



AGENDA

December 12, 2019

PLANNING COMMISSION MEETING

6:00 p.m.

Council Chambers
311 Vernon Street
Roseville, California
www.roseville.ca.us

THE CITY OF ROSEVILLE WELCOMES YOUR PARTICIPATION

If an agenda item is open to public comment, such public comment shall be addressed to the chair of the meeting.

Public Comment - Speakers have three minutes under Public Comment to speak on issues that are not listed on the agenda and are within the City's jurisdiction. The Brown Act does not permit any action or discussion on items not listed on the agenda.

Consent Calendar - If applicable, the Consent Calendar consists of routine items that may be approved by one motion. Any person can remove an item from the Consent Calendar to be discussed separately.

Agenda Items - Speakers have five minutes to address items that are listed on the agenda.

Americans with Disabilities Act - Notify the City Clerk or Secretary at least 72 hours in advance if special assistance is required to participate in a meeting including the need of auxiliary aids or services.

Audio/Visual Presentations - If making a presentation regarding an agenda item, audio/visual materials must be submitted to the City Clerk or Secretary at least 72 hours in advance.

Roseville City Clerk 311 Vernon Street, Roseville, CA 916-774-5200 TDD 916-774-5220

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE**
4. **PUBLIC COMMENTS**
5. **CONSENT CALENDAR**
 - 5.1. Minutes of November 14, 2019

6. REQUESTS/PRESENTATIONS

6.1. WRSP SPA#7 for F-71 & F-66 - 5181 Fiddymment Rd - PL19-0048

REQUEST

The applicant requests approval of a General Plan Amendment, Specific Plan Amendment, Rezone, Development Agreement Amendment (DAA), and Lot Line Adjustment to allow one 0.296 acre site (F-66) to be developed with a single family residence in lieu of a potable water well. The proposed DAA will be the eighth (8th) amendment to the Fiddymment Land Venture Development Agreement (DA) and will extend the term of the DA by 30 years, amend the language related to groundwater wells and water conservation goals and will move the planned elementary school site (F-71) from Phase 3 to Phase 2 of the Fiddymment Ranch portion of the West Roseville Specific Plan.

Applicant: Steve Hicks, Signature Management Company
Property Owner: David Ash, ATC Realty One, LLC

RECOMMENDATION

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

- A. Consider the Addendum to the West Roseville Specific Plan EIR,
- B. Recommend the City Council approve the General Plan Text and Land Use Amendment,
- C. Recommend the City Council approve the Specific Plan Text and Land Use Amendment,
- D. Recommend the City Council adopt the two (2) findings of fact and approve the Rezone,
- E. Recommend the City Council approve the Development Agreement Amendment,
- F. Approve the Lot Line Adjustment subject to twelve (12) conditions of approval.

6.2. WRSP PCL W-33 - Westpark Retail - 2300 Pleasant Grove BI - PL19-0158

REQUEST

The applicant requests approval of a Design Review Permit to construct four (4) new buildings totaling ±25,200 square feet, with associated parking, lighting, and landscaping on Parcel W-33 of the Village Center. The buildings include a 5,900-square-foot restaurant, 3,300-square-foot café, and two (2) multi-tenant retail buildings totaling 16,000 square feet. The project also includes a Tentative Parcel Map to subdivide the 3.09-acre parcel into two (2) lots and an Administrative Permit for a 9% parking reduction.

Applicant: Ashley Carter, Borges Architectural Group
Property Owner: Juli Hilton, Creekview Investments, LLC

RECOMMENDATION

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

- A. Consider the 2nd Addendum to the West Roseville Specific Plan EIR;
- B. Adopt the four (4) findings of fact and approve the Design Review Permit subject to ninety-one (91) conditions of approval;
- C. Adopt the three (3) findings of fact and approve the Tentative Parcel Map subject to thirty-six (36) conditions of approval; and
- D. Adopt the four (4) findings of fact and approve the Administrative Permit subject to two (2) conditions of approval.

6.3. Zoning Ordinance Update - 311 Vernon Street (Citywide) – PL19-0230

REQUEST

The request is to amend portions of Title 19 of the Roseville Municipal Code (Zoning Ordinance), primarily for the purpose of enhancing the readability and clarity of the regulations and definitions. Specific additional regulations have been modified or enhanced to reflect necessary updates and resolve inconsistencies, including: adding findings for the denial of an affordable housing project to reflect current state laws; updating the parking regulations for Clean Air and Electric Vehicle Charging consistent with Title 24; allowing height deviations for industrial buildings via a Design Review Permit, to make this section consistent with the existing provisions for commercial buildings; assigning the same location restrictions to public schools as are required for private schools in commercial and industrial zones; expanding the medical use types to include medical campus/office buildings and low-traffic uses (such as dialysis) to the parking standards; allowing for chemical and forensic testing facilities that use small amounts of cannabis in the testing process; and adding the requirement for a Conditional Use Permit for gas and drive-thru facilities adjacent to residential uses.

Applicant: City of Roseville

RECOMMENDATION

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

- A. Recommend that the City Council consider and adopt the Ordinance amending Title 19 – Zoning related to the proposed updates to the Zoning Ordinance.

7. BOARD MEMBER / COMMISSIONER / STAFF REPORT

7.1. Planning Commission Meeting Start Time

RECOMMENDATION

Staff recommends the Planning Commission discuss the start time of Commission meetings and determine whether to request the City Council maintain or modify the current Planning Commission start time.

8. ADJOURNMENT



PLANNING COMMISSION COMMUNICATION

Title: Minutes of November 14, 2019
Contact: Lupe Nelson, lnelson@roseville.ca.us, 916-774-5281

Meeting Date: 12/12/2019
Item #: 5.1.



PLANNING COMMISSION COMMUNICATION

Title: WRSP SPA#7 for F-71 & F-66 - 5181 Fiddymment Rd - PL19-0048

Contact: Charity Gold, cgold@roseville.ca.us, 916-774-5247

Meeting Date: 12/12/2019

Item #: 6.1.

ATTACHMENTS:

Description

Staff Report

Exhibit A CEQA Addendum

Exhibit B General Plan Amendment

Exhibit C Specific Plan Amendment

Exhibit D Rezone

Exhibit E Draft DAA

Exhibit F Lot Line Adjustment

ITEM 6.1: **A General Plan Amendment, Specific Plan Amendment, Rezone, Development Agreement Amendment, and Lot Line Adjustment – 5181 Fiddymont Road – WRSP SPA #7 for F-71 and F-66 – PL19-0048**

REQUEST

The applicant requests approval of a General Plan Amendment, Specific Plan Amendment, Rezone, Development Agreement Amendment (DAA), and Lot Line Adjustment to allow one 0.296 acre site (F-66) to be developed with a single family residence in lieu of a potable water well. The proposed DAA will be the eighth (8th) amendment to the Fiddymont Land Venture Development Agreement (DA) and will extend the term of the DA by 30 years, amend the language related to groundwater wells and water conservation goals and will move the planned elementary school site (F-71) from Phase 3 to Phase 2 of the Fiddymont Ranch portion of the West Roseville Specific Plan.

SUMMARY RECOMMENDATION

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

- A. Consider the Addendum to the West Roseville Specific Plan EIR,
- B. Recommend the City Council approve the General Plan Text and Land Use Amendment,
- C. Recommend the City Council approve the Specific Plan Text and Land Use Amendment,
- D. Recommend the City Council adopt the two (2) findings of fact and approve the Rezone,
- E. Recommend the City Council approve the Development Agreement Amendment,
- F. Approve the Lot Line Adjustment subject to twelve (12) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

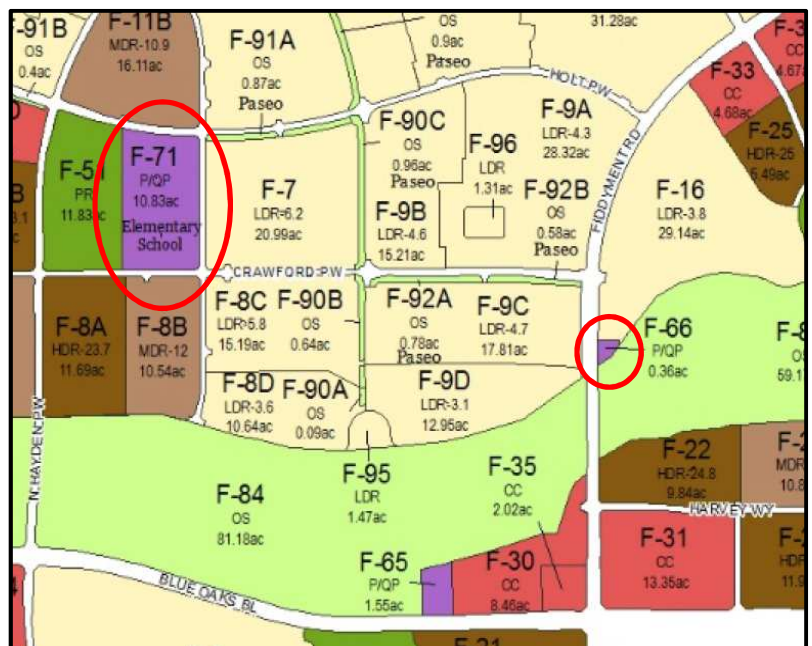
There are no outstanding issues associated with this request. The applicant has reviewed and is in agreement with the recommended conditions of approval.

BACKGROUND

The project consists of two parcels within the West Roseville Specific Plan (WRSP), Parcel F-71 and Parcel F-66 (Figure 1 and Figure 2). These parcels have a land use and zoning designation of Public/Quasi Public (P/QP). The WRSP identifies Parcel F-71 as an elementary school site to be constructed in Phase 3 of the specific plan, and Parcel F-66 as a domestic water well site. The development requirements for these sites were adopted as part of the Development Agreement by and between the City and Fiddymont Land Venture, LLC, which was approved by City Council concurrent with the WRSP on February 4, 2004.

The proposed project includes an amendment to the Fiddymont Land Venture Development Agreement (DA) which will

Figure 1: Project Location



extend the term of the DA, amend language related to groundwater wells and water conservation goals, move construction of the elementary school site on Parcel F-71 from Phase 3 to Phase 2 of the Fiddymment Ranch portion of the specific plan, and remove Parcel F-66 from the groundwater section, thus allowing the site to be constructed with one single family dwelling unit. The project includes amendments to the General Plan, Specific Plan, and a Rezone for Parcel F-66 to change these designations to Low Density Residential (LDR) with Small Lot Residential (RS/DS) zoning and a Lot Line Adjustment to facilitate the development.

SITE INFORMATION

Location: WRSP Parcel F-66 is located at 5181 Fiddymment Road, approximately 440 feet south of the intersection of Fiddymment Road and Old Coach Drive, and at the terminus of Vista Verde Court, and WRSP Parcel F-71 is located at 4351 Crawford Parkway on the northwest side of the intersection of Crawford Parkway and Pruett Drive.

Total Size: 0.296 (Parcel F-66), and 10.83 (Parcel F-71)

Topography and Setting: Parcel F-66 is located adjacent to Fiddymment Road to the west, existing single family development to the north, Vista Verde Court to the east, and an open space corridor to the south. The site contains an existing monitoring well that is accessed from Vista Verde Court. Parcel F-71 is surrounded by single family development to the east, planned medium density development to the south, and a planned park to the west. The subject properties have been heavily disturbed and graded as part of the existing adjacent development.

EVALUATION: GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, AND REZONE

Proposed amendments to the General Plan and Specific Plan are analyzed for consistency with the goals and policies of the respective plans. The Zoning Ordinance Section 19.86.050 specifies that recommendations for approval or denial of a rezone shall include consideration of the proposed amendment's consistency with:

1. **The public interest, health, safety, or welfare of the City, and**
2. **The General Plan and any applicable Specific Plan.**

Land Use Compatibility

The project includes a General Plan Amendment, Specific Plan Amendment, and Rezone for Parcel F-66. The General Plan, Specific Plan, and zoning designations of Parcel F-66 are P/QP. When the WRSP was adopted the site was designated for public use with the expectation that the site would be developed

Figure 2: Project Location Aerial



with a groundwater well for potable water use; the southern portion of the site is currently developed with a monitoring well. The City Environmental Utilities Department has determined that the existing water supply is sufficient to serve the water needs of the area and that the City no longer needs the site. Because residential uses are not permitted in the P/QP zone, the applicant proposes to change the General Plan and Specific Plan designations to LDR and the zoning to RS/DS, which will allow the site to be developed with one single family residence. The proposed changes are illustrated in Exhibit B, C, and D, which are attached to this document. The southernmost portion of the parcel containing the existing monitoring well will be divided from the existing parcel (see lot line adjustment discussion below). This portion of Parcel F-66 will maintain the P/QP land use designation.

The site is located at the terminus of an existing cul-de-sac that is developed with eight existing single family residences. The change in land use is consistent with the adjacent land use designation and will continue the existing development pattern. The area surrounding the site is built out and includes existing water, sewer, and drainage facilities within Vista Verde Court. The project will be required to construct the onsite utilities necessary to serve the new residential unit.

The conversion of Parcel F-66 to residential land use is consistent with surrounding development and uses. The change in land use will not negatively affect the function of the adjacent open space corridor, and no conflicts with the policies in the City's General Plan or the WRSP related to land use and open space have been identified.

EVALUATION: DEVELOPMENT AGREEMENT AMENDMENT

Development Agreements (DAs) are binding contracts that set the terms, rules, conditions, regulations, entitlements, responsibilities, and other provisions relating to the development of the covered properties. The proposed amendments to the DA include changes that will eliminate the requirement that Parcel F-66 be developed with a groundwater well, move construction of an elementary school on Parcel F-71 into Phase 2 of the WRSP, and extend the term of the agreement. The amendment also includes updates to make sections consistent with the land use amendments. The modified sections are summarized below.

- Section 1.3 related to term extension has been updated to extend the agreement to March 29, 2054.
- Section 2.2 related to the approved land uses has been updated to reflect updated units and acreages.
- Section 3.7.5 related to groundwater wells has been modified to remove the requirement that Parcel F-66 be developed with a groundwater well, clarify the funding obligation for a second well site, and establish development requirements for the monitoring well site at Parcel F-66.
- Exhibit "F" – has been revised to add Parcel F-71 to Phase 2 and remove it from Phase 3.

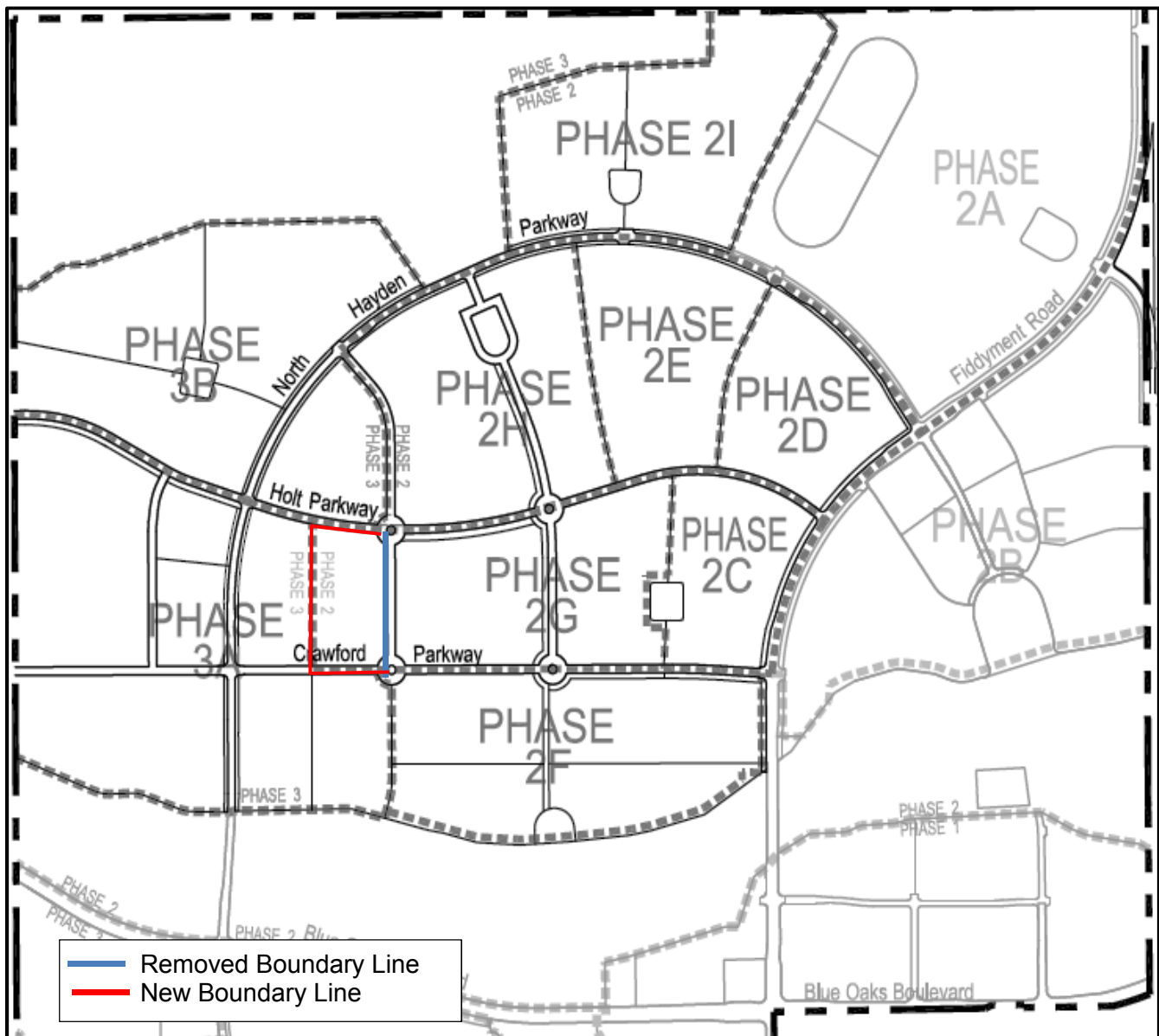
Extension of DA's Term

The proposed DAA includes a 30 year term extension. The properties affected by the Eighth Amendment to the DA will be covered by the terms of the original DA and all subsequent amendments through March 29th, 2054. The properties affected by this extension are included in Exhibit's A and B of the DAA, (note that these exhibits have not been included in the original staff report packet, but will be provided to the Commission and public prior to the public hearing) and include the remaining undeveloped land within the Fiddymment Ranch development. It is the intent of this extension that all applicable DA fees associated with Phase 3 of the Fiddymment Ranch development will not expire until 2054.

Amendments Related to Parcel F-71

The existing DA requires that an elementary school be constructed on Parcel F-71 in Phase 3 of the WRSP. Parcel F-71 is located on the southwest corner of the intersection of Holt Parkway and Pruett Drive at the boundary of Phase 2 and Phase 3. Due to demand created from the adjacent residential development east of Parcel F-71 and within Phase 2, the applicant has requested that the boundary line between Phase 2 and Phase 3 be modified to include Parcel F-71 in Phase 2 and remove it from Phase 3 (Figure 3). This will allow the elementary school to be constructed with Phase 2 to meet the needs of the developing community. The requested change is consistent with the timing of necessary infrastructure, will promote orderly development, and will positively affect property values.

Figure 3: Revised Phasing Exhibit



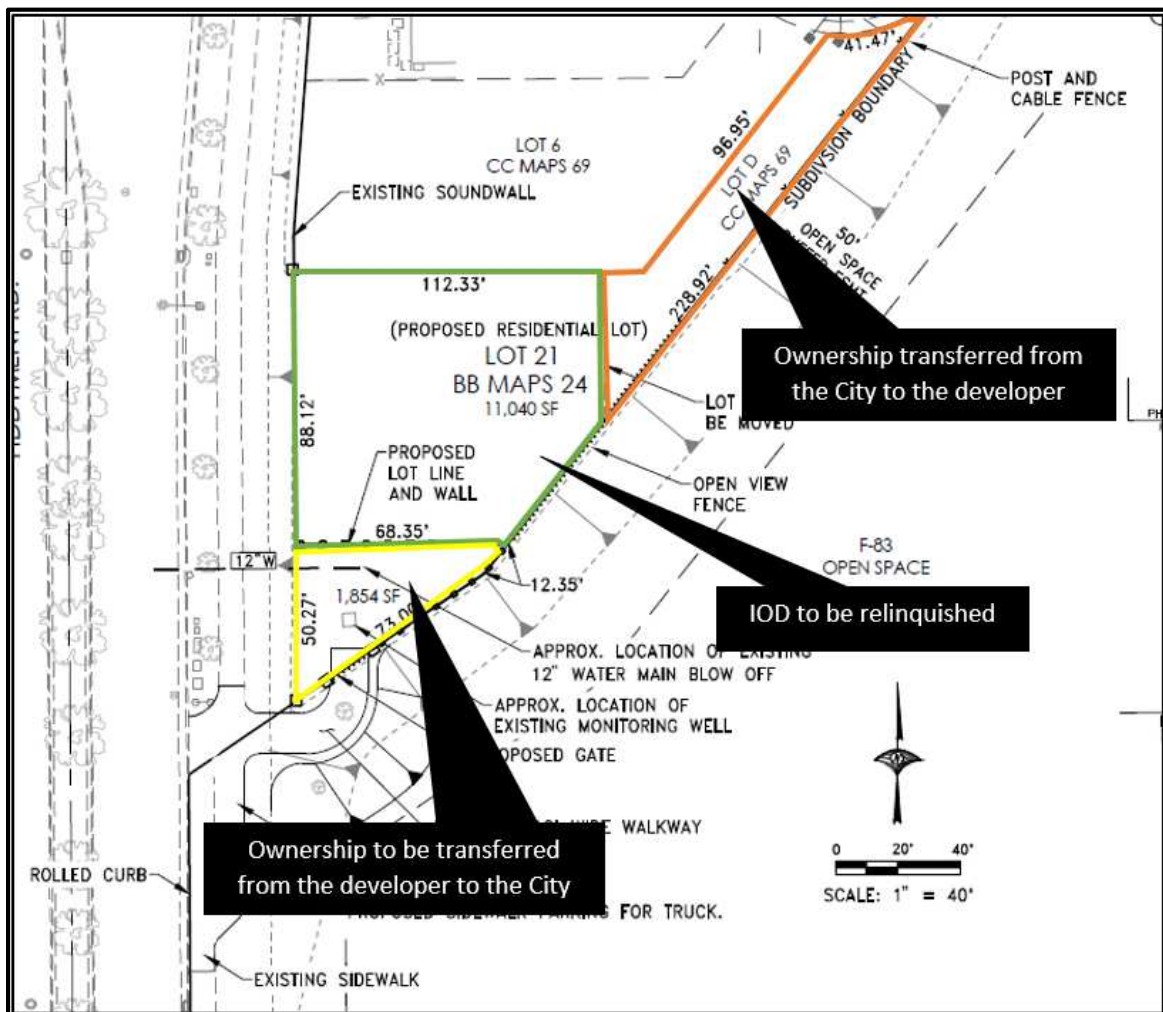
Amendments Related to Parcel F-66

As mentioned above, the City has determined that the existing water supply is sufficient and no longer requires that Parcel F-66 be retained for the development of a groundwater well. The proposed DAA includes language releasing the applicant from the obligation to construct a well and to deed the site to the City, and also includes provisions that return unneeded portions of the property to the developer as described below.

Parcel F-66 consists of two lots created within the subdivision for the purpose of providing a groundwater well to meet the water supply demand within the WRSP (Lot 21 and Lot D). The City currently owns Lot D and has an Irrevocable Offer of Dedication (IOD) over Lot 21. Because these properties are no longer needed by the City, the City's interest in Lot D and Lot 21 will be relinquished to the applicant. Additionally, a portion of Lot 21 containing the existing monitoring well will be dedicated to the City. These property transfers are illustrated in Figure 4 below.

The area shown in orange in Figure 4 is requested by the applicant from the City. This area is not planned for any future City facilities, and is not needed for maintenance of existing facilities. This small parcel currently has no value to the City; it was transferred to the City for the sole purpose of providing access to a future well site that the City no longer needs.

Figure 4: Property Transfer Detail



There is an existing IOD over the area shown in green in Figure 4. This portion of Lot 21 is no longer needed for the purpose for which the IOD was granted; therefore, this IOD will be relinquished, releasing the City's interest in the property. Ultimately, the site will be developed with a single family residence.

The area shown in yellow in Figure 4 will be deeded to the City and contains the existing monitoring well that the City will continue to maintain. This site will be accessed from Fiddymment Road (see Lot Line Adjustment Discussion and figures below).

The DAA contains draft language that reflects these transactions. The specific language will be refined prior to the City Council hearing.

Zoning Ordinance Section 19.84.040 specifies that recommendations for approval or denial of a DA, including Amendments, shall include consideration of the following:

1. Consistency with the objectives, policies, programs, and land use designations of the City of Roseville General Plan.
2. Consistency with the City of Roseville Zoning Ordinance.
3. Conformity with the needs of public health, safety, and welfare.
4. The effect on the orderly development of property or the preservation of property values.
5. Whether the provisions of the Agreement shall provide sufficient benefit to the City to justify entering into the agreement.

The amendment includes new and revised exhibits to reflect the proposed changes. As amended, the DA maintains consistency with the objectives, policies, programs, and land use designations of the General Plan and the Zoning Ordinance, conforms to public health and safety needs, will result in orderly development and will maintain property values, and provides a benefit to the City.

EVALUATION: LOT LINE ADJUSTMENT

In order to allow beneficial use of the site, the applicant has requested a lot line adjustment to create logical parcel boundaries that reflect the changes described above (see Exhibit F). In accordance with the Subdivision Map Act and the City of Roseville Subdivision Ordinance Chapter 18.10, the evaluation of the request is based on compliance with the City's Zoning Ordinance and Building Code as follows:

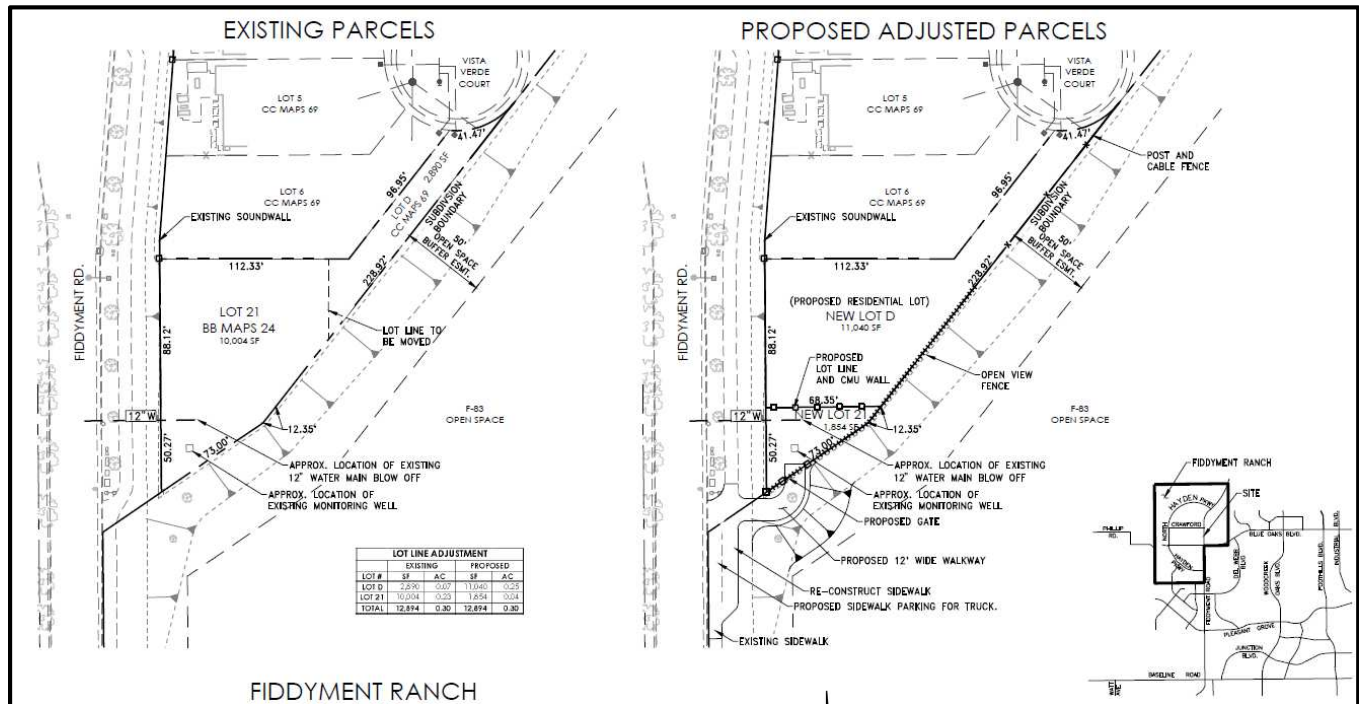
1. The proposed Lot Line Adjustment complies with the Zoning Ordinance for the district in which the parcels are located.

The proposed Lot Line Adjustment would reconfigure two existing lots (Lot 21 and Lot D) as detailed in Table 1, below and shown in Figure 5. The existing lot line between Lot 21 and Lot D will be moved to the southern portion of Lot 21 creating one lot that combines Lot D with Lot 21 (referred to as New Lot D) and one lot that encompasses the existing monitoring well (referred to as New Lot 21). New Lot D will be designated RS/DS, as described above, and will be developed with one new single family residence. New Lot 21, which will contain the existing monitoring well site, will maintain the P/QP designation and will be retained for public use.

Table 1: Existing and Proposed Lot Sizes

Lot Number	Existing Square Footage	Proposed Square Footage
Lot D	2,890	11,040
Lot 21	10,004	1,854
Total	12,894	12,894

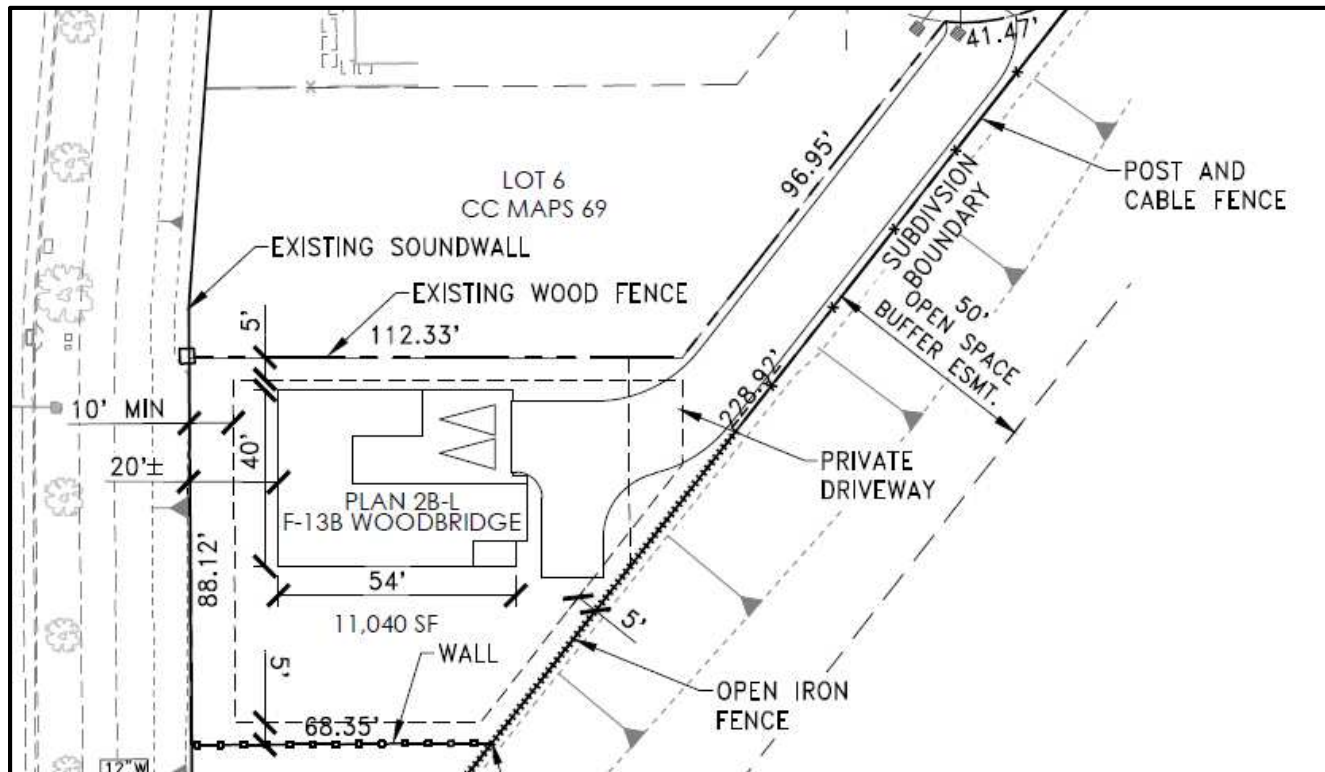
Figure 5: Proposed Lot Line Adjustment



The applicant provided an illustration to show how New Lot D could be developed (Figure 6). As shown, the lot can be developed consistent with the lot size, setback, and site coverage requirements of the RS/DS zone. No development is proposed for New Lot 21; however, a new walkway will be constructed from the sidewalk along Fiddymment Road to provide City staff with access to the monitoring well. This requirement is included in the DAA.

The project includes a General Plan Amendment, Specific Plan Amendment, and Rezone to ensure that all of the involved property is appropriately designated and zoned for the proposed uses. The Lot Line Adjustment is intended to facilitate appropriate site development, and does not conflict with any of the City's development standards. The proposed lots are consistent with the planned development of the site and will result in lots that comply with the Zoning Ordinance.

Figure 6: Potential Residential Development



2. The proposed Lot Line Adjustment complies with the local building regulations, including the California Building Code.

The California Building Code (CBC) establishes building regulations based on the type of construction, the use of a building or structure, and a building's proximity to other buildings and property lines. The future construction and uses of the site will be reviewed for compliance with the City's Design and Development Standards and the CBC through the building permit process. Therefore, approval of the Lot Line Adjustment will not create conflicts with local building regulations. In addition, the project has been reviewed by the City's Building Division and no conflicts were identified.

3. The proposed Lot Line Adjustment provides for any necessary relocation of existing infrastructure or easements.

The project has been reviewed by various departments and divisions within the City of Roseville, and includes conditions to ensure that any relocations of easements or infrastructure are accommodated. No conflicts have been identified.

4. Compliance with General Plan and Subdivision Design Standards.

Consistent with the design standards in Section 18.08.020 of the City's Subdivision Ordinance, the combination of Lot 21 and Lot D is needed to create a lot that has adequate access to be built upon. To provide this access the resultant residential lot will have access the public street that is provided by a narrow strip of land, which is considered a flag lot. The City's Subdivision Ordinance discourages flag lots unless there are no other practical alternatives. Given that the City no longer needs the well site, and that the public streets and homes within the subdivision have already been constructed, the proposed

use and lot design are the only practical options. Because the existing subdivision could have been designed without a flag lot had the City not requested the well site, and that there are no feasible alternatives, staff supports the proposed lot design.

The reconfiguration of the parcels will result in lots which can be used and built upon, and which are practical for improvement based on the existing topography. No conflicts with the General Plan or Subdivision Design Standards have been identified.

PUBLIC OUTREACH

The proposed project was distributed to the various agencies and departments which have requested notice of City applications, and all comments were considered and incorporated into the Conditions of Approval, as appropriate. Notice of the application was also distributed to the Roseville Coalition of Neighborhood Associations. No comments were received. A public notice of the Planning Commission hearing was published on November 29, 2019, and was distributed to all property owners within 300 feet of the project site. To date, no comments have been received.

CONCLUSION

As demonstrated by the analyses in the foregoing sections, the proposed project is consistent with the policies and intent of the General Plan and the WRSP. Staff supports the proposed project as it will not be detrimental to public health or safety, nor will it be detrimental to the public welfare.

ENVIRONMENTAL DETERMINATION

Pursuant to CEQA Guidelines Section 15164, an addendum to the West Roseville Specific Plan Environmental Impact Report (WRSP EIR), which was adopted February 2, 2004 (SCH# 2002082057), has been prepared to address the minor technical changes needed to describe the proposed project. No additional analysis is required.

RECOMMENDATION

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

- A. Consider the Addendum to the West Roseville Specific Plan EIR.
- B. Recommend the City Council approve the **General Plan Text and Land Use Amendment – 5181 Fiddymment Road – WRSP SPA #7 – PL19-0048**.
- C. Recommend the City Council approve the **Specific Plan Text and Land Use Amendment – 5181 Fiddymment Road – WRSP SPA #7 – PL19-0048**.
- D. Recommend the City Council adopt the two (2) findings of fact as stated in the staff report and approve the **Rezone – 5181 Fiddymment Road – WRSP SPA #7 – PL19-0048**.
- E. Recommend the City Council approve the **Development Agreement Amendment – 5181 Fiddymment Road – WRSP SPA #7 – PL19-0048**.
- F. Approve the **Lot Line Adjustment - 5181 Fiddymment Road – WRSP SPA #7 – PL19-0048** subject to twelve (12) conditions of approval.

