



**NOTICE OF PREPARATION
2021 HOUSING ELEMENT
SUPPLEMENTAL OR SUBSEQUENT TO
THE CITY OF ROSEVILLE GENERAL PLAN UPDATE
ENVIRONMENTAL IMPACT REPORT**

Date: November 10, 2020

To: State Clearinghouse, Placer County Clerk-Recorder, Responsible and Trustee Agencies, and other interested Agencies, Organizations, and Individuals

Subject: Notice of Preparation (NOP) of a Supplemental or Subsequent Environmental Impact Report (EIR) for the City of Roseville 2021 Housing Element

NOP Comment Period: End of posting period is December 10, 2020 by 5:00 p.m.

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NOTICE IS HEREBY GIVEN THAT the City of Roseville (“the City”) will serve as Lead Agency in the preparation of an environmental impact report (EIR) addressing the City’s 2021 Housing Element. This Notice of Preparation (NOP) is being distributed to responsible agencies, trustee agencies, and interested agencies, organizations, and individuals, as required by the California Environmental Quality Act (CEQA). The City invites comments on the scope of analysis, feasible mitigation measures for potential impacts of project implementation, and alternatives that should be explored in the EIR. The City is particularly interested in responses that relate to the statutory responsibilities of responsible and trustee agencies.

NOP Response Period

Due to the time limits mandated by state law, your response to this NOP must be received by the City within 30 calendar days after receipt of this notice, and should be received by 5:00 p.m., December 10, 2020 (30 days after the date this notice was first posted). Please send your response via U.S. Mail or e-mail using the contact information displayed above. Please provide contact information with each response, so that the City may request clarification, if needed. If a responsible or trustee agency fails by the end of this 30-day period to provide a response, the City will presume that the subject responsible or trustee agency does not have a response (CEQA Guidelines Section 15082[b][2]). Responsible and trustee agencies may request a meeting with the City to assist in determining the scope of analysis and other content of the EIR. Please use the contact information above to request such a meeting.

Scoping Meeting

The City will conduct a meeting to (1) inform the public and interested agencies about the 2021 Housing Element; and (2) receive input on the scope of environmental issues to be addressed in the EIR, feasible mitigation for potential impacts, and the range of alternatives that should be evaluated. The meeting will be virtual and will be held via Microsoft Teams on December 3, 2020 at 10 a.m. at the following link: [Click here to join the meeting](#). The scoping meeting is an opportunity for interested agencies and other entities to ask questions and provide input; there will be no formal presentation.

Project-Related Documents

Please see the City's Housing Element Update website for more information: www.roseville.ca.us/Housing_Element_Update.

Project Location

Roseville is in Placer County and is located 15 miles northeast of downtown Sacramento. The Planning Area for the 2021 Housing Element is the City's Sphere of Influence. The City's Sphere of Influence and current City limits are shown in Figure 1.

Background

Since 1969, California has required that all cities and counties adequately plan to meet the housing needs of everyone in the community. This is accomplished through a Housing Element, which is a required element of a local government's General Plan. The purpose of a Housing Element is to identify current and projected housing needs, and set goals, policies, and programs to address those needs. Compliant Housing Elements are updated on eight-year cycles, which are defined by the California Housing and Community Development Department (HCD). The current Housing Element was adopted by the City Council in 2013 and covers the period from 2013 to 2021. The proposed Project is the City's sixth cycle Housing Element, which covers the period from 2021 to 2029.

