supported by substantial evidence, to be significant according to the historical register criteria in Public Resources Code section 5024.1(c), and considering the significance of the resource to a California Native American Tribe. This section was added to the CEQA Guidelines after the publication of the prior environmental document to which this Addendum is attached, but cultural resources were addressed in that document. The only item not completed was the required notice to tribes which have requested such notice pursuant to the Public Resources Code. As part of this Addendum, notice of the proposed project was mailed to tribes which had requested such notice, and no requests for consultation were received.

Mitigation Measures: See MM-4

XVII. Utilities and Service Systems

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	NRSP EIR pg. 4.12-29 MND pg. 20 Add. pg. 37	No	No	No	none
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?	same	No	No	No	NRSP EIR 4.12-1
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?	same	No	No	No	none

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	same	No	No	No	NRSP EIR 4.12-1
e) Result in a determination by the wastewater treatment provider which serves the project that it has adequate capacity to serve the project's projected demand in addition of the provider's existing commitments?	same	No	No	No	same
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	same	No	No	No	none
g) Comply with federal, state, and local statutes and regulations related to solid waste?	same	No	No	No	none

Discussion: The GP EIR anticipated the need for services to this site as part of its analysis of citywide buildout, which included an examination of water, sewer, electrical, and solid waste services. Notice of the proposed project was sent to all utility service providers who could be impacted by the project, and no concerns were received. Roseville Electric has reviewed the project and determined that minor alterations to existing on-site electrical facilities and the extension of services into the site would be needed, and has found the proposed design conforms to City standards. The project was also reviewed by the City's Environmental Utilities Division, and it was determined that sewer and water design also conforms to standards. A Water Demand Memorandum was prepared for the project (see Attachment 2), which concluded that the project would reduce overall water demand compared to the prior approval. The City's landfill can accommodate the project. The project will not require any substantial alternations in utility services, will not result in increased impacts to utility services, and in some cases will reduce impacts to utility services. The mitigation measure in the NRSP EIR called for development restrictions until the water treatment capacity for the City was increased, which has already occurred.

Mitigation Measures: None required.

XVIII. 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?	See prior sections	No	No	No	See prior sections
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.)	See prior sections	No	No	No	See prior sections
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	See prior sections	No	No	No	See prior sections
Discussion: Based on the environmental analysis of this Addendum, the proposed project will not have the potential to result in any of the mandatory findings of significance, and will in general result in reduced impacts compared to previous analyses.					

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 North Roseville Specific Plan EIR (SCH #96112014, adopted August 6, 1997) and the Diamond Creek Commercial project (adopted July 11, 2002), the Lead Agency makes the following findings:

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

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

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



Lauren Hocker, Associate Planner
City of Roseville, Development Services–Planning Division

Attachments:

1. Arborist Report
2. Water Demand Memorandum

Addendum Attachment 1

BBC Diamond Creek, LLC

Diamond Creek Lot 33

UPDATED ARBORIST REPORT

Submitted by:

William O'Neil
ISA Certified Arborist WE-6163A
TREE CARE INCORPORATED

November 16, 2017

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A Complete Tree Care Company Since 1962



November 16, 2017

BBC Diamond Creek, LLC
130 Diamond Creek Blvd, Ste 1
Roseville, Ca 95747

(916) 786-8158 Phone

Attn: Stephen DesJardins

RE: Diamond Creek Lot 33

All trees included within the inventory have been previously identified in the field using 1" x 1" aluminum tag attached to the tree trunk approximately 4-5 feet above ground and have been rough plotted on the map you provided. The numbers contained in this report correspond with the tag numbers in the field

If you should have any questions or need further assistance with this matter please feel free to contact me.

