

# **SECTION 7.0**

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## **PLANNING CONSIDERATIONS**

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### 7.1 INTRODUCTION

This section addresses consistency with applicable plans and policies concerning the subject property including policies related to the:

- *City of Roseville General Plan 2025*, as amended June 2015 (City of Roseville, 2015a)
- *City of Roseville Zoning Ordinance*, as amended 2014
- *City of Roseville/Placer County Memorandum of Understanding*, 2001
- *Placer County General Plan*, as amended May 2013 (Placer County, 2013a)
- *City of Roseville/U.S. Fish and Wildlife Service Memorandum of Understanding*, 2000
- *Draft Amoruso Ranch Specific Plan*, February 2016 (City of Roseville, 2016)
- Local Agency Formation Commission
- City of Roseville Growth Management Visioning Committee

The documents listed above are available for review during normal business hours at:

**City of Roseville Permit Center**

311 Vernon Street  
Roseville, CA 95678

No comments on the Notice of Preparation (NOP) were submitted regarding planning considerations within the Amoruso Ranch Specific Plan (ARSP or Proposed Project) project site. The NOP and NOP comments can be found in **Appendix C**.

The ARSP is currently within unincorporated Placer County (County). Therefore, approval of the Proposed Project would require annexation to the City of Roseville (City), an amendment to the City's General Plan, adoption of a specific plan, and a change in existing zoning. Development of the ARSP could not proceed as proposed without annexation to the City.

Implementation of the ARSP would alter existing land use plans by changing lands currently planned by the County for agricultural use to residential, commercial, open space, parks, public/quasi-public uses, and urban reserve.

Implementation of the ARSP would be consistent with the City's General Plan (General Plan) with approval of the proposed General Plan Amendment. Therefore, consistency with the existing General Plan and zoning designations is not considered an impact; however, a discussion of consistency with General Plan policies is provided. For the reader's information, County and City General Plan policies are provided in **Appendix X**. The technical sections within **Section 4.0** identify components of the Proposed Project that could be considered inconsistent with General Plan policies.

This document provides a project-level policy analysis of construction and operation of the ARSP. Any future development in the Wagner parcel (Urban Reserve) that is included in the project site would rely on additional project-level analysis tiered from the programmatic analysis in this Environmental Impact Report (EIR), and would include a detailed review of consistency with applicable plans, policies and regulations.

Section 15125 (d) of the California Environmental Quality Act (CEQA) Guidelines states that the EIR shall discuss “any inconsistencies between the Proposed Project and applicable general plans and regional plans...” An EIR may provide information regarding land use, planning and socio-economic effects; however, CEQA does not recognize these issues as typical environmental impacts on the physical environment. Physical impacts are not addressed in this section, but in the appropriate technical sections of this EIR (see **Sections 4.1** through **4.15**).

## 7.2 POLICY SETTING

### 7.2.1 LOCAL AGENCY FORMATION COMMISSION (LAFCO) POLICIES

Please see **Section 4.1, Land Use and Agriculture**, for a discussion of Local Agency Formation Commission (LAFCO) policies.

### 7.2.2 CITY OF ROSEVILLE

#### General Plan 2025 (as amended June 2015)

The City of Roseville General Plan 2025 was adopted by the City Council on May 5, 2010, in conjunction with adoption of the Sierra Vista Specific Plan (SVSP). The 2013- 2021 Housing Element was updated in 2013. In addition, the General Plan was amended with the adoption of the Creekview Specific Plan (CSP) in September 2012. The General Plan serves as a long-term policy guide for physical, economic, and environmental growth within the City. As discussed in **Section 2.0, Project Description**, revisions to the City’s General Plan to accommodate the proposed ARSP are evaluated in this EIR. A summary of the revised General Plan goals and policies is included in the Project Description. The revisions to the General Plan are proposed, in part, to reflect the addition of the ARSP and its land uses to the City as a result of the annexation. These changes include updating tables and figures to incorporate the proposed specific plan land use, and text amendments to provide a description of the specific plan.

Applicable General Plan policies are identified in **Appendix X** of this EIR.

### Zoning Ordinance

The City’s Zoning Ordinance is a tool to implement the broad policies and uses contained in the General Plan. Zoning focuses on the specific uses of land rather than the longer term, planned uses contained in the General Plan. Typically a General Plan land use designation is intended to guide development over a 20-year horizon, while a zoning classification specifies particular uses, development intensities, and other standards for particular parcels.

State law requires that the General Plan be complete, adequate and internally consistent, and that zoning is consistent with the General Plan. Typically, zoning is considered to be consistent with the General Plan when they allow the same general range of types, densities, and intensities of development at the same location.

The Zoning Ordinance was last updated comprehensively in 2004. Periodic revisions are ongoing to keep the Zoning Ordinance up to date, including the most recent amendment in November 2014.