CONDITIONS OF APPROVAL FOR A LOT LINE ADJUSTMENT

1. The Lot Line Adjustment is approved as shown in Exhibit F. (Planning, Engineering)
2. The following shall be submitted to Engineering prior to recordation of the Voluntary Merger or Lot Line Adjustment:
 - i. Two copies of property boundary description with exhibit map (8.5" x 11" sheet), and one copy of boundary closure calculations for resulting lots. These items shall be stamped and signed by a California Licensed Land Surveyor or Registered Civil Engineer authorized to practice land surveying.
 - ii. One copy of the Conditions of Approval.
 - iii. A completed Property Owner Consent Form.
 - iv. Deed to convey interest in the property.
 - v. Preliminary title report no older than six months for all properties involved. (Engineering)
3. If surveying monuments are placed as a result of this Property Line Adjustment, it will be the responsibility of the Surveyor to record a Record of Survey with the County Recorder's Office. (Engineering)
4. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
5. The applicant shall submit to the Engineering Division of Public Works a paper copy and an electronic copy of the recorded Voluntary Merger or Lot Line Adjustment per the "Digital Submittal of Cadastral Surveys." (Environmental Utilities)
6. Prior to recordation of the Lot Line Adjustment, the applicant shall pay the City's surveyor's processing and consulting fee of \$150. (Engineering)
7. The address for the proposed residential parcel shall be 148 Vista Verde Ct. (Business Services)

OTHER CONDITIONS IF NEEDED TO RELOCATE FACILITIES AND EASEMENTS

8. Easement widths shall comply with the City's Design and Construction Standards. (Engineering, Environmental Utilities, Electric)
9. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville". All legal descriptions shall be prepared by a licensed land Surveyor. (Environmental Utilities, Electric, Engineering)
10. Any relocation, rearrangement, or change to existing City facilities due to this Voluntary Merger or Lot Line Adjustment shall be paid for by the applicant. (Engineering, Environmental Utilities, Electric)
11. All existing buildings shall conform to the California Building Code (CBC) with regard to the minimum distance to the property line. (Building)
12. Any structures crossing the adjusted parcel lines shall be removed prior to recordation of the Voluntary Merger or Lot Line Adjustment documents. (Engineering)

Exhibits

- A. Addendum to the WRSP for the WRSP SPA
- B. General Plan Amendment
- C. Specific Plan Amendment
- D. Rezone
- E. Eighth Amendment of the WRSP Development Agreement
- F. Lot Line Adjustment

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



ADDENDUM TO THE WEST ROSEVILLE SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT (SCH # 2002082057, ADOPTED FEBRUARY 2, 2004) FOR THE WEST ROSEVILLE SPECIFIC PLAN AMENDMENT #7 FOR PARCEL F-71 AND F-66 PROJECT (FILE # PL19-0048)

Project Title/File Number:	WRSP SPA #7 for PCL F-71 and F-66 – File # PL19-0048
Project Location:	5181 Fiddymment Road; APN 492-010-027
Project Description:	The applicant requests a General Plan Amendment, Specific Plan Amendment, and Rezone to change the land use and zoning designation on Parcel F-66 from Public/Quasi Public (P/QP) to Low Density Residential (LDR), a Development Agreement Amendment to reflect this change and to move Parcel F-71 from Phase 3 to Phase 2 of the West Roseville Specific Plan, and Lot Line Adjustment.
Project Applicant:	Steve Hicks, Signature Management Company
Property Owner:	ATC Realty One, LLC
Lead Agency Contact:	Charity Gold, Associate Planner

An Addendum to a previously certified and adopted negative declaration or environmental impact report may be prepared for a project if only minor technical changes or additions are necessary or none of the conditions calling for the preparation of a subsequent EIR or negative declaration have occurred (California Environmental Quality Act Guidelines [CEQA] Section 15164). Consistent with CEQA Guidelines Section 15164, the below analysis has been prepared in order to demonstrate that none of the conditions described in Section 15162 of the CEQA Guidelines calling for preparation of a subsequent EIR have occurred and that only minor technical changes or additions are necessary in order to deem the certified EIR adequate to describe the impacts of the proposed project. CEQA Guidelines Section 15164 also states that an addendum need not be circulated for public review, but can be included in or attached to the certified EIR for consideration by the hearing body. This Addendum focuses only on those aspects of the project or its impacts which require additional discussion.

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PROJECT DESCRIPTION

Project Location

The project is located on two parcels within the West Roseville Specific Plan (WRSP). WRSP Parcel F-66, which is located at 5181 Fiddymment Road, approximately 440 feet south of the intersection of Fiddymment Road and Old Coach Drive, and at the terminus of Vista Verde Court and WRSP Parcel F-71, which is located on the southwest side of the intersection of Holt Parkway and Pruett Drive (see Figure 1 and Figure 2).

Figure 1: Project Location

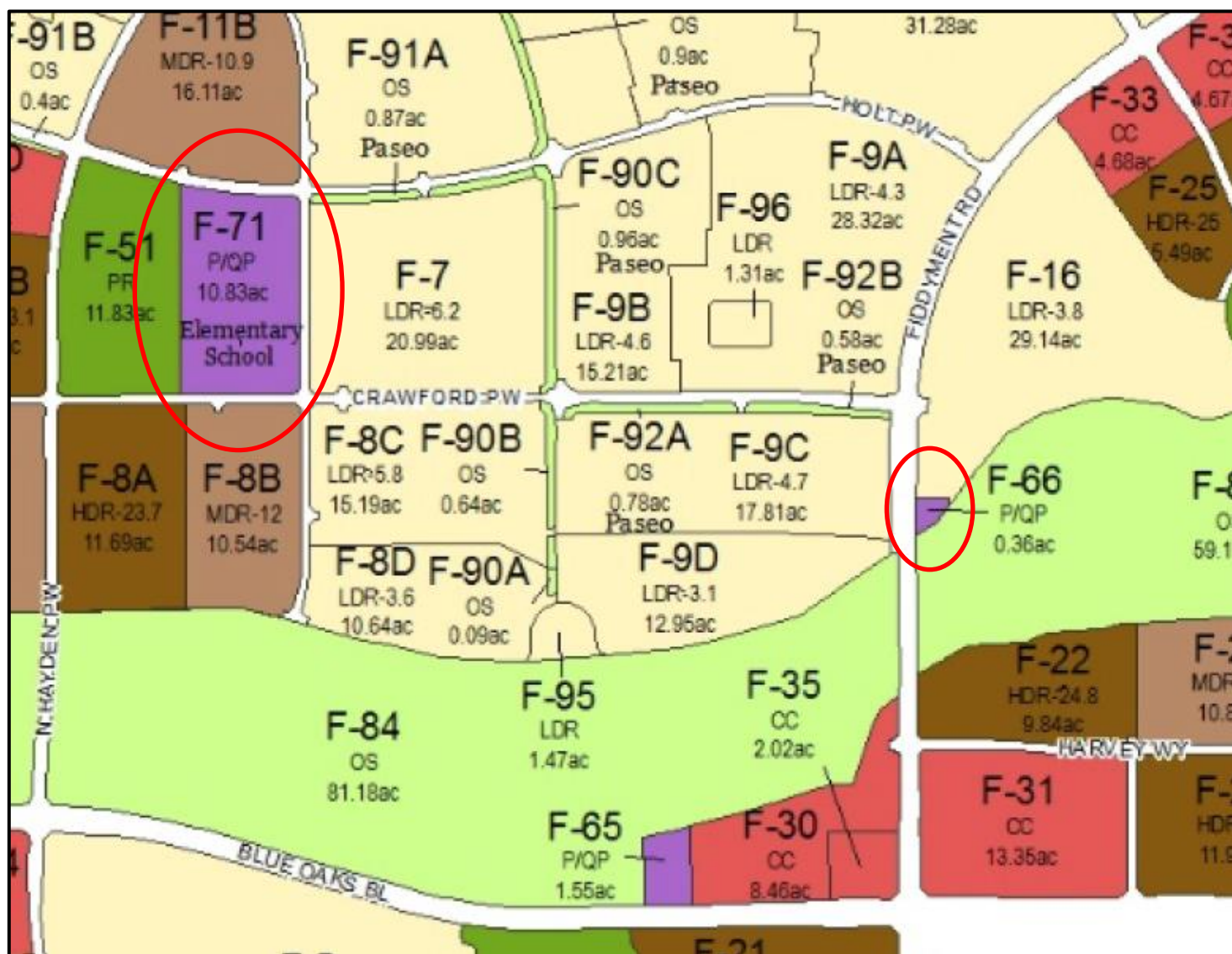


Figure 2: Project Location Aerial



Background

West Roseville Specific Plan

The project site is located within the WRSP. The WRSP includes 3,162 acres in the northwest portion of the City. The WRSP is located west of Fiddymont Road, generally north of Pleasant Grove Boulevard. The WRSP area was annexed into the City of Roseville from unincorporated Placer County. The WRSP includes 8,792 single and multi-family units, including approximately 704 age-restricted units, 57 acres of Commercial, 109 acres of Industrial, 255 acres of Park, 705 acres of Open Space, and 108 acres of Schools. At build-out, the WRSP area is expected to accommodate approximately 22,332 residents and provide 3,726 jobs. The WRSP was approved by the City in February 2004. The City prepared and certified an environmental impact report (EIR) for the WRSP at that time. In 2014, the City approved the Fiddymont Ranch Specific Plan Amendment 3 (SPA 3) to the WRSP. The SPA 3 included amendments to the WRSP to change the land use allocations on

approximately 805 acres in the northern portion of the 1,678-acre Fiddymment Ranch area of the WRSP. The SPA 3 amended the WRSP to accommodate up to 1,661 additional residential units in the Fiddymment Ranch area. The City prepared and certified a subsequent EIR (SEIR) for the SPA3 project.

The WRSP identifies Parcel F-71 as an elementary school site to be constructed in Phase 3 of the specific plan, and Parcel F-66 as a domestic water well site. The development requirements for these sites were adopted as part of the Development Agreement by and between the City and Fiddymment Land Venture, LLC, which was approved by City Council concurrent with the WRSP on February 4, 2004.

Environmental Setting

Parcel F-66 is located adjacent to Fiddymment Road to the west, existing single family development to the north, Vista Verde Court to the east, and an open space corridor to the south. The site contains an existing monitoring well that is accessed from Vista Verde Court. Parcel F-66 is surrounded by single family development to the east, planned medium density development to the south, and a planned park to the west. The subject properties have been heavily disturbed and graded as part of the existing adjacent development.

Proposed Project

The proposed project includes an amendment to the WRSP development agreement which will move construction of the elementary school site on Parcel F-71 from Phase 3 to Phase 2 of the specific plan and will remove Parcel F-66 from the groundwater section, thus allowing the site to be constructed with one single family dwelling unit. Parcel F-66 was designated as Public/Quasi Public and reserved to be developed with a potable water well. As the WRSP has been developing, the City has determined that the existing wells are sufficient and that the site is no longer needed for public purposes. Because the site is designated P/QP, a General Plan Amendment, Specific Plan Amendment, and Rezone are needed to change the land use designations to allow the site to be developed with one single family residence. The project includes entitlements which would allow development of one single family residence contiguous with an existing residential subdivision and will not result in development outside the area that was approved with the WRSP.

PURPOSE AND SCOPE OF ADDENDUM

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

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

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

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

- Potential incompatibility of internal land uses (WRSP and Remainder Areas)
- Conversion of agricultural land to developed uses (WRSP Area)
- Inducement of substantial population growth (WRSP and Remainder Areas)
- Increased traffic on City of Roseville roadways (SOI, WRSP, and Remainder Areas)
- Increased traffic on State Highways (SOI, WRSP, and Remainder Areas)
- Increased traffic on Placer County roadways (SOI, WRSP, and Remainder Areas)
- Increased traffic on City of Rocklin roadways (SOI and Remainder Areas)
- Increased traffic on Sacramento County roadways (SOI and Remainder Areas)

- Increased congestion due to proposed General Plan Pedestrian District Overlay (SOI and Remainder Areas)
- Increased emissions of fugitive dust and PM10 from grading and trenching activities (short term) (SOI, WRSP, and Remainder Areas)
- Increased emissions of ozone precursors during construction (short term) (SOI, WRSP and Remainder Areas)
- Increased emissions of air pollutants during operation
- Increase in off-site traffic noise (SOI and Remainder Areas)
- Loss of oak trees of greater than 6 inches dbh (short term) (WRSP and Remainder Areas)
- Removal of historically significant properties and/or loss of historic integrity of such resources (WRSP and Remainder Areas)
- Siting of a school within one-fourth mile of the handling of transportation of hazardous materials (Remainder Area)
- Availability of water supplies to meet demand in wet years (Remainder Area)
- Availability of water supplies to meet demand in dry years (Remainder Area)
- Capacity of water treatment system to meet potable demand (Remainder Area)
- Increased demand for solid waste services at the landfill (WRSP and Remainder Areas)
- Increased demand for solid waste services at the MRF (WRSP and Remainder Areas)
- Construction debris demand for solid waste services (WRSP and Remainder Areas)
- Alteration of the visual character of the site and vicinity (WRSP and Remainder Areas)
- New sources of light and glare (WRSP and Remainder Areas)

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

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

The physical changes that would occur with this project are located outside the area of modification that was analyzed in the 2014 SEIR; therefore the following evaluation focuses on the analyses presented in the 2004 EIR and does not include a discussion of consistency with the 2014 SEIR. No physical impacts will occur as a result of moving the elementary school site on Parcel F-71 from Phase 3 to Phase 2; therefore, the following analysis is focused on the minor supplements or technical updates where needed to reflect the proposed change in land use that will facilitate development of Parcel F-66 with a single family residence.

ENVIRONMENTAL CHECKLIST FOR ADDENDUM ENVIRONMENTAL REVIEW

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

EXPLANATION OF CHECKLIST EVALUATION CATEGORIES

Where Impact was Analyzed

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

Do Proposed Changes Involve New Significant Impacts?

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

Any new Circumstances Involving New Impacts?

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

Any new Information Requiring New Analysis or Verification?

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

Mitigation Measures Implemented or Addressing Impacts

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

DISCUSSION AND MITIGATION SECTIONS

Discussion

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

Mitigation Measures

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

Conclusions

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

OTHER CONSIDERATIONS

Since the publication of the prior EIRs, the Office of Planning and Research (OPR) has updated CEQA Guidelines Appendix G (Environmental Checklist Form). These updates address legislative changes to CEQA, clarify language, and update language consistent with case law. None of the changes to the checklist require new analysis related to impacts which were not known or which could not have been known at the time the EIRs were prepared. The majority of the checklist changes clarify language, reorganize existing language, or eliminate analysis requirements. For analysis requirements which have been eliminated, this is in response to case law affirming that analysis must focus on impacts caused by the project, not impacts to the project. An example of each of these types of changes is included below:

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

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

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

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

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

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

The updated CEQA Guidelines Appendix G also includes two new sections (Tribal Cultural Resources and Energy) and includes new and modified requirements as part of the Transportation/Traffic section. Although the Tribal Cultural Resources section is new, the analysis of this impact area was included in the EIRs as part of the Cultural Resources section. The new Energy section was formerly included in CEQA Guidelines Appendix F, but has been moved into the Appendix G, so while it is new to the checklist it is not new to the CEQA Guidelines. The changes to the Transportation/Traffic section—which is now called simply Transportation—refocuses the analysis on vehicle miles traveled (VMT). However, while OPR has promulgated these changes, the legislation

requiring the use of VMT in CEQA analysis specifies that the requirement for lead agencies to use VMT goes into effect on July 1, 2020. Therefore, a VMT analysis is not currently required, and has not been included in this Addendum.

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

CHECKLIST**I. Aesthetics**

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

Discussion:

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

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

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

The project would result in development of a single family residence adjacent to existing single family residences on a site that was anticipated to be developed with a potable water well. The single family unit will not result in a new source of light or glare; therefore, the mitigation measure applicable to that topic, which are not applicable to residential uses are not applicable to the proposed project. This development would not result additional aesthetics impacts beyond those that were identified in the 2004 WRSP EIR.

Mitigation Measures: None

II. Agricultural & Forestry Resources

	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	2004 WRSP EIR Ch. 4.1 Pg. 45-47 2014 SPA3 SEIR Pg. 4-5	No	No	No	2004 WRSP EIR MM 4.1 – 4
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	2004 WRSP EIR Ch. 4.1 Pg. 46 2014 SPA3 SEIR Pg. 4-5	No	No	No	No impact
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	Not analyzed	No	No	No	None
d) Result in the loss of forest land or conversion of forest land to non-forest use?	Not analyzed	No	No	No	None
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	2004 WRSP EIR Ch. 4.1 Pg. 45-47 2014 SPA3 SEIR Pg. 4-5	No	No	No	2004 WRSP EIR MM 4.1 -4

Discussion:

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

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

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

The proposed project would not alter the analyzed development footprint. As discussed in the WRSP EIR, the project area supports Prime Farmland, which previously supported a pistachio orchard. The site is no longer in active agricultural production. As mitigation for impacts associated with loss of the Prime Farmland, the WRSP EIR required acquisition of offsite conservation easement(s), and this mitigation requirement has already been satisfied. Development under the proposed project would not change the development footprint nor result in any substantial changes in the agricultural impacts identified in the WRSP EIR.

Mitigation Measures: None

III. Air Quality

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Conflict with or obstruct implementation of the applicable air quality plan?	2004 WRSP EIR Ch. 4.4 Pg. 18-26	No	No	No	2004 WRSP EIR MM 4.4 -1 through 4.4 -4
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	2004 WRSP EIR Ch. 4.4 Pg. 18-26	No	No	No	2004 WRSP EIR MM 4.4 -5 and MM 4.4 -6
c) Result in a cumulatively considerable net increase of any criteria for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?	2004 WRSP EIR Ch. 4.4 Pg. 18-26	No	No	No	2004 WRSP EIR MM 4.4 -1 Through MM 4.4 -5
d) Expose sensitive receptors to substantial pollutant concentrations?	2004 WRSP EIR Ch. 4.4 Pg. 26-30	No	No	No	2004 WRSP EIR MM 4.4 -5 2004 WRSP EIR MM 4.4 -7
e) Create objectionable odors affecting a substantial number of people?	2004 WRSP EIR Ch. 4.4 Pg. 32-33	No	No	No	None

Discussion:

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

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

- Impact 4.4-6 – exposure to objectionable odors (less than significant).

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

The project would result in the construction of one additional residential unit. The addition of this unit would have a negligible effect on the project's modeled emissions and would not result in an impact that was not previously disclosed. The proposed project would result in no additional air quality impacts beyond what was previously analyzed in the 2004 WRSP EIR.

Mitigation Measures:

Mitigation Measures 2004 WRSP EIR MM 4.4-1 and MM 4.4-3 are all applicable to the Project to mitigate construction and operational air quality impacts. The mitigation measures can be found in the attached Table of Applicable Mitigation Measures.

IV. Biological Resources

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	2004 WRSP EIR Ch. 4.7 Pg. 37	No	No	No	2004 WRSP EIR MM 4.7 through 4.7 -9
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	2004 WRSP EIR Ch. 4.7 Pg. 40 2004 WRSP EIR Ch. 4.7 Pg. 57	No	No	No	2004 WRSP EIR MM 4.7 -4 2004 WRSP EIR MM 4.7 -12 2004 WRSP EIR MM 4.7 -13
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	2004 WRSP EIR Ch. 4.7 Pg. 32	No	No	No	2004 WRSP EIR MM 4.7 -1 through 4.7 -3
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	2004 WRSP EIR Ch. 4.7 Pg. 49	No	No	No	2004 WRSP EIR MM 4.7 -10 2004 WRSP EIR MM 4.7 -11 2004 WRSP EIR MM 4.7 -13(d) 2004 WRSP EIR MM.13 – 1(d)
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	2004 WRSP EIR Ch. 4.7 Pg. 53	No	No	No	None

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

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

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

Mitigation measures were provided to reduce all biological resources impacts to a less-than-significant level except for short-term significant and unavoidable impacts to oak trees greater than 6” dbh. (2004 DEIR, pp. 4-13 to 4-15.) The proposed project would result in no additional impacts to biological resources beyond what was previously analyzed in the 2004 WRSP EIR. The proposed project would result in no changes in development footprint beyond what was analyzed in the 2004 WRSP EIR. The site has been graded and is primarily populated by non-native annual grasses and there are no biological resources on the site. For these reasons, no additional analysis of biological resources is required.

Mitigation Measures: Mitigation measure 2004 WRSP EIR MM 4.7-6, intended to ensure that protected bird nesting are avoided applies to the Project. These measures can be found in the attached Table of Applicable Mitigation Measures.

V. Cultural, Archeological, or Paleontological Resources

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

Discussion:

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

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

Mitigation measures were provided to reduce all cultural resources impacts to a less-than-significant level except for significant and unavoidable impacts related to the removal of historically significant properties and/or loss of historic integrity of such resources. (2004 DEIR, p. 3-15.) The proposed project would result in no additional impacts to cultural resources beyond what was previously analyzed in the 2004 WRSP. The

proposed project would result in no changes in development footprint beyond what was analyzed in the 2004 WRSP EIR. For these reasons, no subsequent or supplemental EIR is required for the project with respect to cultural resources.

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

VI. Energy

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
e) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	2004 WRSP EIR Ch. 4.11 Pg. 95	No	No	No	2004 WRSP EIR MM 4.11-13
f) Conflict with or obstruct a state or local plan for renewable energy or energy inefficiency?	2004 WRSP EIR Ch. 4.11 Pg. 95	No	No	No	2004 WRSP EIR MM 4.11-13
Discussion: The 2004 WRSP EIR concluded that the WRSP project would result in the following impacts to energy, as part of its section on public utilities: • Impact 4.11-12 – increased demand for electricity (less than significant for WRSP area, significant for remainder area); • Impact 4.11-13 – increased demand for natural gas (less than significant). Mitigation measures were provided to reduce all energy impacts to a less-than-significant level. (2004 DEIR, p. 3-18.) The proposed project would result in no additional impacts related to energy beyond what was previously analyzed in the 2004 WRSP EIR. Any change in demand for energy that would result from the addition of one single family residence would be negligible. Mitigation Measures: None					

VII. Geology and Soils

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

e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	Same	No	No	No	None
Discussion: The 2004 WRSP EIR concluded that the WRSP project would result in the following impacts to geology and soils: • Impact 4.6-1 – exposure of people and structures to seismic hazards (less than significant); • Impact 4.6-2 – development of structures on expansive soils or on soils with other limitations (less than significant); • Impact 4.6-3 – soil erosion from grading activities (less than significant); • Impact 4.6-4 – slope instability and increased erosion along stream channels (less than significant); • Impact 4.6-5 – loss of topsoil due to conversion of agricultural land to urban uses (less than significant). Thus, the WRSP concluded that the WRSP project would not result in any significant impacts to geology and soils. (2004 DEIR, p. 3-13.) The proposed project would result in no additional impacts to geology and soils beyond what was previously analyzed in the 2004 WRSP EIR. The proposed project would result in no changes in development footprint beyond what was analyzed in the 2004 WRSP. For these reasons, no subsequent or supplemental EIR is required for the project with respect to geology and soils. Mitigation Measures: None					

VIII. Greenhouse Gases

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	Not Addressed	No	No	No	None
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	Not Addressed	No	No	No	None

Discussion:

The 2004 WRSP EIR did not address climate change or greenhouse gas emissions, because CEQA did not require such analysis at the time. The potential environmental impact of GHG emissions was known or could have been known at the time of certification of the 2004 WRSP EIR; therefore, the EIR's lack of GHG analysis does not preclude this addendum. CEQA case law holds that agencies cannot and need not require supplemental environmental review in connection with proposed project changes solely because the earlier environmental document had not dealt with global warming/climate change as a CEQA topic (see 2015 Addendum, p.91, citing *Citizens for Responsible Equitable Environmental Development (CREED) v. City of San Diego* (2011) 196 Cal. App. 4th 515, *Concerned Dublin Citizens v. City of Dublin* (2013) 214 Cal.App.4th 1301, and *Citizens Against Airport Pollutions v. City of San Jose* (2014) 227 Cal.App.4th 788). Those cases hold that, going back as far as the 1970's, climate change was a matter of public discussion and could have been raised as a CEQA issue by persons exercising reasonable diligence. Thus, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred" relative to GHG emissions.

Mitigation Measures: None

IX. Hazards and Hazardous Materials

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

g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	2004 WRSP EIR Ch. 4.9 Pg. 25	No	No	No	2004 WRSP EIR MM 4.10 -3
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	Not analyzed	No	No	No	None

Discussion:

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

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

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

The proposed project would result in no additional impacts related to hazards and hazardous materials beyond what was previously analyzed in the 2004 WRSP EIR. The proposed project would result in no changes in development footprint beyond what was analyzed in the 2004 WRSP EIR. For these reasons, no subsequent or supplemental EIR is required for the project with respect to hazards and hazardous materials.

Mitigation Measures: None

X. Hydrology and Water Quality

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Violate any water quality standards or waste discharge requirements?	2004 WRSP EIR Ch. 4.12 Pg. 32	No	No	No	None
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	2004 WRSP EIR Ch. 4.12 Pg. 48, 57	No	No	No	2004 WRSP EIR MM 4.11-2
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off-site?	2004 WRSP EIR Ch. 4.12 Pg. 32	No	No	No	None
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off-site?	2004 WRSP EIR Ch. 4.12 Pg. 32	No	No	No	2004 WRSP EIR MM 4.12 - 1
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted water?	2004 WRSP EIR Ch. 4.12 Pg. 32	No	No	No	2004 WRSP EIR MM 4.12 -1 through MM 4.12 -3
f) Otherwise substantially degrade water quality?	2004 WRSP EIR Ch. 4.12 Pg. 42	No	No	No	None

g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	2004 WRSP EIR Ch. 4.12 Pg. 39	No	No	No	2004 WRSP EIR MM 4.12 -4
h) Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?	2004 WRSP EIR Ch. 4.12 Pg. 39	No	No	No	2004 WRSP EIR MM 4.12 -4
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	2004 WRSP EIR Ch. 4.12 Pg. 39	No	No	No	None
j) Inundation by seiche, tsunami, or mudflow?	2004 WRSP EIR Ch. 4.12 Pg. 39	No	No	No	None

Discussion:

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

- Impact 4.12-1 – changes in the rate of stormwater runoff (peak flows) through the development of new impervious surfaces (less than significant for WRSP, significant for remainder);
- Impact 4.12-2 – increase in the amount of surface runoff, which would exceed the capacity of existing storm drainage systems and increase the potential for downstream flooding (significant);
- Impact 4.12-3 – placement of fill or structures in the 100-year floodplain could affect water surface elevations, which could increase the risk of flooding (less than significant for the WRSP, significant for the remainder);
- Impact 4.12-4 – erosion and runoff from construction sites containing soil or other materials could degrade water quality if discharged to local streams (less than significant);
- Impact 4.12-5 – changes in surface water or groundwater quality resulting from urban stormwater runoff (less than significant);
- Impact 4.12-6 – groundwater use during dry years (significant for WRSP area, no impact for remainder area);
- Impact 4.12-7 – changes in groundwater recharge potential through the development of impervious surfaces (less than significant).

Mitigation measures were provided to reduce all hydrology and water quality impacts to a less-than-significant level. (2004 DEIR, p. 3-19.) The proposed project would result in no additional impacts related to hydrology and water quality beyond what was previously analyzed in the 2004 WRSP EIR. The proposed project would result in no changes in development footprint beyond what was analyzed in the 2004 WRSP EIR. For these reasons, no subsequent or supplemental EIR is required for the project with respect to hydrology and water quality.

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

XI. Land Use and Planning

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Physically divide an established community?	Not analyzed	No	No	No	None
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	2004 WRSP EIR Ch. 4.1 Pg. 50	No	No	No	None
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	Not analyzed	No	No	No	None
Discussion: The 2004 WRSP EIR concluded that the WRSP project would result in the following land use and planning impacts: • Impact 4.1-1 -- potential incompatibility of internal land uses (significant and unavoidable); • Impact 4.1-2 – potential incompatibility with existing agricultural and other land uses in the Remainder Area, the County, and the City of Roseville (significant); • Impact 4.1-3 – potential incompatibility with the Pleasant Grove Wastewater Treatment Plant (less than significant for WRSP area, no impact for the remainder area); • Impact 4.1-5 – interim access to City-owned property (less than significant); • Impact 4.1-6 – potential incompatibility with the City's General Plan and Zoning Code (less than significant). (2004 DEIR, p. 3-8.)					

The proposed project would result in no additional land use and planning impacts beyond what was previously analyzed in the 2004 WRSP EIR. The project site has a Public/Quasi Public (P/QP) and Low Density Residential (LDR) land use designation and zoning of P/QP and Small Lot Residential (RS/DS) within the WRSP. The proposed land use changes are consistent with the City's General Plan and the WRSP.

The proposed project would amend the General Plan Land Use Diagram, the WRSP Land Use Plan, and Rezone the P/QP portion of the site to allow development of one single family residential unit. The proposed land use change is contiguous with existing single family development and adjacent to an existing roadway, which contains existing utilities to serve the project. The project will not physically divide an established community or conflict with plans, policies, or regulations adopted for the purpose of avoiding or mitigating an environmental effect. The proposed project would result in no additional impacts related to land use beyond what was previously analyzed in the 2004 WRSP EIR.

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

Mitigation Measures: None

XII. Mineral Resources

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

Discussion:

The 2014 WRSP EIR did not analyze impacts on mineral resources, because there are no known mineral resources within the WRSP area. (SEIR, p. 1-9.) The proposed project would result in no additional mineral resources impacts beyond what was previously analyzed in the 2004 WRSP EIR. Therefore, no subsequent or supplemental EIR is required for the project with respect to mineral resources.

Mitigation Measures: None

XIII. Noise

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	2004 WRSP EIR Ch. 4.5 Pg. 20	No	No	No	2004 WRSP EIR MM 4.5 - 1 and MM 4.5 -2
b) Exposure of persons to or generation of excessive ground borne vibration of ground borne noise levels?	2004 WRSP EIR Ch. 4.5 Pg. 41	No	No	No	None
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	2004 WRSP EIR Ch. 4.5 Pg. 22, 23, 27, 32	No	No	No	2004 WRSP EIR MM 4.5- 3 through 4.5- 10
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	2004 WRSP EIR Ch. 4.5 Pg. 20	No	No	No	2004 WRSP EIR MM 4.5 - 1

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	Not analyzed	No	No	No	None
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	Not analyzed	No	No	No	None

Discussion:

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

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

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

The proposed project would result in no change in land use and associated noise impacts from what was analyzed in the 2014 SPA3 SEIR. One new single family residence will be constructed contiguous with existing residential development. An existing sound wall separates the site from Fiddymment Road, which will ensure that noise on the residential property is consistent with City standards. The proposed project would result in no additional noise impacts beyond what was previously analyzed in the 2004 WRSP EIR. For these reasons, no subsequent or supplemental EIR is required for the project with respect to noise impacts.

Mitigation Measures: 2004 WRSP EIR MM 4.5-1 and MM 4.5-8 apply to the proposed project. Please refer to the attached Table of Mitigation Measures.

XIV. Population and Housing

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

Discussion:

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

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

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

The proposed project would amend the General Plan Land Use Diagram, the WRSP Land Use Plan, and Rezone the P/QP portion of the site to allow development of one single family residential unit. The proposed land use change is contiguous with existing single family development and adjacent to an existing roadway, which contains existing utilities to serve the project. The addition of one dwelling unit would not induce growth or displace existing housing or people. The proposed project would result in no additional impacts related to population and housing

beyond what was previously analyzed in the 2004 WRSP EIR. For these reasons, no subsequent or supplemental EIR is required for the project with respect to population and housing.

Mitigation Measures: None

XV. Public Services

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

Discussion:

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

- Impact 4.10-1 – increased demand for police protection services (significant);
- Impact 4.10-2 – increased demand for fire protection services (less than significant for WRSP area, significant for remainder area);
- Impact 4.10-3 – increased demand for schools (less than significant for WRSP area, significant for remainder area);
- Impact 4.10-4 – insufficient schools for CUSD students in proximity to the SOI Amendment Area (no impact for the WRSP area, significant for the remainder area);
- Impact 4.10-5 – increased demand for library services (significant);
- Impact 4.10-6 – increased demand for park facilities (less than significant).

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

The proposed project would amend the General Plan Land Use Diagram, the WRSP Land Use Plan, and Rezone the P/QP portion of the site to allow development of one single family residential unit. The proposed land use change is contiguous with existing single family development and adjacent to an existing roadway, which contains existing utilities to serve the project. The addition of one single family dwelling unit would have a negligible effect on public services and the existing facilities are sufficient to provide services to this unit. The proposed project would result in no additional public services impacts beyond what was previously analyzed in the 2004 WRSP EIR. For these reasons, no subsequent or supplemental EIR is required for the project with respect to public services impacts.

Mitigation Measures: None

XVI. Recreation

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that physical	2004 WRSP EIR Ch. 4.10 Pg. 35	No	No	No	None

deterioration of the facility would occur or be accelerated?					
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	2004 WRSP EIR Ch. 4.10 Pg. 35	No	No	No	None
Discussion: The 2004 WRSP EIR concluded that the WRSP project would result in the following impact to recreation: Impact 4.10-6 – increased demand for park facilities (less than significant). (2004 DEIR, p. 3-17.) The addition of one single family dwelling unit would not result in the need for additional recreation services and the planned recreation facilities are sufficient. The proposed project would result in no additional impacts related to recreation beyond what was previously analyzed in the 2004 WRSP EIR. For these reasons, no subsequent or supplemental EIR is required for the project with respect to recreation impacts. Mitigation Measures: None					

XVII. Transportation/Traffic

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	2004 WRSP EIR Ch. 4.3 Pg. 51	No	No	No	2004 WRSP EIR MM 4.3-1 through MM 4.3-9
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	2004 WRSP EIR Ch. 4.3 Pg. 51	No	No	No	2004 WRSP EIR MM 4.3-1 through MM 4.3-6
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	Not analyzed	No	No	No	None
d) Substantially increase hazards due to a design feature(s) (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	Not analyzed	No	No	No	None
e) Result in inadequate emergency access?	2004 WRSP EIR Ch. 4.10 Pg. 11	No	No	No	2004 WRSP EIR MM 4.10-1 through 4.10-6

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?	2004 WRSP EIR Ch. 4.3 Pg. 75, 76, 78	No	No	No	2004 WRSP EIR MM 4.3-7, MM 4.3-8, MM 4.3-9
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Discussion:

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

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

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

Access to the new residential unit will be provided from an existing cul-de-sac and the remaining monitoring well site will be accessed directly from Fiddymont Road. The new dwelling unit would add additional vehicle trips; however, those trips are considered negligible and would result in additional traffic impacts beyond those that were previously analyzed in the 2004 WRSP EIR. For these reasons, no subsequent or supplemental EIR is required for the project with respect to transportation impacts.

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

XVIII. Tribal Cultural Resources

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

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

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

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

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

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

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

XIX. Utilities and Service Systems

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	2004 WRSP EIR Ch. 4.11 Pg. 38	No	No	No	2004 WRSP EIR MM 4.11-3
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	2004 WRSP EIR Ch. 4.11 Pg. 25, 31, 38, 41	No	No	No	2004 WRSP EIR MM 4.11- 1 through 4.11-4
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	2004 WRSP EIR Ch. 4.12 Pg. 32	No	No	No	2004 WRSP EIR MM 4.12 -2
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	2004 WRSP EIR Ch. 4.11 Pg. 25	No	No	No	2004 WRSP EIR MM 4.11- 1
e) Result in a determination by the wastewater treatment provider which serves the project that it has adequate capacity to serve the project's projected demand in addition of the provider's existing commitments?	2004 WRSP EIR Ch. 4.11 Pg. 66, 70	No	No	No	2004 WRSP EIR MM 4.11-5, MM 4.11-6
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	2004 WRSP EIR Ch. 4.11 Pg. 81, 85	No	No	No	2004 WRSP EIR MM 4.11-7 through MM 4.11-12
g) Comply with federal, state, and local statutes and regulations related to solid waste?	2004 WRSP EIR Ch. 4.11 Pg. 81	No	No	No	2004 WRSP EIR MM 4.11-12

Discussion:

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

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

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

The proposed would amend the General Plan Land Use Diagram, the WRSP Land Use Plan, and Rezone the P/QP portion of the site to allow development of one single family residential unit. The proposed land use change is contiguous with existing single family development and adjacent to an existing roadway, which contains existing infrastructure to serve the project. The addition of one single family dwelling unit would have a negligible effect on utility services and the existing facilities are sufficient to provide services to this unit. The proposed project would result in no additional impacts related to utilities and service systems beyond what was previously analyzed in the 2004 WRSP EIR. For these reasons, no subsequent or supplemental EIR is required for the project with respect to utilities and service systems.