Cordially,

William O'Neil
ISA Certified Arborist WE-6163A

BPO/tc

TREE # 533 - Blue Oak (*Quercus douglasii*), dual stem

Diameter	: 24, 27 inches
Dripline Radius	: 50 feet
Trunk flare	: Poor – fill on high side, undermined by creek on other side
Trunk	: Poor – 27” trunk broke off
Primary Limbs	: Poor to Fair – excessive end weight
Foliage	: Fair – sparse
Dripline Environment	: Natural grasses
Recommendations	: Remove tree

TREE # 534 - Blue Oak (*Quercus douglasii*)

Diameter	: 24 inches
Dripline Radius	: 30 feet
Trunk flare	: Good
Trunk	: Fair – large limb removed at 3 feet
Primary Limbs	: Fair – average deadwood
Foliage	: Fair – sparse, insects present
Dripline Environment	: Natural grasses
Recommendations	: Subsurface fertilize

TREE # 535 - Blue Oak (*Quercus douglasii*)

Diameter	: 17 inches
Dripline Radius	: 16 feet
Trunk flare	: Fair
Trunk	: Poor to Fair – included bark at attachment
Primary Limbs	: Fair to poor – average amount of deadwood
Foliage	: Fair – insects present
Dripline Environment	: Natural grasses
Recommendations	: Subsurface fertilize

TREE # 536 - Blue Oak (*Quercus douglasii*)

Diameter	: 17 inches
Dripline Radius	: 23 feet
Trunk flare	: Fair
Trunk	: Fair to Poor – growing toward the north
Primary Limbs	: Fair – average amount of deadwood
Foliage	: Fair to Poor – slightly sparse, insects present
Dripline Environment	: Natural grasses
Recommendations	: Subsurface fertilize

TREE # 537 - Blue Oak (*Quercus douglasii*)

Diameter	: 18 inches
Dripline Radius	: 19 feet
Trunk flare	: Fair
Trunk	: Fair to Poor – growing toward the northwest
Primary Limbs	: Fair – average amount of deadwood
Foliage	: Fair – insects present
Dripline Environment	: Natural grasses
Recommendations	: Subsurface fertilize

TREE # 538 - Blue Oak (*Quercus douglasii*)

Diameter	: 14 inches
Dripline Radius	: 29 feet
Trunk flare	: Fair
Trunk	: Fair to Poor – growing toward the northeast
Primary Limbs	: Fair to Poor – average amount of deadwood
Foliage	: Fair – insects present
Dripline Environment	: Natural grasses
Recommendations	: Subsurface fertilize

TREE # 539 - Blue Oak (*Quercus douglasii*)

Diameter	: 12 inches
Dripline Radius	: 14 feet
Trunk flare	: Fair
Trunk	: Fair
Primary Limbs	: Fair to Poor – average amount of deadwood
Foliage	: Fair – insects present
Dripline Environment	: Natural grasses
Recommendations	: Subsurface fertilize

TREE # 540 - Blue Oak (*Quercus douglasii*)

Diameter	: 23 inches
Dripline Radius	: 38 feet
Trunk flare	: Fair
Trunk	: Fair – growing horizontally and down to ground
Primary Limbs	: Poor to Fair – 18” diameter limb failure on northern side, deadwood and excessive weight
Foliage	: Fair – insects present
Dripline Environment	: Natural grasses
Recommendations	: Subsurface fertilize

TREE # 541 - Blue Oak (*Quercus douglasii*)

Diameter	: 9 inches
Dripline Radius	: 21 feet
Trunk flare	: Fair
Trunk	: Fair
Primary Limbs	: Fair – average amount of deadwood
Foliage	: Fair
Dripline Environment	: Natural grasses
Recommendations	: Subsurface fertilize

TREE # 542 - Blue Oak (*Quercus douglasii*)

Diameter	: 16 inches
Dripline Radius	: 34 feet
Trunk flare	: Fair
Trunk	: Fair
Primary Limbs	: Fair to Poor – severe amount of deadwood
Foliage	: Poor
Dripline Environment	: Natural grasses
Recommendations	: Remove tree because it is dying

TREE # 543 - Blue Oak (*Quercus douglasii*)

Diameter	: 18 inches
Dripline Radius	: 23 feet
Trunk flare	: Fair
Trunk	: Fair
Primary Limbs	: Fair to Poor – severe amount of deadwood
Foliage	: Poor
Dripline Environment	: Natural grasses
Recommendations	: Remove tree because it is dying

TREE # 544 – Blue Oak (*Quercus douglasii*)