### **Specific Plan Framework**

The City of Roseville establishes land use designations and policies in its General Plan and various specific plans. Planning policies are implemented through infrastructure plans and programs, the zoning and subdivision ordinances, and the development review process.

A specific plan is a policy and regulatory tool for the systematic implementation of the General Plan. It contains a set of land use designations and implementation programs reflecting the unique characteristics of the particular area. A specific plan is required to be consistent with the General Plan. In Roseville, specific plans are incorporated into the General Plan by reference.

Thirteen areas of the City are governed by specific plans, including the West Roseville Specific Plan (WRSP) Area and CSP Area that immediately borders the project site. The specific plans and accompanying development agreements have been developed to address growth issues and the unique constraints and opportunities found within each area, and provide a context within which implementation of the land use plan and associated public facilities can be successfully accomplished.

### **City of Roseville/Placer County Memorandum of Understanding (MOU)**

In 2000, the City and County entered into a Memorandum of Understanding (MOU) to promote interagency communication and foster cooperative land use planning. Recognizing that future development was likely to occur, the MOU established a transition area (MOU Transition Area) that covers approximately 5,527 acres adjacent to the City's western boundary in which any proposed development must be reviewed by both the City and County and meet certain standards to mitigate any development-related impacts. The project site lies partially within the MOU Transition Area.

The MOU states that, regardless of which entity processes an application for development within the MOU area, environmental review must be conducted and "all identified Fiscal, Transportation and Circulation, Utilities and Services, Affordable Housing, and Groundwater impacts of proposed development will be mitigated to a level that is less than significant, unless both the County and the City agree that specific over-riding considerations render such mitigation measures infeasible." In addition, the MOU states that "to the greatest extent practically and legally feasible, the City and County will process development applications in the Transition Area such that development proceeds in an orderly east-to-west progression." See below for a discussion of consistency with the MOU.

## Placer County General Plan

The project site is currently within unincorporated Placer County and subject to the County General Plan, which was last updated May 2013. The County General Plan presently designates all of the project site as agricultural/80-acre minimum, and associated zoning in accordance with zoning map B-2 designates the project site as Farm-Building Site, 80 acres minimum (F-B-X 80 acre). As stated in **Section 2.0, Project Description**, the Proposed Project includes annexation of the 694.4-acre project site into the City.

The Policy Analyses appendix (**Appendix L**) identifies components of the Proposed Project that could be considered inconsistent with the County General Plan. A complete list of the County's General Plan policies is included in **Appendix X**. If a potential conflict or more restrictive County policy is identified, it is discussed in the technical sections of this document (**Section 4.0**).

## City of Roseville/United States Fish and Wildlife Service MOU

In 2000, the City of Roseville and the United States Fish and Wildlife Service (USFWS) entered into an MOU to address specific issues that were raised during the permitting process for the City's Pleasant Grove Wastewater Treatment Plant (PGWWTP). The USFWS/MOU sets forth some specific objectives that were established to address indirect growth issues and the potential loss of habitat associated with operation of the PGWWTP. In addition, the USFWS/MOU establishes guidelines to be followed for the City's preparation of a Habitat Conservation Plan (HCP), or equivalent document. A copy of the USFWS/MOU is included as **Appendix Y**.

## 7.3 POLICY ANALYSIS

### 7.3.1 LAFCO POLICIES

The implementation of the Proposed Project would result in the project site being annexed by the City. The ARSP is partially within the City's Sphere of Influence (SOI). The Proposed Project includes a request for an amendment to the City's SOI and annexation to the City for the entire project site (694.4 acre area), including the Urban Reserve parcel.

As discussed in **Section 2.0, Project Description**, and **Section 4.1, Land Use**, the County LAFCO will review the request for SOI amendment and annexation. In doing so, LAFCO must find that the proposed actions are consistent with LAFCO policies. While neither this document nor the City can make a determination of consistency for LAFCO, the following policy analysis of consistency is provided for the reader's information and LAFCO's consideration. This analysis does not make findings of significance or provide mitigation measures, because inconsistency with LAFCO policies would not per se be considered an environmental impact unless such inconsistencies would result in a significant adverse physical effect on the environment. The significant environmental impacts of the Proposed Project are disclosed and analyzed in **Sections 4.0** and **5.0**.

### 7.3.2 CITY OF ROSEVILLE

#### General Plan 2025 (as amended June 2015)

Implementation of the City's General Plan policies, as well as City Improvement Standards, and compliance with the City's Zoning Ordinance and City Community Design Guidelines have been assumed in the analysis of the Proposed Project's impacts. In some cases, the General Plan policies were used as the standard against which significance of impacts were measured (e.g., noise).