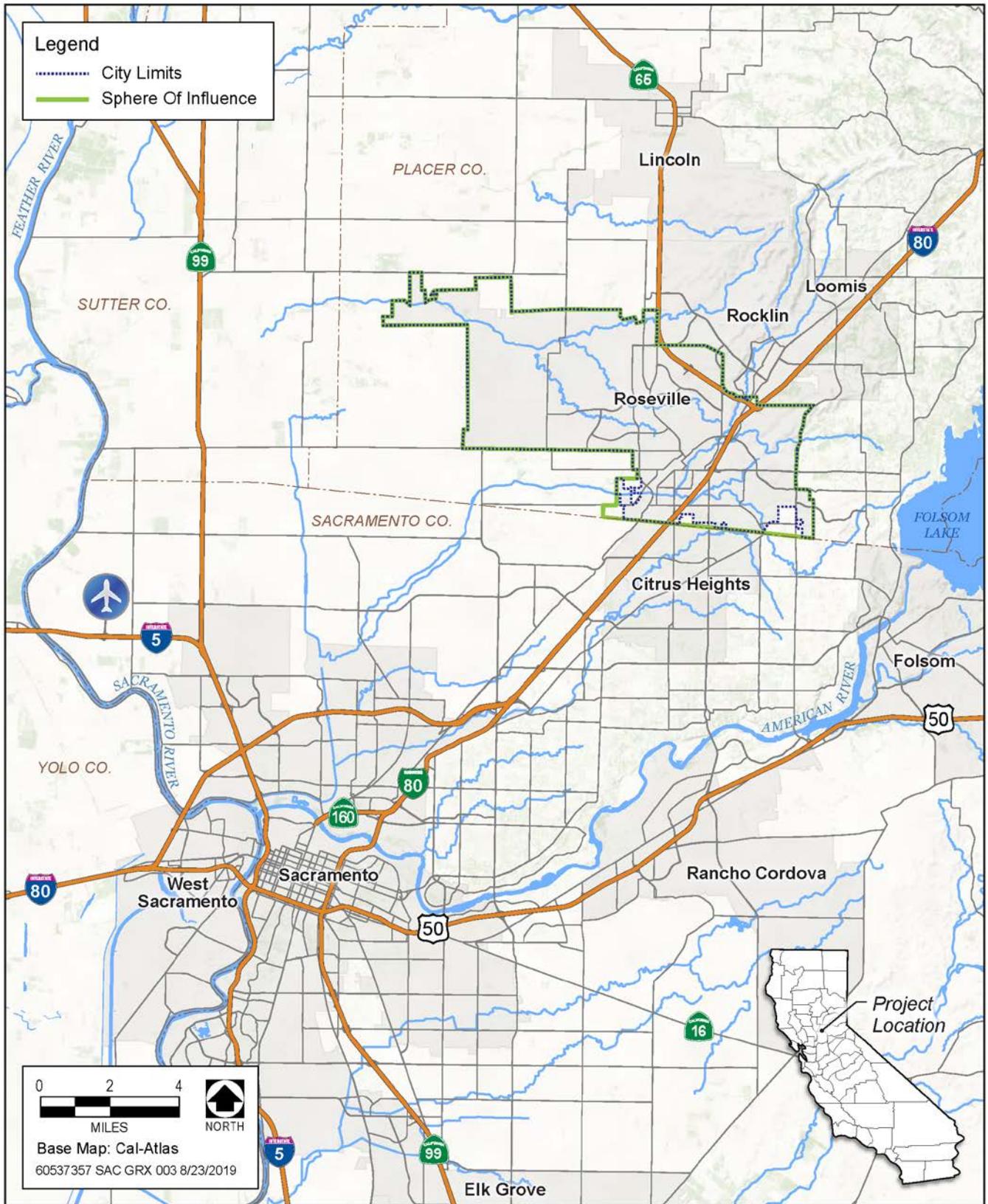
The foundation of the Housing Element is the Regional Housing Needs Allocation (RHNA), which begins with a determination of housing need issued by HCD. HCD determined that the Sacramento Area Council of Governments (SACOG) planning area needs to provide capacity for 153,512 total housing units. SACOG is required to prepare and adopt a methodology for allocating those units to each member jurisdiction. The Regional Housing Needs Plan was adopted by SACOG on March 19, 2020. Under the SACOG plan, the City must accommodate 12,066 housing units to meet its "fair share" of the State's housing need.