Diameter	: 8 inches
Dripline Radius	: 12 feet
Trunk flare	: Fair
Trunk	: Fair to Poor – growing toward the southeast
Primary Limbs	: Fair – average amount of deadwood
Foliage	: Fair – insects present
Dripline Environment	: Natural grasses
Recommendations	: Subsurface fertilize

TREE # 545 – Blue Oak (*Quercus douglasii*)

Diameter	: 39 inches
Dripline Radius	: 32 feet
Trunk flare	: Fair
Trunk	: Poor to Fair – previous failure, severe decay
Primary Limbs	: Poor to Fair – average amount of deadwood, 6 primary limbs have been cut to stubs
Foliage	: Fair – insects present
Dripline Environment	: Natural grasses
Recommendations	: Prune to reduce weight, remove deadwood and large stubs, and subsurface fertilize, or remove tree due to extreme drought stress

TREE # 546 – Blue Oak (*Quercus douglasii*)

Diameter	: 24 inches
Dripline Radius	: 26 feet
Trunk flare	: Fair
Trunk	: Fair
Primary Limbs	: Fair
Foliage	: Fair – insects present
Dripline Environment	: Natural grasses
Recommendations	: Subsurface fertilize

Specific Inventory Data/Maintenance Recommendations

Within this specific inventory data you will find the following information:

Tree Number:	Corresponds to aluminum tag attached to the tree.
Species Identification:	Scientific and common species name
Diameter:	This is the trunk diameter as measured at breast height. (Industry standard 4.5 feet above ground level)
Dripline radius:	Measurement of the tree's dripline from the trunk to the farthest most branch tip.
Trunk flare:	Assessment of the trunk flare area located at the base of the trunk of the tree at soil level.
Trunk:	Assessment of the tree's main trunk from ground level generally to the point of the primary crotch structure.
Limbs:	Assessment of both smaller and larger branching, generally from primary crotch structure to branch tips.
Foliage:	Tree's leaves
Dripline Environment:	Describes area directly beneath the tree (growing environment).
Recommendation:	Specific maintenance requirements.

CROWN CLEAN OUT: This shall consist of the removal of all dead, dying, diseased, interfering, objectionable, obstructing and weak branches, as well as selective thinning to lessen wind resistance.

SUBSURFACE FERTILIZATION: A method employed to induce vigor and stimulate new root growth. This is used as a means of feeding a large tree, as well as deep watering at the same time. Water soluble fertilizers are mixed in water and hydraulically pumped with a probe into the ground delivering water and nutrients directly to the root zone allowing for uptake from the tree. In this way vigor can be improved and new root growth stimulated.

DEFINITIONS OF TERMS USED IN THIS REPORT

GOOD - A tree in this category has no trunk or trunk flare cavities or injuries; there is no indication of hollowness; no foreign objects are embedded in it's structure; the trunk flare is above grade; there is no decay present except for small stubs; the structure is strong; the trunk is tapers; the bark thickness is normal; there is no fluxing; no fungus is evident; there is a below average amount of dead limbs and twigs present which is normal for the size and age of the species; there is no co-dominant branching present; there are no large callused areas and any small callusing present is vigorous and intact; there are no abnormally heavy insect infestations; the growth rate is and has been average or above; limb weight is not excessive; buds are normal size and viable; the leaf size, color, and density is normal or better; and barring any unforeseen negative effects, the life expectancy should exceed thirty years.

FAIR - There is no decay or indications of large hollow areas in the large limbs, trunk flare, or trunk; a few small callused-over foreign objects, e.g. nails, may be present, the structure is strong; no fungus is evident other than small saprophytes on exposed wood; some small, callusing injuries may be present, some small limbs may be dead and decaying but callus is forming at their base; some excessive limb weight may exist; there may be some minor fluxing; the amount of dead limbs and twigs present is within the normal range; some large callused areas may be present; some small cavities and areas of decay may be present; the growth rate is average or slightly below average; and some leaf size, color, and density may vary.

POOR - Significant cavities, dead areas, and decay may be present; the tree is structurally defective; fungus fruiting bodies may be present; the amount of dead limbs and twigs is far above normal; major co-dominant branching with embedded bark may be present; buds are small and some may not be viable; leaves may be below average size and may be abnormal in color; significant pest damage may be present; and the predicted structural life and/or viability is less than ten years.