The relevant land use goals and policies from the General Plan are included in **Appendix X**. A list of all the revisions made to the General Plan policies pertaining to land use are included in **Section 2.0** of this EIR. Overall, the changes are minor and would not result in any additional environmental effects beyond those caused by construction and operations of the ARSP. It is within the City's purview to interpret its General Plan and to ultimately decide if the ARSP is consistent or inconsistent with any City goals or policies. As with the ARSP, it is assumed that any future development of the Urban Reserve parcel would be required to comply with the City's General Plan policies, ordinances, Community Design Guidelines, and Improvement Standards.

General Plan policies were reviewed to determine whether the Proposed Project could be inconsistent with the direction and general intent of the General Plan and individual policies. Analysis was also conducted in accordance with CEQA Section 15125(d) which states

The EIR shall discuss any inconsistencies between the Proposed Project and applicable general plans and regional plans. Such regional plans include, but are not limited to, the applicable air quality attainment or maintenance plan (or State Implementation Plan), area wide waste and water quality control plans, regional transportation plans, regional housing allocation plans, HCPs, natural community conservation plans, and regional land use plans for the protection of the coastal zone, Lake Tahoe Basin, San Francisco Bay and Santa Monica Mountains.

There are a number of underlying principles that form the foundation for the goals and policies of the General Plan elements. These principles, as discussed below, are grouped subsequently by General Plan Element. The ARSP has been found to be consistent with each of the principles; therefore, it is assumed that it is consistent with each of the individual, applicable policies.

#### Land Use Element

- Promote and enhance Roseville's unique character and identity.

The ARSP is a comprehensively planned community with a mix of uses similar to that found in adjacent portions of the City. Emphasis has been placed on creating a community that complements the existing community and supports the Blueprint principles.

- Distinguish Roseville from adjacent communities through the quality of development and design, and the level of public services and facilities provided.

The ARSP is planned primarily as a residential community, with village and commercial centers on Westbrook Boulevard, as well as parks, open space, and a school facility in designed locations within the project site. Development with the ARSP will comply with the City's Development Standards and Design Guidelines, and all applicable City development requirements.

- Protect and enhance Downtown and the City's established neighborhoods.

The Old Town/Downtown area is located east of the ARSP and will not be directly affected by the Proposed Project. The land uses in the ARSP are of a different scale than the uses in the Old Town/Downtown, and would not be in direct competition.

- Promote new development, which is an integrated and connected part of the City's land use pattern.

The ARSP will create a master planned community, intended to attract future residents and businesses, and will provide new opportunities and benefits accessible to all of Roseville. Transportation facilities, bicycle trails and pedestrian paths are designed to connect to the existing City system. The Proposed Project will extend the City's land use plan to the north. The Proposed Project includes the extension and/or improvements of existing arterial roadways within the City including Westbrook Boulevard, which may ultimately provide a connection to Dowd Road in the City of Lincoln. Additionally, the Proposed Project allows for a potential future interchange of Westbrook Boulevard and Placer Parkway, which would improve regional traffic circulation options in the City.

- Provide a variety of housing types and opportunities, including those for all income groups.

As discussed in **Section 2.0, Project Description**, the ARSP provides a mix of housing types, including low-density residential (LDR), medium-density residential (MDR) and high-density residential (HDR). The LDR neighborhoods will provide market-rate housing for moderate- and above moderate-income residents. The ARSP affordable housing program focuses on the HDR parcels within the project site. The total number of affordable units would be approximately 283 which, consistent with the City's General Plan Policy, is 10 percent of the total number of proposed residential dwelling units.

- Create a balanced land use pattern with an appropriate mix of uses to accommodate resident employment, service, and social needs within the community.

The ARSP is designed as a residential community supplemented by school, park and commercial and employment uses that could support specific uses such as retail, commercial, restaurants, and other service needs.

- Promote a land use pattern that provides a high level of open space and recreational amenities and is sensitive to the natural environment.

The ARSP establishes contiguous permanent open space areas designed to protect significant natural resources and allow for potential connectivity with larger-scale regional conservation efforts. Resource management efforts focus on wetlands, and drainage swales. The segment of University Creek that

passes through the project site will be set aside as permanent open space and allow for connectivity to the Al Johnson Wildlife Area. Approximately 24 percent of the ARSP is designated as permanent open space and parks. In addition to resource protection, the open space and park uses will provide for recreational opportunities.

- Create a land use mix and pattern which accommodates and promotes alternative transportation modes for ease of access and improved air quality.

The ARSP circulation system includes a hierarchy of roadways, a pedestrian and bikeway network, and public transit. The circulation system has been designed to link with existing City and regional systems. The paseos will provide non-vehicular travel in a looped system through the project site. Land uses with the highest intensity uses were purposely located near the major arterials in order to provide access to transit or alternative modes of transportation. Higher intensity uses are located within close proximity to major transportation corridors and potential public transit stops. A park-and-ride lot is planned in the commercial uses of Parcel AR-53. Bus rapid transit routes are planned on Westbrook Boulevard and bus turnouts and shelters are planned within the project site as well. By providing street trees and landscaping within the adjacent parkways, removing many of the driveway curb cuts and street-facing garages, and incorporating traffic calming measures such as bulbed intersections and roundabouts, the street design encourages alternate transportation modes including walking and biking throughout the community and to the outlying region.