Mitigation Measures: None

XX. Mandatory Findings of Significance

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

Discussion:

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

ENVIRONMENTAL DETERMINATION:

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

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

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

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

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

Addendum Prepared by:



Charity Gold, Associate Planner
City of Roseville, Development Services–Planning Division

Attachments:

Attachment 1 – Table of Applicable Mitigation Measures

TABLE OF APPLICABLE MITIGATION MEASURES

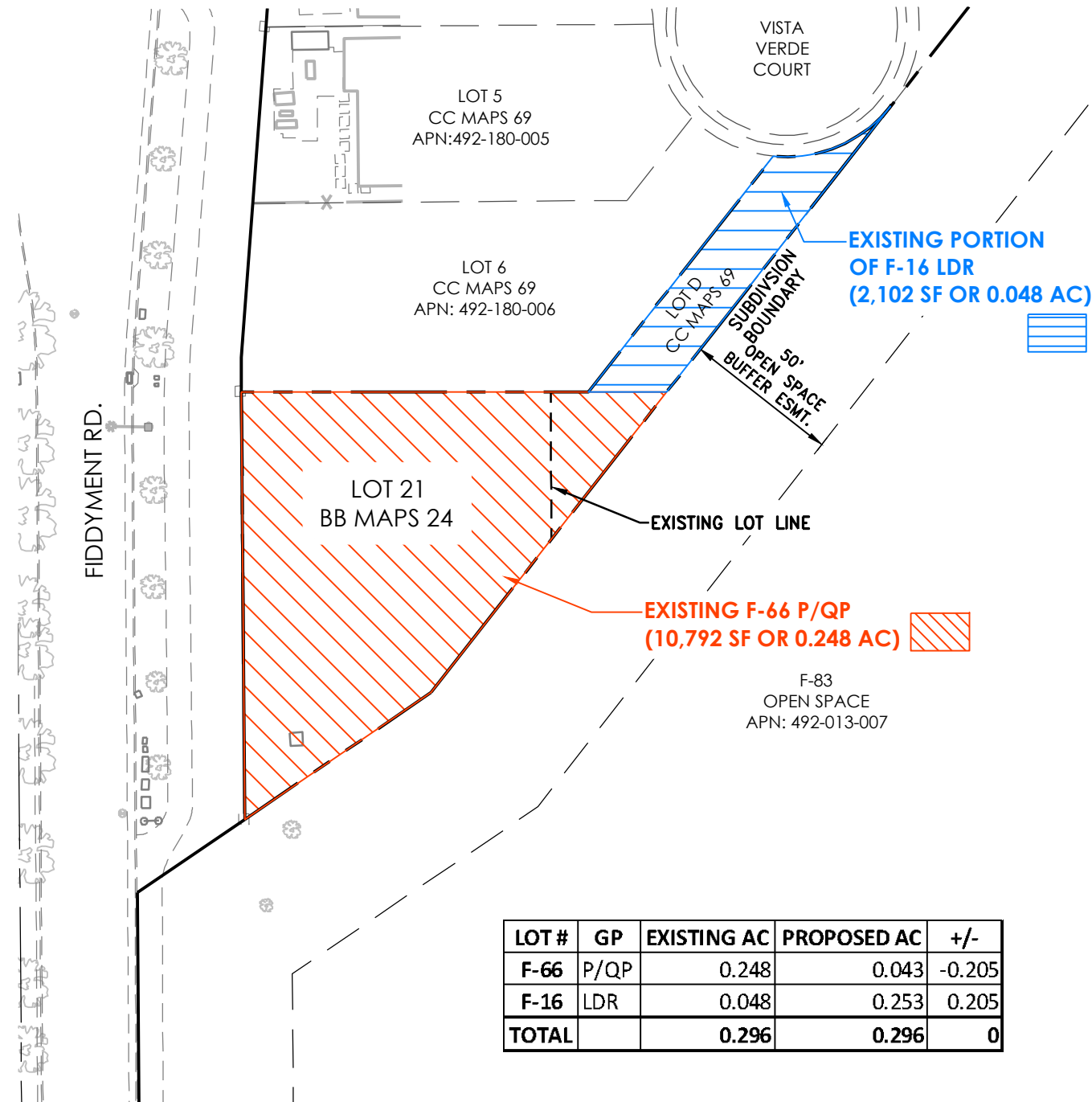
Mitigation Measure	Implementation	Timing	Reviewing Party	Documents to be Submitted to City	Staff Use Only
MM 4.4-1: Dust Control After review and approval by the PCAPCD, the developer, if required, shall apply approved chemical soil stabilizers according to manufacturer's specifications, to all inactive construction areas (previously graded areas which remain inactive for 96 hours). Reduce traffic speeds on all unpaved surfaces to 15 miles per hour or less. Creation of a dust control plan. No open burning of vegetation during project construction. Reestablishment of ground cover as soon as possible after construction. Suspension of grading activities when winds exceed 25 mph.	The applicants shall submit construction management plans as part of the Grading Permit application. Engineering will review plans for inclusion of these measures prior to issuance of permits or approval of plans.	<i>Pre-Construction:</i> Prior to issuance of Grading Permits or Improvement Plans. Add as note on Improvement Plans.	Engineering	Dust Control Plan and proof of submittal to PCAPCD	
MM 4.4-3: Reduction of Construction Emissions The prime contractor shall submit to the PCAPCD 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 an aggregate of 40 or more hours for the construction project. District personnel, with assistance from the California Air Resources Board, will conduct initial Visible Emission Evaluations of all heavy-duty equipment on the inventory list. ☐ An enforcement plan shall be established by the contractor in conjunction with the air district to weekly evaluate project-related on-and-off- road heavy-duty vehicle engine emission opacities, using standards as defined in California Code of Regulations, Title 13, Sections 2180–2194. An Environmental Coordinator, CARB-certified to perform Visible Emissions Evaluations (VEE), shall routinely evaluate project related off-road and heavy-duty on-road equipment emissions for compliance with this requirement. Operators of vehicles and equipment found to exceed opacity limits will be notified and the equipment must be repaired within 72 hours. ☐ Contractors shall provide a plan for approval by the PCAPCD 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 30 percent NOx reduction and 45 percent particulate reduction compared to the most recent CARB fleet average. 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. ☐ Minimize idling time to 10 minutes. ☐ Use low sulfur fuel for stationary construction equipment, if feasible. ☐ Utilize existing power sources (e.g., power poles) or clean fuel generators rather than temporary power generators. ☐ Use low emission on-site stationary equipment.	The applicants shall submit the required plans as part of the Grading Permit or Improvement Plan application. Engineering will review plans for inclusion of these measures prior to issuance of permits or approval of plans.	<i>Pre-Construction:</i> Prior to issuance of Grading Permits or Improvement Plans. Add as note on Improvement Plans.	Engineering	Required plans and proof of submittal to PCAPCD	
MM 4.5-1: Construction noise reduction As discussed under Impact 4.5-1, compliance with the City's Noise Ordinance would result in a less-than-significant impact for construction noise. However, the following measures are recommended to further reduce the effects of construction noise on residents. Equipment warm-up areas, water tanks, and equipment storage areas shall be located a minimum of 150 feet from occupied residences, where feasible. Flexible sound control curtains shall be placed around drilling apparatus and drill rigs, if sensitive receptors are located nearby.	Project plans will be reviewed for compliance.	<i>Pre-Construction:</i> Prior to issuance of Improvement Plans and/or Building Permits. Add as note on Improvement Plans and Building Plans	Engineering and Building	None	

These measures would reduce the amount of noise at residences by placing stationary sources of noise far enough from residences that the noise generated would not be disturbing, particularly during the daytime, when construction activities would occur. In addition, they would assist in reducing the potential for noise disturbances and potential noise-related complaints.					
MM 4.5-8: On-site traffic noise attenuation The project developer shall demonstrate through an acoustical study that residences along roadways will be subject to noise levels consistent with the City's standards. The standards could be achieved through a combination of setbacks, soundwalls or other barriers, building orientation or other measures. An acoustical analysis shall be required to demonstrate that these measures will result in acceptable noise levels.	Project plans will be reviewed for compliance.	<i>Pre-Construction:</i> Prior to issuance of Improvement Plans and/or Building Permits Add as note on Improvement Plans and Building Plans	Engineering and Building to review plans for consistency with Acoustical Study	An Acoustical Study	
MM 4.7-6: Avoid nesting sites 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: (a) When feasible, all tree removal shall occur between August 30 and February 15 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. This period may be modified with the authorization of the DFG; or (b) Prior to the beginning of mass grading, including grading for major infrastructure improvements, during the period between February 15 and August 30, 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 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. The appropriate buffer shall be determined by the City in consultation with CDFG. (c) 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. (d) In the event that a nest is abandoned, despite efforts to minimize disturbance, and if the nestlings are still alive, the developer shall contact CDFG and, subject to CDFG approval, fund the recovery and hacking (controlled release of captive reared young) of the nestling(s). (e) 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. (f) The project applicant, in consultation with the CDFG, shall conduct a pre-construction survey within the phases of the project site that are scheduled for construction activities. The survey shall be conducted by a qualified biologist to determine if burrowing owls are occupying the project site. The survey shall be conducted no more than three weeks prior to grading of the project site. If the above survey does not identify burrowing owls on the project site, then no further mitigation would be required. However, should burrowing owls be found on the project site, the following measures shall be required: (g) The applicant shall avoid all potential burrowing owl burrows that may be disturbed by project construction during the breeding season between February 15 and August 30 (the period when nest burrows are typically occupied by adults with eggs or young). Avoidance shall include the establishment of a 350-foot diameter non-disturbance buffer zone around any occupied burrows. The buffer zone shall be delineated by highly visible temporary construction fencing. Disturbance of any occupied burrows shall only occur outside of the breeding season (August 30 through February 15). Based on approval by the CDFG, preconstruction and nonbreeding season exclusion measures may be implemented to preclude burrowing owl occupation of the project site prior to project-related disturbance (such as grading). Burrowing owls may be passively excluded from burrows in the construction area by placing one-way doors in the burrows according to current 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	Results of preconstruction surveys shall be submitted prior to the issuance of a grading permit or Improvement Plans. Applicable construction restrictions shall be reflected within plans. The applicants shall prepare annual reports on the status and success of mitigation and shall submit these reports to USFWS and CDFG. The applicants shall coordinate with USFWS and CDFG to modify as necessary any mitigation plans in an effort to attain mitigation success.	<i>Pre-Construction and Construction:</i> Surveys required prior to construction. If surveys are positive for birds, then remainder of mitigation steps are required prior to construction. Add as note on Improvement Plans.	Engineering	Nesting bird surveys	

occupation, must be cleared. 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. The one-way doors shall not be used more than two weeks before construction to ensure that owls do not recolonize the area of construction.					
MM 4.8-1: Cease Work and Consult with Qualified Archaeologist 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, and the City of Roseville shall be immediately notified. At that time, the City shall coordinate any necessary investigation of the site with qualified archaeologists as needed to assess the resource and provide proper management recommendations. Possible management recommendations for important resources could include resource avoidance or data recovery excavations. The contractor shall implement any measures deemed necessary for the protection of the cultural resources. In addition, pursuant to section 5097.98 of 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.	This condition shall be reflected in all construction and building plans, and construction site workers shall be advised by the site manager of this measure.	<i>Construction:</i> Measure applies if resources are discovered during construction. Add as note on Improvement Plans and Building Plans.	Engineering and Building	None	
MM 4.8-10: Cease Work Until Review Conducted by Qualified Paleontologist and Recommendations Implemented Should any evidence of paleontological resources (e.g., fossils) be encountered during grading or excavation, work shall be suspended within 100 feet of the find, and the City of Roseville shall be immediately notified. At that time, the City shall coordinate any necessary investigation of the site with a qualified paleontologist to assess the resource and provide proper management recommendations. Possible management recommendations for important resources could include resource avoidance or data recovery excavations. The contractor shall implement any measures deemed necessary by the paleontologist for the protection of the paleontological resources.	This condition shall be reflected in all construction and building plans, and construction site workers shall be advised by the site manager of this measure.	<i>Construction:</i> Measure applies if resources are discovered during construction. Add as note on Improvement Plans and Building Plans.	Engineering and Building	None	

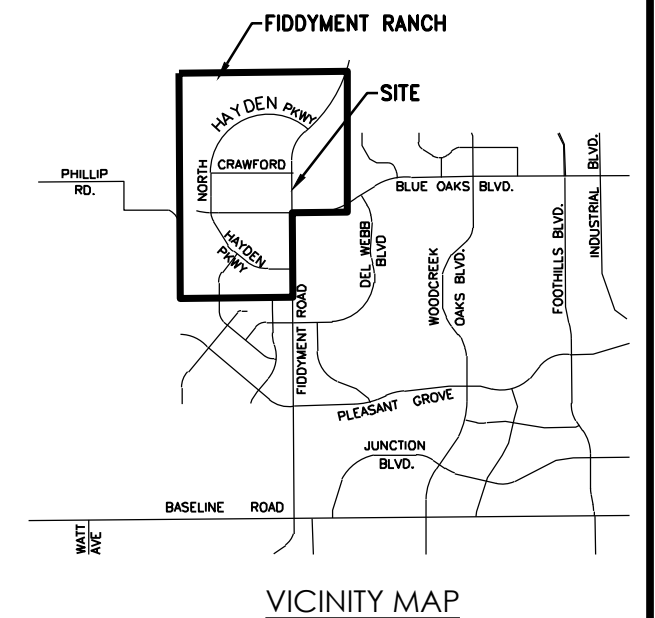
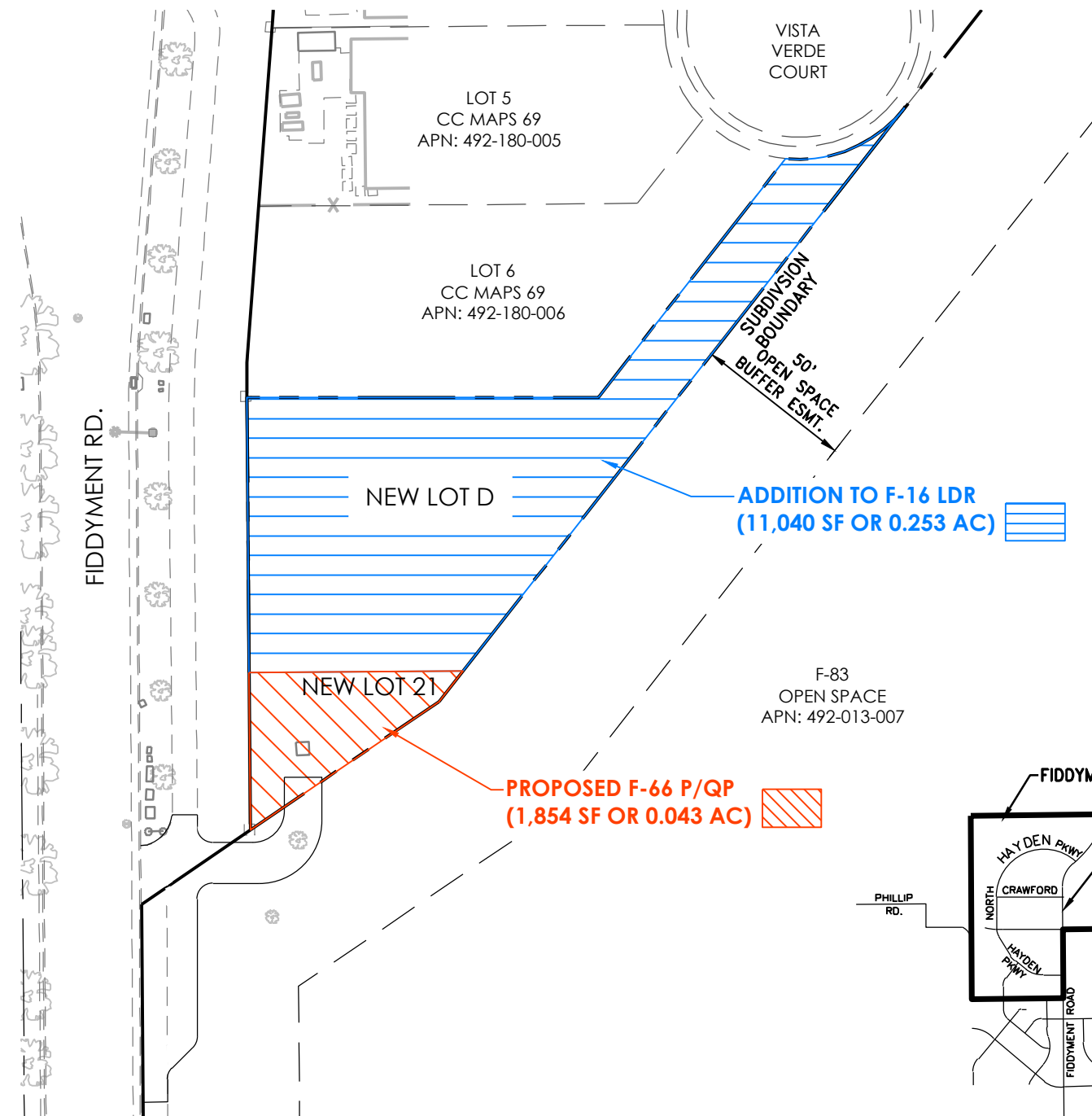
NOTE: This table is provided as a courtesy to the developer, to highlight the text of measures which are required to be placed on Improvement Plans and/or Building Plans. Refer to the applicable environmental document (e.g. Environmental Impact Report) for a full list of measures, and for context. Other measures may be applicable, but are not included here because they have already been completed or they are addressed via other mechanisms (e.g. development fees).

EXISTING GENERAL PLAN



LOT #	GP	EXISTING AC	PROPOSED AC	+/-
F-66	P/QP	0.248	0.043	-0.205
F-16	LDR	0.048	0.253	0.205
TOTAL		0.296	0.296	0

PROPOSED GENERAL PLAN



FIDDYMMENT RANCH F-66 PROPOSED GENERAL PLAN CITY OF ROSEVILLE, CALIFORNIA OCTOBER 25, 2019



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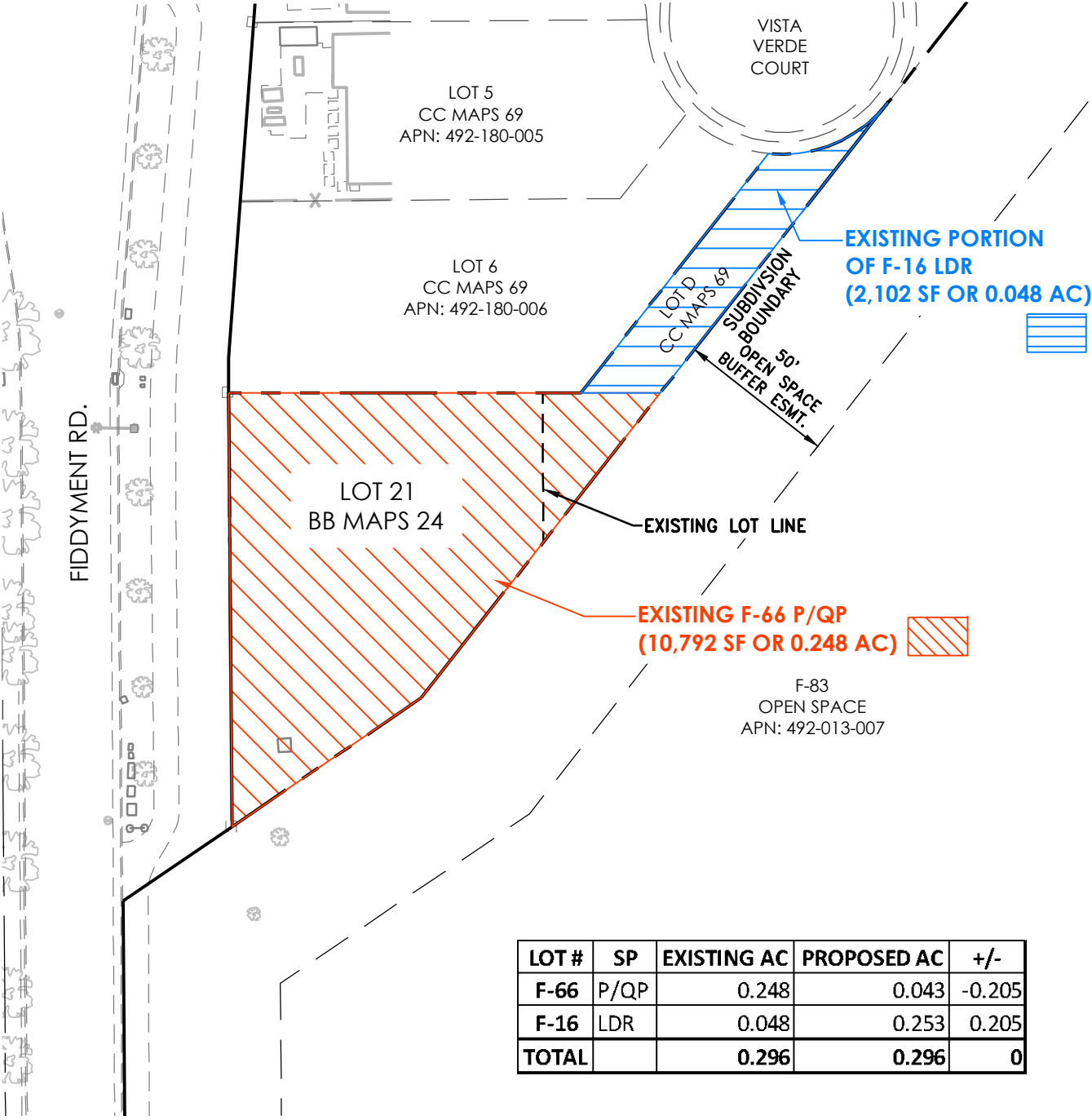
SCALE: 1" = 50'

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 C St, Bldg. 100-B
Sacramento, CA 95816
Tel 916.341.7760
Fax 916.341.7767

SHEET 1 OF 1

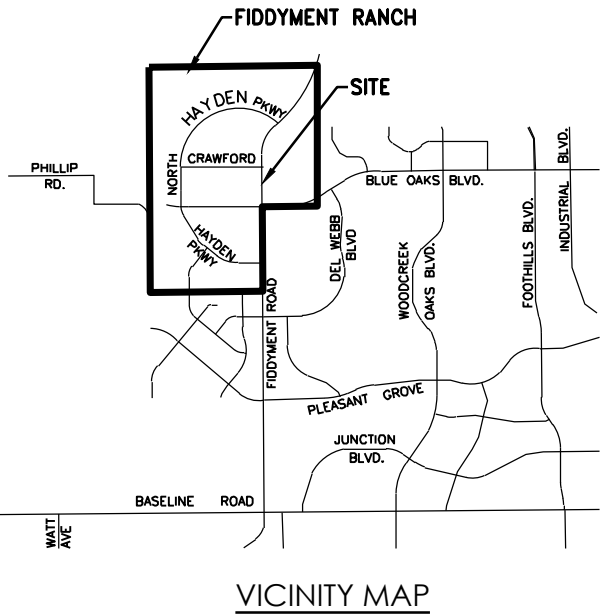
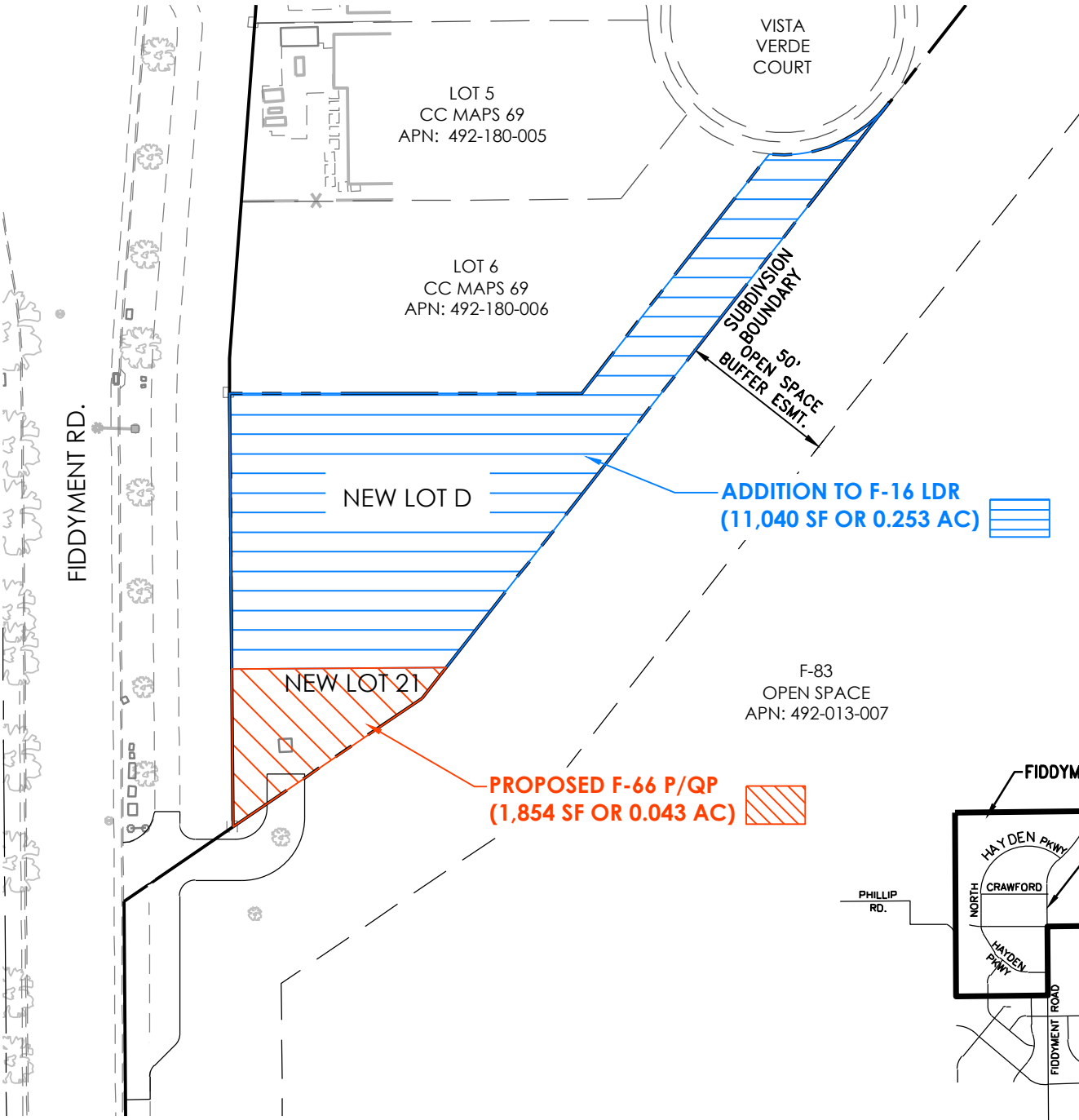
EXHIBIT - FIDDYMMENT RANCH F-66 WELL SITE

EXISTING SPECIFIC PLAN



LOT #	SP	EXISTING AC	PROPOSED AC	+/-
F-66	P/QP	0.248	0.043	-0.205
F-16	LDR	0.048	0.253	0.205
TOTAL		0.296	0.296	0

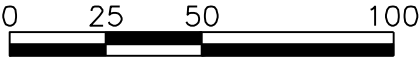
PROPOSED SPECIFIC PLAN



FIDDYMENT RANCH F-66
PROPOSED SPECIFIC PLAN

CITY OF ROSEVILLE, CALIFORNIA

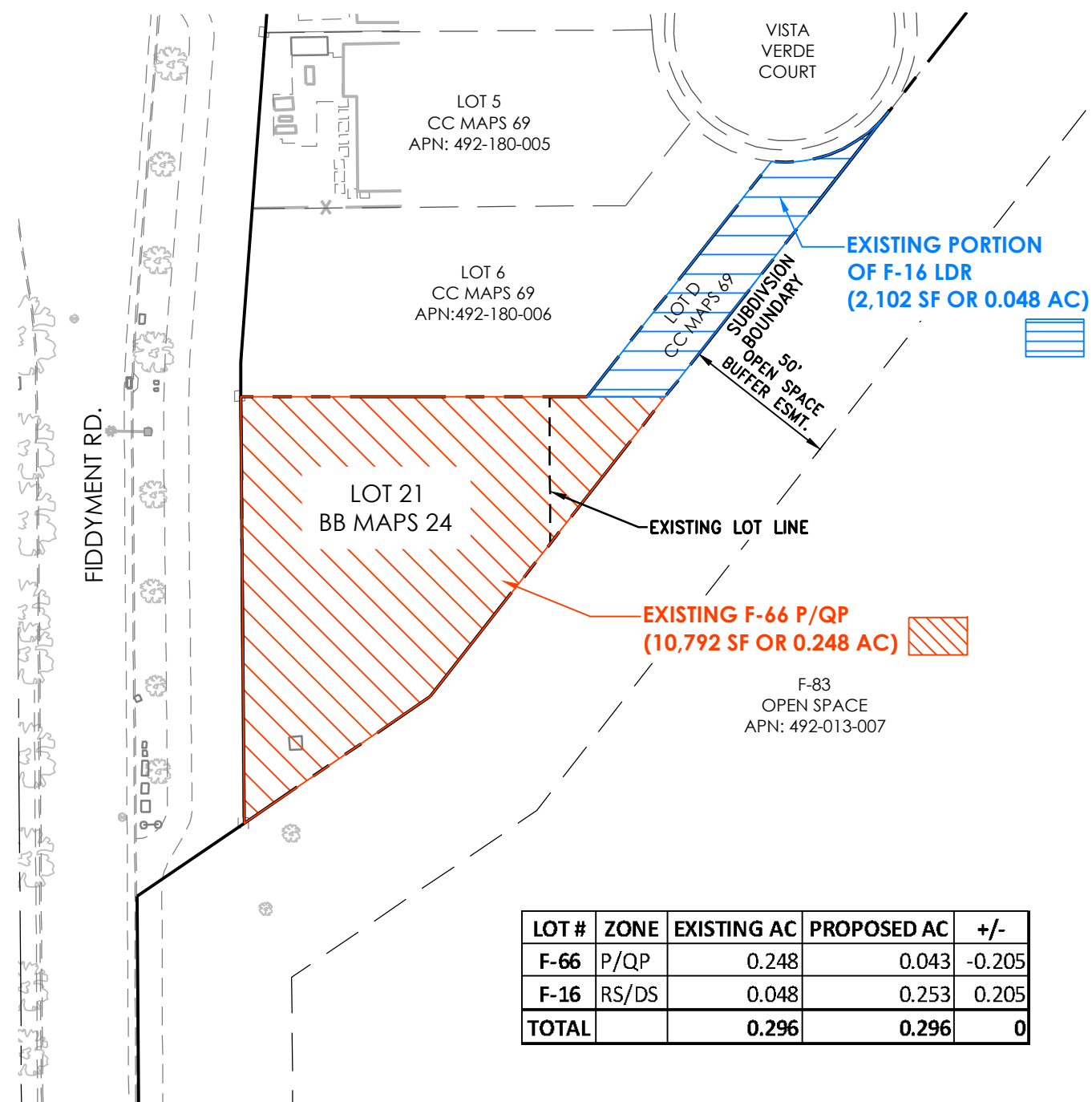
OCTOBER 25, 2019



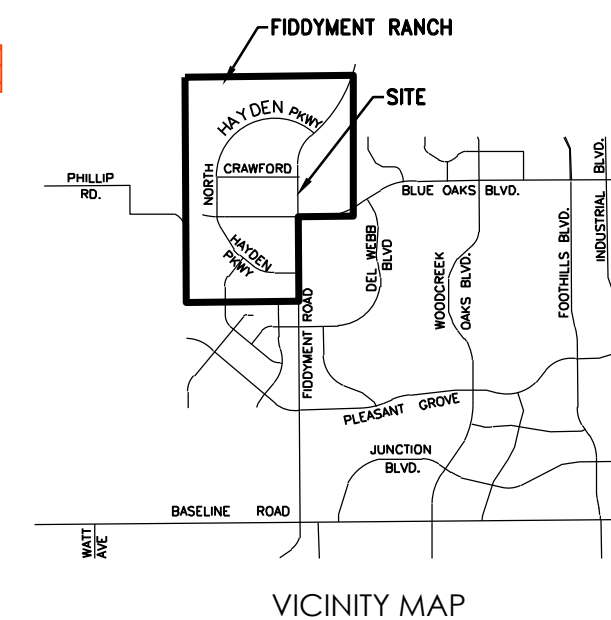
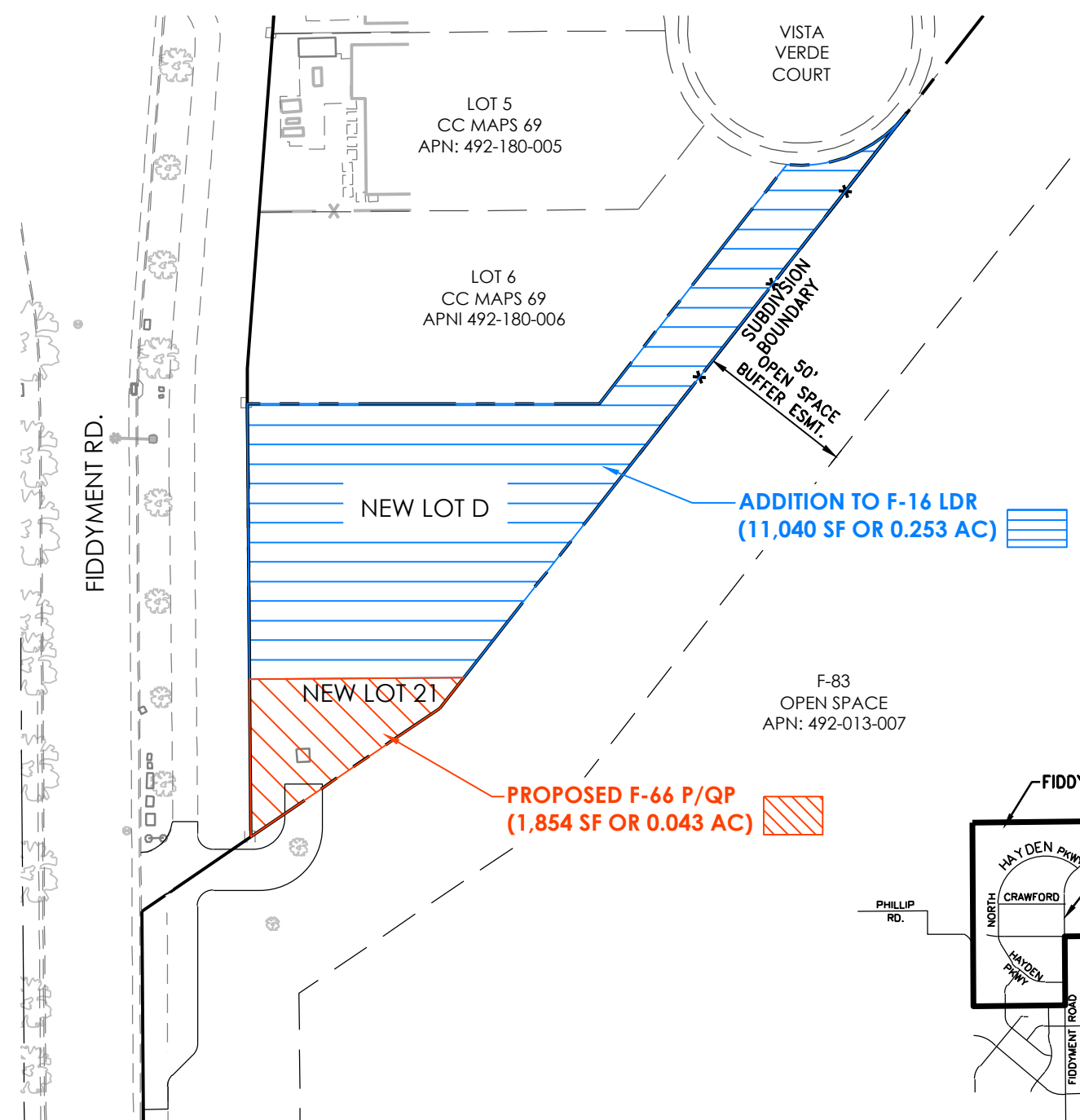
SCALE: 1" = 50'

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BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 C St, Bldg. 100-B
Sacramento, CA 95816
Tel 916.341.7760
Fax 916.341.7767

PROPOSED ZONING



LOT #	ZONE	EXISTING AC	PROPOSED AC	+/-
F-66	P/QP	0.248	0.043	-0.205
F-16	RS/DS	0.048	0.253	0.205
TOTAL		0.296	0.296	0



FIDDYMENT RANCH F-66
PROPOSED ZONING
CITY OF ROSEVILLE, CALIFORNIA
OCTOBER 25, 2019



SCALE: 1" = 50'



WOOD RODGERS

3301 C St, Bldg. 100-B
Sacramento, CA 95816

Tel 916.341.7760
Fax 916.341.7767

SHEET 1 OF 1

**EIGHTH AMENDMENT OF DEVELOPMENT AGREEMENT
BY AND BETWEEN
THE CITY OF ROSEVILLE
AND ATC REALTY ONE, LLC
RELATIVE TO THE WEST ROSEVILLE SPECIFIC PLAN**

This Eighth Amendment of Development Agreement ("Eighth Amendment") is entered into this ____ day of _____, 2019, by and between the CITY OF ROSEVILLE, a municipal corporation ("City") and ATC REALTY ONE, LLC, a Delaware limited liability company ("Developer"), pursuant to Sections 65864 through 65869.5 of the Government Code of California.

RECITALS

A. Developer's predecessor in interest, Roseville Fiddymont Land Venture, LLC ("RFLV") and City entered into a Development Agreement (the "Development Agreement") which was approved by the City Council of City on February 23, 2004, and recorded on June 21, 2004, in the Official Records of Placer County as Document No. 2004-0080708. The Development Agreement governs a portion of the West Roseville Specific Plan Area ("Specific Plan", "WRSP", or "Plan Area"). Except as otherwise defined herein, all capitalized terms used herein shall have the meanings ascribed thereto in the Development Agreement.

B. Certain terms of settlement agreements arising out of two lawsuits regarding the WRSP (Catalano v. Roseville and Defenders of Wildlife v. Norton) imposed additional conditions on the WRSP that require implementation through amendment of the Development Agreement.

C. On January 4, 2006, City and RFLV, by Ordinance No. 4324, entered into the First Amendment of the Development Agreement ("First Amendment"). The First Amendment was recorded on March 2, 2006, in the Official Records of Placer County as Instrument No. 2006-0022488.

D. On June 18, 2008, City and RFLV, by Ordinance No. 4668, entered into the Second Amendment of the Development Agreement ("Second Amendment"). The Second Amendment was recorded on July 22, 2008, in the Official Records of Placer County as Instrument No. 2008-0059263.

E. On September 2, 2009, City and RFLV, by Ordinance No. 4767, entered into the Third Amendment of the Development Agreement ("Third Amendment"). The Third Amendment was recorded on September 10, 2009, in the Official Records of Placer County as Instrument No. 2009-0078876.

F. On July 17, 2013, City and ATC Realty One, LLC, by Ordinance No. 5211, entered into the Fourth Amendment of the Development Agreement ("Fourth

Amendment”). The Fourth Amendment was recorded on August 20, 2013, in the Official Records of Placer County as Instrument No. 2013-0082174.

G. On May 7, 2014, City and ATC Realty One, LLC, by Ordinance No. 5337, entered into the Fifth Amendment of the Development Agreement (“Fifth Amendment”). The Fifth Amendment was recorded on June 18, 2014, in the Official Records of Placer County as Instrument No. 2014-0040699.

H. On August 6, 2014, City and West Roseville Development Company, Inc., by Ordinance No. 5385, entered into the Sixth Amendment of the Development Agreement (“Sixth Amendment”). The Sixth Amendment was recorded on August 14, 2014, in the Official Records of Placer County as Instrument No. 2014-0055752.

I. On September 15, 2017, City and ATC Realty One, LLC and Fiddymint 116 Lots, LLC, by Ordinance No. 5863, entered into the Seventh Amendment of the Development Agreement (“Seventh Amendment”). The Seventh Amendment was recorded on September 22, 2017, in the Official Records of Placer County as Instrument No. 2017-0073441.

J. This Eighth Amendment affects a portion of the property that is owned by Developer within the Plan Area (the “Eighth Amendment Property”), as described in Exhibit “A” and depicted in Exhibit “B” attached to this Eighth Amendment.