The ratings "good to fair" and "fair to poor" are used to describe trees that fall between the described major categories and have elements of both.



Austin B. Carroll & Son
Tree Care Incorporated
A Complete Tree Care Company Since 1962



August 29, 2018

BBC Roseville Oaks, LLC
130 Diamond Creek Blvd, Ste 1
Roseville, Ca 95747

786-8158 Phone
sld@dcpltd.com Email

RE: Parcel DC-33

Attn: Stephen Des Jardins

As requested I visited the above referenced site to inspect nine trees located on the West side of the proposed future development. The tree numbers are 536-544 and are included in the arborist report dated 11/16/2017.

After reviewing and discussing the proposed construction and grade change plans it is my understanding that the grade will be increased by approximately 4 feet and a concrete wall installed in the dripline of the trees, this will impact a minimum of 50% of the drip lines of tree numbers 536-541. Construction within these root zones combined with stress from recent drought years will most likely cause rapid decline, failure or death of these trees in the near future, even if the plans were changed to construct the wall around these trees.

Tree numbers 542 and 543 are the only trees that would be a possibility of preserving. Tree number 543 is not in good health and will likely die after construction due to the impacts within the root zone. I recommend this tree be removed prior to construction. Tree number 542 is in fair health considering the recent years of drought and can likely be retained if steps are taken to minimize construction impacts within the root zone i.e. install protective fencing around the dripline and avoid any unnecessary disturbance of this area during construction (see enclosed literature).

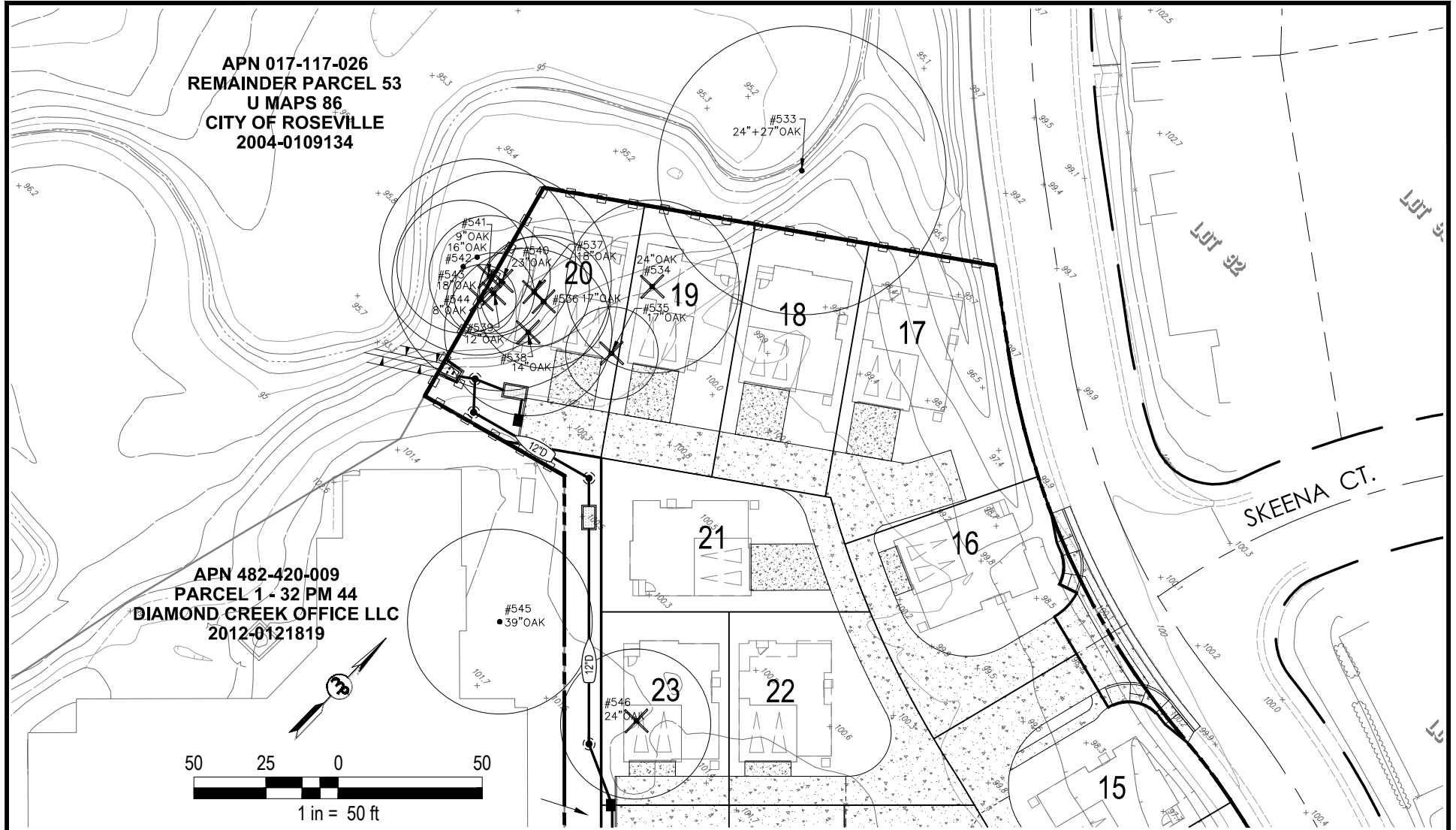
If I can be of any further assistance to you in this matter please feel free to contact me or my office.