- Proactively manage and plan for growth

Emphasis has been placed on creating a comprehensively planned community that generates a sense of place for residents and users, complements the existing community, and ensures realization of City policies and defines the City's northern edge.

### **Circulation Element**

- Promote the safe, efficient, and reliable movement of people and goods.

The circulation system includes a hierarchy of roadways, a pedestrian and bikeway network, and public transit. Emphasis is placed on ensuring connectivity between uses and on creating a safe and efficient circulation system that complies with the city policies and allows for transportation options.

- Shift from the automobile to other modes of transportation.

The ARSP included modified residential development standards to create neighborhoods and densities which promote walkability and non-automobile circulation. The interconnected open space and park network provides for pedestrian and bicycle access throughout the project site. Westbrook Boulevard is planned to accommodate future routes for bus rapid transit. To facilitate the expansion and use of transit, higher intensity land uses in the ARSP have been located in proximity to major transportation corridors and potential transit stops, along Westbrook Boulevard.

- Provide an adequate level of transportation service for all persons traveling in and through Roseville.

The roadway system includes arterial, collector, and local roadways. Emphasis is placed on providing “complete” streets, ensuring connectivity among all modes of transportation and creating a safe and efficient circulation system that complies with City policies and allows for transportation options.

### **Air Quality and Climate Change Element**

- Protect the health and welfare of the community by promoting development that is compatible with air quality standards; and reflects the City’s commitment to sustainable practices.

The Proposed Project includes a variety of components designed to maximize energy-efficiency, and reduce air quality impacts associated with construction and operation of the Proposed Project in order to protect the health and welfare of the community. Additionally, mitigation measures recommended in this EIR minimize emissions from construction and operation.

### **Open Space Conservation Element**

- Preserve a comprehensive interconnecting system of open space, encompassing preservation and enhancement of natural habitat and significant resource areas, for the use, appreciation, and enjoyment of the community.

The ARSP establishes 145.5 acres of general open space throughout the project site which will protect natural resources and allow for potential connectivity with larger-scale conservation efforts. The open space preserve within the ARSP is contiguous with other open space preserves and abuts the CSP’s open space preserve to the south, portions of the WRSP’s open space preserve to the southeast, and the City of Roseville’s Al Johnson Wildlife Area to the west. Approximately 21 percent of the ARSP is designated as permanent open space. Permanent open space will provide for passive recreational opportunities, as well as provide natural resource habitat and water quality benefits.

### **Parks and Recreation Element**

- Provide a variety of both passive and active recreational opportunities for all City residents.

The ARSP provides recreational facilities, parkland, and open space to comply with the policies and requirements of the City’s General Plan standards. Approximately 24 percent of the ARSP is designated parks and open space. The parks and open space program provides for a range of active and passive recreational opportunities that exceed the City’s General Plan requirements of nine acres of parkland per 1,000 residents. The placement and sizing of parks is reflective of community need, General Plan policy, proximity to users, ability to promote joint use activities, and existence of natural resources.

## Public Facilities Element

- Provide adequate services for residents and enterprises and ensure that new development contribute its fair share toward the provision of these services and facilities.

The Proposed Project will provide the public services necessary to meet the needs of area residents in accordance with the policies of the City's General Plan. Public services include fire protection, police protection, schools, parks and recreation, and library facilities. Each component of the utilities infrastructure system is also designed to accommodate buildout of the ARSP. Utilities infrastructure includes water, wastewater, recycled water, drainage and flood control, electric service, natural gas, communications, and solid waste disposal. Utilities infrastructure will be constructed, dedicated, and easements provided consistent with the ARSP, the project development agreements, and all applicable standards and requirements.

## Safety Element

- Protect the life, property, and environment of community residents, enterprises, employees, and visitors.

The Proposed Project will provide services necessary to meet the needs of area residents, in accordance with the policies of the City's General Plan. The Roseville Fire Department will provide fire protection, emergency medical service, and hazardous materials management to the project site. The Roseville Police Department will provide police protection to the ARSP, and all development will comply with City of Roseville Police Department recommendations regarding safety and security. The project site is within the Pleasant Grove Creek watershed. Drainage facilities will be designed and constructed in conformance with City of Roseville Improvement Standards, and the Placer County Flood Control and Water Conservation District's Storm Water Management Manual (1990). In addition to detention of peak flood flows within the Pleasant Grove Creek watershed, the ARSP will contribute toward construction of the Pleasant Grove Retention Basin Project through payment of the Pleasant Grove Watershed Mitigation Fee. This regional Stormwater retention facility is located within the Pleasant Grove watershed at the City's Al Johnson Wildlife Area located immediately west of the ARSP.