The 2021 Housing Element is a proposed change to the General Plan Update approved by the City on August 5, 2020 following certification of the General Plan Update Final EIR (SCH No. 2019080418). The General Plan Update EIR includes a comprehensive analysis of the impacts of City buildout compared to baseline physical conditions. The EIR analysis estimated General Plan buildout could accommodate the construction of between 20,000 and 25,000 housing units and the addition of 25 to 30 million square feet of non-residential building space through the year 2035. These ranges were used in order to provide flexibility for future projects which could affect City buildout, ensuring that some future project changes could still fall within the scope of the General Plan EIR. The 2021 Housing Element EIR will either be a Supplement to the General Plan Update EIR or a Subsequent EIR.

In order to comply with the City's RHNA obligation the 2021 Housing Element contemplates adding capacity for approximately 3,000 lower income units through a mix of strategies, including increasing the

allowable density of vacant properties to accommodate high density residential land use, changing the land use of vacant sites from commercial uses to high density residential uses, and some redevelopment/intensification strategies. This increase in housing units generally falls within the buildout range described within the General Plan EIR, but because it would affect the General Plan's mix of uses, the 2021 Housing Element could have effects on vehicle miles traveled and other transportation-dependent analyses, such as greenhouse gases, air quality, energy and noise. The 2021 Housing Element EIR will be a program EIR intended to support future, project-specific environmental analysis for implementing projects.

Figure 1: Regional Location



Project Description

The City has been allocated a RHNA of 12,066 total units, of which 6,178 units must be lower income (a combination of low and very low income). The California Housing and Community Development Department (HCD) uses density as a proxy for affordability, so lower income units are high density residential units. The City has insufficient units to meet the lower income RHNA and therefore must commit to providing adequate sites for additional units. The City is still working with HCD on confirming the amount of the total deficit, which will depend on the minimum density HCD will qualify as lower income. The City deficit may be as high as 3,000 units or as low as 1,400 units based on current calculations.

The 2021 Housing Element does not include land use or zoning changes, but will include a Rezone Program defining the strategies that will be pursued to accommodate the needed units. Staff has identified multiple potential strategies. The strategies with the greatest unit potential include: commercial corridors, infill intensification, residential conversion, and residential intensification (described below). The first two strategies focus on the City's developed core while the other two strategies are focused on vacant land, most of which is located on the western side of the City.

Commercial Corridors: The City has identified three commercial corridors for revitalization. The Douglas Boulevard/Harding Boulevard Corridor includes a mix of single-family residential properties, single-family residences which have been converted to businesses, aging hotels, and many older commercial properties with large, minimally improved parking lot. The Douglas Boulevard/Sunrise Avenue Corridor includes a mix of land uses, including commercial businesses and business professional offices with large, minimally improved parking lots and single-family homes, duplexes, and apartments. The Atlantic Street Corridor includes a mix of uses along the street frontage, with residential uses to the rear; many of the residential properties contain more than one housing unit, or room for additional units. The Commercial Corridors project will consist of the preparation of Specific Plans for each corridor, the establishment of mixed-use land use and zoning designations to provide more opportunities for redevelopment and reuse, more flexible zoning and development standards, and streamlined approval processes.

Infill Intensification: The central core of Roseville where development occurred prior to the 1980s is known as the City's "Infill Area," and is approximately 8,500 acres. This older area of the City is not within a Specific Plan, and much of the development occurred prior to the adoption of the City's General Plan or Zoning regulations. Consequently, inconsistencies between a property's land use and zoning designations are relatively common, and the land use designation density typically reflects the built conditions rather than planned future conditions. These factors have presented regulatory barriers to development and redevelopment. The City would amend the land use and zoning designation of selected properties in the Infill Area to remedy inconsistencies between land use and zoning and to increase the permitted residential densities.

Vacant Sites—Residential Conversion: Staff examined vacant sites throughout the City to find properties with the potential to be converted to high density residential use. After screening out sites due to the presence of approved entitlements, Development Agreements, or significant environmental constraints (floodplain, wetland preserves, etc), the City has identified five potential sites for evaluation. After Housing Element adoption and more site-specific evaluations are begun pursuant to a Rezone Program, it is possible that additional sites may be identified or that sites on this list may be removed due to unforeseen constraints, and that additional environmental review of any new sites may be necessary.