Cordially,

William O'Neil
ISA Certified Arborist WE-6163A

Enclosure: Protecting native Oaks during construction

BPO/tc



MORTON & PITALO, INC.
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
LANDSCAPE ARCHITECTURE • TRAFFIC ENGINEERING

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DRAWN:	RM	JOB NO:	14-0071-01
CHECKED:	KT	DATE:	JULY 24, 2018
SCALE:	1" = 50'	SHEET:	1 of 1

TREE DRIP LINE EXHIBIT FOR:

DIAMOND CREEK DC 30 & 33
ROSEVILLE, CA



2870 Gateway Oaks Dr., Suite 120, Sacramento, CA 95833
(916) 927-2400 ♦ (916) 357-7888/Fax ♦ www.mpengr.com

Memorandum

Date: July 20, 2018
To: City of Roseville, Planning Department
Cc: Stephen L. Des Jardins
From: Greg Bardini, P.E.
RE: Diamond Creek DC -30 & 33 – General Plan Amendment Water Demands

Project Description

The project proposes a Major Project Permit Modification (MPPMOD) to decrease the amount of Community Commercial (CC) development from the currently approved 124,188 SF to 40,174 SF and to allow for the development of 57 small lot single-family residential units; a General Plan Amendment to change the site from 10.36 acres of CC to 5.98 acres of CC and 4.38 acres of High Density Residential (HDR); a Rezoning to change the site from 10.36 acres of CC/SA-NR to 5.98 acres of CC/SA-NR and 4.38 acres of High Density Residential (R-3/DS-NR); a Tentative Map to create one parcel at the northern portion of the site which would maintain the current commercial and office uses and to create 57 small lot residential parcels along the eastern and southern portions of the site; and a Specific Plan Amendment to change the North Roseville Specific Plan to amend Parcels DC 30 & 33 to allow for a decrease in Community Commercial uses and to allow 57 HDR units on the property.

This residential community would include 57 small lot single-family homes (average of 13 DU/AC). The average lot size will be 2613 SF. The overall site plan has been designed to mirror the small lot single-family homes just south of the site (NRSP Area DC-31C), to create a strong street presence along Parkside Way, and to also create an attractive interface and proper buffers between the new development and existing commercial uses to the north through use of landscape buffers, roads and open space.

Each home will have two parking spaces available and the development will also include small pockets of additional off-street parking within the development and along Parkside Way.



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The proposed changes result in a decrease of 4.38 acres of Commercial uses and an increase of 57 high density detached Single Family homes.