## Noise Element

- Protect the health and welfare of the community by promoting community development, which is compatible with noise level criteria.

With the implementation of all recommended mitigation measures, interior noise levels for sensitive uses would not exceed City noise levels.

## Housing Element

- Work to accommodate the housing needs of the City's current and future residents by providing a range of purchase and rental housing affordable to all income groups.

As discussed in **Section 2.0, Project Description**, the ARSP provides a mix of housing types, including LDR, MDR, and HDR. The LDR neighborhoods will provide market-rate housing for moderate- and above moderate-income residents. The ARSP affordable housing program focuses on the HDR parcels, located throughout the project site and has been structured to be consistent with, and implement the General Plan affordable housing goals.

### **General Plan Land Use Element - Guiding Principles**

The Land Use Element of the General Plan contains a set of 13 Guiding Principles intended to supplement the City's existing General Plan policies by creating guidelines for new development proposals inside or outside of the City's corporate boundaries which is not already part of an adopted specific plan or within the infill area. The principles are intended to articulate the City's expectations relating to development proposed west of the City. The following is a review of the Proposed Project's consistency with the 13 principles. General Plan Land Use Goal 11 states that new growth should be designed to meet the guiding principles. It is within the City's purview to interpret its General Plan, and to determine whether the Proposed Project is consistent with any City goals or policies, including the Guiding Principles.

#### ***Principle 1. Fiscal Health.***

Principle 1 states that development west of the City shall have a neutral or positive effect on the City's General Fund services. A fiscal impact analysis will be prepared that evaluates the fiscal impacts of the ARSP. To ensure consistency, the ARSP will be subject to development impact fees and community facilities districts or other similar financing mechanisms that ensure that adequate revenues are generated by the ARSP to offset costs of providing services. These mechanisms will be described in the ARSP development agreements.

The land use plan has been prepared with the objective of creating a fiscally balanced community, similar to other specific plans in the City. The addition of new residential areas will provide property tax revenues to the City, along with increased sales tax revenues. All new development is required to pay its fair share of any required roadway improvements or other infrastructure or public improvements that may be required due to the Proposed Project. **Section 4.3, Transportation and Circulation, Section 4.11, Public Services, and Section 4.12.1 through 4.12.5, Public Utilities** discuss requirements for the fair share contribution from the ARSP to transportation, services, and utilities, respectively. Finance mechanisms identified in the ARSP's finance plan (such as community service districts) will aid the Proposed Project in paying for its fair share so that it does not impact existing levels of service.

#### ***Principles 2, 3, and 4. Well Planned Community, Strong Community Identity, and Sense of Place.***

Development must include logical growth boundaries and an east to west growth pattern, not conflict with the PGWWTP and Roseville Energy Park, and maintain the integrity of existing neighborhoods and create a sense of place in new neighborhoods.

The boundaries of the ARSP were defined to generally align with the boundaries of the CSP to the south, the WRSP to the southeast, and the Placer Ranch area to the east. The proposed phasing of the ARSP

is in an orderly progression beginning in the southern portion of the project site and extending north. The northwestern portion of the site would be developed last. Infrastructure will be extended in the ARSP from each connected phase of development. In addition, the ARSP proposes to maintain natural drainages as undeveloped open space and provide bike paths to connect the project site to existing developed areas in the City to the east and south.

A sense of place will be provided by orienting the development toward the natural features of the site (drainage corridors, open space, and existing vegetation), parks, and the proposed Village District. The street hierarchy and their corresponding street tree program help establish a sense of place and a certain visual continuity throughout the community.

The ARSP supports the City's policies related to the Guiding principles for new development and the creation of a distinctive western edge. The ARSP is bounded on the west by a portion of the Al Johnson Wildlife Area property where the City is undertaking development of a regional stormwater retention project. A portion of Placer Parkway will be located in the ARSP. On the northwest edge of the project site, LDR uses are proposed. Residences will be set back a minimum of 30 feet. The set-backs, along with an open space strip along the northwestern boundary, will provide separation between the new residences and the existing agricultural uses to the west.

### ***Principles 5, 6, 7, 8, 9, and 10. Community Infrastructure, Healthy, Safe and Secure Community, and High Quality Services.***

These principles state that development proposals west of the City shall fully fund and maintain improvements and services at no cost to existing residents, aid in regional traffic solutions and right of way preservation, and shall secure adequate water supply.

The Proposed Project includes expansion of existing roadways such as Westbrook Boulevard as well as construction of smaller (e.g., collector) roadways. Water, wastewater, recycled water, storm drainage, natural gas, and electrical infrastructure will also be expanded. **Section 4.12.1** through **4.12.5, Public Utilities**, describes the proposed infrastructure plan for the ARSP. In addition, **Section 4.12.1** discusses the proposed water supply and use of recycled water to decrease demand on domestic water supplies, as well as proposed storm water detention plans. Lastly, **Section 4.11, Public Services**, addresses the demand on public services, including the demand on school facilities. **Section 4.3, Transportation and Circulation**, describes the proposed roadway plan and addresses any regional traffic concerns. The ARSP describes how these services will be provided. As described under Principle 1, the Proposed Project would be required to pay its fair share of any required infrastructure or public improvements necessary to serve the ARSP; thus, these costs will not be borne by existing residents.