K. This Eighth Amendment affects the Eighth Amendment Property and shall run with the land described herein.

L. The Eighth Amendment is authorized by Section 1.4 of the Development Agreement.

NOW THEREFORE, THE PARTIES MUTUALLY AGREE AS FOLLOWS:

1. AMENDMENT OF DEVELOPMENT AGREEMENT. The following sections and exhibits of the Development Agreement are hereby amended as follows:

a. Extended Term. For purposes of Section 1.3, City and Developer hereby agree to extend the term of the Development Agreement to and through March 29, 2054, unless the Development Agreement is terminated, modified or extended by circumstances set forth in the Development Agreement, as amended, or by mutual consent of the parties hereto.

b. REVISED SECTION 2.2. The approved land use of certain parcels within the Eighth Amendment Property has changed; therefore, the cumulative summary

of land uses and approximate acreages, net of road right-of-way, set forth in Section 2.2 of the Development Agreement is hereby amended to read as follows:

Low Density Residential	3,241 Units on 770.1 Net Acres
Medium Density Residential	836 Units on 80.51 Net Acres
High Density Residential	1,792 Units on 72.48 Net Acres
Community Commercial	45.78 Net Acres
Business Professional	0 Net Acres
Park	203.0 Net Acres
Open Space	340.12 Net Acres
Open Space (Paseo)	6.66 Net Acres
Schools	71.95 Net Acres
Fire Station	2.51 Net Acres
Electric Substation	1.55 Net Acres
Well Site	0.22 Net Acres
Other Public (Right of Way)	111.73 Net Acres

c. REVISED SECTION 3.7.5. Section 3.7.5 is revised in its entirety to read as follows:

“3.7.5 Groundwater Wells. Developer shall dedicate to City Parcel F-67 in Phase 1 and shall construct one (1) groundwater well at the approximate location shown on Revised Exhibit “W” and prepare the well according to industry standards subject to approval by the Environmental Utilities Director. The exact location of the well and well site and qualifications of the design firm, well drilling contractor and construction inspection services provider shall be reviewed and approved by the Environmental Utilities Director prior to construction. The well shall be designed to include Aquifer Storage and Recovery capabilities and, to the extent feasible, shall achieve a yield of approximately 1,800 gallons per minute (GPM). Developer shall drill the well upon the earlier of the need for the well to provide water services to the Project, or prior to residential construction and concurrent with construction of adjacent roadways. City shall be responsible for construction of the above ground portion of the groundwater well facility (site improvements and pumping facilities).

If the Phase 1 well site (Parcel 67) is not capable of achieving a yield of approximately 1,800 GPM, or if the groundwater is NOT of such quality that only disinfection will be required to meet the California Drinking Water Quality Standards, the Developer has an option to identify an additional well site within the Eighth Amendment Property to drill the production well, or Developer shall fund the drilling of the well, to be located off-site of the Eighth Amendment Property, on property selected and acquired by the City. The cost of drilling the off-site production well shall be \$900,000, and the Developer shall pay the well drilling cost to the City on the earlier of (i) City's written notification to the Developer of City's readiness to begin drilling of the off-site well, or (ii) prior to the first building permit issued in Phase 3 for the Eighth Amendment Property.

Notwithstanding the foregoing, if the City adopts a revised water connection fee which encompasses the costs of constructing the groundwater well (including but not limited to, permitting, design, construction, design support during the construction phase, construction management, inspection, administrative and legal), the Developer shall be relieved of the Well Construction Requirements set forth in this Section 3.7.5.

Initially a second well site was designated for the northern portion of the Property (the "F-66 Well Site"). Monitoring wells were constructed on the F-66 well site, and it was determined that the site was not suitable for a production well. As a result the F-66 well site is to be reduced to a parcel that contains the existing monitoring wells, and the remainder of the original F-66 well site is to be converted to a single family residential lot. The process for converting the F-66 well site to a residential lot shall be as follows:

- The portion of the F-66 (Lot 21) well site containing the Monitoring Well shall be deeded to the City.
- The Irrevocable Offer of Dedication for the remainder of the F-66 (Lot 21) well site shall be quit claimed by the City.
- The adjacent Lot D (the F-66 well site driveway parcel) shall be quit claimed by the City and by the original grantor of the parcel to the Developer.
- The City shall issue a Certificate of Compliance verifying that the two parcels consist of one buildable single family detached lot.

The Developer shall widen the sidewalk along Fiddymment Road adjacent to the monitoring well site at F-66 to provide parking for maintenance access. Modification of the exiting curb and gutter may be required to accommodate maintenance vehicle access to the area."

REVISED SECTION 3.7.8. OF THE "FIFTH AMENDMENT" Section 3.7.8 of the "Fifth Amendment" is revised in its entirety to read as follows:

"3.7.8 Water Conservation Goal for the Property. The City has determined, and the Developer agrees, that the available water supply is sufficient to serve the Property. This determination was the conclusion of a review of the demand and source issues created by the projected build-out of the Property. The demand for water at build-out of the Property was determined by reference to the City's current information on water

usage for the various land uses included and permitted within the City and the proposed land uses within the Property and by reference to the Developer's Water Conservation Plan which includes a reduction in water use by 20.4% over current use characteristics.

The sources for water evaluated for the Project are the same types of source currently used throughout the City; namely, surface water contracts with federal and local agencies and the use of groundwater. City and Developer are satisfied that the demand and source assumptions relied upon to assure water for the Project (including the Fifth Amendment Property) are valid."

d. REVISED EXHIBIT "F" – PHASING PLAN. Exhibit "F" – Infrastructure Phasing Plan, Sheet 3 of 10 is hereby revised in accordance with the attached Revised Exhibit "F" to add Parcel F-71 to Phase 2 and remove it from Phase 3.

2. EXHIBITS. The following New Exhibits and Revised Exhibits are attached hereto and incorporated herein by reference and hereby replace and supersede the respective Exhibits previously attached to the Development Agreement. Accordingly, all references to the applicable Exhibits in the Development Agreement, as amended hereby, shall mean and refer to the corresponding New and Revised Exhibits below:

New Exhibit A	Description of Eighth Amendment Property
New Exhibit B	Depiction of Eighth Amendment Property
Revised Exhibit F	Infrastructure Phasing Plan, Sheet 3 of 10
Revised Exhibit W	Location of Groundwater Well

3. CONSISTENCY WITH GENERAL PLAN. The City Council has found and determined that this Eighth Amendment of the Development Agreement is consistent with the General Plan and the West Roseville Specific Plan.

4. AMENDMENT. This Eighth Amendment amends, but does not replace or supersede, the Development Agreement, except as specified herein. As amended hereby, the Development Agreement remains in full force and effect.

5. FORM OF AMENDMENT. This Eighth Amendment is executed in two duplicate originals, each of which is deemed to be an original.

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, has authorized the execution of this Eighth Amendment in duplicate by its City Manager and attested to by its City Clerk under the authority of Ordinance No. _____, adopted by the Council of the City of Roseville on the _____ day of _____, 2019.

CITY OF ROSEVILLE,
a municipal corporation

ATC REALTY ONE, LLC,
a Delaware limited liability
company

By: _____
Dominick Casey
City Manager

By: _____

Its: _____

ATTEST:

By: _____
Sonia Orozco
City Clerk

APPROVED AS TO FORM:

By: _____
Robert R. Schmitt
City Attorney

APPROVED AS TO SUBSTANCE:

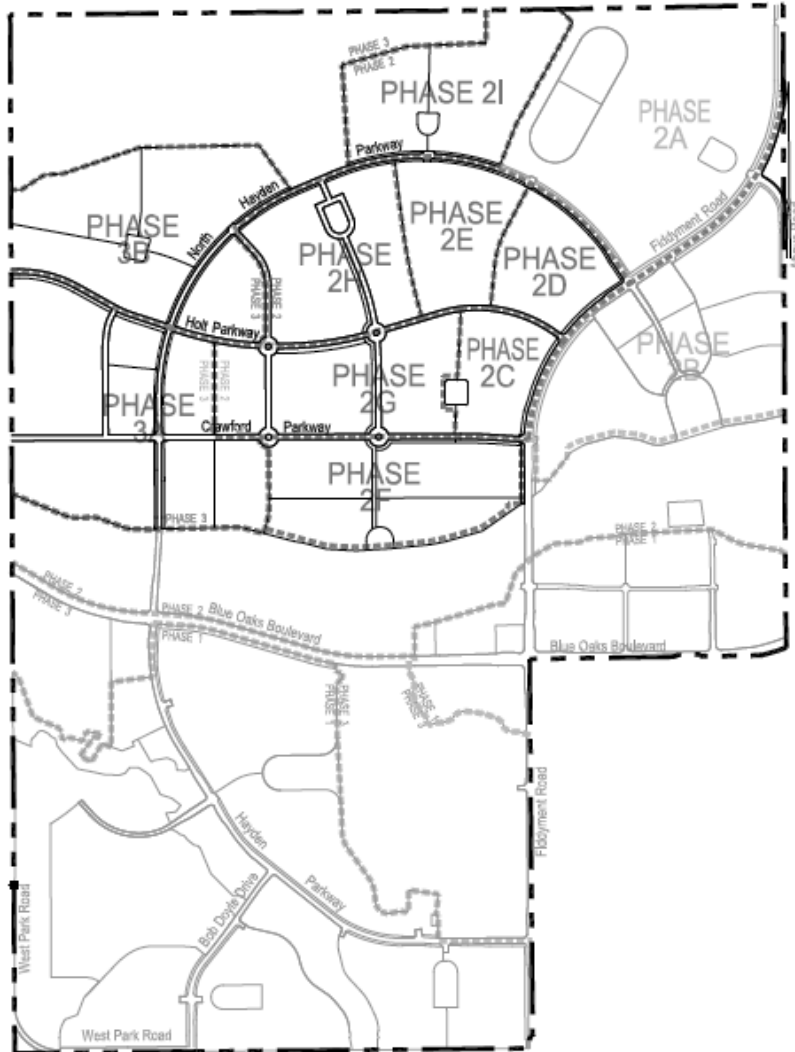
By: _____
Mike Isom
Development Services Director

Exhibit A
Description of Eighth Amendment Property

Exhibit B
Depiction of Eighth Amendment Property

Revised Exhibit F
Infrastructure Phasing Plan, Sheet 3 of 10

REVISED Exhibit F
FIDDYMENT RANCH - SPA 3 Infrastructure Phasing Plan
Infrastructure Phasing
Sheet 3 of 10
(ORIGINAL EXHIBITS ARE AVAILABLE AT THE ROSEVILLE CITY CLERK DEPARTMENT)



SCALE: 1"=1000'

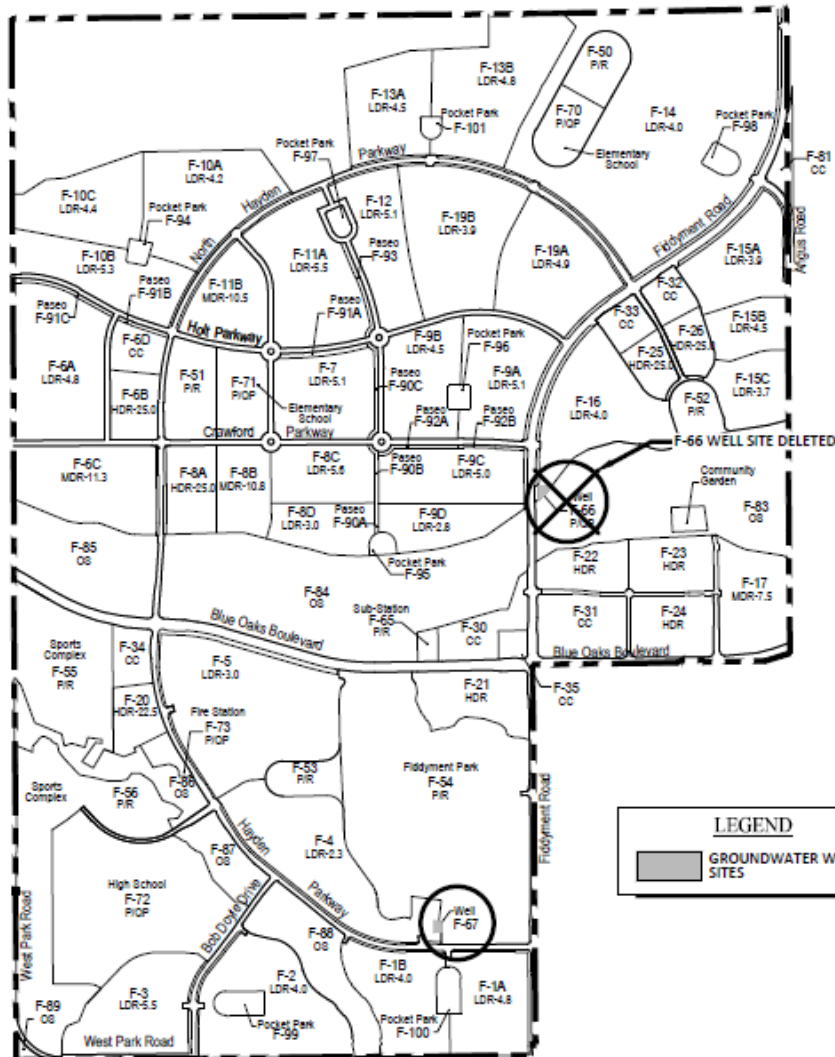


WOOD RODGERS
DEVELOPING INNOVATIVE DESIGN SOLUTIONS
3301 C St, Bldg. 100-B
Sacramento, CA 95816
Tel 916.341.7760
Fax 916.341.7767

**Revised Exhibit W
Location of Groundwater Well**

**REVISED Exhibit W
Location of Groundwater Wells**

(ORIGINAL EXHIBITS ARE AVAILABLE AT THE ROSEVILLE CITY CLERK DEPARTMENT)



SCALE: 1" = 1500'

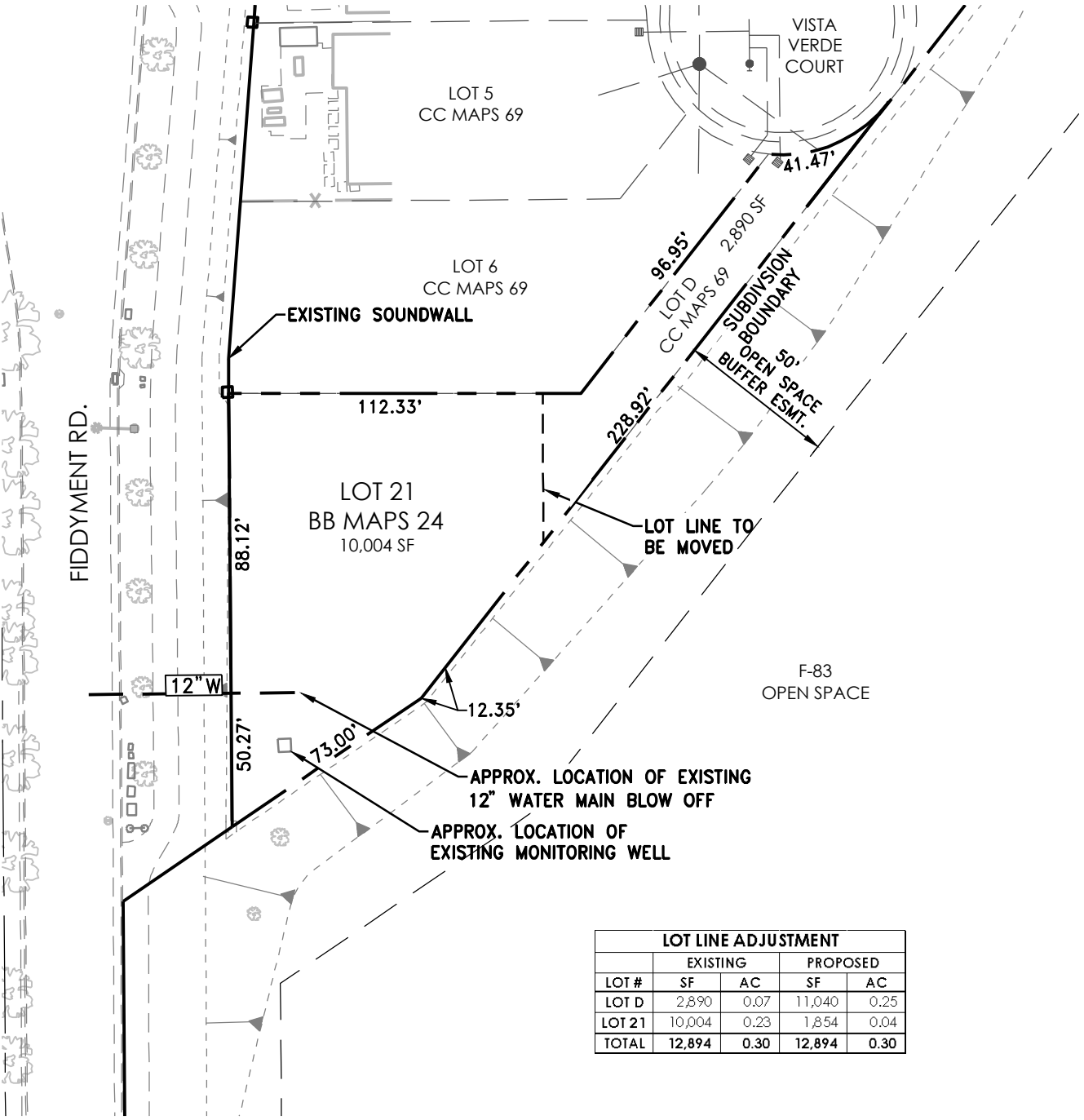


WOOD RODGERS
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3301 C St, Bldg. 100-B
Sacramento, CA 95816

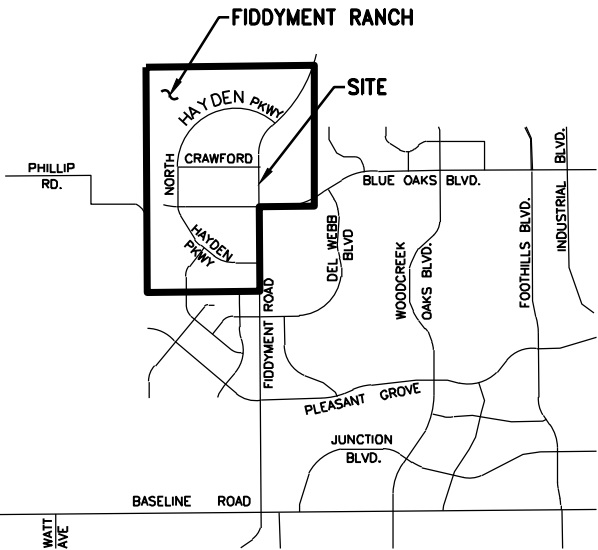
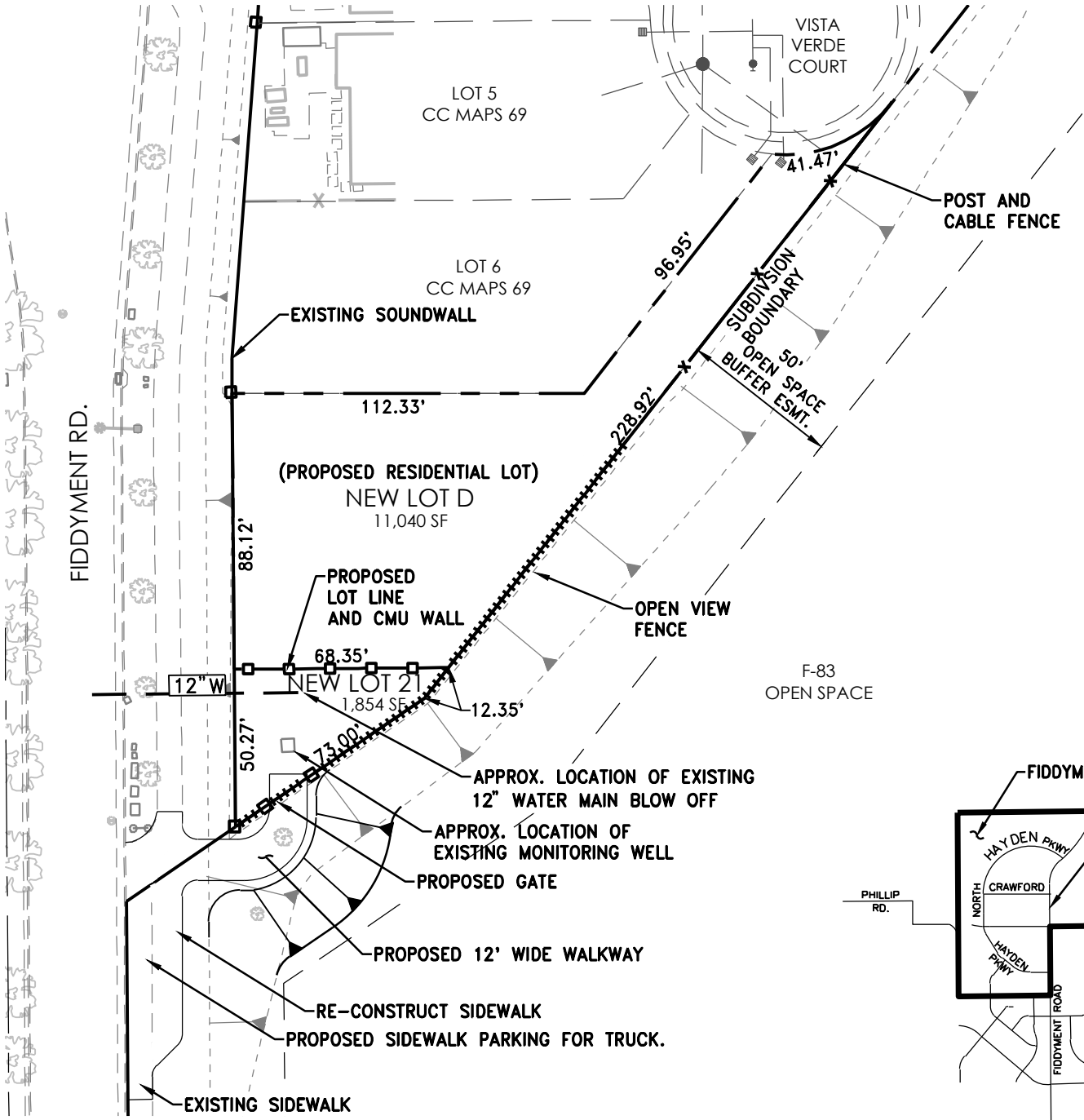
Tel 916.341.7760
Fax 916.341.7767

EXISTING PARCELS

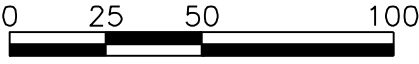


LOT LINE ADJUSTMENT				
LOT #	EXISTING		PROPOSED	
	SF	AC	SF	AC
LOT D	2,890	0.07	11,040	0.25
LOT 21	10,004	0.23	1,854	0.04
TOTAL	12,894	0.30	12,894	0.30

PROPOSED ADJUSTED PARCELS



FIDDYMMENT RANCH
F-66 EXISTING AND PROPOSED LOT
LINE ADJUSTMENT
CITY OF ROSEVILLE, CALIFORNIA
OCTOBER 25, 2019



SCALE: 1" = 50'

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 C St, Bldg. 100-B
Sacramento, CA 95816
Tel 916.341.7760
Fax 916.341.7767

VICINITY MAP



PLANNING COMMISSION COMMUNICATION

Title: WRSP PCL W-33 - Westpark Retail - 2300 Pleasant Grove Bl - PL19-0158

Contact: Kinarik Shallow, kshallow@roseville.ca.us, 916-746-1309

Meeting Date: 12/12/2019

Item #: 6.2.

ATTACHMENTS:

Description

Staff Report

Attachment 1 Addendum

Attachment 2 Mitigation Measures

Exhibit A Site Plan

Exhibit B Floor & Roof Plans

Exhibit C Elevations

Exhibit D Building Sections

Exhibit E Wall Section

Exhibit F 3D Perspectives

Exhibit G Landscape Plan

Exhibit H Photometric Plan

Exhibit I Demolition Plan

Exhibit J Grading & Utility Plan

Exhibit K Roadway Sections

Exhibit L Tent Parcel Map

ITEM 6.2: **Design Review Permit, Tentative Parcel Map, and Administrative Permit – 2300 Pleasant Grove Boulevard – WRSP PCL W-33 – Westpark Retail – File # PL19-0158**

REQUEST

The applicant requests approval of a Design Review Permit to construct four (4) new buildings totaling ±25,200 square feet, with associated parking, lighting, and landscaping on Parcel W-33 of the Village Center. The buildings include a 5,900-square-foot restaurant, 3,300-square-foot café, and two (2) multi-tenant retail buildings totaling 16,000 square feet. The project also includes a Tentative Parcel Map to subdivide the 3.09-acre parcel into two (2) lots and an Administrative Permit for a 9% parking reduction.

Applicant – Ashley Carter, Borges Architectural Group
Property Owner – Juli Hilton, Creekview Investments, LLC

SUMMARY RECOMMENDATION

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

- A. Consider the 2nd Addendum to the West Roseville Specific Plan EIR;
- B. Adopt the four (4) findings of fact and approve the Design Review Permit subject to ninety-one (91) conditions of approval;
- C. Adopt the three (3) findings of fact and approve the Tentative Parcel Map subject to thirty-six (36) conditions of approval; and
- D. Adopt the four (4) findings of fact and approve the Administrative Permit subject to two (2) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

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

BACKGROUND

The project site is located on Parcel W-33 in the West Roseville Specific Plan (WRSP), at the southeastern corner of Pleasant Grove Boulevard and Village Plaza Drive. The site consists of a 3.09-acre parcel within the Village Center area of the WRSP (Figure 1). The 120-acre Village Center is envisioned to be an interactive mixed-use neighborhood, with land uses including medium and high density residential, community commercial, and public/quasi-public uses. Buildout of the Village Center is nearing completion, with the exception of the subject parcel W-33. The subject property has a zoning designation of Community Commercial with a Special Area overlay of the West Roseville Specific Plan (CC/SA-WR) and a land use designation of Community Commercial/Village Center (CC/VC).

Figure 1: Project Location



In September 2017, the Planning Commission and City Council approved an application for the Village Center Project (WRSP Parcels W-28, W-29, W-32, W-33, and W-54) (file #PL17-0058). The approval allowed for the reconfiguration of the parcels, changes to land use and zoning, and revisions to both the WRSP document and Development Agreement. Figure 2, below, illustrates the conceptual site plan with commercial uses shown in red (parcels W-32 and W-33), medium density residential uses in yellow (parcels W-28 and W-29), and a three-acre park in green (Parcel W-54). On September 14, 2017, the Planning Commission approved a Design Review Permit to allow the development of a community care facility (Oakmont Senior Living) on Parcel W-32, which is currently under construction. In August 2018, a Design Review Permit for a Residential Subdivision (DRRS) was approved for the medium density residential parcels W-28 and W-29. Additionally, Nela Luken Park on Parcel W-54 is constructed and has been open to the public since June 2019.

Figure 2: Conceptual Site Plan

At this time, the applicant is requesting approval of a Design Review Permit to allow the construction of four buildings totaling 25,200 square feet, along with associated site improvements including parking, lighting, landscaping, and an outdoor patio area. The project will be constructed in two phases: Phase 1 will include a 5,900 sq. ft. restaurant and 3,300 sq. ft. café and Phase 2 will include two buildings totaling 16,000 sq. ft. (Building A will be 7,000 sq. ft. and Building B will be 9,000 sq. ft.). The anticipated uses of buildings A and B include retail and neighborhood serving use types, consistent with the vision of the Village Center plan. The project includes a Tentative Parcel Map to subdivide the existing 3.09-acre parcel into two parcels; Parcel 1 will be 1.59 acres and will contain the restaurant and café buildings, and Parcel 2 will be 1.46 acres and will contain buildings A and B. An Administrative Permit for a 9% parking reduction (or



15 spaces) is also requested based on the proposed mix of uses.

SITE INFORMATION

Location: 2300 Pleasant Grove Boulevard; APN 490-400-002-000

Total Size: 3.09 acres

Topography and Setting: The project site is currently undeveloped and is comprised mostly of disturbed annual grasslands. With the exception of streetlights located along the project's roadway frontage, no other structures are located on the site. The site is surrounded by single-family homes (currently under construction) to the northeast, Nela Luken Park to the northwest, single-family homes to the southeast, and St. John's church and single-family homes to the southwest. The site is relatively flat and there are no natural features such as native oak trees or wetlands present on the property.

Grading: The site has been previously rough graded and all utilities are stubbed to the site. Sidewalks, curb and gutter improvements exist along the perimeter of the property. Grading of the site will be necessary to construct the new buildings and site improvements.

EVALUATION: DESIGN REVIEW PERMIT

Section 19.78.060(B) of the City of Roseville Zoning Ordinance requires four findings of fact be made in order to approve a Design Review Permit. The four findings for approval of the Design Review Permit are listed below and are followed by an evaluation.

- 1. The project as approved preserves and accentuates the natural features of the property, such as open space, topography, trees, wetlands and water courses, provides adequate drainage for the project, and allows beneficial use to be made of the site for development.***
- 2. The project site design as approved provides open space, access, vehicle parking, vehicle, pedestrian and bicycle circulation, pedestrian walks and links to alternative modes of transportation, loading areas, landscaping and irrigation and lighting which results in a safe, efficient, and harmonious development and which is consistent with the applicable goals, policies and objectives set forth in the General Plan, the Community Design Guidelines and the West Roseville Specific Plan.***
- 3. The building design, including the materials, colors, height, bulk, size and relief, and the arrangement of the structures on the site, as approved is harmonious with other development and buildings in the vicinity and which is consistent with the applicable goals, policies and objectives set forth in the General Plan, the Community Design Guidelines and the West Roseville Specific Plan.***
- 4. The design of the public services, as approved, including, but not limited to, trash enclosures and service equipment are located so as not to detract from the appearance of the site, and are screened appropriately and effectively using construction materials, colors and landscaping that are harmonious with the site and the building designs.***

The evaluation of the Design Review Permit has been based on the applicable development and design standards within the City's Zoning Ordinance, the City's Community Design Guidelines (CDG), and the WRSP. Staff reviewed the proposal for consistency with all applicable standards and found the project to be consistent with the pertinent requirements and guidelines. The following sections of evaluation focus on areas of interest.

Site Planning & Building Siting: One of the planning principles of the Village Center Plan for Parcel W-33 is to ensure that buildings are pulled forward toward the sidewalk and street to create a defined street edge. The proposed project meets this intent by situating Building B on the corner of the site, with a side

setback of approximately 30 feet from Pleasant Grove Boulevard and a rear setback of approximately 30 feet from Village Plaza Drive. Building A also has a side setback of approximately 30 feet from Pleasant Grove Boulevard. Although the main entrances to the buildings are oriented toward the inside of the site, the street-facing elevations are designed with faux storefronts and other architectural detailing to provide an activated streetscape.

The restaurant and café buildings are located in the northeastern corner of the parcel and are designed with a shared outdoor patio area. The outdoor patio features activity areas that create an inviting public space, including bocce ball, corn hole, and a stage for unamplified, acoustical music. A 6-foot tall CMU wall will be constructed along the patio parallel to Emerald Park Lane and will extend around the back of the stage to buffer noise. The wall will include a gate to provide pedestrian access to the project site, which will provide for interconnection with adjacent neighborhoods. The restaurant will also include a rooftop patio that will be surrounded by a parapet wall approximately 3'-6" above the roofline on the west and south sides, and over 7' tall on the north and east sides, nearest the residential uses to the northeast. The café building is two stories, and includes a covered outdoor balcony on the second floor that provides views of the ground level patio and adjacent park. A rendering of the outdoor patio area is illustrated in Figure 3 below.

Figure 3: 3D Perspective (View from northeast corner)



Another design intent of the Village Center Plan is to provide pedestrian connections from the retail center to the adjacent park. Building A and the café building are located approximately 10 feet from the park along the northwestern property line. A courtyard area consisting of outdoor seating and decorative boulders is located between the two buildings, providing a linkage between the proposed parking lot and park. Additionally, sidewalk improvements will be constructed along the perimeter of the property, which help to promote pedestrian-related activity.

Vehicle Access & Circulation: Vehicular access to the project site will be provided via a 35-foot wide driveway off of Pleasant Grove Boulevard that will allow restricted right turns in and out of the site. Access will also be provided by a 30-foot wide drive way off of Villa Plaza Drive that will allow unrestricted turning movements. The project was reviewed by the City Engineering and City Fire Department staff and was found to comply with refuse service standards and with emergency circulation requirements.

Parking: The project requires a total of 172 spaces, which is based on the Zoning Ordinance parking requirement for restaurant uses and shopping centers. The project proposes a total of 157 spaces, for a

shortfall of 15 spaces. As such, the applicant is requesting a parking reduction based on the proposed mix of uses. Further discussion is provided in the Administrative Permit section of this report.

Architecture: The architect identifies the building architecture as a modern barn house style, which incorporates traditional materials associated with rural or agricultural settings, such as wood and brick, with modern design styles such as flat roof parapets, stucco, and metal storefronts. The buildings are rectangular in shape with flat roofs of varying height and angled roof elements, which provide sufficient screening of mechanical rooftop equipment. Consistent with the Village Center Design Guidelines, the building design is well articulated through the use of building projections and recesses, trellises, window styles, and awnings. Colors and materials are drawn from neighboring residences, including brick, horizontal lap siding, wood, and stucco. The building colors consist of neutral gray, olive green, dark tan, brown, and slate blue. The 6-foot wall in the patio area will consist of CMU with a stucco overlay, painted in the slate blue color to match the adjacent buildings. Figure 4 includes the front and rear elevations of the restaurant building and Figure 5 includes the front elevation of Building B. Staff finds that the buildings are compatible with the applicable design guidelines.

Figure 4: Restaurant Building (Front and Rear Elevations)



Figure 5: Building B (Front Elevation)



Lighting: The WRSP design standards require lighting to be designed as an integral part of the building façade. Lighting for the project consists of building mounted light fixtures primarily at building entry points that complement the style of the building. Parking lot lighting will consist of fixtures mounted at a height of 18 feet, while lower pedestrian scale fixtures ranging from 3.5 to 10 feet tall will be used for walkways. As proposed and conditioned, the project meets the City's lighting level requirements.

Landscaping: Landscaping for the project site includes frontage improvements along the perimeter of the property and on-site landscaping in the parking lot and outdoor courtyard areas. As required by the WRSP, landscaping is used as a screening mechanism for the parking lot areas. The landscape planters around the project perimeter include a one-foot tall landscape berm with three-foot tall evergreen plants to provide adequate screening of the parking lot. An eight-foot wide sidewalk with a landscape planter at back of walk, ranging from 6 to 25 feet wide, is proposed along Pleasant Grove Boulevard and will consist of Japanese pagoda trees. Holly oak and October glory red maple trees will be planted along Village Plaza Drive and Emerald Park Lane. Dense accent plantings including a mix of shrubs and groundcover

are incorporated into the perimeter landscaping, helping to provide a visual transition to the adjacent residences. The City's minimum requirement of 50% shading in parking lots is accomplished with a mix of Chinese Pistache and Chinese Elm trees. As proposed, staff finds the landscape plan meets the intent of the CDG and the WRSP design guidelines, and is consistent with the City's Water Efficient Landscape Ordinance.

Design Review Permit Conclusion

Based on the analysis contained in this staff report and with the project conditions, staff finds that the required findings for approval can be made for the proposed Design Review Permit.

EVALUATION: TENTATIVE PARCEL MAP

Section 18.06.180 of the City of Roseville Subdivision Ordinance requires that three findings be made to approve or conditionally approve a Tentative Parcel Map. The three findings are listed below in *italicized, bold* text and are followed by an evaluation of the map in relation to each finding.

- 1. The size, design, character, grading, location, orientation and configuration of lots, roads and all improvements for the tentative subdivision map are consistent with the density, uses, circulation and open space systems, applicable policies and standards of the general plan or any applicable specific plan for the area, whichever is more restrictive, and the design standards of Title 18 (Subdivision Ordinance) of the Roseville Municipal Code.***

Parcel size, design, configuration, location, orientation, and character: The proposed subdivision will result in the creation of two parcels: Parcel 1 will total 1.59 acres and will contain the proposed restaurant and café buildings and Parcel 2 will total 1.47 acres and will contain the two proposed pad buildings. The Map Act and Subdivision Ordinance do not contain any maximum or minimum lot sizes. Based on the Design Review Permit evaluation section, the lots are large enough to adequately allow for the proposed development on the parcels.

Grading and Drainage: Grading and drainage required for development of the parcels have been reviewed with the Design Review Permit and have been determined to comply with City standards as shown in the grading and drainage plan, and as conditioned.

Access & Circulation: Access to the site will from Pleasant Grove Boulevard by a 35-foot wide driveway, and from Village Plaza Drive by a 30-foot wide driveway. The project is conditioned to ensure the driveways are constructed to comply with the City's design standards, and to allow reciprocal access and parking easements on both parcels. On-site circulation has been reviewed with the Design Review Permit and found to be adequate. Access and circulation is consistent with the City's Subdivision Ordinance and the City's Improvement Standards.

- 2. The subdivision will result in lots which can be used or built upon. The subdivision will not create lots which are impractical for improvement or use due to the steepness of terrain or location of watercourses in the area; the size or shape of the lots or inadequate building area; inadequate frontage or access; or, some other physical condition of the area.***

The proposed parcels are of sufficient size and shape to accommodate the proposed development and are consistent with the applicable zoning and design requirements. There are no watercourses or other natural features on the site that would impede development.

- 3. The design and density of the subdivision will not violate the existing requirements prescribed by the Regional Water Quality Control Board for the discharge of waste into the sewage system, pursuant to Division 7 of the Water Code.***

The proposed subdivision will not affect anticipated water quality impacts and discharge of waste. The design of the sewer lines in the project area and treatment capacity at the City's sewage treatment plant have adequate conveyance and capacity to accommodate development on the proposed parcels created by the Tentative Parcel Map.

Tentative Parcel Map Conclusion

Based on the evaluation above and as conditioned, staff believes that the required findings can be made to approve the Tentative Parcel Map.

EVALUATION: ADMINISTRATIVE PERMIT FOR A PARKING REDUCTION

Section 19.26.030.C.2 of the City of Roseville Zoning Ordinance contains provisions for requesting and evaluating Parking Reductions for Shared Parking. An applicant may apply for an Administrative Permit to allow a parking reduction for shared parking where they believe the hours of operation of different tenants/uses within the building complex effectively allow dual use of parking spaces. The approving authority shall only approve reduced parking if the criteria in ***bold, italics*** below are met.