Vacant Sites—Residential Intensification: The western areas of the City include multiple vacant sites with High Density Residential land uses at densities below 25 units per acre. Increasing the land use

density of these sites to 25–30 units per acre would yield additional units. The Project includes consideration of a Land Use Amendment Policy requiring Specific Plan Amendment projects involving land use changes to also amend the land use of High Density Residential sites the applicant/property owner controls to 30 units to the acre.

Initial feedback from City Council, the development community, and residents has shown that some would prefer a focus on the developed core and others would prefer a focus on vacant lands. Taking all of the above into account, staff has determined that the EIR should analyze the following alternatives, in addition to the required no project alternative:

Project: All four strategies, described above, are maximized for a total added capacity of approximately 3,000 lower income units located in both the infill and developing areas of the City.

Alternative 1: The vacant land strategies are emphasized, for a total added capacity of 2,200 units. Under this alternative, approximately 1,800 units would be added in the developing areas and approximately 400 in the core.

Alternative 2: The commercial corridor and infill intensification strategies are emphasized, for a total added capacity of 1,500 units. Under this alternative, approximately 600 units would be added in the developing areas and 900 units would be added in the core.

Alternative 3: A hybrid alternative in which all four strategies are selected but the added capacity from each is reduced to achieve a total capacity of 1,500 units. Under this alternative approximately 900 units would be added in the developing areas and 600 units would be added to the core.

The 2021 Housing Element project (the “Project”) is the alternative which provides the largest additional unit capacity of approximately 3,000 units. The EIR will analyze the Project and the other alternatives at equal levels of detail, so that if the City’s deficit is reduced as a result of working with HCD the analysis in the EIR provides the flexibility to allow one of the alternatives to be adopted.

Probable Environmental Effects

The EIR for the Project will evaluate whether any new or substantially more severe significant effects on the environment would result from the project changes compared to the environmental impacts disclosed in the previously certified General Plan Update EIR. The EIR will also incorporate the applicable mitigation measures that were identified in the General Plan Update EIR and previously adopted and incorporated into the General Plan. The results of the analysis will determine whether the document is a Supplemental or Subsequent EIR. In either case, City Council will consider the EIR in combination with the General Plan Update EIR.

The City will prepare a focused EIR examining the analysis sections of the General Plan Update EIR which require updating in response to the Project. The EIR will explain the City’s decisions regarding the areas of focus. At this time, the City anticipates that the EIR will not focus on sections that assess the impacts of ground disturbance or urban development within areas where such development had already been anticipated and the impacts described. The Project does not include changes to the General Plan Update EIR study area, nor does it include land use changes which would introduce development into areas where none had been previously anticipated. The existing baseline and No Project conditions for these analysis sections represent recent conditions and do not require updating, because no substantial changes have occurred since the analysis.

While physical baseline conditions have not changed substantially it is recognized good practice to update traffic analyses, to ensure the study includes the latest best practices. Therefore, the City

anticipates providing updated baseline and No Project analysis for the transportation analysis and associated analyses, such as greenhouse gases, air quality, energy and noise. A brief discussion of each section is provided below, including whether the City anticipates updating the analysis section.