Water supply would be provided to the ARSP by the City. The City's General Plan requires new development areas to: 1) use surface water as their primary source of water supply; and 2) if surface water is not available from the City's Water Supply Portfolio, the project proponent must acquire additional surface water supplies to meet the projected demands. In accordance with the City's General Plan, the primary source of potable water for the ARSP would be surface water. Additional surface water supplies will be obtained to serve the ARSP. The City is considering several alternatives for the acquisition of water supplies from either the Placer County Water Agency (PCWA) or the San Juan Water

District (SJWD). Depending on the source of surface water, the City's groundwater aquifer storage and recovery (ASR) program would be used to supplement water supplies during peak demand periods as well as to meet additional needs during dry years (droughts), when the City's contracted surface water supplies are limited per the City's Water Forum Agreement. Additionally, the ARSP would be served by recycled water supplies for non-potable uses. In addition to these water supply sources, the Proposed Project includes significant water conservation measures to reduce overall water demands. Such conservation measures include turf reductions and low water demand landscape in residential front yards, smart irrigation controls for irrigated uses and re-circulating hot water systems.

Principle 8 requires that proposals consider development within the entire City/County MOU Transition Area in the design and sizing of infrastructure improvements. Consistent with this principle, infrastructure in the ARSP is sized to accommodate uses proposed within the MOU Transition Area. Infrastructure and services have been sized to account for future demands in the Urban Reserve parcel (one residential house as allowed under the Urban Reserve land use designation).

Principle 9 states that any development proposal shall aid in the resolution of regional storm water retention. The ARSP will contribute toward construction of the Pleasant Grove Retention Basin Project through payment of the Pleasant Grove Watershed Mitigation Fee. **Section 4.13, Hydrology and Water Quality**, describes the ARSP's contribution to regional storm water retention.

Principle 10 requires that development proposals incorporate mechanisms to ensure that new schools are available to serve residents and not impact existing schools. The ARSP identifies a school site to accommodate the elementary students that would live within the ARSP. As discussed in **Section 4.11, Public Services**, the Roseville Joint Union High School District (RJUHSD), and the Roseville City School District (RCSD) have capacity to accept project-generated students for middle and high school outside the ARSP. The project applicants will negotiate the provisions of an agreement with the RCSD to provide adequate funding to support development of the school site planned for the ARSP.

### ***Principle 11 Open Space.***

Development shall include a significant interconnected public open space component/conservation plan consistent with the City/USFWS MOU. The ARSP includes a total of approximately 168 acres of open space and parks. The ARSP open space preserve is contiguous with other open space preserves and abuts portions of the CSP's open space preserve to the south, portions of the WRSP's open space preserve to the southeast, and the City's Al Johnson Wildlife Area to the west. The park and open space dedication meets City standards. For a discussion of the City/USFWS MOU, refer to the policy consistency discussion for the City/USFWS MOU, provided below.

### ***Principle 12 Public Participation.***

The public participation process will continue throughout preparation of the EIR. As described in **Section 1.7**, a scoping meeting was held on November 18, 2013. Additional public meetings are planned during the 45-day review period for the Draft EIR, including opportunities for public comment during the Transportation Commission, Parks and Recreation Commission, Public Utilities Commission, and Planning Commission meetings, consistent with Principle 12.

**Principle 13 High Quality of Life.**

Projects shall provide a “public benefit” to the City and residents. Quality of life in Roseville is defined through a combination of a strong business community, a fiscally sound General Fund, good schools, a mix of housing types, and excellent public services (roads, parks, police, fire, etc). Preserving the high quality of life means continuing to maintain and exceed the expectations of the residents and business community that live and work in Roseville and not burden or threaten the quality of life.

A number of elements result in the ARSP’s overall public benefit to the City and its residents including land use, housing and open space/park amenities. The ARSP provides a mix of land uses that create a balanced community that includes village/commercial centers along Westbrook Boulevard. Residential uses are planned in a mix of housing types and range of densities that assist the City in meeting its obligations under the Regional Housing Needs Allocation (RHNA). Tax generating land uses and payment of fees results in the ARSP’s overall positive impact on the City and Placer County. The Proposed Project includes large areas of undeveloped open space, parks, and a trail system to connect the project site to adjacent neighborhoods, as well as the rest of the City. Open space and park recreation areas allow both active and passive recreation.

No inconsistencies with the General Plan have been identified for the ARSP. In evaluating the ARSP, the City Council will make a finding regarding the ARSP’s consistency with General Plan policies, including the Guiding Principles.