Water Demand

According to the City of Roseville 2016 Design Standards Section 8-6, an Average Day Unit Water Demand Factor (ADUWDF) of 2,598 gallons per day per acre (gpd/ac) is used for both Commercial and Business Professional land uses and an ADUWDF for High Density Residential at 288 gallons per day per dwelling unit. The demand factors, however, do not take into account the reduction in demand from the use of recycled water for irrigation. It is understood that the City has observed, and allows for up to a 30% reduction in potable water usage on projects that use recycled water for irrigation.

We have reviewed the water demands for the proposed project against that of the existing land use designations. Table 2 lists the City of Roseville water demand rates for various land use categories. We applied these demand rates to the existing land uses (Table 3) that are part of the amendment area versus the proposed revised land uses (Table 4).

Based on the calculations in Table 3 & 4, the proposed project is showing an increase in water demand from 60.30 ac-ft. per year to 71.57 ac-ft. per year. There is currently no recycled water being used within overall project limits. Providing recycled water infrastructure for the project provides the opportunity to recalculate potable water demand for the project. This project is assuming a reduction in water demand of 20% through the use of recycled water on the project. Table 5 identifies the overall water demand for the project area with the use of recycled water. The results show an overall decrease in water demand from 60.30 ac-ft. per year to 57.26 ac-ft. per year.



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TABLE 2

Land Use Category		Average Day Unit Water Demand Factors
Residential	LDR (<3.5 DU's/Ac)	728 gpd/DU
	LDR (3.5 to 5.0 DU's/Ac)	600 gpd/DU
	LMDR (>5.0 to 6.0 DU's/Ac)	521 gpd/DU
	LMDR (>6.0 to 8.0 DU's/Ac)	430 gpd/DU
	MDR (>8.0 to 12.0 DU's/Ac)	323 gpd/DU
	HDR (>12.0 to 16.0 DU's/Ac)	288 gpd/DU
	HDR (>16.0 DU's/Ac)	177 gpd/DU
Commercial/Other	Commercial/Retail	2,598 gpd/ac
	Business Professional	2,598 gpd/ac
	Light Industrial	2,598 gpd/ac
	Industrial	2,562 gpd/ac
	Railroad Yard	109 gpd/ac
	Elementary Schools	3,454 gpd/ac
	High Schools	4,068 gpd/ac
	Public (Fire Station, etc)	1,780 gpd/ac
	Park/Recreation	2,988 gpd/ac
	Open Space/Major ROW	-
	Vacant/Unassigned	-

City of Roseville Design Standards 2016 -Domestic Water Supply System Design
 gpd/ DU = Gallons per day per dwelling unit
 gpd / AC -Gallons per day per acre

Table 3

Diamond Creek – DC-30 & 33

Water Demand - Existing

Large Lot Parcels	Existing				Water Demand Rates	Avg. Daily Water Demands (gpd)	Max. Daily Water Demands (mgd) 2 x ADF	Annual Demand (AFY)
	Land Use	Acres	Units	Allocated SF				
DC-30& 33	CC	10.36	0	124,188	2598	26,916	0.0538	60.30
						26,916	0.0538	60.30



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Table 4

Diamond Creek – DC-30 & 33

Water Demand Changes - Proposed

Large Lot Parcels	Proposed				Water Demand Rates	Avg. Daily Water Demands (gpd)	Max. Daily Water Demand (mgd) 2 x ADF	Annual Demand (AFY)
	Land Use	Acres	Units	SF				
DC-30	CC	5.98	0	40,174	2598 gpd/ac	15,536	0.031	34.80
DC-33	HDR	4.38	57	0	288 gpd/du	16,416	0.033	36.77
						313,952	0.064	71.57

Table 5

Diamond Creek – DC-30 & 33

Water Demand Reductions with Recycled Water Use

Large Lot Parcels	Proposed				Water Demand (assuming a 20% reduction in demand through the use of recycled water)	Avg. Daily Water Demand (gpd)	Max. Daily Water Demand (mgd) 2 x ADF	Annual Demand (AFY)
	Land Use	Acres	Units	SF				
DC-30	CC	5.98	0	40174	2,079 gpd	12,433	0.025	27.84
DC-33	HDR	4.38	57	0	230.4 gpd	13,133	0.026	29.42
						24,290	0.051	57.26

The required water demand for the affected parcels under the proposed development would reduce the domestic water demand by 3.04 AFY.