- ▶ Aesthetics – The Project does not include an expansion of the City’s Sphere of Influence, nor does it contemplate development within areas which are currently designated as open space or other non-development area. It is anticipated that the evaluation of aesthetic impacts included in the General Plan EIR will not be updated.
- ▶ Air Quality – The construction and operation of land uses generates air pollutant emissions. Construction impacts are anticipated to remain similar to those described in the General Plan Update EIR. However, the Project has the potential to change the concentration and distribution of traffic flow in the City, which could alter the operational air pollutant emissions generated. The EIR is anticipated to include an evaluation of these changes.
- ▶ Biological Resources – The Project does not include an expansion of the City’s Sphere of Influence, nor does it contemplate development within areas which are currently designated as open space or other non-development area. It is anticipated that the evaluation of biological resources impacts included in the General Plan EIR will not be updated.
- ▶ Cultural Resources – The Project does not include an expansion of the City’s Sphere of Influence, nor does it contemplate development within areas which are currently designated as open space or other non-development area. It is anticipated that the evaluation of cultural resources impacts included in the General Plan EIR will not be updated.
- ▶ Energy – This section will include an analysis of energy consumption attributable to implementation of the Project, with an emphasis on avoiding or reducing inefficient, wasteful, or unnecessary consumption of energy. While the Project is not anticipated to impact consistency with applicable plans for renewable energy or energy efficiency, changing the mix of uses could change the amount of energy use within the City. Physical environmental effects associated with energy demand within the Planning Area will be reported in relevant sections, such as Air Quality and Greenhouse Gas Emissions.
- ▶ Geology, Soils, and Paleontological Resources – The Project does not include an expansion of the City’s Sphere of Influence, nor does it contemplate development within areas which are currently designated as open space or other non-development area. It is anticipated that the evaluation of geology, soils, and paleontological impacts included in the General Plan EIR will not be updated.
- ▶ Greenhouse Gas Emissions – Changing the mix of land uses in the Planning Area has the potential to change the concentration and distribution of traffic flow, as well as trip lengths. All of these factors influence the generation of greenhouse gases. The EIR will present an analysis of greenhouse gas emissions attributable to implementation of the Project and cumulative impacts related to climate change.
- ▶ Hazards and Hazardous Materials – The Project does not include an expansion of the City’s Sphere of Influence, nor does it contemplate development within areas which are currently designated as open space or other non-development area. However, the redesignation of certain areas from non-residential to residential uses could result in project construction that may cause exposure of the public or the environment to hazards or hazardous materials. Therefore, the EIR will present program level analysis of these conversion sites.
- ▶ Hydrology and Water Quality – The Project does not include an expansion of the City’s Sphere of Influence, nor does it contemplate development within areas which are currently designated as open

space or other non-development area. It is anticipated that the evaluation of hydrology and water quality impacts included in the General Plan EIR will not be updated.

- ▶ Land Use and Agricultural Resources – The Project includes future land use changes which would affect this evaluation section. This section will discuss whether the changes result in inconsistencies between the Project and applicable policies or regulations that were adopted with the purpose of reducing or avoiding an environmental effect. This section will also examine potential impacts associated with physically dividing an established community.
- ▶ Noise – Changing the mix of land uses in the Planning Area has the potential to change the concentration and distribution of traffic flow, which can in turn affect cumulative traffic noise conditions. The EIR will evaluate the impact of the Project on cumulative roadway noise conditions.
- ▶ Population and Housing – The Project includes future land use changes which would affect this evaluation section. This section will examine adverse physical environmental effects associated with inducing unplanned population growth and displacing substantial numbers of people or housing such that replacement housing would need to be constructed.
- ▶ Public Services and Recreation – The Project includes future land use changes which could change the demand for public services, including police, fire, schools, parks, and recreation. The EIR will evaluate the extent of these changes.
- ▶ Transportation – The Project has the potential to change the concentration and distribution of traffic flow in the City. The EIR will include an updated evaluation of pre-COVID 2020 baseline traffic conditions and cumulative condition analysis. The EIR will discuss potential conflicts with applicable policies related to circulation, including transit, roadway, bicycle, and pedestrian facilities and potential conflicts with State guidance related to increases in travel demand. The EIR will also present an analysis of potential impacts related to hazardous design features and emergency access.
- ▶ Tribal Cultural Resources – The Project does not include an expansion of the City’s Sphere of Influence, nor does it contemplate development within areas which are currently designated as open space or other non-development area. It is anticipated that the evaluation of tribal cultural resources impacts included in the General Plan EIR will not be updated.
- ▶ Utilities and Service Systems – The Project includes future land use changes which could change the demand related to water supply, wastewater services, solid waste, drainage, electricity, natural gas, and telecommunications systems. The EIR will present an evaluation of these changes and potential impacts.

The EIR will describe and evaluate the comparative merits of a reasonable range of alternatives to the updated General Plan that would meet the basic project objectives and could avoid or substantially lessen one or more potentially significant impacts. The EIR will also update the analysis of the “no project” alternative to the extent necessary and will identify the environmentally superior alternative. The EIR will briefly describe and explain alternatives that were eliminated from detailed consideration.