**Growth Management Visioning Committee (GMVC)**

In 2004, the City Council tasked the City’s Growth Management Visioning Committee (GMVC) to review existing growth management policies and make recommendations regarding growth in the City over the next twenty years. The GMVC established four recommendations: findings, vision, growth management policies and recommended action steps that were approved by the City Council. A copy of the GMVC Report can be found in **Appendix Z**.

The following describes the ARSP’s consistency with the GMVC’s growth management concepts. As described below, no inconsistencies with the GMVC growth strategies have been identified for the ARSP.

- Maintain an Open Space Transition Buffer. Establish an edge along the western boundary of the City to maintain Roseville’s identity by creating interconnected open space and to provide habitat preservation, recreation, view preservation, aesthetic and recreational benefits.

The ARSP is bounded on the southwest by the Al Johnson Wildlife Area property. The ARSP would add 145.5 acres of open space that would interconnect with this property as well as open space preserves in the CSP Area. This includes preservation of the University Creek drainage corridor which flows through the project site. A portion of Placer Parkway will be located in the ARSP boundary providing a separation between City and County land. On the northwest edge of the project site, LDR uses are proposed. A linear open space parcel would buffer LDR uses from adjacent lands to the west in Placer County, and residences will be set back a minimum of 30 feet, to provide further separation.

- **Ensure Fiscal Sustainability.** Ensure that growth is planned to generate revenues that are sufficient to meet public costs.

The proposed ARSP provides a mix of uses including a Village District and commercial center. These commercial hubs would be located on Westbrook Boulevard and would generate jobs and provide retail opportunities that will generate revenues for the City. The land use plan has been prepared with the objective of creating a fiscally balanced community, similar to other specific plans in the City. The addition of new residential areas will provide property tax revenues to the City, along with increased sales tax revenues. All new development is required to pay its fair share of any required roadway improvements or other infrastructure or public improvements that may be required due to the Proposed Project. In addition, the Proposed Project will be required to pay development fees and to establish community facilities districts or other such mechanisms that will be outlined in the Development Agreements in order to ensure that adequate revenue is generated to provide services.

- **Encourage High Quality Infrastructure, Programs and Services.** Encourage a pattern of development that promotes the efficient and timely provision of urban infrastructure, programs and services (e.g., parks and open space, recreation, library, public safety) and preserves valuable natural and environmental resources.

The ARSP has been designed to provide efficient and timely provision of services. Natural resources are preserved in open space parcels throughout the ARSP. The phasing plan ensures that the infrastructure is phased in such a way that needed facilities will be in place prior to development.

- **Promote Comprehensive Large Scale Planning.** Use a comprehensive, logical planning process, rather than an incremental, piecemeal approach.

The development area is controlled by a single entity and will be developed pursuant to one comprehensive specific plan, the ARSP, which was prepared for the Proposed Project. The specific plan is the primary land use, policy, and regulatory document to guide the overall development of the ARSP. The 20-acre Urban Reserve parcel is also included as part of the ARSP; because there are no foreseeable plans to develop this property, this EIR assumes that one residential home may be developed within the parcel consistent with allowable uses under the Urban Reserve designation.

- **Use Performance Based Standards to Manage Growth.** Maintain flexibility by using criteria for planning and managing growth that require the mitigation of growth impacts and the provision of both tangible and intangible benefits to the community.

The ARSP is required to meet the City's standards (i.e., General Plan standards, zoning service standards, development standards) and mitigation is included in this EIR to further reduce the impacts of the Proposed Project.

- **Ensure Community Benefit.** Ensure that growth provides benefits to the community as a whole. Weigh community benefits against fiscal costs.

Quality of life in Roseville is defined through a combination of a strong business community, a fiscally sound General Fund, good schools, a mix of housing types, and excellent public services (roads, parks, police, fire). Preserving the high quality of life means continuing to maintain and exceed the expectations of the residents and business community that live and work in Roseville and not burden or threaten the quality of life.

A number of elements result in the ARSP's overall public benefit to the City and its residents including land use, housing and open space/park amenities. The Proposed Project provides a mix of land uses which create a balanced community that includes an employment-generating commercial site. Residential uses are planned in a mix of housing types and range of densities that assist the City in meeting its obligations under the State-mandated RHNA. Tax generating land uses will result in the ARSP's overall positive impact on the City and Placer County. The Proposed Project includes large areas of undeveloped open space, parks, and a trail system to connect the project site to adjacent neighborhoods, as well as the rest of the City.

- **Maintain Roseville Identity and Character.** Retain and enhance Roseville's sense of place to ensure that Roseville, even as it grows, remains consistent with the GMVC's Vision Statement.

The proposed ARSP will provide a mix of land uses that will be required to meet the City's General Plan standards for services, as well as meet zoning and design requirements of the Zoning Ordinance and Community Design Guidelines. In addition, development will be consistent with the ARSP Development Standards and the ARSP Design Guidelines, which meet or exceed the City's development standards and design guidelines.