1. A sufficient number of spaces are provided to meet the greatest parking demand of the participating uses.

As noted above, the project consists of four buildings, including a restaurant, café, and two multi-tenant commercial buildings. The uses for the two multi-tenant commercial buildings (Buildings A and B) are anticipated to consist of general retail, hair salons, dentist, and other neighborhood-oriented services. Since the exact tenants are unknown at this time, parking for Buildings A and B are based on the parking requirement for shopping centers, which is one (1) space per 200 square feet. As tenant spaces are leased, each tenant shall utilize the parking requirement for that use as outlined in Chapter 19.26 (Off-street Parking and Loading) of the Zoning Ordinance. Table 1 identifies the parking requirement for each building. The number of parking spaces required by the proposed uses exceeds the total number of parking spaces provided by 15 spaces, which amounts to approximately 9% of the total parking requirement.

Table 1: Parking Requirements

Building	Gross Floor Area	Ratio	Parking Required	Parking Provided
Restaurant	5,900	1/100	59	
Café	3,300	1/100	33	
Building A	7,000	1/200	35	
Building B	9,000	1/200	45	
Total			172	157

The Village Center is envisioned as a pedestrian friendly environment with an interactive mixed-use neighborhood. As such, one of the planning principles of the Village Center is to create a pedestrian friendly, walkable community that emphasizes the pedestrian over the automobile. The project's close proximity to residential uses increases the viability of walking, bicycling, and transit as transportation options, which leads to a lower demand for parking when compared to typical commercial centers. Additionally, based on the expected hours of operation provided by the property owner, the tenants in buildings A and B will operate until 5 or 6 p.m., while the restaurant and café will operate until 10 p.m. This provides greater parking availability for the restaurant uses during the hours of 6 p.m. to 10 p.m., when the greatest demand for parking is expected to occur. Thus, staff finds the proposed number of parking spaces is sufficient given the unique concept of the Village Center and mix of uses.

2. Satisfactory evidence is provided describing the nature of the uses and the times when the uses operate so as to demonstrate the lack of potential conflict between them.

Staff reviewed previous parking reductions approved for centers with a similar mix of uses and found that peak times of use for restaurants are typically midday (11 a.m. to 2 p.m.) and evenings (5 p.m. to 9 p.m.), with Friday and Saturday evenings being the busiest. For the proposed project, the only overlapping peak use times would be between 11 a.m. to 2 p.m. During all other restaurant peak use times, there will be ample parking available, given that these times are outside the normal operational hours of other tenants. Thus, staff does not anticipate a conflict between the uses on the site based on the offset hours of operation.

3. Overflow parking will not impact any adjacent use.

The project is conditioned to provide a reciprocal access and parking agreement between the proposed parcels. The City of Roseville Zoning Ordinance does not permit designating or reserving parking spaces for specific uses within a center or complex. Although tenants will have a number of stalls allocated to them, there is no designated parking within the center. As such, patrons of the center can use any available stalls located on-site. It is not anticipated that overflow parking will occur due to the operational characteristics of the anticipated uses and pedestrian-oriented concept of the Village Center. However, should additional parking be needed, on-street parking would be allowed along Emerald Park Lane and Village Plaza Drive immediately adjacent to the project site. Similar parking situations currently exist along these streets adjacent to the existing residential projects.

4. Additional documents, covenants, deed restrictions, or other agreements as may be deemed necessary by the Planning Manager are executed to assure that the required parking spaces provided are maintained and uses with similar hours and parking requirements as those uses sharing the parking facilities remain for the life of the project.

As noted above, the project is conditioned to provide reciprocal access and parking agreements. Conditions of approval to this Administrative Permit indicate that the permit will no longer be valid if the mix, square footage, and operating characteristics described herein are changed.

PUBLIC OUTREACH

Early notification of the project was provided to the RCONA Board, and no comments were received as a result of the notice. The project site is located within the Westpark Neighborhood Association. The applicant and property owner presented the project at the August 13, 2019 Westpark and Fiddymont Farms neighborhood association meeting. Residents in attendance gave overall support of the project. General questions were answered on the project details, which focused primarily on the types of tenants expected for the center, impacts to traffic, and construction timeline. As discussed in the Addendum prepared for the project, the project is substantially consistent with the build out assumptions for the area and is therefore not expected to impact traffic beyond what was already identified in the WRSP Environmental Impact Report and Village Center Addendum.

A notice of the public hearing was published in the Roseville Press Tribune on November 29, 2019 and a notice of hearing was also distributed to all property owners within 300 feet of the site, and to the Roseville Coalition of Neighborhood Associations. At the time of the publication of this report, no comments were received by City staff as a result of the public hearing notice.

ENVIRONMENTAL DETERMINATION

Consistent with CEQA Guidelines Section 15164, regarding a previously certified and adopted Environmental Impact Report (EIR), an Addendum to the WRSP EIR (SCH #2002082057, certified January 9, 2004) has been prepared to cover the minor technical changes and additions necessary to describe the impacts of the proposed project (Attachment 1). The Addendum did not identify any new environmental impacts from the project. As such, staff recommends the Planning Commission consider the Addendum prior to taking action on this project.

RECOMMENDATION

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

- A. Consider the **2nd Addendum to the West Roseville Specific Plan EIR**;
- B. Adopt the four (4) findings of fact as stated in the staff report and approve the **DESIGN REVIEW PERMIT – 2300 PLEASANT GROVE BOULEVARD – WRSP PCL W-33 – WESTPARK RETAIL – FILE # PL19-0158** subject to ninety-one (91) conditions of approval;
- C. Adopt the three (3) findings of fact as stated in the staff report and approve the **TENTATIVE PARCEL MAP – 2300 PLEASANT GROVE BOULEVARD – WRSP PCL W-33 – WESTPARK RETAIL – FILE # PL19-0158** subject to thirty-six (36) conditions of approval;
- D. Adopt the four (4) findings of fact as stated in the staff report and approve the **ADMINISTRATIVE PERMIT– 2300 PLEASANT GROVE BOULEVARD – WRSP PCL W-33 – WESTPARK RETAIL – FILE # PL19-0158** subject to two (2) conditions of approval;

CONDITIONS OF APPROVAL FOR THE DESIGN REVIEW PERMIT (FILE #PL19-0158)

1. This design review permit approval shall be effectuated within a period of two (2) years from **December 12, 2019** and if not effectuated shall expire on **December 12, 2021**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **December 12, 2022**. (Planning)
2. The project is approved as shown in Exhibits A—L, and as conditioned or modified below. (Planning)
3. The project shall comply with all required environmental mitigation identified in the West Roseville Specific Plan EIR and subsequent Addendum, and shall include all applicable mitigation measures as notes on the improvement plans. (Planning)
4. The project shall be addressed as 2300 Pleasant Grove Boulevard. Proposed Building B shall be addressed 2310 Pleasant Grove Boulevard. The proposed restaurant building shall be addressed 2320 Pleasant Grove Boulevard. The proposed café building shall be addressed 2330 Pleasant Grove Boulevard. Proposed Building A shall be addressed 2340 Pleasant Grove Boulevard. All projects with multi-tenants or buildings must submit a site plan with building footprint(s) to the Development Services Department (Business Services – Addressing) for building/suite addressing. (Business Services)
5. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. Project billing may occur up to two (2) months after the end of warranty or the Notice of Termination date for the SWPPP, whichever occurs later. (Engineering, Environmental Utilities, Electric, Finance)
6. The design and construction of all improvements shall conform to the Design and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
7. The applicant shall not commence with any on-site improvements or improvements within the right-of-way until such time as grading and/or improvement plans have been submitted for review and are approved with grading and/or encroachment permits issued by the Department of Development Services – Engineering Division. (Engineering)
8. The approval of this project does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. The Developer

shall submit civil drawings to the Department of Development Services – Engineering Division for review and approval. (Engineering)

PRIOR TO ISSUANCE OF BUILDING PERMITS:

9. Parking lot design shall conform to the City's design standards, including the following minimum standards for parking stalls:
 - a) All parking stalls shall be double-striped. Parking stalls adjacent to sidewalks, landscaped areas or light fixtures, and all Accessible stalls shall abut a 6-inch raised curb or concrete bumper. (Planning)
 - b) Standard – 9 feet x 18 feet; Compact – 9 feet x 16 feet; Accessible – 14 feet x 18 feet (a 9-foot-wide parking area plus a 5-foot-wide loading area) and a minimum of one (1) parking space shall be Accessible van accessible – 17 feet x 18 feet (9-foot-wide parking area plus an 8-foot-wide loading area). (Planning)
 - c) An 'exterior routes of travel' site accessibility plan incorporating slope, cross-slope, width, pedestrian ramps, curb ramps, handrails, signage, detectable warnings or speed limit signs or equivalent means shall comprise part of the site improvement plans submitted to City for review, prior to building plan check approvals. This site accessibility plan shall also include:
 - i) Accessible parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by Table 11B-208.2 of the CBC.
 - ii) Accessible Parking spaces and crosswalks shall be signed, marked and maintained as required by Chapter 11 of the CBC.
 - iii) Accessible parking and exterior route of travel shall comply with CBC, Sections 11B-206 and 11B-208. (Building)
10. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. Parking lot striping and signage shall be maintained in a visible and legible manner. (Planning)
11. The plans submitted to the Building Division for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)
12. The project Landscape Plans shall comply with the following:
 - a) The Landscape Plan shall indicate the location of, and be designed to avoid conflicts with, all pole-mounted light fixtures and utility equipment including (but not limited to) electric transformers, switchgear, and overhead lines; backflow preventers; fire department connections; and public water, sewer, and storm drain facilities. (Planning, Fire, Environmental Utilities, Electric, Public Works)
 - b) The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
 - c) At a minimum, landscaped areas not covered with live material shall be covered with a rock, (3") bark (no shredded bark) or (3") mulch covering. (Planning)

- d) The landscape plan shall comply with the Landscape Guidelines for the West Roseville Specific Plan and the City of Roseville Water Efficient Landscape Ordinance. (Planning, Environmental Utilities)
 - e) Landscaping adjacent to preserve areas shall consist of California native, drought-tolerant groundcover, shrubs, plants, and trees. (Open Space, Planning)
 - f) All landscaping in areas containing electrical service equipment shall conform to the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments "Specification for Commercial Construction." (Electric)
 - g) Slopes within landscape planters shall be no more than 3:1. A two-foot flat bench located at back-of-walk shall be included in the landscape area to slow or allow absorption of nuisance run-off from the planters. (Parks, Recreation, and Libraries)
 - h) All landscaping shall conform to the standards of crime prevention through environmental design with the intent to create natural surveillance, controlling access, and territorial reinforcement to property boundaries. (Police)
13. Any roof-mounted equipment and satellite dishes proposed shall be shown on the building plans. The equipment shall be fully screened from public streets and the surrounding properties. (Planning)
14. At the time of building permit application and plan submittal, the project applicant shall submit a proposed plan which shows the proposed suite addressing for individual tenant spaces within the building. The Building Official, or the designee, shall approve said plan prior to building permit approval. Refer to the *City of Roseville Addressing Guidelines*. (Building)
15. A separate Architectural Site Accessibility Plan which details the project's site accessibility information as required by California Title 24, Part 2 shall be submitted as part of the project Building Permit Plans. (Building)
16. For Multiple Building Complexes: As part of the required Architectural Site Accessibility Plan, the developer shall delineate the extent of the site accessibility improvements being installed as part of the initial improvements for the project, and those that are planned to be developed as part of subsequent phases (i.e. around future pad buildings). (Building)
17. Building permit plans shall comply with all applicable code requirements (California Building Code – CBC – based on the International Building Code, California Green Building Standards Code– CGBSC, California Mechanical Code – CMC – based on the Uniform Mechanical Code, California Plumbing Code – CPC – based on the Uniform Plumbing Code, California Fire Code – CFC – based on the International Fire Code – with City of Roseville Amendments – RFC, California Electrical Code – CEC – based on the National Electrical Code, and California Energy Standards – CEC T-24 Part 6), California Title 24 and the American with Disabilities Act - ADA requirements, and all State and Federally mandated requirements in effect at the time of submittal for building permits (contact the Building Division for applicable Code editions). (Building)
18. For restaurants or other food services: The developer shall obtain all required approvals and permits from the Placer County Health Department. (Building)
19. For restaurants, other food services, or commercial swimming pools: The developer shall obtain all required approvals and permits from the Placer County Health Department and the City of Roseville Industrial Waste Division. (Building, Environmental Utilities)

20. Maintenance of copy of building plans: Health and Safety Code section 19850 requires the building department of every city or county to maintain an official copy of the building plans for the life of the building. As such, each individual building shall be submitted as a separate submittal package. Building plan review, permit issuance and archiving is based on each individual building address. (Building)
21. The Improvement Plans shall include a complete set of Landscape Plans. The Landscape Plans shall be approved with the Improvement Plans. (Planning, Engineering, Fire, Environmental Utilities, Electric)
22. A note shall be added to the grading plans that states:

*“Prior to the commencement of grading operations, the contractor shall identify the site where the **excess/borrow** earthen material shall be imported/deposited. If the **borrow/deposit** site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the exported materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified.”* (Engineering)
23. The applicant shall dedicate all necessary rights-of-way or Public Utility Easement for the widening of any streets or transfer of public utilities across and over any portion of the property as required with this entitlement. A separate document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorder’s Office or the dedication may be processed with the Parcel Map. (Engineering)
24. The site shall be accessed from Pleasant Grove Boulevard by a 35-foot wide A-7 driveway with a 150-foot long, right turn taper and from Village Plaza Drive through a 30-foot wide Type D driveway. (Engineering)
25. Sidewalk shall be constructed along the perimeter of the site with a minimum sidewalk width of 5-feet, except along Pleasant Grove Boulevard where the minimum sidewalk width shall be 8-feet. (Engineering)
26. Bike parking and clean air vehicle spaces shall be provided per the California Green Building Standards. Bike rack/locker design and location shall be approved by Alternative Transportation. (Alternative Transportation, Building).
27. All storm drainage, including roof drains, shall be collected on site and treated with Best Management Practices (BMP’s) per the City’s Stormwater Quality Design Manual. All storm water shall be routed to the nearest existing storm drain system or natural drainage facility. Drain outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. The grading/improvement plans for the site shall be accompanied with a shed map that defines that area tributary to this site and all drainage facilities shall be designed to accommodate the tributary flow. The storm drain system and proposed BMP’s shall be privately owned and maintained by the property owner. Prior to the issuance of any permits, the owner shall provide a plan for the maintenance of the proposed BMP’s. (Engineering)
28. Prior to the approval of the Improvement Plans, the project proponent shall provide proof of preparation and submittal of a Storm Water Pollution Prevention Plan (SWPPP) to the Regional Water Quality Control Board (RWQCB). Proof shall be in the form of the Waste Discharge Identification Number (WDID#), provided to the applicant from RWQCB, placed on the coversheet of the improvement plans. Upon approval of the improvement plans, a copy of the SWPPP shall be required onsite and available for viewing by City inspection staff upon request. (Engineering)
29. The developer shall be responsible for any necessary relocation of signal interconnect cables that may require re-location as a result of the construction of turn lanes and/or driveways. (Engineering)

30. To ensure that the design for any necessary widening, construction, or modifications of public streets does not conflict with existing dry utilities generally located behind the curb and gutter, and prior to the submittal of design drawings for those frontage improvements, the project proponent shall have the existing dry utilities pot holed for verification of location and depth. (Engineering)
31. Sight distances for all driveways shall be clearly shown on the improvement plans to verify that minimum standards are achieved. It will be the responsibility of the project proponent to provide appropriate landscaping and improvement plans, and to relocate and/or modify existing facilities as needed to meet these design objectives. (Engineering)
32. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During plan check of the improvement plans and/or during inspection, Public Works will designate the exact areas to be reconstructed. Any existing public facilities damaged during the course of construction shall be repaired by the property owner and at the property owner's expense, to the satisfaction of the City. (Engineering)
33. Prior to the approval of the improvement plans, it will be the project proponent's responsibility to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Engineering)
34. Prior to the issuance of building permits, the property owner shall pay into the following fee programs: Citywide Drainage Fee, Citywide Traffic Mitigation Fee (TMF), Highway 65 Joint Partners Association (JPA), South Placer Regional Transportation Authority (SPRTA), and City/County Fee. (Engineering)
35. The applicant/developer shall prepare a Transportation Systems Management (TSM) Plan for Westpark Retail to be reviewed and approved by the Transportation Commission. (Alternative Transportation)
36. Prior to the issuance of a grading permit or approval of Improvement Plans, the grading plans shall clearly identify all existing water, sewer and recycled water utilities within the boundaries of the project (including adjoining public right of way). Existing utilities shall be identified in plan-view and in profile-view where grading activities will modify existing site elevations over top of or within 15 feet of the utility. Any utilities that could potentially be impacted by the project shall be clearly identified along with the proposed protection measures. The developer shall be responsible for taking measures and incurring costs associated with protecting the existing water, sewer and recycled water utilities to the satisfaction of the Environmental Utilities Director. (Environmental Utilities)
37. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
38. Water and sewer infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards and shall include:
 - a) Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12 feet unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.
 - b) Water, sewer and recycled mains shall not exceed a depth of 12 feet below finished grade, unless authorized in these conditions of approval.
 - c) All sewer manholes shall have all-weather, 10-ton vehicle access unless otherwise authorized by these conditions of approval. (Environmental Utilities)

39. Recycled water infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. The applicant shall pay all applicable recycled water fees. Easements shall be provided as necessary for recycled water infrastructure. (Environmental Utilities)
40. Trash enclosures, recycling areas, and enclosure approaches shall be designed to current Refuse Division specifications, the materials and colors shall match the building, and the location of such facilities shall be reviewed and approved by the Refuse Division, Planning and the Fire Department. The enclosure must have inside dimensions of 12 feet wide and 9 feet deep and be built to the specifications of the Solid Waste Department's Enclosure Description. (Refuse, Planning, Fire)
41. Access to trash enclosures shall have an inside turning radius of 25 feet and an outside turning radius of 45 feet must be maintained to allow the refuse truck access to and from the enclosure. Enclosures must have a clear approach of 65 feet in front of the enclosure to allow servicing bins. (Refuse)
42. A trash enclosure and recycling enclosure is required for each building and each tenant, otherwise, the building owner is responsible for the trash service. (Refuse)
43. The design and installation of all fire protection equipment shall conform to the California Fire Code and the amendments adopted by the City of Roseville, along with all standards and policies implemented by the Roseville Fire Department. (Fire)
44. The applicable codes and standards adopted by the City shall be enforced at the time construction plans have been submitted to the City for permitting. (Fire)
45. The fire flow required, at a 50% reduction due to the buildings being sprinklered, will be based on the largest single structure in accordance with the California Fire Code at the time detail plans are submitted to the City of Roseville for review. The maximum fire flow will not exceed 3,000 gpm based on the Appendix III-AA of the California Fire Code. (Fire)
46. The fire department access road shall meet the City's requirements for width and turning radii of 30 and 50 as noted on the fire department standards for access. The designated fire lanes shall be for aisles fronting the premises. This shall be enforced at the time plan are submitted for review. Additional information can be found on the City's web site www.roseville.ca.us or contact Patrick Chew, Senior Fire Inspector, at 916-774-5823 or pchew@roseville.ca.us with the Fire Prevention Division for information. (Fire)
47. If high-pile storage is involved as part of the construction of this occupancy, a separate fire permit shall be obtain from the fire department in accordance with the California Fire Code. Plans shall be submitted for approval prior to installation. (Fire)
48. Automatic fire extinguishing system risers, fire alarm system panels and digital alarm communicator system panels shall be located within an approved fire control room and shall be accessible from an adjacent fire apparatus roadway. There shall be only one fire control room per building. Said fire control room shall be a minimum size of thirty-five (35) square feet in size and shall be openable from the exterior via an approved door opening. (Fire)
49. A hood and duct fire extinguishing system shall be required if grease laden vapor is created by cooking within this establishment and a Class A hood exhaust system is required by the building department. All amendments, standards and policies can be found on the City's web site www.roseville.ca.us or contact Patrick Chew, Senior Fire Inspector, at 916-774-5823 or pchew@roseville.ca.us with the Fire and Life Safety Division for information.

50. An **approved** automatic fire extinguishing system shall be provided for all buildings where the total fire area is **3,600** square feet or greater, as required by California Fire Code as adopted by this city for non-single family residential units. For one-and-two single family residential units that do not meet the set-back provisions in the California Building Code are subject to require an automatic fire sprinkler system in accordance with the RFD adopted ordinance for R-3s. All amendments, standards, policies and fee schedule can be found on the City's web site www.roseville.ca.us or contact the Fire and Life Safety Division for information at 916-774-5800. (Fire)
51. All fire apparatuses, such as fire department connections and post indicating valves, serving identified building shall be designed and installed adjacent to each structure for first responder's operational purposes. (Fire)
52. If the existing water supply is unable to support the automatic fire sprinkler system, a listed fire pump would be your only option. If this is the case, you required fire pump room will have to be enlarged to accommodate all the required apparatuses needed to operate such a system. (Fire)
53. The phasing of this project shall not limit the fire department requirements for access and circulation throughout the project as a result of continuous construction in accordance with the California Fire Code, 2016 with the City of Roseville's Amendments. A separate phasing plan (and permit issued by the Building Department) shall be reviewed and approved by this department. (Fire)
54. This project shall not reduce the responsibilities of the owner(s) or future owners of these parcels from maintaining all on-site fire systems including all underground water lines if applicable. Private underground fire lines that serve multiple buildings and/or parcels shall be part of the reciprocal easement agreement. There shall be a clear language regarding maintenance and common easements agreement for service in the CCRs. A service company shall be obtained to maintain all on-site fire protection systems as noted in the conditions of approval. (Fire)
55. If added cornice construction is involved, the design shall support the weight of a ladder leaning against the assembly as well as a 330-pound vertical load applied to the **leading edge** of the horizontal projection of the cornice (a 250-pound firefighter carrying 80 pounds of equipment stepping off of a ladder onto the top of the cornice). (Fire)
56. Use, increase of hazardous materials or storage, liquids, gases and/or chemicals shall meet the requirements of the Chapter 6.95 of the Health and Safety Code, the Roseville Fire Department and the National Fire Codes. Submit a complete plan set and the Hazardous Materials Business Plan, including names and amount of any hazardous materials that will be stored or used, to the Fire and Life Safety Division for review and approval. A permit application shall also be provided at the time of submittal. Contact our Hazardous Materials Division within the Fire Department at (916) 774-5800 to initiate the process. Satisfaction of storage and use shall be determined prior to requesting occupancy. (Fire)
57. Adequate radio coverage shall be provided within all buildings for public safety agencies, as required by Roseville Municipal Code and the California Fire Code. A field test shall be provided by a person in possession of a current FCC License, or a current technician certification issued by the Associated Public-Safety Communications Officials International (APCO), or the National Association of Business and Educational Radio (NABER). The building owner shall retain all test records on the inspected premises and a copy shall be submitted to the Fire Department officials in accordance with Section 510 of the California Fire Code.

Adequate radio coverage shall include all of the following:

- a. A minimum signal strength of 95 dBm available in 90% of the area of each floor of the building when transmitted from the closest City of Roseville Radio Communication site.

- b. A minimum signal strength of 95 dBm received at the closest City of Roseville Communication site when transmitted from 90% of the area of each floor of the building.
- c. The frequency range that must be supported shall be 821-824 MHz and 866-869 MHz.
- d. A 100 % reliability factor. (Fire, Police)

58. The Electric Department requires the submittal of the following information in order to complete the final electric design for the project:

- a) one (1) set of improvement plans
- b) load calculations
- c) electrical panel one-line drawings

59. All on-site external lighting shall be installed and directed to have no off-site glare. Lighting within the parking areas and pedestrian walkways shall provide a maintained minimum of one (1) foot-candle, and 0.5 foot-candle of light, respectively. All exterior light fixtures shall be vandal resistant. (Planning, Police)

60. The parking lot shall have properly posted signs that state the use of the parking area is for the exclusive use of employees and customers of this project. (See California Vehicle Code Sections 22507.8, 22511.5, 22511.8, 22658(a), and the City of Roseville Municipal Code Section 11.20.110). The location of the signs shall be shown on the approved site plan. (Planning, Police)

61. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

DURING CONSTRUCTION & PRIOR TO ISSUANCE OF OCCUPANCY PERMITS:

62. Any backflow preventers visible from the street shall be painted green to blend in with the surrounding landscaping. The backflow preventers shall be screened with landscaping and shall comply with the following criteria:

- a) There shall be a minimum clearance of four feet (4'), on all sides, from the backflow preventer to the landscaping.
- b) For maintenance purposes, the landscaping shall only be installed on three sides and the plant material shall not have thorns.
- c) The control valves and the water meter shall be physically unobstructed.
- d) The backflow preventer shall be covered with a green cover that will provide insulation. (Planning, Environmental Utilities)

63. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:

- a) Water, sewer, and reclaimed water easements.
- b) Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)

64. Easement widths shall comply with the City's Improvement Standards and Construction Standards. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville". All legal descriptions shall be

prepared by a licensed land Surveyor. All existing public utility, electric, water, sewer and reclaimed water easements shall be maintained unless otherwise authorized by these conditions of approval. (Public Works, Environmental Utilities, Electric)

65. Inspection of the potable water supply system on new commercial/industrial/office projects shall be as follows:
- a) The Environmental Utilities Inspector will inspect all potable water supply up to the downstream side of the backflow preventer.
 - b) The property owner/applicant shall be responsible for that portion of the water supply system from the backflow preventer to the building. The builder/contractor shall engage a qualified inspector to approve the installation of this portion of the water supply. The Building Division will require from the builder/contractor, a written document certifying that this portion of the potable water supply has been installed per improvement plans and in accordance with the Uniform Plumbing Code. This certificate of compliance shall be submitted to the Building Division before a temporary occupancy or a building final is approved.
 - c) The building inspectors will exclusively inspect all potable water supply systems for the building from the shutoff valve at the building and downstream within the building. (Building, Environmental Utilities)
66. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
67. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUE's) located along public roadways. (Engineering)
68. The applicant/developer shall prepare a Transportation Systems Management (TSM) Agreement for Westpark Retail to be reviewed and approved by the City Manager. (Public Works, Alternative Transportation)
69. Water, sewer and reclaimed water shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)
70. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
71. **Restaurants or other Food Service Establishment (FSE).** The applicant shall design for installation and/or install an exterior grease interceptor if the proposed business could potentially discharge substances containing fats, oils and grease (FOG) into the sewer system. The grease interceptor shall be adequate to separate and remove FOG contained in the wastewater from FSE's prior to discharge to the public sewer. (Environmental Utilities)
72. In the event an exterior grease interceptor cannot be installed due to space limitation, the developer shall install a grease trap, per City Standards, that will mechanically separate the FOG contained in the wastewater from the FSE prior to discharge to the public sewer. (Environmental Utilities)
73. Pursuant to the Municipal Code, the applicant shall apply for and obtain a FOG waste discharge permit (FOG WDP) from the Environmental Utilities Industrial Waste Division prior to occupancy or prior to discharging waste to the public sewer. The applicant shall submit information required by the Environmental Utilities Department for evaluation, including but not limited to: site plans, floor plans, mechanical and plumbing plans, and details to show all sewers, FOG control device, grease interceptor or other pretreatment equipment and appurtenances by size, location and elevation.

Additional information related to the applicant's business operations and potential discharge may be requested to properly evaluate the FOG WDP application. (Environmental Utilities)

74. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
75. The City of Roseville Electric Department has electrical construction charges which are to be paid by the developer and which are explained in the City of Roseville "Specification for Commercial Construction." These charges will be determined upon completion of the final electrical design. (Electric)
76. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
77. Any facilities proposed for placement within public/electric utility easements shall be subject to review and approval by the Electric Department before any work commences in these areas. This includes, but is not limited to, landscaping, lighting, paving, signs, trees, walls, and structures of any type. (Electric)
78. All electric metering shall be directly outside accessible. This can be accomplished in any of the following ways:
 - a) Locate the metered service panel on the outside of the building.
 - b) Locate the metered service panel in a service room with a door that opens directly to the outside. The developer will be required to provide a key to the door for placement in a lock box to be installed on the outside of the door. Any doors leading from the service room to other areas of the building shall be secured to prohibit unauthorized entry. (Electric)
79. One ¾-inch conduit with a 2-pair phone line shall be installed from the building's telephone service panel to the meter section of the customer's electrical switchgear or panel. (Electric)
80. It is the responsibility of the developer to ensure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)

OTHER CONDITIONS OF APPROVAL:

81. Signs shown on the elevations are not approved as part of the Design Review Permit. A Sign Permit is required for all project signs. (Planning)
82. Following the installation of the landscaping, all landscape material shall be maintained in a healthy and weed-free condition; dead plant material shall be replaced immediately. All trees shall be maintained and pruned in accordance with the accepted practices of the International Society of Arboriculture (ISA). (Planning)
83. The City reserves the right to restrict vehicle turning movements within the public right-of-way in the future if deemed necessary by the City Engineer. (Engineering)
84. The required width of fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. Minimum required widths and vertical clearances established by the Fire Code shall be maintained at all times during construction. Closure of accesses for fire apparatus by gates, barricades and other devices shall be prohibited unless approved by the Fire Chief. (Fire)
85. Temporary aboveground storage tanks may be used at construction sites for diesel fuel only and shall not exceed 1,000 gallon capacity. Tanks shall comply with all provisions found within the Fire

Code. A Fire Department Permit shall be obtained prior to tank installation. The permit shall expire after 90 days from the date of issuance, unless extended by the Fire Chief. (Fire)

86. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor or person responsible for the building permit must notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. (Fire)
87. The location and design of the gas service shall be determined by PG&E. The design of the gas service for this project shall not begin until PG&E has received a full set of City approved improvement plans for the project. (PG&E)
88. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance, project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday, provided that all construction equipment shall be fitted with factory installed muffling devices and be maintained in good working order. (Building)
89. The developer (or designated consultant) shall certify that the building foundation location has been placed according to all approved setback requirements shown on the approved site plan. The developer shall prepare a written statement confirming building placement and provide an original copy to the City Building Division Field Inspector at the time of or prior to the foundation inspection. (Building)
90. Prior to Certificate of Occupancy, the applicant may apply for a Temporary Certificate of Occupancy (TCO) of the building. If a TCO is desired, the applicant must submit a written request to the Building Division a minimum of thirty (30) days prior to the expected temporary occupancy date and shall include a schedule for occupancy and a description of the purpose for the Temporary Certificate of Occupancy. (Building)
91. Concurrent with submittal for plan check and prior to a request for final building inspection, the applicant may request City approval of an occupancy phasing plan to allow individual or multiple building occupancies. This request shall be made in writing to the Building Division and shall include the following:
 - a) A description of measures that will be undertaken to minimize conflict between residents/building occupants and construction traffic (e.g. fencing, etc.);
 - b) A phasing plan showing the proposed buildings, internal roads and access routes, landscaping, trash enclosure locations, and any other improvements planned for each phase; and
 - c) An estimated time frame for each phase and a specific date for the first phase. (Planning, Building)

CONDITIONS OF APPROVAL FOR THE TENTATIVE PARCEL MAP (FILE #PL19-0158)

1. The approval of a Tentative Map and/or tentative site plan does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)
2. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities, Finance)

3. The project shall comply with all required environmental mitigation identified in the West Roseville Specific Plan EIR and subsequent Addendum West Roseville Specific Plan, and shall include all applicable mitigation measures as notes on the plans. (Planning)

PRIOR TO ISSUANCE OF A GRADING PERMIT AND/OR IMPROVEMENT PLANS

4. The applicant shall dedicate all necessary rights-of-way for the widening of any streets required with this entitlement. A separate document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorder's Office. (Engineering)
5. Water and sewer infrastructure shall be designed and constructed pursuant to the adopted City of Roseville Improvement Standards and Construction Standards and shall reflect the following:
 - a) Sewer and water service laterals shall not be allowed off of water and sewer mains larger than 12 inches in diameter.
 - b) Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12 feet unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.
 - c) Water and sewer mains shall not exceed a depth of 12 feet below finished grade, unless authorized in these conditions
 - d) All sewer manholes shall have all-weather, 10-ton vehicular access unless authorized by these conditions. (Environmental Utilities)
6. Recycled water infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. The applicant shall pay all applicable recycled water fees. Easements shall be provided as necessary for recycled water infrastructure. (Environmental Utilities)
7. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 1,000 feet on center. (Fire)
8. Minimum fire flow is 1,500 gallons per minute with 20 pounds per square inch residual pressure. A change in any of the conditions may increase the required fire flow. (Fire)
9. There shall be two points of access for all phasing plans. (Fire)
10. Testing of all fire systems shall be performed prior to the sales office being opened for business. (Fire)
11. Framing construction cannot commence until access roads and public fire hydrants are approved by the Fire Department. (Fire)
12. If this project will be phased, the fire department requirements for access and circulation throughout shall be reviewed and approved by the Fire Department. Access roads shall comply with the California Fire Code and the City of Roseville's Amendments. (Fire)
13. Any facilities proposed for placement within public/electric utility easements shall be subject to review and approval by the Electric Department before any work commences in these areas. This includes, but is not limited to, landscaping, lighting, paving, signs, trees, walls, and structures of any type. (Electric)

14. The design for electrical service for this project will begin when the Electric Department has received a full set of improvement plans for the project. (Electric)
15. All landscaping in areas containing electrical service equipment shall conform to the “Electric Department Landscape Design Requirements” as outlined in Section 10.00 of the Electric Department’s “Specifications for Commercial Construction.” (Electric)
16. The Electric Department requires the submittal of the following information in order to complete the final electric design for the project:
 - a) one (1) set of improvement plans
 - b) load calculations
 - c) electrical panel one-line drawings
17. The location and design of the gas service shall be determined by PG&E. The design of gas service for this project shall not begin until PG&E has received a full set of City approved improvement plans for the project. (PG&E)
18. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

PRIOR TO OR UPON RECORDATION OF FINAL MAP

19. The following easements shall be provided and shown on the Final/Parcel Map or by separate instrument, unless otherwise provided for in these conditions:
 - a) Water, sewer, and reclaimed water easements;

Easement widths shall comply with the City’s Improvement Standards and Construction Standards. The easement documents shall be drafted for approval and acceptance by the City of Roseville and recorded at the Placer County Recorder’s Office. (Alternative Transportation, Environmental Utilities, Electric, Engineering)
20. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
21. Separate document easements required by the City shall be prepared in accordance with the City’s “Policy for Dedication of Easements to the City of Roseville.” All legal descriptions shall be prepared by a licensed Land Surveyor (Environmental Utilities, Electric, Engineering)
22. A declaration of Conditions, Covenants and Restrictions (CC&Rs), in a form approved by the City Attorney, shall be recorded on the entire property concurrently with the Final/Parcel Map. The CC&Rs shall include the following item(s):
 - a) A clause stating that the property owners within this subdivision shall agree to participate in a Transportation Systems Management (TSM) Plan and shall agree to enter into a Transportation Management Agreement with the City of Roseville. (Alternative Transportation)
 - b) A clause prohibiting the amendment, revision or deletion of any sections in the CC&Rs required by these conditions of approval without the prior written consent of the City Attorney. (Attorney)
 - c) A clause excluding any property owned by the City from the terms of the CC&Rs. (Attorney)
 - d) A clause requiring reciprocal access and parking for all parcels. (Planning)

23. Reciprocal access easements shall be provided across Parcel 2 to the benefit of Parcel 1. Location of those easements will be determined upon final design. (Engineering)
24. In the event that the Final (Parcel) Map will record prior to the completion of on-site construction, all utility and access easements shall be placed on the face of the Map to the satisfaction of the City Engineer. If all on-site improvements are complete prior to the recordation of the map, then a separate agreement allowing all parcels/lots the rights of reciprocal access, rights to construct, and parking shall be submitted to the City as a part of final/parcel map submittal. Said agreement shall be in a form acceptable to the City Attorney and referenced on the face of the recorded map. (Engineering)
25. The Final/Parcel Map shall include an offer to dedicate public rights-of-way for the right turn taper located on Pleasant Grove Boulevard. (Engineering)
26. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUEs) located along public roadways. (Engineering)
27. The Final/Parcel Map shall be submitted per "The Digital Submittal of Cadastral Surveys." A plot or print of the submittal shall accompany the electronic copy. The complete submittal shall occur after the Engineering Department approval but prior to City Council approval of the Final/Parcel Map. (Engineering)
28. Electric construction costs incurred by the City of Roseville Electric Department for this project shall be paid for by the developer per the applicable policy. (Electric)
29. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
30. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
31. The City of Roseville Electric Department has electrical construction charges which are to be paid by the developer and which are explained in the City of Roseville "Specification for Commercial Construction." These charges will be determined upon completion of the final electrical design. (Electric)
32. The Environmental Utilities Department shall make a determination that there is adequate conveyance and treatment capacity in the City sewer system to handle the newly created Lot/Parcels. (Environmental Utilities)
33. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)

OTHER CONDITIONS OF APPROVAL

34. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
35. It is the responsibility of the developer to ensure all existing electric facilities remain free and clear of any obstructions during construction and when the project is complete. (Electric)
36. If site survey or earthmoving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor shall notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. Non-emergency releases or notifications about the presence of containers found shall be reported to the Fire Department. (Fire)

CONDITIONS OF APPROVAL FOR THE ADMINISTRATIVE PERMIT (FILE #PL19-0158)

1. This Administrative Permit approval shall be effectuated within a period of two (2) years from **December 12, 2019** and if not effectuated shall expire on **December 12, 2021**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **December 12, 2022**. (Planning)
2. This Administrative Permit for a reduction of 15 spaces is approved based on the proposed mix, square footage, and operating characteristics of tenants and tenant spaces, as described in this staff report, and as conditioned below. Should the tenants vacate the space or modify their operations, the parking reduction will no longer be valid. (Planning)

ATTACHMENTS

1. 2nd Addendum to the WRSP EIR
2. Applicable Mitigation Measures from the WRSP EIR

EXHIBITS

- A. Site Plan (2 sheets)
- B. Floor Plan & Roof Plan (4 sheets)
- C. Exterior Elevations (4 sheets)
- D. Building Sections (4 sheets)
- E. Wall Section
- F. Perspective Images (3 sheets)
- G. Landscape Plan
- H. Photometric Plan (2 sheets)
- I. Preliminary Demolition Plan
- J. Preliminary Grading & Utility Plan
- K. Preliminary Roadway pc exSections
- L. Tentative Parcel Map

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



DEVELOPMENT SERVICES DEPARTMENT-PLANNING DIVISION

311 Vernon St, Roseville, CA 95678 (916) 774-5276

2nd ADDENDUM TO THE WEST ROSEVILLE SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT (SCH #2002082057, ADOPTED ON FEBRUARY 4, 2004)

Project Title/File Number:	WRSP PCL W-33 – Westpark Retail; File# PL19-0158
Project Location:	2300 Pleasant Grove Boulevard, Roseville, Placer County, CA; 490-400-002-000
Project Description:	The project is a request for a Design Review Permit to construct four (4) buildings totaling 25,200 square feet, with associated parking, lighting, and landscaping. The buildings include a 5,900 square-foot restaurant, 3,300 square-foot café, and two retail buildings totaling 16,000 square feet. The project also includes a Tentative Parcel Map to subdivide the 3.09-acre parcel into two (2) parcels and an Administrative Permit for a 10% reduction in the parking requirements.
Project Applicant:	Ashley Carter, Borges Architecture
Property Owner:	Juli Hilton, Creekview Investments LLC
Lead Agency Contact:	Kinarik Shallow, Associate Planner; Phone: (916) 746-1309

An Addendum to a previously certified and adopted negative declaration or environmental impact report may be prepared for a project if only minor technical changes or additions are necessary or none of the conditions calling for the preparation of a subsequent EIR or negative declaration have occurred (California Environmental Quality Act Guidelines [CEQA] Section 15164). Consistent with CEQA Guidelines Section 15164, the below analysis has been prepared in order to demonstrate that none of the conditions described in Section 15162 of the CEQA Guidelines calling for preparation of a subsequent EIR have occurred and that only minor technical changes or additions are necessary in order to deem the adopted negative declaration adequate to describe the impacts of the proposed project. CEQA Guidelines Section 15164 also states that an addendum need not be circulated for public review, but can be included in or attached to the adopted negative declaration for consideration by the hearing body. This Addendum focuses only on those aspects of the project or its impacts which require additional discussion.

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PROJECT DESCRIPTION

Project Location

The project site is located on Parcel W-33 of the West Roseville Specific Plan (WRSP), at the southeastern corner of Pleasant Grove Boulevard and Village Plaza Drive. The address of the project is 2300 Pleasant Grove Boulevard and consists of a 3.09-acre parcel within the Village Center area anticipated for commercial uses (Figure 1).

Figure 1: Project Location



Background

The WRSP, originally approved in 2004, included a 120-acre Village Center area, bound by Bob Doyle Drive to the north, Nettleton Drive to the south, Market Street to the west and Monument Drive to the east. Land uses in the Village Center include medium and high density residential, community commercial, parks and public/quasi-public uses. The residential portion of the Village Center is nearing completion, while some commercial and public/quasi-public parcels remain vacant.

The City of Roseville Planning Commission and City Council approved an application for the Village Center in September 2017 (file #PL17-0058) that involved multiple entitlements including:

- A Tentative Parcel Map to merge and re-subdivide three existing parcels (W-32, W-33, and W-54) into five parcels (W-28, W-29, W-32, W-33, and W-54) and two right-of-way lots (Lot A and Lot B).
- A Rezone, General Plan Amendment and Specific Plan Amendment to rezone and modify the land use designations on the resultant parcels from commercial and park designations to commercial, park, and residential designations. The approval allowed rezoning 7.6 acres of the site from Community Commercial/Special Area-West Roseville (CC/SA-WR) to Small Lot Residential/Development Standards-Village Center (RS/DS-VC). This new zoning designation is located on the subject parcels W-28 and W-

29. Parcel W-54 in its new configuration is zoned Parks & Recreation-Village Center (PR-VC) and the commercial properties on parcels W-32 and W-33 maintain a zoning designation of CC/SA-WR.

- Two Tentative Subdivision Maps to establish two small lot tentative maps to create 28 residential lots each on Parcel W-28 and Parcel W-29 for a total of 56 single-family residential units.

On September 14, 2017, the Planning Commission approved a Design Review Permit to allow the development of a community care facility, Oakmont Senior Living, on Parcel W-32. This project is under construction. As part of the above-mentioned projects, an Addendum to the WRSP Environmental Impact Report was prepared (Attachment 2).

Environmental Setting

The project site is currently undeveloped and is comprised mostly of disturbed annual grasslands. With the exception of streetlights located along the project's roadway frontage, no other structures are located on the site. The site has been previously rough graded and all utilities are stubbed to the site. Sidewalks, curb and gutter improvements exist along the perimeter of the property. As identified in Table 1, the site is surrounded by single-family homes (currently under construction) to the northeast, a vacant parks site to the northwest, single-family homes to the southeast, and St. John's church and single-family homes to the southwest.

Table 1: Adjacent Zoning and Land Use

Location	Zoning	General Plan Land Use	Actual Use of Property
Site	Community Commercial/Special Area-West Roseville Specific Plan (CC/SA-WR)	Community Commercial/Village Center (CC/VC)	Vacant
Northeast	Small Lot Residential/Development Standards (RS/DS)	Emerald Park Lane with Medium Density Residential/Village Center (MDR/VC-7) beyond	Residential
Northwest	Parks & Recreation (PR)	Parks & Recreation/Village Center (PR/VC)	Vacant
Southeast	Attached Housing/Development Standards (R3/DS)	Village Plaza Drive with Medium Density Residential/Village Center (MDR/VC-8.2) beyond	Residential
Southwest	Public/Quasi-Public/Special Area-West Roseville Specific Plan (P/QP/SA-WR) and R3/DS	Pleasant Grove Boulevard with Public/Quasi-Public/Village Center (P/QP/VC) and Medium Density Residential/Village Center (MDR/VC-9.6) beyond	Church and Residential

Proposed Project

The proposed project includes the construction of four buildings totaling 25,200 square feet, with associated site improvements including parking, lighting, and landscaping. The project will be constructed in two phases: Phase 1 will include a 5,900 sq. ft. restaurant and 3,300 sq. ft. café; Phase 2 will include two buildings totaling 16,000 sq. ft. (Building A will be 7,000 sq. ft. and Building B will be 9,000 sq. ft.). The anticipated uses of buildings A and B include retail and neighborhood serving use types. The project includes a Tentative Parcel Map to subdivide the existing 3.09-acre parcel into two parcels; Parcel 1 will be 1.59 acres and will contain the restaurant and café buildings, and Parcel 2 will be 1.46 acres and will contain buildings A and B. Lastly, an Administrative Permit for a 10% parking reduction is requested based on the proposed mix of uses.

PURPOSE AND SCOPE OF ADDENDUM

In accordance with the California Environmental Quality Act (CEQA), it was determined that the West Roseville Specific Plan had the potential to have a significant adverse impact upon the environment, and the WRSP FEIR (SCH #2002082057) was prepared for the project. A Notice of Completion was filed with the State of California Office of Planning and Research. The Final Environmental Impact Report (FEIR) was certified by the City Council on February 4, 2004. A copy of the WRSP EIR is available for review online at www.roseville.ca.us/planning.

The WRSP and the related FEIR are referenced and utilized in the evaluation of this project, which is part of the area analyzed in the WRSP FEIR. Importantly, the WRSP FEIR included project-level, rather than programmatic, analysis of all of the land uses set forth in the WRSP.

The City Council adopted a Statement of Overriding Considerations when it certified the WRSP FEIR. The FEIR identified the following impacts associated with development of the WRSP area, as significant and unavoidable:

- Conversion of agricultural land to developed uses
- Inducement of substantial population growth
- Increased traffic on City of Roseville roadways
- Increased traffic on State Highways, including Interstate 80
- Increased traffic on Placer County roadways
- Increased emissions of fugitive dust and PM10 from grading and trenching activities (short term)
- Increased emissions of ozone precursors during construction (short-term)
- Increased emissions of air pollutants during operation
- Removal of historically significant properties and/or loss of historic integrity of such resources
- Increased demand for solid waste services at the Western Regional Sanitary Landfill
- Increased demand for solid waste services at the Materials Recovery Facility (MRF)
- Construction debris demand for solid waste services
- Alteration of the visual character of the site and vicinity
- New sources of light and glare

For build out of the WRSP project area, the WRSP FEIR also identified the following cumulative impacts as significant and unavoidable:

- Agricultural land conversion
- Air pollutant emissions from construction
- Air pollutant emissions from operation
- On-site noise levels that exceed City standards
- Off-site noise levels that exceed City standards
- Traffic impacts to Roseville, Placer County, Sacramento County, Sutter County and State facilities
- Increased demand for water
- Increased demand for recycled water distribution system
- Increased generation of solid waste
- Change in visual character

The FEIR identified project-specific mitigation measures for the specific plan, which were adopted by the City and incorporated into the WRSP. As explained earlier, this Addendum analyzes the impacts of the project in relation to the analysis completed in the WRSP FEIR.

ENVIRONMENTAL CHECKLIST FOR ADDENDUM ENVIRONMENTAL REVIEW

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

EXPLANATION OF CHECKLIST EVALUATION CATEGORIES

Where Impact was Analyzed

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

Do Proposed Changes Involve New Significant Impacts?

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

Any new Circumstances Involving New Impacts?

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

Any new Information Requiring New Analysis or Verification?

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

Mitigation Measures Implemented or Addressing Impacts

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

DISCUSSION AND MITIGATION SECTIONS

Discussion

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

Mitigation Measures

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

Conclusions

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

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?	WRSP EIR, 4.13-30 to 41 2017 Addendum, pg. 11	No	No	No	n/a; ¹ WRSP EIR, 4.13-40
b. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	WRSP EIR, 4.13-39 2017 Addendum, pg. 11	No	No	No	n/a; WRSP EIR, 4.13-39
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	WRSP EIR, 4.13-31 2017 Addendum, pg. 11	No	No	No	n/a; WRSP EIR, 4.13-31 to 35
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	WRSP EIR, 4.13-35 2017 Addendum, pg. 11	No	No	No	MM ² 4.13-1(c), MM 4.13-2; MMP, ³ 56-57

Discussion: Impacts to visual and aesthetic resources were previously evaluated in the WRSP Final EIR and were identified as significant and unavoidable. There is no significant change in the proposed project that would change the environmental impact for this section. The proposed project is located on a property already anticipated for development. The project site does not abut and is not visible from any scenic vista or scenic highway. The proposed uses are substantially consistent with the build out assumptions and would not increase the severity of already identified significant impacts.

The project has been evaluated for compliance with the City's Community Design Guidelines and the design guidelines established in the WRSP. As it relates to aesthetics, these standards ensure the high quality design and architectural character of any buildings developed as well as minimum landscaping standards. As it relates to light and glare, the standards require all parking lots to be screened by a low knee wall or landscaping and all light fixtures to have glare shields. The project has been designed and will be conditioned to comply with the applicable Community Design Guidelines and the WRSP Design Guidelines.

Based on the reasons listed in this section, there would be no new significant impacts not previously identified in the WRSP FEIR. Therefore, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred” relative to aesthetic resources.

Mitigation Measures: MM 4.13-1(c): Use Low-Glare Materials for New Development

¹ Where “n/a” (not applicable) appears in this column, “n/a” means that no mitigation was required. The cited EIR page numbers refer to the place in the EIR where one can find the explanation of why no mitigation was required.

² Mitigation measure (“MM”).

³ WRSP EIR, Mitigation Monitoring Program (“MMP”), pp. 1-57.

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?	WRSP EIR, 4.1-45 to 47 2017 Addendum, pg. 12	No	No	No	MM 4.1-4; MMP, 5
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	WRSP EIR, 4.1-20 to 28; 4.1-39; 4.1-50 to 52 2017 Addendum, pg. 12	No	No	No	MM 4.1-1 to 3; MMP, 4-5
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland	n/a	No	No	No	n/a

(as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?					
d) Result in the loss of forest land or conversion of forest land to non-forest use?	n/a	No	No	No	n/a
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?	WRSP EIR 4.1-45 to 47 2017 Addendum, pg. 12	No	No	No	n/a
Discussion: Agricultural resources were adequately addressed in the WRSP EIR as it relates to the proposed project. There is no significant change in the proposed project that would change the environmental impact for this section. In the WRSP Final EIR, Agricultural and Forestry Resources impacts were previously identified as significant and unavoidable. Forestry impacts were not addressed by the WRSP EIR, however the project area does not include any forests or timberland and does not support any timber harvesting activities; thus, the project would have no impact to forestry resources. The proposed uses are substantially consistent with the build out assumptions and would not increase the severity of already identified significant impacts; therefore, there would be no new significant impacts not previously identified in the WRSP FEIR to agricultural uses. Pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred” relative to agricultural and forestry resources. Mitigation Measures: None required for this project.					

III. Air Quality

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Conflict with or obstruct implementation of the applicable air quality plan?	WRSP EIR, 4.4-13 to 15 2017 Addendum, pg. 13-14	No	No	No	n/a
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	WRSP EIR, 4.4-18 to 31 2017 Addendum, pg. 13-14	No	No	No	MM 4.4-1 to 6; MMP, 11-16; WRSP EIR, 4.4-33
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)?	WRSP EIR, 4.4-6 to 10; 4.4-26; 4.4-30 to 31; WRSP EIR, 5-54 to 59 2017 Addendum, pg. 13-14	No	No	No	MM 4.4-1 to 7; MMP, 11-16; WRSP EIR, 5-54 to 59
d) Expose sensitive receptors to substantial pollutant concentrations?	WRSP EIR, 4.4-18; 4.4-26 to 29; 4.4-32 2017 Addendum, pg. 13-14	No	No	No	MM 4.4-7; MMP, 16-17

e) Create objectionable odors affecting a substantial number of people?	WRSP EIR, 4.4-32 to 33; MMP, 52 2017 Addendum, pg. 13-14	No	No	No	n/a
Discussion: The proposed project is consistent with the commercial land use designation of the site and the proposed uses are consistent with the uses in the previously evaluated 2017 Addendum. Table 2-2 of the Placer County Air Pollution Control District (PCAPCD)'s screening methodology guidance indicates that general commercial projects smaller than 249,099 square feet, provided that there are no special circumstances that might result in higher emissions, will not generate NOx emissions that exceed the operational phase threshold of 55 lbs/day. The proposed buildings total approximately 25,000 square feet, which is smaller than the PCAPCD's provided size threshold. No special design features or unique circumstances related to the project's location have been identified in the prior environmental documents. Air quality impacts were previously evaluated in the WRSP FEIR and 2017 Addendum, and impacts were determined to be less than significant with implementation of the mitigation measures below and also included as Attachment 3. These measures are adequate to address potential impacts of the project. As such, no changes in impact are anticipated as a result of the proposed project. Mitigation Measures: MM 4.4-1: Dust Control; MM 4.4-3: Reduction of Construction Emissions; MM 4.4-5: Reduction of Operational Emissions					

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?	WRSP EIR, 4.7-40 to 48 2017 Addendum, pg. 15	No	No	No	MM 4.7-1 to 15; MMP, 22-37
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?	WRSP EIR, 4.7-57 to 58 2017 Addendum, pg. 15	No	No	No	MM 4.7-12 to 13; MMP, 35-36
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?	WRSP EIR, 4.7-32 to 40 2017 Addendum, pg. 15	No	No	No	4.7-1 to 2; MMP, 25-26
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?	WRSP EIR, 4.7-49 to 53 2017 Addendum, pg. 15	No	No	No	MM 4.7-10 to 11; 4.7-13(d); MMP, 33-347
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	WRSP EIR, 4.7-53 to 57 2017 Addendum, pg. 15	No	No	No	n/a

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?	WRSP EIR, 4.7-23; 4.7-28 to 31; 4.7-62 to 75 2017 Addendum, pg. 15	No	No	No	n/a
Discussion: Biological Resources were adequately addressed in the WRSP EIR as it relates to the proposed project. There is no significant change in the proposed project that would change the environmental impact for this section. The project site was anticipated for development and has already been rough graded, and no biological resources are present on the site. The proposed uses are substantially consistent with the buildout assumptions and would not result in any new or modified impacts to biological resources. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred” relative to biological resources. Mitigation Measures: None required for this project.					

V. Cultural, Archeological, or Paleontological Resources

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Cause a substantial adverse change in the significance of an historic resource as defined in Section 15064.5?	WRSP EIR 4.8-14 to 16 2017 Addendum, pg. 18-19	No	No	No	MM 4.8-4 to 9; MMP, 40-42
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	WRSP EIR, 4.8-12 to 14 2017 Addendum, pg. 18-19	No	No	No	MM 4.8-1 to 3; MMP, 38-39
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	WRSP EIR, 4.8-16 to 17 2017 Addendum, pg. 18-19	No	No	No	MM 4.8-10 to 13; MMP, 42-44
d) Disturb any human remains, including those interred outside of dedicated cemeteries?	WRSP EIR, 4.8-13 2017 Addendum, pg. 18-19	No	No	No	MM 4.8-1 to 2; MMP, 38-39
Discussion: No cultural or historical resources are known to exist on the project site. While it is anticipated that there will be no significant impacts to cultural resources, there is always a potential that unknown prehistoric or historic cultural or paleontological resources could be uncovered during project construction. Because it is possible that some such unearthed cultural resources might qualify as “historical resources” or “unique archeological resources” that cannot feasibly be avoided, the FEIR conservatively concluded that impacts to such resources were potentially significant and unavoidable.					

Mitigation is included that requires that, in the event of a discovery of unknown buried archeological or historic deposits, project activity in the vicinity be halted until a qualified archeologist can assess the resources and provide management recommendations per MM 4.8-1 (Cease Work and Consult with Quality Archaeologist]).

Areas of the WRSP contain geologic formations that could contain paleontological resources. Mitigation measure MM 4.8-10 (Cease Work Until Review Conducted by Qualified Paleontologist and Recommendations Implemented) is incorporated into the project to reduce potential impacts to a less than significant level.

The proposed uses are substantially consistent with the build out assumptions and would not increase the severity of already identified significant impacts; therefore, there would be no new significant impacts not previously identified in the WRSP FEIR to cultural or paleontological resources. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred” relative to cultural, archeological or paleontological resources.

Mitigation Measures: MM 4.8-1: Cease Work and Consult with Qualified Archaeologist; MM 4.8-10: Cease Work Until Review Conducted by Qualified Paleontologist and Recommendations Implemented

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:	WRSP EIR, 4.6-17 to 23 2017 Addendum, pg. 21-22	No	No	No	WRSP EIR, 4.6-17 to 23

i) Ruptures of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)	WRSP EIR, 4.6-17 to 18 2017 Addendum, pg. 21-22	No	No	No	n/a
ii) Strong seismic ground shaking?	WRSP EIR, 4.6-6; 4.6-17 2017 Addendum, pg. 21-22	No	No	No	n/a
iii) Seismic-related ground failure, including liquefaction?	WRSP EIR, 4.6-6; 4.6-17 2017 Addendum, pg. 21-22	No	No	No	n/a
iv) Landslides?	WRSP EIR, 4.6-4; 4.6-17 2017 Addendum, pg. 21-22	No	No	No	n/a
b) Result in substantial soil erosion or the loss of topsoil?	WRSP EIR, 4.6-19 to 23 2017 Addendum, pg. 21-22	No	No	No	WRSP EIR, 4.6-19
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?	WRSP EIR, 4.6-18 to 19 2017 Addendum, pg. 21-22	No	No	No	WRSP EIR, 4.6-17 to 18

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?	WRSP EIR, 4.6-18 to 19 2017 Addendum, pg. 21-22	No	No	No	WRSP EIR, 4.6-18 to 19
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?	2017 Addendum, pg. 22	No	No	No	n/a
Discussion: The project is not expected to expose people or structures to potential substantial adverse effects involving seismic shaking, ground failure or landslides. The project site is located in Roseville, which is in Placer County. The California Department of Mines and Geology classifies the South Placer area as a low severity earthquake zone. No active faults are known to exist within the County. The project site is considered to have low seismic risk with respect to faulting, ground shaking, seismically related ground failure and liquefaction. Grading activities will result in the disruption, displacement, compaction and over-covering of soils. These activities include minor grading for the building foundations, trenching for utilities, the installation of asphalt pavements for parking, concrete-work for walkways and patio areas, and the construction of the buildings. All grading activities will require a grading permit from the Engineering Division. Grading and erosion control measures, including drainage, dust control and erosion control, will be incorporated into the grading plans as required by the City's Improvement Standards. Based on the information above, the impacts associated with grading and geology are less than significant. The proposed uses are substantially consistent with the build out assumptions and would not increase the severity of already identified significant impacts. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred" relative to geology and soils. Mitigation Measures: None required for this project.					

VII. Greenhouse Gases

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	2017 Addendum, pg. 15	No	No	No	n/a
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	Same	No	No	No	n/a

Discussion: Greenhouse gas (GHG) emissions were not previously evaluated in the WRSP EIR, however the 2017 Addendum evaluated GHG emissions based on a traffic study prepared by Fehr & Peers for the Village Center and Oakmont projects. The traffic study concluded that the projects would reduce the number of traffic trips by 6,677 trips (from 9,053 to 2,376 trips), which in turn leads to less emissions. As such, it was determined that the reductions in traffic trips and the corresponding air pollutant and GHG emissions provided substantial evidence to conclude that the uses, in comparison with the build out assumptions, would reduce GHG emissions compared to what they would have been under the original WRSP, due to a less intensive/smaller scale project. The proposed project is consistent with the uses evaluated for Parcel W-33 in the 2017 Addendum; therefore, impacts related to GHG emissions are less than significant.

The Placer County Air Pollution Control District's (PCAPCD) CEQA Air Quality Handbook contains a screening table used to determine if a commercial project will exceed the long-term operational GHG emissions significance threshold (Table 2-6: Corresponding Size of a Project for De Minimis Level of 1,100 MT CO₂e/yr). The screening table identifies that commercial projects consisting of 35,635 square feet are considered to have a less-than-significant impact related to long-term operational GHG emissions. The project proposes a total of 25,100 square feet, which is below the published threshold of significance. Thus, project-generated GHG emissions would not conflict with, and are consistent with, the State goals listed in AB32 and policies and regulation adopted by the California Air Resources Board pursuant to AB32. Impacts are less than significant.

Based on these reasons, this project would not make a significantly greater contribution to GHG emissions than would have occurred under the original WRSP. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred" relative to greenhouse gases.

Mitigation Measures: None required for this project.

VIII. 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?	WRSP EIR, 4.9-29 to 30; 4.9-35 to 36 2017 Addendum, pg. 24	No	No	No	MM 4.9-3; MMP, 45
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?	WRSP EIR, 4.9-7 to 14; 4.9-22 to 25; 4.9-27 to 29; 4.9-35 to 37 2017 Addendum, pg. 24	No	No	No	n/a
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within on-quarter mile of an existing or proposed school?	WRSP EIR, 4.9-36 to 38 2017 Addendum, pg. 24	No	No	No	MMP, 45
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?	WRSP EIR, 4.9-22 to 39 2017 Addendum, pg. 24	No	No	No	MM 4.9-1 to 2; MMP 44-45

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?	n/a; WRSP EIR, 4.3-26 2017 Addendum, pg. 24	No	No	No	n/a
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?	n/a; WRSP EIR, 4.3-26 2017 Addendum, pg. 24	No	No	No	n/a
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	WRSP EIR, 4.9-14; 4.9-20 to 21 2017 Addendum, pg. 24	No	No	No	MM 4.10-3, MMP, 44
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?	WRSP EIR, 4.10-13 to 15 2017 Addendum, pg. 24	No	No	No	n/a

Discussion: The proposed restaurant and retail uses on the site could increase the risk of improper disposal of hazardous materials. Hazardous waste impacts, however, are less than significant due to the implementation of existing regulations that oversee the use and disposal of hazardous materials, according to the FEIR. Based on this information, potential impacts associated with hazardous materials are expected to be less than significant.

The project is not located within an airport land use plan area; no airports are located within two miles of the project site; and the project site is not located within the vicinity of a private airstrip. There are no flight height and safety or noise contour areas within the project area. The project site is located within an area that is subject to overflight activity associated with McClellan Airfield located approximately seven miles southwesterly of the site in Sacramento County, as well as Sacramento International and Lincoln Airports. Planes under 3,000 feet may occasionally fly over the project area.

The proposed uses are substantially consistent with the build out assumptions and would not increase the severity of already identified significant impacts; therefore, there would be no new significant impacts not previously identified in the WRSP FEIR regarding hazardous materials. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred” relative to hazards and hazardous materials.

Mitigation Measures: None required for this project.

IX. 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?	WRSP EIR, 4.12-27 to 59; 4.12-47 to 48 2017 Addendum, pg. 26-27	No	No	No	n/a

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)?	WRSP EIR, 4.12-48 to 58 2017 Addendum, pg. 26-27	No	No	No	MM 4.12-2; MMP 55
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?	WRSP EIR, 4.12-31 to 36; 4.12-24 to 25; 4.12-42 to 43 2017 Addendum, pg. 26-27	No	No	No	MM 4.12-1
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?	WRSP EIR, 4.12-32 to 39 2017 Addendum, pg. 26-27	No	No	No	MM 4.12-1; MMP, 54
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?	WRSP EIR, 4.12-6 to 10; 4.12-27 to 30 2017 Addendum, pg. 26-27	No	No	No	MM 4.12-2 to 3; MMP, 55
f) Otherwise substantially degrade water quality?	WRSP EIR, 4.12-10 to 13; 4.12-17 to 31 2017 Addendum, pg. 26-27	No	No	No	n/a

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?	WRSP EIR, 4.12-39 to 42 2017 Addendum, pg. 26-27	No	No	No	n/a
h) Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?	WRSP EIR, 4.12-27 to 59 2017 Addendum, pg. 26-27	No	No	No	n/a
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?	WRSP EIR, 4.12-39 to 42 2017 Addendum, pg. 26-27	No	No	No	n/a
j) Inundation by seiche, tsunami, or mudflow?	WRSP EIR, 4.12-27 to 59 2017 Addendum, pg. 26-27	No	No	No	n/a

Discussion: The project will involve the disturbance of on-site soils and the construction of impervious surfaces, such as asphalt paving and buildings. Disturbing the soil can allow sediment to be mobilized by rain or wind, and cause displacement into waterways. The City evaluated the potential impacts related to increased runoff in the FEIR, which assumed full build-out of the site and other properties in the City, and evaluated downstream flooding impacts resulting from increased surface water runoff. The FEIR found that, with the implementation of City standards and programs, the potential flooding impacts would be less than significant. The project does not involve the installation of groundwater wells. The proposed project will have no impact on groundwater supplies and will not significantly affect groundwater recharge.

The developer is required to receive approval of a grading permit and/or improvement plants prior to the start of construction. The permit or plans are required to incorporate mitigation measures for dust and erosion control, as identified in the Air Quality section of this Addendum. In addition, the City has a National Pollutant Discharge Elimination System (NPDES) Municipal Stormwater Permit issued by the Central Valley Regional Water Quality Control Board which requires the City to reduce pollutants in stormwater to the maximum extent practicable. The City does this, in part, by means of the City's 2016 Design/Construction Standards, which require preparation and implementation of a Stormwater Pollution Prevention Plan. All permanent stormwater quality control measures must be designed to comply with the City's Manual for Stormwater Quality Control Standards for New Development, the City's 2016 Design/Construction Standards, Urban Stormwater Quality Management and Discharge Control Ordinance, and Stormwater Quality Design Manual. For these reasons, impacts related to water quality are less than significant.

The project site is not located within a 100-year flood boundary or within the designated 100-year floodplain. Therefore, the project will not impede or redirect flood flows, nor will it be inundated. The proposed project is located within an area of flat topography and is not near a waterbody or other feature which could cause a seiche or tsunami. Therefore, the project would have no impact with respect to checklist items g—j.

The proposed uses are substantially consistent with the build out assumptions and would not increase the severity of already identified significant impacts; therefore, there would be no new significant impacts not previously identified in the WRSP FEIR related to hydrology and water quality. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred” relative to hydrology and water quality.

Mitigation Measures: None required for this project.

X. 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?	WRSP EIR, 4.1-20 to 52 2017 Addendum, pg. 29-30	No	No	No	n/a
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?	WRSP EIR, 4.1-29 to 59 2017 Addendum, pg. 29-30	No	No	No	MM 4.1-1 to 3; MMP 4-5
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	WRSP EIR, 4.7-23; 4.7-28 to 31; 4.7-62 to 75 2017 Addendum, pg. 29-30	No	No	No	n/a

Discussion: The proposed uses are consistent with the zoning and land use designations of the site. City staff has determined that the project is consistent with the standards and guidelines outlined in the City's Zoning Ordinance, Community Design Guidelines, and the WRSP, including setbacks, landscaping, screening, lighting, and building architecture to fit in with the surrounding community. The project will not divide an existing community and there are no Habitat Conservation Plans or Natural Community Conservation Plans covering the project site. No conflicts with policies adopted for the purpose of avoiding or mitigating an environmental effect have been identified.

The proposed uses are substantially consistent with the build out assumptions and would not increase the severity of already identified significant impacts; therefore, there would be no new significant impacts not previously identified in the WRSP FEIR relative to land use. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred" relative to land use and planning.

Mitigation Measures: None required for this project.

XI. 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?	WRSP EIR, 4.6-1; 4.6-11 to 12 2017 Addendum, pg. 31	No	No	No	n/a; WRSP EIR, 4.6-1
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?	WRSP EIR, 4.6-1; 4.6-11 to 12 2017 Addendum, pg. 31	No	No	No	n/a; WRSP EIR, 4.6-1

Discussion: As the FEIR explained, the project site is not known to include any mineral resources that would be of local, regional, or statewide importance. Therefore, the project is not considered to have any impacts on mineral resources. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds *that “none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred”* relative to mineral resources.

Mitigation Measures: None required for this project.

XII. Noise

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	WRSP EIR, 4.5-17 to 45; 4.5-7 2017 Addendum, pg. 32-33	No	No	No	MM 4.5-10; MMP 22
b) Exposure of persons to or generation of excessive ground borne vibration of ground borne noise levels?	WRSP EIR, 4.5-41 to 42 2017 Addendum, pg. 32-33	No	No	No	n/a
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	WRSP EIR, 4.5-22 to 41 2017 Addendum, pg. 32-33	No	No	No	MM 4.5-3 to 8, 4.5-10; MMP, 19-22

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	WRSP EIR, 4.5-20 to 21 2017 Addendum, pg. 32-33	No	No	No	MM 4.5-1 to 2; MMP 17-18
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?	n/a; WRSP EIR, 4.3-26 2017 Addendum, pg. 32-33	No	No	No	n/a
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?	n/a; WRSP EIR, 4.3-26 2017 Addendum, pg. 32-33	No	No	No	n/a

Discussion: The proposed project is not expected to result in any noise impacts that were not adequately covered in the FEIR. A noise study memo was prepared for the Village Center and Oakmont projects to address the proposed changes in land use and zoning. The noise study memo concluded that the reduction in commercial uses resulted in less traffic, which equates to a slight reduction in traffic noise. The proposed project is consistent with the amount of commercial land assumed in the prior Addendum for Parcel W-33, and is therefore not expected to generate additional traffic noise beyond what was already assumed.

The City's Noise Ordinance lists 50 dBA as the equivalent hourly sound level (L_{eq}) limit for non-transportation sources during daytime hours (7:00 a.m. to 10:00 p.m.), with a reduction of 5 dB for sources containing primarily speech or music. A separate noise study memo was prepared by Acoustical Engineering Consultants (AEC) for the proposed project to evaluate the potential noise from the restaurant and café (Attachment 4). The proposed restaurant and café buildings are located on the northeastern corner of the site and will include a ground level patio area with a stage for unamplified, acoustical music. A 6-foot tall sound wall will be constructed along the ground floor patio parallel to Emerald Park Lane and will extend around the back of the stage. The wall will include a 6-foot wide metal gate to provide pedestrian access to the project site. The restaurant building will also include a rooftop patio area that will be surrounded by a parapet wall approximately 3'-6" above the roof line on the west and south sides, and over 7' tall on the north and east sides, nearest the residential uses to the northeast. The sound wall and parapet wall will help to buffer noise from these areas. Sound levels from the rooftop patio are expected to be less than 40 dBA and sound levels from the ground floor activity area are expected to be 45 dBA or less at the nearest residential property line to the north. Based on this, the project is not anticipated to exceed the City's noise standards.

The project will be conditioned to comply with the City's Noise Ordinance. Mitigation measures are included which require the implementation of construction noise reduction measures as well as commercial noise control measures (MM 4.5-1 and MM 4.5-3). These mitigation measures are included in Attachment 3. With implementation of the measures and conditions of approval, impacts related to noise will be less than significant.

The proposed project site is not located within an airport land use plan area or within two miles of a public or public use airport. Therefore, no further discussion is provided for item e.

The proposed uses are substantially consistent with the build out assumptions and would not increase the severity of already identified significant impacts; therefore, there would be no new significant impacts not previously identified in the WRSP FEIR related to noise. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred" relative to noise.

Mitigation Measures: MM 4.5-1: Construction noise reduction; MM 4.5-3: Commercial noise control

XIII. Population and Housing

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, though extension of roads or other infrastructure)?	WRSP EIR, 4.2-5 to 6; 4.2-20 to 21 2017 Addendum, pg. 34-35	No	No	No	n/a; WRSP EIR, 4.2-20
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	WRSP EIR, 4.2-5 to 6; 4.2-12 to 22 2017 Addendum, pg. 34-35	No	No	No	n/a
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	WRSP EIR, 4.2-5 to 6; 4.2-12 to 22 2017 Addendum, pg. 34-35	No	No	No	n/a
Discussion: The project does not include a residential component. No existing buildings or residents are present on the project site; therefore, no residences or communities would be displaced. The proposed uses are substantially consistent with the build out assumptions and would not increase the severity of already identified significant impacts; therefore, there would be no new significant impacts not previously identified in the WRSP FEIR related to population and housing. Therefore, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred” relative to population and housing.					

Mitigation Measures: None required for this project.

XIV. 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?	WRSP EIR, 4.10-11 to 15 2017 Addendum, pg. 35-36	No	No	No	MM 4.10-3 to 6; MMP, 47-48
b) Police protection?	WRSP EIR, 4.10-4 to 6 2017 Addendum, pg. 35-36	No	No	No	MM 4.10-1 to 2; MMP, 46-47

c) Schools?	WRSP EIR, 4.10-21 to 27 2017 Addendum, pg. 35-36	No	No	No	MM 4.10-7 to 8; MMP 48
d) Parks?	WRSP EIR, 4.10-30 to 37 2017 Addendum, pg. 35-36	No	No	No	MM 4.10-7 to 8; MMP 48
e) Other public facilities?	WRSP EIR, 4.10-28 to 30 2017 Addendum, pg. 35-36	No	No	No	MM 4.10-9 to 10; MMP 49

Discussion: The project does not consist of residential uses and is not anticipated to have an impact on school services. The increased demand of police and fire services was evaluated with the prior project and found to be less than significant. The project will require connections to the City's water and sewer system, electric system, roadway circulation system, and storm drain system. The proposed project is not anticipated to result in a substantial increase in services beyond what was assumed for the site.

The proposed uses are substantially consistent with the build out assumptions and would not increase the severity of already identified significant impacts; therefore, there would be no new significant impacts not previously identified in the WRSP FEIR to public services. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred" relative to public services.

Mitigation Measures: None required for this project.

XV. 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?	WRSP EIR, 4.10-30 to 37 2017 Addendum, pg. 37-38	No	No	No	n/a; WRSP EIR, 4.10-35
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?	WRSP EIR, 4.10-35 to 37 2017 Addendum, pg. 37-38	No	No	No	n/a
Discussion: Development of the project site with commercial uses does not result in any additional recreational facility demand. The proposed uses are substantially consistent with the build out assumptions and would not increase the severity of already identified significant impacts; therefore, there would be no new significant impacts not previously identified in the WRSP FEIR relative to parks and recreation. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred” relative to parks and recreation. Mitigation Measures: None required for this project.					

XVI. 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?	WRSP EIR, 4.3-51 to 74 2017 Addendum, pg. 38-41	No	No	No	MM 4.3-1 to 4; MMP, 6-10
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?	WRSP EIR, 4.3-32 to 87 2017 Addendum, pg. 38-41	No	No	No	MM 4.3-1 to 4; MMP, 6-10
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?	n/a; WRSP EIR, 4.3-1 2017 Addendum, pg. 38-41	No	No	No	MM 4.3-1 to 4; MMP, 6-10
d) Substantially increase hazards due to a design feature(s) (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	WRSP EIR, 4.3-33 2017 Addendum, pg. 38-41	No	No	No	MM 4.3-1 to 4; MMP, 6-10

e) Result in inadequate emergency access?	WRSP EIR, 4.10-3 to 4; 4.10-10 2017 Addendum, pg. 38-41	No	No	No	n/a
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?	WRSP EIR, 4.3-75 to 82 2017 Addendum, pg. 38-41	No	No	No	MM 4.3-7 to 9; MMP 10-11

Discussion: As part of the 2017 Addendum, a traffic study was prepared by Fehr & Peers to evaluate potential impacts to traffic and circulation as a result of the development of the overall Village Center. The study concluded that the project would lead to a net reduction in overall trips when compared to what was assumed in the WRSP FEIR. The proposed project is consistent with the uses assumed in the prior addendum and no additional traffic analysis was required.

The proposed project has no impact on air traffic patterns, and does not present substantial safety risks. The project design does not introduce hazards such as sharp curves or dangerous intersections. The project has been reviewed by the City Engineering Division and City Fire Department staff, and has been found to be consistent with the City's Design Standards. Furthermore, standard conditions of approval added to all City project require compliance with Fire Codes and other design standards. Compliance with existing regulations ensure that impacts are less than significant.

The proposed uses are substantially consistent with the build out assumptions and would not increase the severity of already identified significant impacts; therefore, there would be no new significant impacts not previously identified in the WRSP FEIR relative to transportation/traffic. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred" relative to transportation/traffic.

Mitigation Measures: None required for this project.

XVII. 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)?	2017 Addendum, pg. 19-20	No	No	No	n/a
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.	2017 Addendum, pg. 19-20	No	No	No	n/a

Discussion: In addition to archeological resources, tribal cultural resources are also given particular treatment. Tribal cultural resources are defined in Public Resources Code Section 21074, as either 1) a site, feature, place, geographically-defined cultural landscape, sacred place, or object with cultural value to a California Native American Tribe, that is listed or eligible for listing on the California Register or Historical Resources, or on a local register of historical resources or as 2) a resource determined by the lead agency, supported by substantial evidence, to be significant according to the historical register criteria in Public Resources Code section 5024.1(c), and considering the significance of the resource to a California Native American Tribe.