- **Promote Stakeholder Involvement and Ensure Accountability.** Continue Roseville's leadership in the south Placer Region to initiate dialogue between stakeholders, property owners, Placer County and surrounding jurisdictions on defining and shaping the vision for growth to the west and north of the City. Develop clear methods to ensure the accountability of all parties to the agreements developed through the process of collaborative stakeholder involvement.

The proposed ARSP is partially within the boundaries of the City/County MOU. The City is coordinating with the County regarding development of the Proposed Project, consistent with the coordination provisions of the MOU. In addition, the City of Roseville is in consultation with Placer County regarding interests of mutual concern in South Placer County, including regional circulation and roadway improvements, infrastructure and service provisions, housing allocation, drainage issues, growth management and land use and fiscal concerns.

### **City of Roseville/Placer County Memorandum of Understanding**

The City/County MOU was adopted in 2000 to establish a set of procedures for both the City and County to evaluate development proposed within the area west of the City and north of Baseline Road (MOU Transition Area). Forty acres of the ARSP is located within the MOU Transition Area. The MOU provides a process that the City and the County must follow if a development application is submitted to either jurisdiction for development within this area of the County. The MOU promotes interagency communication on land use planning issues. The ARSP was not anticipated as part of the MOU, except

for 40 acres in the southern portion of the site. This area of the site includes the Urban Reserve parcel, for which there are currently no development plans, and a proposed open space parcel. The only development proposed within the MOU Transition Area as part of the ARSP includes the extension of Westbrook Boulevard and public utilities that would be located within the right-of-way of this facility.

Section 3 of the MOU requires that an Initial Study in accordance with CEQA, be prepared to ensure that any impacts associated with the Proposed Project would be mitigated to a less-than-significant level unless both jurisdictions agree that specific overriding considerations render such mitigation measures infeasible. Due to the size and complexity of the ARSP, the City determined that an EIR was the appropriate analysis to comply with CEQA.

Under the MOU, all fiscal, transportation and circulation, utilities and services, affordable housing and groundwater impacts must be mitigated to a less-than-significant level, or both the County and the City must agree that overriding considerations render mitigation infeasible. If the City determines that any of the mitigation measures identified is infeasible, the rationale for rejecting the measure will be provided in the project's Findings of Facts. The benefits of the project, and the extent to which they outweigh significant impacts, will be addressed in the Statement of Overriding Considerations. The County must also concur with the Statement of Overriding Considerations.

The MOU also requires adherence to specific development standards to ensure that all physical development, infrastructure development, and public services "be constructed, installed, financed or provided at an urban standard of development service." The Proposed Project, as described in this EIR, has been designed to meet or exceed the City of Roseville's development standards, which meet the standards set forth in the MOU. The ARSP includes Residential Development Standards that meet or exceed the City's residential development standards and Design Guidelines that address design characteristics of the Proposed Project.

A requirement is also set forth in the MOU requiring that all development, to the greatest extent practically and legally feasible, proceed in an orderly east-to-west progression. The proposed phasing of the ARSP is in an orderly progression beginning in the southern- portion of the project site and extending north. The northwestern portion of the site would be developed last. The infrastructure requirements for each phase of the Proposed Project include all on-site backbone infrastructure and off-site facilities necessary for each phase to proceed including roadways, sewer, water, recycled water, storm drainage, dry utilities, and lands uses.

The City Council must make a finding of consistency with the MOU, before acting on the proposed ARSP and annexation. In addition, the County must also make a finding of consistency. While the City cannot compel the County to make such a finding, this EIR and any necessary supporting information will be provided to the County to aid in its deliberation.

### **City of Roseville/USFWS MOU**

In May 2000, the City and the USFWS entered into an MOU to prepare a HCP or an equivalent document to minimize incidental take of vernal pool species from future City growth that may be served by the PGWWTP. Consistent with this agreement, the City of Roseville, the ARSP landowner, USFWS, U.S.

## 7.0 Planning Considerations

Environmental Protection Agency (EPA), United States Army Corps of Engineers (USACE), and the Regional Water Quality Control Board (RWQCB) conducted an extensive early consultation process. The group met and conducted field visits to review onsite resources and offsite mitigation properties with the following objective: to reach basic agreement on a land use plan and mitigation strategy which could be permitted under Section 404 of the Clean Water Act utilizing a Section 7 Consultation process for Endangered Species Act compliance. As a result of these discussions and consultation, the land use plan was modified several times to provide additional avoidance of protected resources of greatest quality, and the corridor for Placer Parkway was refined to have the least impacts to wetlands. For a full discussion of the MOU, as well as the ARSP's consistency with its provisions, refer to **Impact 4.8-17 of Section 4.8, Vegetation and Wildlife**, of this EIR.