This section was added to the CEQA Guidelines after the publication of the prior environmental document to which this Addendum is attached, but cultural resources were addressed in that document. While the original WRSP EIR addressed cultural resources, no Tribal Cultural Resources were identified and the City of Roseville as CEQA Lead Agency is not aware of any Tribal Cultural Resources associated with project site. Previously applied mitigation should be adequate to address potential impacts of the project, which require cessation of work should any item of cultural interest be found, to ensure the project will have a less than significant impact on cultural resources. Therefore, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred” relative to Tribal Cultural Resources.

Mitigation Measure: None required for this project.

XVIII. 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?	WRSP EIR, 4.11-74 to 75 2017 Addendum, pg. 42-44	No	No	No	MM 4.11-5 to 6; MMP, 51
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?	WRSP EIR, 4.11-6; 4.11-13; 4.11-30; 4.11-38 to 45; 4.11-66 to 74 2017 Addendum, pg. 42-44	No	No	No	MM 4.11-3 to 4; MMP, 50
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?	WRSP EIR, 4.12-6 to 8; 4.12-24 to 30 2017 Addendum, pg. 42-44	No	No	No	MM 4.11-5 to 6; MMP, 51
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	WRSP EIR, 4.11-2 to 12; 4.11-17 to 38; 4.12-30 to 31; 4.12-48 to 59; 5-77 to 85; 5-100 to 105 2017 Addendum, pg. 42-44	No	No	No	MM 4.11-1 to 2; MMP, 49-50

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?	WRSP EIR, 4.11-48 to 52; 4.11-57 to 75 2017 Addendum, pg. 42-44	No	No	No	MM 4.11-3 to 4; MMP, 50
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	WRSP EIR, 4.11-81 to 87 2017 Addendum, pg. 42-44	No	No	No	MM 4.11-7 to 12; MMP, 52-53
g) Comply with federal, state, and local statutes and regulations related to solid waste?	WRSP EIR, 4.11-76 to 88 2017 Addendum, pg. 42-44	No	No	No	MM 4.11-7 to 12; MMP, 52-53
Discussion: As part of the 2017 Addendum, technical memorandums were prepared by MacKay and Somps, consulting engineers, to determine water, recycled water, wastewater and solid waste demands for the Village Center and Oakmont projects. It was concluded that the land use changes would result in less water use than identified in the WRSP FEIR and the approved Water Supply Assessment, as well as less demand for recycled water, wastewater and solid waste. The proposed project has been analyzed by City and external service and utility providers, and has been found to be consistent with standards, and utilities and service demands are within the scope of the previously analyzed project. The proposed uses are substantially consistent with the buildout assumptions and would not increase the severity of already identified significant impacts; therefore, there would be no new significant impacts to utilities not previously identified in the WRSP FEIR. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred” relative to utilities and service systems. Mitigation Measures: None required for this project.					

XIX. Other Considerations

Since the publication of the FEIR and the subsequent 2017 Addendum, the Office of Planning and Research (OPR) has updated CEQA Guidelines Appendix G (Environmental Checklist Form). These updates address legislative changes to CEQA, clarify language, and update language consistent with case law. None of the changes to the checklist require new analysis related to impacts which were not known or which could not have been known at the time the MND was prepared. The majority of the checklist changes clarify language, reorganize existing language, or eliminate analysis

requirements. For analysis requirements which have been eliminated, this is in response to case law affirming that analysis must focus on impacts caused by the project, not impacts to the project. An example of each of these types of changes is included below:

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

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

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

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

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

The above changes redirect the analysis from considering overall exposure of persons to ground borne vibration, and focus the analysis on any ground borne vibration generated by a project. This same change is reflected in all other checklist questions related to noise. Therefore, the WRSP FEIR and 2017 Addendum includes more analysis than is currently required, because it included analysis related to exposing neighboring areas to noise, but also analyzed the effect of noise on the proposed uses; the latter analysis is no longer required.

The updated CEQA Guidelines Appendix G also includes two new sections (Energy and Wildfire) and includes new and modified requirements as part of the Transportation/Traffic section. The new Energy section was formerly included in CEQA Guidelines Appendix F, but has been moved into the Appendix G, so while it is new to the checklist, it is not new to the CEQA Guidelines. In regards to Wildfire, the California Department of Forestry and Fire Protection (CAL FIRE) is the state agency responsible for wildland fire protection and management. As part of that task, CAL FIRE maintains maps designating Wildland Fire Hazard Severity zones. 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. Therefore, the Wildfire section does not apply because the project site is not within a Very High Fire Hazard Severity Zone and is not in a CAL FIRE responsibility area.

The changes to the Transportation/Traffic section—which is now called Transportation—refocuses the analysis on vehicle miles traveled (VMT). However, the legislation requiring the use of VMT in CEQA analysis specifies that the requirement for lead agencies to use VMT goes into effect on July 1, 2020. Therefore, a VMT analysis is not currently required, and has not been included in this Addendum.

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

XX. Mandatory Findings of Significance

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, threatened or rare species, or eliminate important examples of the major periods of California history or prehistory?	WRSP EIR, 3-1 to 5; 4-3 and throughout EIR 2017 Addendum, pg. 45-46	No	No	No	MMP, 1-57
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.)	WRSP EIR, 5-1 to 105 2017 Addendum, pg. 45-46	No	No	No	WRSP EIR, 5-1 to 105
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	WRSP EIR, 3-1 to 5; 4-3 and throughout EIR 2017 Addendum, pg. 45-46	No	No	No	MMP, 1-57

Discussion: Long term environmental goals are not impacted by the proposed project. The cumulative impacts do not deviate beyond what was contemplated in the WRSP EIR, and mitigation measures have already been incorporated. With implementation of the City's Mitigating Ordinances, Guidelines, and Standards and best management practices, mitigation measures described in this chapter, and permit conditions,

the proposed project will not have a significant impact on the habitat of any plant or animal species. Based on the foregoing, the proposed project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of any wildlife species, or create adverse effects on human beings. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred” relative to the mandatory findings of significance.

ENVIRONMENTAL DETERMINATION:

In reviewing the site specific information provided for this project and acting as Lead Agency, the City of Roseville, Development Services Department, Planning Division has analyzed the potential environmental impacts created by this project and determined that the findings of CEQA Section 15162 concerning the decision not to prepare a subsequent EIR or negative declaration and the findings of CEQA Section 15164 concerning the decision to prepare an Addendum can be made. As supported by substantial evidence within the Addendum to the West Roseville Specific Plan Environmental Impact Report (SCH # 2002082057, adopted on February 4, 2004), 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:

Kinarik Shallow

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

Attachments:

1. Environmental Document on which this Addendum relies: West Roseville Specific Plan Final Environmental Impact Report (this document can be found online at: <https://www.roseville.ca.us/cms/One.aspx?portalId=7964922&pageId=8775152>)
2. 2017 Addendum to the West Roseville Specific Plan Final Environmental Impact Report
3. Applicable WRSP Mitigation Measures
4. Noise Study Memo
5. Site Plan
6. Tentative Parcel Map
7. Elevations (4 sheets)
8. Building Sections (4 sheets)
9. Grading & Utility Plan
10. Landscape Plan

NOTE: Attachments 3 and 5-10 are not included with this Addendum as they are included as attachments and exhibits with the Planning Commission staff report.



DEVELOPMENT SERVICES DEPARTMENT-PLANNING DIVISION

311 Vernon St, Roseville, CA 95678 (916) 774-5276

**ADDENDUM TO WEST ROSEVILLE SPECIFIC PLAN
ENVIRONMENTAL IMPACT REPORT (SCH #2002082057,
ADOPTED ON FEBRUARY 4, 2004)**

Project Title/File Number: WRSP Parcels W-32, W-33 & W-54 Village Center Tentative Parcel Map, Rezone, General Plan Amendment, Specific Plan Amendment and Tentative Subdivision Maps (PL17-0058) (Village Center Project) and Oakmont of Roseville II Design Review Permit (PL17-0124) (Oakmont Project)

Project Location: The project is located on the northwesterly corner of Pleasant Grove Boulevard and Village Center Drive at 2300, 2350 & 2400 Pleasant Grove Boulevard (Village Center Project) & a portion of 2350 & 2400 Pleasant Grove Boulevard (Oakmont Project); Roseville, CA 95747; Placer County

Project Description: The City of Roseville is currently processing two separate applications for the remaining approximately 18 acre Village Center in the West Roseville Specific Plan (WRSP). This Addendum covers both applications. For the first project, the applicant, VC Roseville, LLC requests approval of the following: Tentative Parcel Map, Rezone, General Plan Amendment, Specific Plan Amendment, Development Agreement Amendment and two Tentative Subdivision Maps to allow for a reconfiguration of parcels and changes in land use and zoning. On parcel W-54 (Village Green Park), the applicant is also requesting a reconfiguration of the previously anticipated citywide park including modifications to the uses outlined in the conceptual park plan.

The applicant for the second request, Oakmont Senior Living, is requesting a project specific request, which includes a Design Review Permit, to allow the development of a two story, 88,446 square foot building, which will include 60 assisted living residential units and 27 memory care units. The project includes development of on-site parking, lighting, landscaping, walkways and utilities.

Project Applicants:

- VC Roseville, LLC – John Tallman (Village Center Project)
- Ken Kidd, Oakmont Senior Living (Oakmont Project)

Property Owner: VC Roseville, LLC – Jeff Jones (Village Center & Oakmont Projects)

Lead Agency Contact: Tricia Stewart, Senior Planner, City of Roseville – (916) 774-5258

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

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PROJECT DESCRIPTION

Project Location

The Village Center Project is located in the West Roseville Specific Plan at 2300, 2350 & 2400 Pleasant Grove Boulevard, Roseville, CA 95747; Placer County. Located on APNs: 017-151-020-000, 017-153-004-000 and 017-153-005-000.

The Oakmont Project is located in the West Roseville Specific Plan on a portion of 2350 & 2400 Pleasant Grove Boulevard Roseville, CA 95747; Placer County. Located on portions of APNs: 017-151-020-000 and 017-153-004-000.

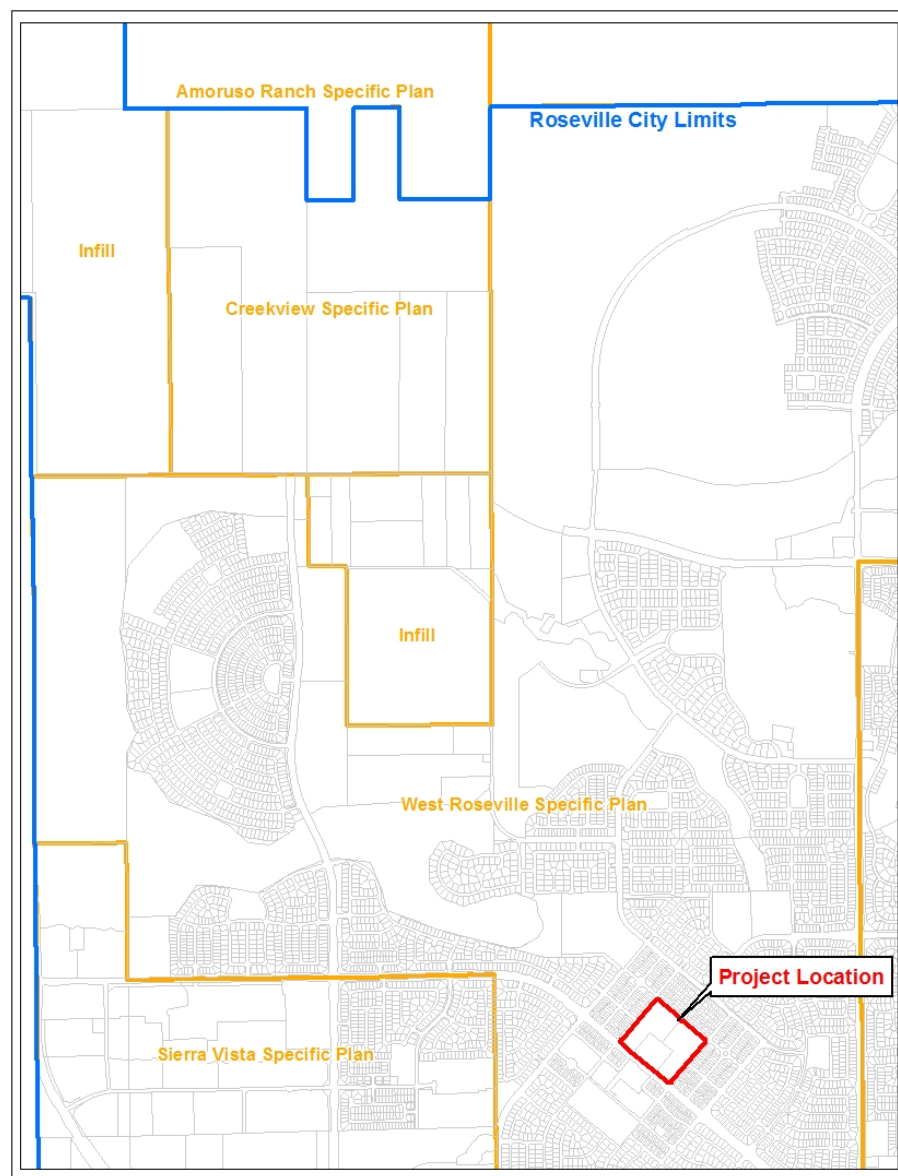


Figure 1: Vicinity Map

Background

The portion of the project known as the Village Center is within the boundaries of the West Roseville Specific Plan (WRSP), approved by the City Council in February 2004. The project site is located in phase two, of four phases within the WRSP.

Table 1: Existing Zoning, Land Use and Use of Property

Location	Zoning	General Plan Land Use	Actual Use of Property
Site	CC/SA-WR & PR	CC/VC & PR/VC	Undeveloped
North	R3/DS	HDR/VC	Single family residential
South	P/QP/SA-WR & R3/DS	P/OP/VC & HDR/VC& MDR-VC	Church, single family residential, and undeveloped
East	R3/DS	MDR/VC	Single family residential
West	R3/DS	MDR/VC	Single family residential

Environmental Setting

The project site is currently undeveloped and is comprised mostly of disturbed annual grasslands. With the exception of streetlights located along the project's roadway frontage, no other structures are located on the site. One poplar tree is located on site adjacent to Pleasant Grove Boulevard. The site has been previously rough graded and all utilities are stubbed to the site. Curb and gutter improvements exist along the perimeter of the properties, five driveway stubs and various sections of sidewalk are located along the perimeter of the property. The area immediately surrounding the site is currently developed on three sides with single family homes and to the south with St. John's church.

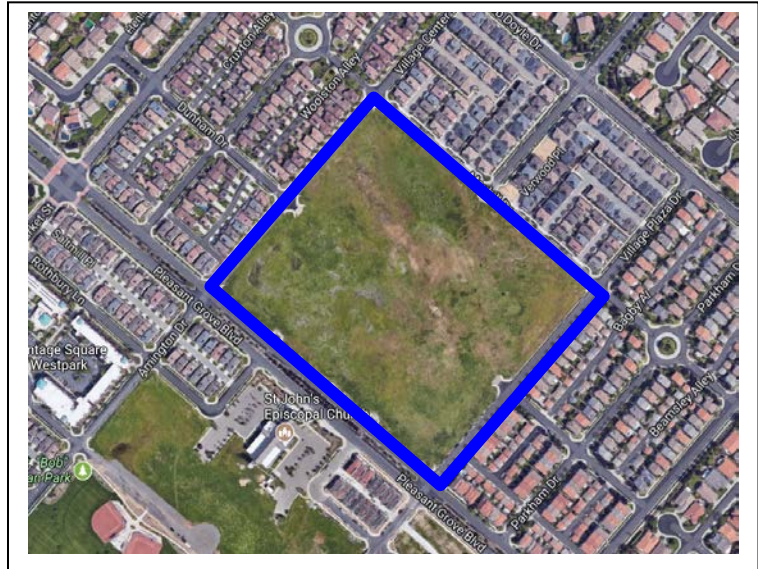


Figure 2: Existing Conditions Aerial

Proposed Project

This Addendum is for two separate applications that cover three distinct projects. The first project is for WRSP Parcels W-32, W-33, and W-54 which includes a Rezone, General Plan Amendment, Specific Plan Amendment, Development Agreement Amendment, Tentative Parcel Map and Tentative Subdivision Maps. This project is referred to in this Addendum as the **"Village Center Project."**

The next two projects are geographically located on the Village Center Project properties, and include the development of the park property on Parcel W-54 referred to in this Addendum as **"Village Green Park"** as part of the VC Roseville, LLC requested entitlements.

The third project is located on Parcel W-32 and referred to by the applicant as Oakmont of Roseville II, and includes a request for a Design Review Permit. The project is referred to in this Addendum as the “**Oakmont Project**”. All projects are described in further detail below.

The analysis in this Addendum refers to the collective projects as “the project.”

Village Center Project

The requested entitlements for the Village Center Project would allow for the following:

- **A Tentative Parcel Map** – To merge and re-subdivide the three existing parcels into four parcels and three remainder lots.
- **A Rezone, General Plan Amendment and Specific Plan Amendment** – To rezone and modify the land use designations on the property from community commercial and park designations to community commercial, park and residential designations for the Village Center as shown in Table 2 below. The Specific Plan Amendment includes an amendment to the West Roseville Specific Plan document to reflect the proposed changes.

Table 2: Existing & Proposed Zoning & Land Use

Existing				Proposed			
	Zoning	Land Use	Acreage		Zoning	Land Use	Acreage
W-32	CC/SA-WR	CC/VC	6.91	W-32	CC/SA-WR	CC/VC	3.31
W-33	CC/SA-WR	CC/VC	6.9	W-33	CC/SA-WR	CC/VC	3.1
W-54	P/R	PR/VC	3.81	W-54	P/R	PR/VC	3.71
				W-28	RS/DS	MDR/VC	3.8
				W-29	RS/DS	MDR/VC	3.8
ROW			0.74	ROW			0.64
Total			18.36				18.36

- **A Development Agreement Amendment** – To vest entitlements and to revise Developer and City obligations as they pertain to the proposed project.
- **Two Tentative Subdivision Maps** – To establish two small lot tentative maps to create 28 residential lots each on Parcel W-28 and W-29 for a total of 56 single family residential units.

In summary, approval of the proposed project would reduce the commercial acreage in the Village Center from 13.81 acres to 6.41 acres and would replace 40 high density residential units intended to be located on the community commercial parcels as second story residential units with 56 medium density residential units on proposed parcels W-28 and W-29. The project would also modify the shape of the park parcel and slightly reduce the size of the park parcel from 3.81 acres to 3.71 acres.



Figure 1: GPA/SPA Existing Proposed Exhibit

With the exception of the Development Agreement Amendment, project plans are included as Attachments 2-7 for reference.

Village Green Park

The existing plan anticipates a square shaped urban park with frontage along Pleasant Grove Boulevard. The park was intended to be constructed as a town square that would complement the intended surrounding commercial uses, as well as preserve a view corridor that draws a view shed from the north side of Pleasant Grove across the roadway and highlights the St. John's Church steeple.

With the Applicant's proposal to reconfigure parcels on site and further subdivide the property, the park parcel would be reconfigured into a longer and linear rectangular shape. The new acreage of the park would be 3.71 gross acres. It would continue to have frontage along Pleasant Grove Boulevard, but would also have frontage along Mayhill Drive, new MDR parcels W-28 and W-29, as well as reconfigured parcels W-32 (future Oakmont) and W-33 (future commercial). Parking for the park is anticipated to be on-street.



Figure 2: Conceptual Site Layout Exhibit

The specific plan includes an existing conceptual park plan that anticipated the following uses on parcel W-54:

- Children's Play Structure
- Village Green Central Walkway Concourse

- Civic Plaza with Fountain
- Entry Plaza at Corners
- Diagonal Village Parking
- Central Structure/Stage
- Interactive Water Play Feature

The existing conceptual plan is provided as Attachment 8.

Revisions to the specific plan include proposed changes to the conceptual park plan that anticipates similar but slightly less intense uses which include:

- Open turf play areas
- Seating areas
- Children's play structures
- Designated gathering space
- Shade structure
- Restrooms
- Pedestrian connection to the proposed commercial on parcel W-32

An interactive water play feature was a component of the existing conceptual plan, while not specifically listed in the proposed conceptual plan, at the first master plan meeting with the community this was a feature supported by the community. Therefore this may be a feature included in the proposed conceptual plan subject to final design and budget.

The proposed conceptual park plan is provided as Attachment 7.

Oakmont Project

The requested entitlements for the Oakmont Project would allow for the development of an Oakmont of Roseville II Senior Living Facility (Community Care Facility) on proposed commercial Parcel W-32 (3.31 acres). The Design Review Permit would allow for the development of a two story, 88,446 square foot building on site which will include 60 assisted living units and 27 memory care units. The project includes development of on-site parking, lighting, landscaping, walkways and utilities. The projects plans including: site plan, building elevations, grading plans, utility plans, landscape plans, etc. are included as Attachments 9-15.

PURPOSE AND SCOPE OF ADDENDUM

The WRSP allows for a mix of land uses such as residential, commercial, industrial, park, open space, and schools.

In accordance with the California Environmental Quality Act (CEQA), it was determined that the West Roseville Specific Plan had the potential to have a significant adverse impact upon the environment, and the WRSP FEIR (SCH #2002082057) was prepared for the project. A Notice of Completion was filed with the State of California Office of Planning and Research. The Final Environmental Impact Report (FEIR) was certified by the City Council on February 4, 2004. A copy of the WRSP EIR is available for review at the Permit Center at 311 Vernon Street, Roseville, CA or online at www.roseville.ca.us.

The West Roseville Specific Plan (WRSP) and the related FEIR are referenced and utilized in the evaluation of this project, which is part of the area analyzed in the WRSP FEIR. Importantly, the WRSP FEIR included project-level, rather than programmatic, analysis of all of the land uses set forth in the WRSP.

The City Council adopted a Statement of Overriding Considerations when it certified the WRSP FEIR. The FEIR identified the following impacts associated with development of the WRSP area, as significant and unavoidable:

- Conversion of agricultural land to developed uses

- Inducement of substantial population growth
- Increased traffic on City of Roseville roadways
- Increased traffic on State Highways, including Interstate 80
- Increased traffic on Placer County roadways
- Increased emissions of fugitive dust and PM10 from grading and trenching activities (short term)
- Increased emissions of ozone precursors during construction (short-term)
- Increased emissions of air pollutants during operation
- Removal of historically significant properties and/or loss of historic integrity of such resources
- Increased demand for solid waste services at the Western Regional Sanitary Landfill
- Increased demand for solid waste services at the Materials Recovery Facility (MRF)
- Construction debris demand for solid waste services
- Alteration of the visual character of the site and vicinity
- New sources of light and glare

For build out of the WRSP project area, the WRSP FEIR also identified the following cumulative impacts as significant and unavoidable:

- Agricultural land conversion
- Air pollutant emissions from construction
- Air pollutant emissions from operation
- On-site noise levels that exceed City standards
- Off-site noise levels that exceed City standards
- Traffic impacts to Roseville, Placer County, Sacramento County, Sutter County and State facilities
- Increased demand for water
- Increased demand for recycled water distribution system
- Increased generation of solid waste
- Change in visual character

The FEIR identified project-specific mitigation measures for the specific plan, which were adopted by the City and incorporated into the WRSP. As explained earlier, this Addendum analyzes the impacts of the project in relation to the analysis completed in the WRSP FEIR.

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 impact finding. A “no” answer does not necessarily mean there are no potential impacts relative to the environmental category, but that there is no change in the condition or status of the impact since it was analyzed and addressed in prior environmental documents.

EXPLANATION OF CHECKLIST EVALUATION CATEGORIES

Where Impact was Analyzed

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

Do Proposed Changes Involve New Significant Impacts?

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

Any new Circumstances Involving New Impacts?

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

Any new Information Requiring New Analysis or Verification?

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

Mitigation Measures Implemented or Addressing Impacts

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

DISCUSSION AND MITIGATION SECTIONS

Discussion

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

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 Address Impacts.
a. Have a substantial adverse effect on a scenic vista?	WRSP EIR, 4.13-30 to 41	No	No	No	n/a; ¹ WRSP EIR, 4.13-40
b. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	WRSP EIR, 4.13-39	No	No	No	n/a; WRSP EIR, 4.13-39
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	WRSP EIR, 4.13-31	No	No	No	n/a; WRSP EIR, 4.13-31 to 35
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	WRSP EIR, 4.13-35	No	No	No	MM ² 4.13-1, MM 4.13-2; MMP, ³ 56-57
Discussion: Aesthetics was adequately addressed in the WRSP EIR as it relates to the proposed project. There is no significant change in the proposed project that would change the environmental impact for this section. The proposed projects are located on properties already anticipated for development. In the WRSP Final EIR, all of the aesthetic impacts were previously identified as significant and unavoidable. The proposed uses are substantially consistent with the build out assumptions and would not increase the severity of already identified significant impacts. Additionally, all development projects within this project area are required to meet the design guidelines established by the WRSP and the City's Community Design Guidelines. As it relates to aesthetics, these standards ensure the high quality design and architectural character of any buildings developed as well as minimum landscaping standards. Related to light and glare, the standards in these documents require all parking lots to be screened by a low knee wall or landscaping and all light fixtures to have glare shields. Therefore, based on the reasons listed in this section, there would be no new significant impacts not previously identified in the WRSP FEIR. Therefore, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that <i>"none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred"</i> relative to aesthetic resources.					

¹ Where "n/a" (not applicable) appears in this column, "n/a" means that no mitigation was required. The cited EIR page numbers refer to the place in the EIR where one can find the explanation of why no mitigation was required.

² Mitigation measure ("MM").

³ WRSP EIR, Mitigation Monitoring Program ("MMP"), pp. 1-57.

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 Address 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?	WRSP EIR, 4.1-45 to 47	No	No	No	MM 4.1-4; MMP, 5
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	WRSP EIR, 4.1-20 to 28; 4.1-39; 4.1-50 to 52	No	No	No	MM 4.1-1 to 3; MMP, 4-5
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	WRSP EIR, 4.1-45 to 47	No	No	No	n/a

Discussion: Agricultural Resources were adequately addressed in the WRSP EIR as it relates to the proposed project. There is no significant change in the proposed project that would change the environmental impact for this section. The proposed projects are located on properties already anticipated for development, that have been rough graded with utilities stubbed and are surrounded by existing development on all sides. In the WRSP Final EIR, Agricultural and Forestry Resources impacts were previously identified as significant and unavoidable. The proposed uses are substantially consistent with the build out assumptions and would not increase the severity of already identified significant impacts; therefore, there would be no new significant impacts not previously identified in the WRSP FEIR to agricultural uses. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that *“none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred”* relative to agricultural and forestry resources.

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 Address Impacts.
a) Conflict with or obstruct implementation of the applicable air quality plan?	WRSP EIR, 4.4-13 to 15	No	No	No	N/A
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	WRSP EIR, 4.4-18 to 31	No	No	No	MM 4.4-1 to 6; MMP, 11-16; WRSP EIR, 4.4-33
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)?	WRSP EIR, 4.4-6 to 10; 4.4-26; 4.4-30 to 31; WRSP EIR, 5-54 to 59	No	No	No	MM 4.4-1 to 7; MMP, 11-16; WRSP EIR, 5-54 to 59
d) Expose sensitive receptors to substantial pollutant concentrations?	WRSP EIR, 4.4-18; 4.4-26 to 29; 4.4-32	No	No	No	MM 4.4-7; MMP, 16-17
e) Create objectionable odors affecting a substantial number of people?	WRSP EIR, 4.4-32 to 33; MMP, 52	No	No	No	N/A

Discussion: As noted earlier, the FEIR found the following air quality impacts to be significant and unavoidable:

- Increased emissions of fugitive dust and PM10 from grading and trenching activities (short term);
- Increased emissions of ozone precursors during construction (short-term);
- Operational Emissions;
- Cumulative air pollutant emissions from construction; and
- Cumulative air pollutant emissions from operation.

a-c) The City of Roseville, along with south Placer County, is located within the federal Sacramento Ozone Non-attainment Area. The Placer County Air Pollution Control District (PCAPCD) is required to comply with and implement the State Implementation Plan (SIP) to demonstrate

when and how the region can attain the federal ozone standards. Currently the districts within the Sacramento Valley Air Basin (consisting of Placer, Sacramento, Yolo, Yuba, Sutter, Colusa, Glenn, Tehama, Shasta and Solano counties) are working together to finalize the attainment plan, which is aimed at attainment of the federal 8-hour ozone standard.

Construction Emissions - Project related construction activities would generate air pollutants intermittently within the site, and the vicinity of the site, until all construction phases have been completed. The air pollutant emission sources would include the following:

- Emission from construction equipment;
- Dust from grading and infrastructure improvements; and
- Reactive Organic Gasses (ROG) emissions from road surfacing and architectural coating.

Operational Emissions - Once construction of the project has ended, the operation of the project's land uses will generate emissions of pollutants from vehicles and area sources such as HVAC units. Emissions would also occur from area sources such as natural gas combusting from heating, landscape maintenance equipment exhaust, and consumer products (e.g. cleaning products, spray paint etc.).

The proposed Village Center Rezone project reduces the amount of commercial development on the site from 13.81 acres to 6.41 acres and modifies the residential component of the project site from 40 HDR units to 56 MDR units. A traffic study prepared by Fehr & Peers concluded that proposed rezone project as proposed with the Oakmont Project would reduce the number of traffic trips from 9,053 trips to 2,376. That is a significant reduction and because air quality is tied to number of trips (emissions), one can deduce that the operational emissions anticipated by the WRSP EIR will be reduced with this project. As it relates to air quality, the proposed uses are reduced in comparison with the existing build out assumptions and would not increase the severity of already identified significant impacts; therefore, there would be no new significant impacts not previously identified in the WRSP FEIR related to air quality. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that *"none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred"* relative to air quality.

IV. Greenhouse Gases

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	N/A	No	No	No	N/A
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	N/A	No	No	No	N/A

Discussion: The proposed Village Center Project reduces the amount of commercial development on the site from 13.81 acres to 6.41 acres and modifies the residential component of the project site from 40 HDR units to 56 MDR units. A traffic study prepared by Fehr & Peers concluded that proposed Village Center Project including the Oakmont Project would reduce the number of traffic trips by 6,677 trips from 9,053 trips to 2,376. This is a significant reduction and because both air quality and greenhouse gases are tied to number of trips (emissions), one can deduce that the GHG emissions that would have resulted from buildout under the original WRSP will be substantially reduced with this project. While not previously evaluated in the WRSP EIR, the significant reductions in traffic trips and corresponding air pollutant and GHG emissions provides substantial evidence for the conclusion that the proposed uses in comparison with the build out assumptions would be reduced as compared to what they would have been under the original WRSP due to a less intensive/smaller scale project being proposed on this site. Moreover, the construction vehicles and equipment, passenger vehicles, and new buildings constructed and used in the proposed project will be subject to the State's comprehensive regulations aimed at reducing emissions from construction fleets, implementing cleaner fuel requirements (including the expansion of electric-powered vehicle infrastructure), and requiring greater energy efficiency in new buildings. (E.g., Executive Order B-16-12; California Code of Regulations, Title 13, §§ 1900, 1961, 1961.1, 1961.2, 1961.3, 1965, 1968.2, 1968.5, 1976, 1978, 2037, 2038, 2062, 2112, 2139, 2140, 2145, 2147, 2235, and 2317 et seq.; California Code of Regulations, Title 24, Parts 6 and 11) For all of these reasons and each of them individually, this project would not make a significantly greater contribution to greenhouse gas emissions than would have occurred under the original WRSP; in fact, the proposed project would reduce greenhouse gas emissions as compared to the original project. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that *"none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred"* relative to greenhouse gases.

V. 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 Address 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?	WRSP EIR, 4.7-40 to 48	No	No	No	MM 4.7-1 to 15; MMP, 22-37
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?	WRSP EIR, 4.7-57 to 58	No	No	No	MM 4.7-12 to 13; MMP, 35-36
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?	WRSP EIR, 4.7-32 to 40	No	No	No	4.7-1 to 2; MMP, 25-26
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?	WRSP EIR, 4.7-49 to 53	No	No	No	MM 4.7-10 to 11; 4.7-13(d); MMP, 33-347
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	WRSP EIR, 4.7-53 to 57	No	No	No	n/a

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?	WRSP EIR, 4.7-23; 4.7-28 to 31; 4.7-62 to 75	No	No	No	n/a
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Discussion: Biological Resources were adequately addressed in the WRSP EIR as it relates to the proposed project. There is no significant change in the proposed project that would change the environmental impact for this section. The proposed projects are located on properties already anticipated for development, that have been rough graded with utilities stubbed to the site and surrounded by existing development on all sides. The proposed uses are substantially consistent with the buildout assumptions and would not increase the severity of already identified significant biological resources impacts; therefore, there would be no new significant impacts to biological resources.

One poplar tree on Pleasant Grove Boulevard will likely be removed as part of the project. The tree is not a protected species and its removal is not considered a significant impact. It is a young tree, and was likely a volunteer (i.e., not formally planted). As part of the project, landscaping will be required including the planting of ornamental trees.

With the mitigation measures identified in the WRSP FEIR, the impacts are considered less than significant. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that *“none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred”* relative to biological resources.

VI. 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?	WRSP EIR, 4.8-14 to 16	No	No	No	MM 4.8-4 to 9; MMP, 40-42
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	WRSP EIR, 4.8-12 to 14	No	No	No	MM 4.8-1 to 3; MMP, 38-39
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	WRSP EIR, 4.8-16 to 17	No	No	No	MM 4.8-10 to 13; MMP, 42-44
d) Disturb any human remains, including those interred outside of dedicated cemeteries?	WRSP EIR, 4.8-13	No	No	No	MM 4.8-1 to 2; MMP, 38-39

Discussion: No cultural or historical resources are known to exist on the project site. While it is anticipated that there will be no significant impacts to cultural resources, there is always a potential that unknown prehistoric or historic cultural or paleontological resources could be uncovered during project construction. Because it is possible that some such unearthed cultural resources might qualify as “historical resources” or “unique archeological resources” that cannot feasibly be avoided, the FEIR conservatively concluded that impacts to such resources were potentially significant and unavoidable.

Consistent with state law, staff sent notices to Native American representatives consistent with SB18 requirements informing the tribes of the project and the opportunity for formal consultation.

Mitigation is included that requires that, in the event of a discovery of unknown buried archeological or historic deposits, project activity in the vicinity be halted until a qualified archeologist can assess the resources and provide management recommendations per MM 4.8-1 (*Cease Work and Consult with Quality Archaeologist*).

Areas of the WRSP contain geologic formations that could contain paleontological resources. Mitigation measure MM 4.8-10 (*Cease Work Until Review Conducted by Qualified Paleontologist and Recommendations Implemented*) is incorporated into the project to reduce potential impacts to a less than significant level.

The proposed uses are substantially consistent with the build out assumptions and would not increase the severity of already identified significant impacts; therefore, there would be no new significant impacts not previously identified in the WRSP FEIR to cultural or paleontological resources. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that “*none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred*” relative to cultural, archeological or paleontological resources.

VII. 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)?	n/a	No	No	No	n/a

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.	n/a	No	No	No	n/a
<i>Discussion:</i> In addition to archeological resources described in Section V, tribal cultural resources are also given particular treatment. Tribal cultural resources are defined in Public Resources Code Section 21074, as either 1) a site, feature, place, geographically-defined cultural landscape, sacred place, or object with cultural value to a California Native American Tribe, that is listed or eligible for listing on the California Register or Historical Resources, or on a local register of historical resources or as 2) a resource determined by the lead agency, supported by substantial evidence, to be significant according to the historical register criteria in Public Resources Code section 5024.1(c), and considering the significance of the resource to a California Native American Tribe. This section was added to the CEQA Guidelines after the publication of the prior environmental document to which this Addendum is attached. While the original WRSP EIR addressed cultural resources, no Tribal Cultural Resources were identified and the City of Roseville as CEQA Lead Agency is not aware of any Tribal Cultural Resources associated with project site. Furthermore, because the project qualifies for a CEQA Addendum, AB 52 Tribal Cultural Resource consultation is not required (however SB 18 noticing was conducted with tribes which had requested such notice, and no requests for consultation were received). Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that “<i>none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred</i>” relative to Tribal Cultural Resources.					

VIII. 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:	WRSP EIR, 4.6-17 to 23	No	No	No	WRSP EIR, 4.6-17 to 23

i) Ruptures of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)	WRSP EIR, 4.6-17 to 18	No	No	No	N/A
ii) Strong seismic ground shaking?	WRSP EIR, 4.6-6; 4.6-17	No	No	No	N/A
iii) Seismic-related ground failure, including liquefaction?	WRSP EIR, 4.6-6; 4.6-17	No	No	No	N/A
iv) Landslides?	WRSP EIR, 4.6-4; 4.6-17	No	No	No	N/A
b) Result in substantial soil erosion or the loss of topsoil?	WRSP EIR, 4.6-19 to 23	No	No	No	WRSP EIR, 4.6-19
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?	WRSP EIR, 4.6-14 to 22	No	No	No	WRSP EIR, 4.6-17 to 18
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?	WRSP EIR, 4.6-18 to 19	No	No	No	WRSP EIR, 4.6-18 to 19
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?	N/A	No	No	No	N/A

Discussion: The project is not expected to expose people or structures to potential substantial adverse effects involving seismic shaking, ground failure or landslides. The project site is located in Roseville, which is in Placer County. The California Department of Mines and Geology classifies the South Placer area as a low severity earthquake zone. No active faults are known to exist within the County. The project site is considered to have low seismic risk with respect to faulting, ground shaking, seismically related ground failure and liquefaction. Because the risk associated with rupture of a known earthquake fault or seismic related ground failure to new structures is low, the impact is less than significant.

Landslides typically occur where soils on steep slopes become saturated or where natural or manmade conditions have taken away supporting structures and vegetation. The project site has been rough graded and the site in its existing and proposed condition is flat; therefore, there are not conditions that would present a hazard during development or upon completion of the project.

Grading activities will result in the disruption, displacement, compaction, and over covering of soils associated with site preparation (grading and trenching for utilities). Grading activities for the project will be limited to the project site. Grading activities require a grading permit from the Engineering Division of the Public Works Department. The grading permit will be reviewed for compliance with the City's Improvement Standards, including the provision of proper drainage, appropriate dust control, and erosion control measures. Grading and erosion control measures will be incorporated into the required grading plans.

Soils on the site have a high shrink-swell potential. A soils report is required with the submittal of the improvement plans. The City of Roseville Building Department will review construction plans before a building permit is issued and the Engineering Division will review and approve all rough grading plans to ensure that all grading and structures would withstand shrink-swell potentials and earthquake activity in this area.

A General Plan Policy requires that new homes connect to the City's sanitary sewer system. The City's Environmental Utilities Department has reviewed the project and determined that City's sanitary sewer system can accommodate the project. No septic tanks will be permitted as part of the project. Therefore, no impact to soils relative to supporting use of septic tanks would occur.

Impacts to the geology and soils on site are considered to be less than significant.

The proposed uses are substantially consistent with the build out assumptions and would not increase the severity of already identified significant impacts; therefore, there would be no new significant impacts not previously identified in the WRSP FEIR related to geologic conditions. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that *"none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred"* relative to geology and soils.

IX. Hazards and Hazardous Materials

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	WRSP EIR, 4.9-29 to 30; 4.9-35 to 36	No	No	No	MM 4.9-3; MMP, 45
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?	WRSP EIR, 4.9-7 to 14; 4.9-22 to 25; 4.9-27 to 29; 4.9-35 to 37	No	No	No	N/A
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within on-quarter mile of an existing or proposed school?	WRSP EIR, 4.9-36 to 38	No	No	No	MMP, 45
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?	WRSP EIR, 4.9-22 to 39	No	No	No	MM 4.9-1 to 2; MMP 44-45
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?	n/a; WRSP EIR, 4.3-26	No	No	No	N/A
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?	n/a; WRSP EIR, 4.3-26	No	No	No	n/a

g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	WRSP EIR, 4.9-14; 4.9-20 to 21	No	No	No	MM 4.10-3, MMP, 44
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?	WRSP EIR, 4.10-13 to 15	No	No	No	N/A

Discussion: Past use of the site for agricultural purposes could have involved the use of pesticides and/or herbicides. While the risk is low, there nonetheless could be contamination on site. Implementation of WRSP FEIR MM 4.9-1 (*Identify and Remediate Soil Contamination*) would reduce the risk of exposure to the site to a less than significant level by ensuring the soil is properly managed.

Additional households and commercial uses on the site could increase the risk of improper disposal of hazardous materials. Hazardous waste impacts, however, are less than significant due to the implementation of existing regulations that oversee the use and disposal of hazardous materials, according to the FEIR. Based on this information, potential impacts associated with hazardous materials are expected to be less than significant.

The project is not located within an airport land use plan area; no airports are located within two miles of the project site; and the project site is not located within the vicinity of a private airstrip. There are no flight height and safety or noise contour areas within the project area. The project site is located within an area that is subject to overflight activity associated with McClellan Airfield located approximately seven miles southwesterly of the site in Sacramento County, as well as Sacramento International and Lincoln Airports. Planes under 3,000 feet may occasionally fly over the project area.

The proposed uses are substantially consistent with the build out assumptions and would not increase the severity of already identified significant impacts; therefore, there would be no new significant impacts not previously identified in the WRSP FEIR regarding hazardous materials. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred” relative to hazards and hazardous materials.

X. Hydrology and Water Quality

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Violate any water quality standards or waste discharge requirements?	WRSP EIR, 4.12-27 to 59; 4.12-47 to 48	No	No	No	n/a
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)?	WRSP EIR, 4.12-48 to 58	No	No	No	MM 4.12-2; MMP 55
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?	WRSP EIR, 4.12-31 to 36; 4.12-24 to 25; 4.12-42 to 43	No	No	No	MM 4.12-1
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?	WRSP EIR, 4.12-32 to 39	No	No	No	MM 4.12-1; MMP, 54
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?	WRSP EIR, 4.12-6 to 10; 4.12-27 to 30	No	No	No	MM 4.12-2 to 3; MMP, 55

f) Otherwise substantially degrade water quality?	WRSP EIR, 4.12-10 to 13; 4.12-17 to 31	No	No	No	n/a
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?	WRSP EIR, 4.12-39 to 42	No	No	No	n/a
h) Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?	WRSP EIR, 4.12-27 to 59	No	No	No	n/a
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?	WRSP EIR, 4.12-39 to 42	No	No	No	n/a
j) Inundation by seiche, tsunami, or mudflow?	WRSP EIR, 4.12-27 to 59	No	No	No	n/a

Discussion: The proposed project will result in over-covering of soils with impervious surfaces such as asphalt paving and residential structures. This will result in a reduced rate of absorption of surface water runoff and will increase water being directed into the City's drainage system. The City evaluated the potential impacts related to increased runoff in the FEIR, which assumed full build-out of the site and other properties in the City and evaluated downstream flooding impacts resulting from increased surface water runoff. The FEIR found that, with the implementation of City standards and programs, the potential flooding impacts would be less than significant. No development will occur within the 100-year flood hazard area (regulatory floodplain). The City standards will include requirements for a drainage system designed in accordance with City standards that will adequately handle on-site drainage associated with the development of the property. The proposed project will be subject to the adopted City standards and programs. The project would be required to pay its fair share of fees toward the Roseville Regional Stormwater Retention Facility.

The project is subject to the Clean Water Act with regards to the discharge of pollutant into waters of the US. Should it be determined the project will result in direct discharges into surface waters, the developer will be required to obtain a National Pollutant Discharge Elimination System (NPDES) permit. As a condition of approval, all drainage will be collected through an on-site storm drain system and directed to the City's storm drain system. Prior to discharge from the site, the storm water shall be treated with appropriate storm water pollution treatment device(s) as required by the City's Stormwater Quality Design Manual.

The proposed project does not include any grading activities that will have an effect upon groundwater flow or quantities. Prior to the approval of the Improvement Plans, the developer shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to the City, as defined by the

Regional Water Quality Control Board, to ensure that the project will not result in the release of materials that will adversely affect groundwater. Based on the above information, the impacts associated with water quality are less than significant.

The proposed uses are substantially consistent with the build out assumptions and would not increase the severity of already identified significant impacts; therefore, there would be no new significant impacts not previously identified in the WRSP FEIR related to hydrology and water quality. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that *“none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred”* relative to hydrology and water quality.

XI. Land Use and Planning

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Physically divide an established community?	WRSP EIR, 4.1-20 to 52	No	No	No	n/a
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?	WRSP EIR, 4.1-29 to 59	No	No	No	MM 4.1-1 to 3; MMP 4-5
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	WRSP EIR, 4.7-23; 4.7-28 to 31; 4.7-62 to 75	No	No	No	n/a

Discussion: The property is currently designated with a mix of land use designations. The existing and proposed designations are shown in the table below.

Table 3: Existing and Proposed Zoning and Land Use

Existing				Proposed			
	Zoning	Land Use	Acreage		Zoning	Land Use	Acreage
W-32	CC/SA-WR	CC/VC	6.91	W-32	CC/SA-WR	CC/VC	3.31
W-33	CC/SA-WR	CC/VC	6.9	W-33	CC/SA-WR	CC/VC	3.1
W-54	P/R	PR/VC	3.81	W-54	P/R	PR/VC	3.71
				W-28	RS/DS	MDR/VC	3.8
				W-29	RS/DS	MDR/VC	3.8
ROW			0.74	ROW			0.64
Total			18.36				18.36

Approval of the requested projects would reduce the commercial uses in the Village Center from 13.81 acres to 6.41 acres. It would also replace the residential uses permitted on the CC properties from 40 HDR units to 56 MDR units and relocate them to proposed parcels W-28 and W-29 from W-32 and W-33. Concerns were raised by the neighborhood regarding the loss of commercial uses. However, this would not constitute a significant environmental impact. In fact, according to market analysis, reducing the size of the commercial will more likely result in commercial being built on the site in the near term. Commercial services could include coffee shop, restaurant, dry cleaning, day care or other neighborhood serving uses.

The Village Center Project also modifies the permitted use types to include Community Care Facilities on Parcel W-32 only. Community Care Facilities are included as a permitted use in the CC zoning designation in the City's Zoning Ordinance and is considered a conditionally compatible use in the general plan with the adjacent medium density residential uses and park and recreation uses, and a compatible use with the P/QP (church) use across the street. The Oakmont design review permit (DRP) specifically introduces a community care facility that would provide 60 assisted living units and 27 memory care units for elderly residents. The Village Center was intended to have a greater intensity of uses surrounded by medium and high density uses. The Oakmont Community Care Facility has both residential and commercial functions, both of which can fit into this environment. Though the DRP, staff evaluates the facility to ensure that the project has appropriate setbacks, screening, landscaping, lighting, building massing, and building architecture to fit in with the surrounding community. These requirements are outlined in the WRSP and the City's Community Design Guidelines.

The park parcel W-54 would reduce in size from 3.81 acres to 3.71 acres. Even though there is a slight net increase in number of units (16 units), the proposed project decreases the intensity of uses from what was envisioned in the WRSP. Parcel W-33 has a zoning and land use designation of CC consistent with the original specific plan and is anticipated to provide the community with some remaining retail and neighborhood serving uses. The proposed amendments to the Specific Plan, the General Plan and Zoning designations with a mix of uses that are compatible with the other uses envisioned in the WRSP. With the General Plan and Zoning changes, the project would be consistent.

The FEIR found that there could be potential incompatibility of internal land uses, especially as the project builds out. Future construction within phases of the project would involve substantial noise, truck trips and dust over a period of several years. Such activities could affect existing uses. However, the original EIR anticipated high density residential mixed uses, with a larger component of large floor plate commercial uses. The original zoning could have allowed large delivery trucks, and commercial uses with loud HVAC systems which would have been an impact on the existing residential homes. By reducing the commercial to more neighborhood, small scale uses, will reduce the potential for incompatible uses. The project would be required to comply with the City's noise and grading ordinances. Further, the project would implement MM 4.5-1 (*Construction Noise Reduction*), MM 4.5-3 (*Commercial Noise Controls*) to reduce impacts to a less than significant level.

Based on the above information, the potential land use impacts associated with the proposed project are considered less than significant.

The project will not divide an existing community and there are no Habitat Conservation Plans or Natural Community Conservation Plans covering the project site. The land use and planning impacts that would occur in association with the proposed project are less than significant.

The project is outside the Community Noise Equivalent Level (CNEL) and the safety hazards area for any airport. However, the area may be subject to frequent large aircraft overflight flying under 3,000 feet. Overflights may be annoying to future residents and other sensitive uses. A requirement that future residents will be notified of the potential noise issue related to overflights of aircraft will be included as part of the Project's proposed Development Agreement Amendment.

The proposed uses are substantially consistent with the build out assumptions and would not increase the severity of already identified significant impacts; therefore, there would be no new significant impacts not previously identified in the WRSP FEIR relative to land use. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that "*none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred*" relative to land use and planning.

XII. Mineral Resources

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	WRSP EIR, 4.6-1; 4.6-11 to 12	No	No	No	n/a; WRSP EIR, 4.6-1
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?	WRSP EIR, 4.6-1; 4.6-11 to 12	No	No	No	n/a; WRSP EIR, 4.6-1
Discussion: As the FEIR explained, the project site is not known to include any mineral resources that would be of local, regional, or statewide importance. Therefore, the project is not considered to have any impacts on mineral resources. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that <i>“none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred”</i> relative to mineral resources.					

XIII. Noise

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) 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?	WRSP EIR, 4.5-17 to 45; 4.5-7	No	No	No	MM 4.5-10; MMP 22n/a
b) Exposure of persons to or generation of excessive ground borne vibration of ground borne noise levels?	WRSP EIR, 4.5-41 to 42	No	No	No	n/a
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	WRSP EIR, 4.5-22 to 41	No	No	No	MM 4.5-3 to 8, 4.5-10; MMP, 19-22
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	WRSP EIR, 4.5-20 to 21	No	No	No	MM 4.5-1 to 2; MMP 17-18
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?	n/a; WRSP EIR, 4.3-26	No	No	No	n/a
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?	n/a; WRSP EIR, 4.3-26	No	No	No	n/a

Discussion: The proposed project is not expected to result in any noise impacts that were not adequately covered in the FEIR. The proposed project reduces the intensity of the site by reducing the amount of commercial, which results in less traffic to the site which in turn would assume noise would not be increased (and may be reduced) as a result of this project. jc brendan & associates prepared a noise study memo to address the proposed changes in land use and zoning. The technical memo indicated that the proposed changes would result in a net reduction of

2,333 external vehicle trips (from Fehr & Peers traffic analysis *WRSP External Trip Generation Comparison – 2035 with Existing vs. Proposed Zoning*) which results in reduced daily traffic volumes on roadways near the Village Center site. This equates to a slight reduction in traffic noise by 0.1 dBA.

The community care facility is a new permitted use for Parcel W-32 that would be allowed by the Rezone and Specific Plan Amendment. As these types of facilities typically have more calls for service than other uses, the noise study addressed single noise events related to emergency response sirens. The technical memo indicated that the operator of this facility, which owns and operates another facility in Roseville at 1101 Secret Ravine Parkway, works with local emergency response teams to limit siren noise either through communication of the urgency of the call. The City's Fire Department has confirmed that they will work with these types of facilities on minimizing siren use, when appropriate, and the captain of each fire engine has the discretion to decelerate the code of the call from a code 3 (siren) to code 2 (no siren) especially for calls that take place at night. The noise technical memo indicates that this practice would allow for siren noise to be reduced, and when used, siren noise would be brief. While siren noise is exempt from the City's noise ordinance, emergency siren noise at this location is predicted to meet City of Roseville standards and no additional measures are required.

In addition, the proposed changes to the park would result in more compatible uses with the existing neighborhood, that are expected to result in less potential for noise generating uses, than would have been associated with a urban commercial center plaza type park that was originally planned. The vision for the original park would have had planned activities by a business association such as concerts etc. While farmers markets or homeowner association events may still occur, it is not anticipated to have a significant noise impact above what was previously identified in the EIR.

The proposed project site is not located within an airport land use plan area. Nor is it located within two miles of an airport or within the vicinity of a private airstrip. However, the project site is subject to over-flight activity from McClellan Airfield, Sacramento International Airport, and Lincoln Airport. While no noise standards would be exceeded by over flight of aircraft, future residents may be annoyed by what is referred to as single event noise, by the sound of low aircraft, particularly at night. This is considered a less than significant impact. As a requirement of the existing Development Agreement, future residents will be notified about potential for aircraft overflight.

The proposed uses are substantially consistent with the build out assumptions and would not increase the severity of already identified significant impacts; therefore, there would be no new significant impacts not previously identified in the WRSP FEIR related to noise. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred" relative to noise.

XIV. Population and Housing

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, though extension of roads or other infrastructure)?	WRSP EIR, 4.2-5 to 6; 4.2-20 to 21	No	No	No	n/a; WRSP EIR, 4.2-20
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	WRSP EIR, 4.2-5 to 6; 4.2-12 to 22	No	No	No	MM 4.2-2; MMP 5
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	WRSP EIR, 4.2-5 to 6; 4.2-12 to 22	No	No	No	n/a

Discussion: The project will result in a slight increase in the number of residential housing units in the WRSP, with a net increase of 16 residential units (40 HDR units allowed in the existing plan in comparison to 56 MDR that would replace this allocation). Based on 2.61 persons per household this would increase the WRSP population by 42 people. This is not considered significant. Additionally, since the commercial portion of the project is being reduced from 13.81 to 6.41 acres the number of employees within the plan area is expected to be reduced by 276 employees. The Oakmont project is expected to have 60 employees. Given the size of the overall plan area, this is also not considered to be significant.

The proposed project would not result in a significant change in the jobs/housing balance in the City of Roseville. No existing buildings or residents are present on the project site; therefore, no residences or communities would be displaced.

Consistent with the City's General Plan policies, the plan area contributes ten percent of all housing constructed at an affordable level. While the proposed project adds 16 units to the total units approved for these sites in the WRSP, they do not result in an increase in the overall unit total approved for the Westpark portion of the specific plan, and therefore there is no requirement for this project to provide additional affordable housing units within the plan area. The project is located on undeveloped property and will not displace affordable housing.

The proposed uses are substantially consistent with the build out assumptions and would not increase the severity of already identified significant impacts; therefore, there would be no new significant impacts not previously identified in the WRSP FEIR related to population and housing. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that *“none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred”* relative to population and housing.

XV. Public Services

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any the public services:					
a) Fire protection?	WRSP EIR, 4.10-11 to 15	No	No	No	MM 4.10-3 to 6; MMP, 47-48
b) Police protection?	WRSP EIR, 4.10-4 to 6	No	No	No	MM 4.10-1 to 2; MMP, 46-47
c) Schools?	WRSP EIR, 4.10-21 to 27	No	No	No	MM 4.10-7 to 8; MMP 48
d) Parks?	WRSP EIR, 4.10-30 to 37	No	No	No	MM 4.10-7 to 8; MMP 48
e) Other public facilities?	WRSP EIR, 4.10-28 to 30	No	No	No	MM 4.10-9 to 10; MMP 49
Discussion: The project will result in a slight increase in the number of residential housing units in the WRSP, with a net increase of 16 residential units over what is currently anticipated in the General Plan. This is not considered significant.					

The Police Department has determined that the proposed changes will not affect service to the area, consistent with the analysis in the FEIR.

Fire Station #9 within the West Plan recently opened on May 18, 2013. This Fire Station located east of the project area would provide adequate service to the area. The Fire Department has reviewed the project and determined that it will be able to adequately serve the project consistent with the analysis in the FEIR.

The project area is within the Roseville Joint Union High School District and the Roseville City School District. The FEIR identified impacts to schools as less than significant. With a district of 9,000 students, the addition of 16 additional residential units and associated students would be less than significant.

The project will pay school fees to each school district within its boundaries to mitigate any impacts. Under state law, such payments are deemed to constitute “*full and complete mitigation*” of impacts to school facilities. (Gov. Code, § 65995, subd. (h).)

The WRSP EIR addressed parks and recreation impacts in a combined analysis. Therefore, the parks component of this public services section of the Addendum is addressed in Section XV “Recreation” directly below to align with the environmental analysis conducted in the original EIR.

The proposed uses are substantially consistent with the build out assumptions and would not increase the severity of already identified significant impacts; therefore, there would be no new significant impacts not previously identified in the WRSP FEIR to public services. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that “*none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred*” relative to public services.

XVI. Recreation

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
a) Would the project increase the use of existing neighborhood and regional parks or other	WRSP EIR, 4.10-30 to 37	No	No	No	n/a; WRSP EIR, 4.10-35

recreational facilities such that physical deterioration of the facility would occur or be accelerated?					
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?	WRSP EIR, 4.10-35 to 37	No	No	No	n/a

Discussion: As identified in the FEIR, the project would have a less than significant impact on parks and recreation facilities.

The General Plan contains a policy requiring nine acres of parkland per every 1000 residents. The addition of 16 new residential units (56 MDR proposed minus 40 HDR currently approved) and 60 active adults from the Oakmont provides creates an increase over the original allocation generating a parkland dedication requirement of 0.52 acres of Citywide, neighborhood and open space park uses. Based on the original parkland dedication, which provided parkland above the City's requirements, the additional units proposed in the rezone do not require additional park acreage. Additionally, the units will pay neighborhood and Citywide park fees at issuance of a building permit and the assisted living units within the Oakmont project will pay citywide park fees. As part of the negotiation of the amendment to the Development Agreement, the Village Center Project will pay the Citywide and Neighborhood park fees in a lump sum at the time of the issuance of the first building permit. The Oakmont Project will also pay the negotiated Citywide park fee at the time of building permit issuance. In addition to the moving up of the payment of these park fees the Development Agreement Amendment will also earmark the General Fund Fee and Public Benefit Fee from the Village Center Project to go toward construction of the Village Green Park. With the payment of park fees, the construction of W-54 will be accelerated. The potential impact to recreation services is considered less than significant.

The reconfiguration of the park site from 3.81 acres to 3.71 acres results in a nominal reduction of park acreage. Due to the insignificance of the reduction and because the WRSP has an overall plan-wide surplus of parkland the potential impact to recreation services is less than significant and does not create any additional impacts not considered in the WRSP FEIR.

The park site is being reconfigured from a square shaped "urban" plaza to a rectangle shape that will extend through the entire project site. This proposed geographic change will provide greater access to the proposed park and make it more accessible to the existing neighborhood. In addition, it will not only maintain, but will increase the view corridor to the existing St. John's Church. Many of the citywide amenities may remain with the reconfiguration including the ability for gathering space for planned activities, and play equipment. A community meeting was held June 20, 2017 to gather feedback on the types of amenities the park should include in the future. It is anticipated that park construction could occur in approximately one-two years, depending on funding.

The proposed uses are substantially consistent with the build out assumptions and would not increase the severity of already identified significant impacts; therefore, there would be no new significant impacts not previously identified in the WRSP FEIR relative to parks and recreation. Thus,

pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that “*none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred*” relative to parks and recreation.

XVII. Transportation/Traffic

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	WRSP EIR, 4.3-51 to 74	No	No	No	MM 4.3-1 to 4; MMP, 6-10
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?	WRSP EIR, 4.3-32 to 87	No	No	No	MM 4.3-1 to 4; MMP, 6-10
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?	n/a; WRSP EIR, 4.3-1	No	No	No	MM 4.3-1 to 4; MMP, 6-10
d) Substantially increase hazards due to a design feature(s) (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	WRSP EIR, 4.3-33	No	No	No	MM 4.3-1 to 4; MMP, 6-10

Discussion: A traffic study was prepared for the project by Fehr & Peers. As indicated by the tables below, the proposed project has a net reduction in trips. Trip generation for the existing project was compared to trip generation under the following scenarios. In all scenarios trip generation of the proposed project was less than the existing approved project.

- Table 1: Trip Generation Comparison - Existing vs. Proposed Zoning (W-32 as retail instead of Oakmont Project),
- Table 2: Trip Generation Comparison - Existing vs. Proposed Zoning (W-32 with Oakmont Project), and
- Table 3: WRSP External Trip Generation Comparison – 2035 with Existing vs. Proposed Zoning

Land Use	Amount	Trip Rate ¹			Trips		
		AM Peak Hour	PM Peak Hour	Daily	AM Peak Hour	PM Peak Hour	Daily
<i>Existing Zoning</i>							
Retail	251 ksf	0.72	2.67	35	181	670	8,785
Multi-Family Residential	40 du's	0.49	0.58	6.5	20	23	260
Park	3.85 acres	0.04	0.17	2.2	1	1	8
Total					202	694	9,053
<i>Proposed Zoning</i>							
Retail	83.1 ksf	0.72	2.67	35	60	222	2,909
Single-Family Residential	56 du's	0.67	0.78	9.0	38	44	504
Park	3.4 acres	0.04	0.17	2.2	1	1	8
Total					99	267	3,421
Difference					-103	-427	-5,632

Notes:

1. Daily and PM peak hour trip rates from the City of Roseville travel demand model. AM peak hour rate estimated by calculating the difference in trip rates from the City's model (for PM peak hour and daily) versus the *Trip Generation Manual* (ITE, 2012) and applying this factor to ITE's AM peak hour rate.
ksf = thousand square feet. du's = dwelling units.
Source: Fehr & Peers, 2017.

Table 2
Trip Generation Comparison – Existing vs. Proposed Zoning (with Senior Living Facility)

Land Use	Amount	Trip Rate ¹			Trips		
		AM Peak Hour	PM Peak Hour	Daily	AM Peak Hour	PM Peak Hour	Daily
Existing Zoning							
Retail	251 ksf	0.72	2.67	35	181	670	8,785
Multi-Family Residential	40 du's	0.49	0.58	6.5	20	23	260
Park	3.85 acres	0.04	0.17	2.2	1	1	8
Total					202	694	9,053
Proposed Zoning							
Retail	40.6 ksf	0.72	2.67	35	29	108	1,421
Single-Family Residential	56 du's	0.67	0.78	9.0	38	44	504
Park	3.4 acres	0.04	0.17	2.2	1	1	8
Senior Assisted Living Facility	88.5 ksf ²	0.31	0.42	5	27	37	443
Total					95	190	2,376
Difference					-107	-504	-6,677

Notes:

- Daily and PM peak hour trip rates from the City of Roseville travel demand model. AM peak hour rate estimated by calculating the difference in trip rates from the City's model (for PM peak hour and daily) versus the *Trip Generation Manual* (ITE, 2012) and applying this factor to ITE's AM peak hour rate.
 - Square footage per project applicant, which corresponds to a 63% floor-to-area ratio. Resulting trip generation totals are very comparable to estimates from ITE's Assisted Living land use code.
- ksf = thousand square feet. du's = dwelling units.
Source: Fehr & Peers, 2017.

Table 3
WRSP External Trip Generation Comparison – 2035 With Existing vs. Proposed Zoning

Scenario	PM Peak Hour ¹	Daily ¹
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	Gross Trips	Internal Trips	External Trips	Gross Trips	Internal Trips	External Trips
2035 with Existing Zoning	11,160	2,930	8,230	132,757	30,307	102,450
2035 with Proposed Zoning	10,822	2,760	8,062	128,289	28,172	100,117
Difference	-338	-170	-168	-4,468	-2,135	-2,333

Notes:

1. Source: City of Roseville travel demand model output.

While on-street parking has been an issue raised at the community meetings, parking is not considered an environmental impact, however the Project will be required to meet the City's requirements for parking. A discussion of the issue will be had in more detail in the staff report.

The analysis prepared by Fehr & Peers (2017) found that the proposed rezoning would cause the Average Daily Trips on Pleasant Grove Boulevard west of Fiddymont Road to decrease from 34,200 to 33,600. Similarly, the proposed rezoning would cause the PM peak hour volume on this segment to decrease from 2,750 to 2,690 vehicles. Similar decreases occur on other roadway segments. Given these findings, Fehr & Peers determined that it was not necessary to study any off-site intersections that could potentially be affected by the land use change.

The proposed project would result in a net reduction in traffic, by approximately 5,632 trips, 6,677 trips and 2,333 trips in the various scenarios illustrated in the tables above. This would result in fewer impacts than identified in the original WRSP FEIR. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that "*none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred*" relative to transportation/traffic.

XVIII. 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?	WRSP EIR, 4.11-74 to 75	No	No	No	MM 4.11-5 to 6; MMP, 51
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?	WRSP EIR, 4.11-6; 4.11-13; 4.11-30; 4.11-38 to 45; 4.11-66 to 74	No	No	No	MM 4.11-3 to 4; MMP, 50
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?	WRSP EIR, 4.12-6 to 8; 4.12-24 to 30	No	No	No	MM 4.11-5 to 6; MMP, 51
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	WRSP EIR, 4.11-2 to 12; 4.11-17 to 38; 4.12-30 to 31; 4.12-48 to 59; 5-77 to 85; 5-100 to 105	No	No	No	MM 4.11-1 to 2; MMP, 49-50
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?	WRSP EIR, 4.11-48 to 52; 4.11-57 to 75	No	No	No	MM 4.11-3 to 4; MMP, 50
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	WRSP EIR, 4.11-81 to 87	No	No	No	MM 4.11-7 to 12; MMP, 52-53
g) Comply with federal, state, and local statutes and regulations related to solid waste?	WRSP EIR, 4.11-76 to 88	No	No	No	MM 4.11-7 to 12; MMP, 52-53

Discussion:

Several technical memorandums were prepared by MacKay and Soms, consulting engineers, to determine water, recycled water, wastewater and solid waste demands for the proposed project. The studies prepared are as follows:

Water (dated 03/08/17)

Demand Type	Average Total Demand	Maximum Day Demand
	Gallons per day	Gallons per day
Existing Land Use	53,090	106,180
Proposed Land Use	50,764	101,528

The potable water demands associated with the proposed land use plan are less than the respective demands associated with the existing land use plan. The potable water infrastructure in place to serve the WestPark Village Center would not be required to be modified to serve the proposed land use plan.

Recycled Water (dated 04/06/17)

Land Use Plan	Average Day Demand	Peak Day Demand
Existing	23,247	59,514
Proposed	16,054	41,099

Since recycled water demands are less in the proposed land use than the existing approved land use, no recycled water infrastructure needs to be upsized to accommodate this change in land use. Therefore the recycled water infrastructure planned for the development and surrounding areas will be more than sufficient to support the project.

Wastewater (dated 05/09/17)

Demand Type	Average Total Flow	Peak Wet Weather Flow	Minimum Pipe Diameter
	Gallons per day	MGD	inches

Existing Land Use	31,763	0.22	6
Proposed Land Use	20,759	0.15	6

The sanitary sewer flows associated with the proposed land use plan are less than the respective flows associated with the existing land use plan. The sanitary sewer infrastructure in place to serve the WestPark Village Center would not be required to be modified in order to serve the proposed land use plan.

Solid Waste

	Residential Generation (Tons/Yr)	Commercial Generation (Tons/Yr)	Total Generation (Tons/Yr)
Existing Land Use	50	329	379
Proposed (with Oakmont)	121	236	357
Difference			22 less with proposed project

The projected solid waste generation for the proposed project is less than the existing project and therefore impacts would be less.

In summary for the overall utility demands, the proposed project would result in less water use than identified in the WRSP FEIR and the approved Water Supply Assessment as well as less demand for recycled water, wastewater and solid waste.

The proposed uses are substantially consistent with the buildout assumptions and would not increase the severity of already identified significant impacts; therefore, there would be no new significant impacts to utilities not previously identified in the WRSP FEIR. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that *“none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred”* relative to utilities and service systems.

XIX. 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?	WRSP EIR, 3-1 to 5; 4-3 and throughout EIR	No	No	No	MMP, 1-57
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.)	WRSP EIR, 5-1 to 105	No	No	No	WRSP EIR, 5-1 to 105
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	WRSP EIR, 3-1 to 5; 4-3 and throughout EIR	No	No	No	MMP, 1-57
Discussion: The FEIR determined there would be significant impacts from potential incompatibility of internal land uses, inducement of substantial population growth, increased traffic on Roseville, State highways, Placer County, Rocklin, Sacramento County roadways, increased emissions from construction and operations. In addition, the FEIR identified cumulative traffic impacts to Roseville and Placer County, increased emissions for construction and operations, noise impacts, increased demand for water, water treatment, recycled water, solid waste, stormwater runoff, and visual character.					

Buildout of the project is substantially consistent with the development assumptions in the FEIR; therefore, the proposed project would not substantially increase the severity of the identified significant cumulative impacts. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that *“none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred”* relative to the mandatory findings of significance.

ENVIRONMENTAL DETERMINATION:

In reviewing the site specific information provided for this project and acting as Lead Agency, the City of Roseville, Development Services Department, Planning Division has analyzed the potential environmental impacts created by this project and determined that the findings of CEQA Section 15162 concerning the decision not to prepare a subsequent EIR or negative declaration and the findings of CEQA Section 15164 concerning the decision to prepare an Addendum can be made. As supported by substantial evidence within the Addendum to the West Roseville Specific Plan Environmental Impact Report (SCH # 2002082057, adopted February 4, 2004), 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:



Tricia Stewart, Senior Planner
City of Roseville, Development Services—Planning Division

Attachments:

1. Environmental Document on which this Addendum relies: West Roseville Specific Plan Final Environmental Impact Report (this document can be found online at:
http://www.roseville.ca.us/gov/development_services/planning/specific_plans_n_planning_areas/west_roseville_specific_plan.asp)
2. Tentative Parcel Map
3. Rezone Exhibit
4. General Plan Amendment & Specific Plan Amendment Exhibit and Redlines
5. Tentative Subdivision Map for Parcel W-28
6. Tentative Subdivision Map for Parcel W-29
7. Village Green Park parcel W-54 Proposed Conceptual Plan
8. Village Green Park parcel W-54 Existing Conceptual Plan
9. Oakmont Site Plan
10. Oakmont Elevations
11. Oakmont Elevation Details
12. Oakmont Grading Plan
13. Oakmont Utility Plan
14. Oakmont Landscape Plan
15. Oakmont Landscape Details
16. Traffic Memo
17. Water Demand Technical Memo
18. Recycled Water Demand Technical Memo
19. Wastewater Demand Technical Memo

NOTE: Attachments to the 2017 Addendum are available upon request.

20. Solid Waste Calculations



ACOUSTICAL ENGINEERING CONSULTANTS

October 28, 2019

Brian Huddleston
Jackson Construction
155 Cadillac Drive, Suite 100
Sacramento, CA 95825

Subject: Review of Potential Noise from Westpark Retail, Restaurant Patio Areas

Dear Brian:

Westpark Retail is a planned development project at 2300 Pleasant Grove Boulevard in Roseville¹. A restaurant with outdoor patio areas is anticipated for the northwest corner of the site. The City of Roseville is specifically concerned about noise from both rooftop and ground level patio areas for the restaurant. Potential noise sources on the patio areas range from conversations and normal activity to live music (primarily unamplified, soloist). This report only addresses potential patio noise with respect to the one restaurant building on site.

The project site is currently an undeveloped empty parcel. Higher density single family or multifamily homes exist south of the site across Pleasant Grove Boulevard (approximately 340 feet from the nearest patio) and east of the site across Village Plaza Drive (over 370 feet from the nearest patio). Although not shown on the current site plan, the parcel(s) north of the site beyond the future Emerald Park Lane are planned residential. This potentially places noise sensitive property lines at approximately 65 feet from the nearest section of patio. The rooftop patio is surrounded by a parapet wall that is approximately 3'6" above the roof line on the west and south sides and over 7' tall on the north and east sides. Ground floor patios are bordered by the restaurant and café buildings as well as an open wood fence. A 6-foot-tall sound wall will be installed bordering the ground floor patio parallel to Emerald Park Lane and extending around the back of the stage. Use of the restaurant patio areas will be limited to the hours of 7 a.m. to 10 p.m.

Noise regulations for non-transportation sound sources can be found in the Noise Element of the General Plan² (Performance Standards Table IX-3) and Chapter 9.24 of the City's Municipal Code³. The Noise Element Performance Standards address non-specific non-transportation sources and the Municipal Code incorporates the same standards as the Noise Element while adding a second set of criteria specific to amplified sound. Applicable standards are shown below:

Noise Element Performance Standards, City of Roseville 2035 General Plan

TABLE IX-3 PERFORMANCE STANDARDS FOR NON-TRANSPORTATION NOISE SOURCES OR PROJECTS AFFECTED BY NON-TRANSPORTATION NOISE SOURCES (As Measured at the Property Line of Noise-Sensitive Uses)		
Noise Level Descriptor	Daytime (7 a.m. to 10 p.m.)	Nighttime (10 p.m. to 7 a.m.)
Hourly L_{eq} , dB	50	45
Maximum level, dB	70	65
¹ For municipal power plants consisting primarily of broadband, steady state noise sources, the hourly (L_{eq}) noise standard may be increased up to 10 dB(A), but not exceed 55 dB(A) Hourly L_{eq} dB. Each of the noise levels specified above should be lowered by five dB for simple tone noises, noises consisting primarily of speech or music, or for recurring impulsive noises. Such noises are generally considered by residents to be particularly annoying and are a primary source of noise complaints. These noise level standards do not apply to residential units established in conjunction with industrial or commercial uses (e.g., caretaker dwellings). No standards have been included for interior noise levels. Standard construction practices should, with exterior noise levels identified, result in acceptable interior noise levels.		

Non-Transportation Sound Level Standards, City of Roseville Municipal Code 9.24

Table 1
SOUND LEVEL STANDARDS
(for non-transportation or fixed sound sources)

Sound Level Descriptor	Daytime (7:00 a.m. to 10:00 p.m.)	Nighttime (10:00 p.m. to 7:00 a.m.)
Hourly L_{eq} , dB	50	45
Maximum level, dB	70	65

A. Each of the sound level standards specified in Table 1 shall be reduced by five dB for simple tone noises, consisting of speech and music. However, in no case shall the sound level standard be lower than the ambient sound level plus three dB.

B. If the intruding sound source is continuous and cannot reasonably be discontinued or stopped for a time period whereby the ambient sound level can be measured, the sound level measured while the source is in operation shall be compared directly to the sound level standards of Table 1. (Ord. 3638 § 1, 2001.)

9.24.110 Amplified sound limits for sensitive receptors.

In addition to the sound level standards established in Table 1, it is unlawful for any person at any location to produce amplified music or sound which causes the exterior sound level when measured at the property line of any affected sensitive receptor to exceed the sound level standards as set forth in Table 2, below.

Table 2
SOUND LEVEL STANDARDS
(for amplified sound)

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Sound Level Descriptor	Daytime (7:00 a.m. to 10:00 p.m.)	Nighttime (10:00 p.m. to 7:00 a.m.)
L_{eq} , A weighting dBA	50	45
L_{eq} , C weighting dBC	75	70
One-third octave band	10 dB increase in any one-third octave band	

A. The measurements shall be conducted with the sound level meter set to A-weighting and fast response. Fast response shall be used because the duration between low-frequency tones associated with amplified sound may be considerably less than one second (the average duration represented by the slow meter response). The fast meter response represents one-eighth second intervals.

B. If separation of low frequency tones from the background ambient sound can be determined with the sound level meter on fast response (a clearly identifiable increase in ambient sound levels corresponding to the audible bass sounds), sound levels shall not exceed an L_{eq} of 50 dBA daytime and 45 dBA nighttime for any one minute period.

C. If separation of low frequency tones cannot be determined with the sound level meter on A-weighting, the meter shall be switched to C-weighting to emphasize the low frequency sound. If separation between low frequency tones and ambient levels can be observed with the meter set to the C-weighting scale, the sound level from the low frequency tones shall not exceed an L_{eq} of 75 dBC daytime and 70 dBC nighttime for any one minute period.

D. If existing background sound levels are higher than standards identified in Table 2, then the maximum sound levels due to amplified sound shall not exceed the background sound levels by more than three dB for A-weighted measurements and five dB for C-weighted measurements.

E. If separation of low frequency noise cannot be determined with the meter using either A or C weighting scales and low frequency tones are clearly audible to the acoustics specialist, a sound level measurement in terms of one-third octave band frequencies shall be utilized. If this approach is required, a 10 dB increase in any one-third octave band due to the amplified sound shall be considered a violation of this chapter. (Ord. 3638 § 1, 2001.)

The worst-case hourly average L_{eq} limit for non-transportation sources per the City of Roseville Noise Element and Municipal Code is 45 dBA during daytime hours after imposing a 5 dB penalty for sources containing primarily speech or music. One inconsistency in the Municipal Code is that under the sound level standards for amplified sound, the hourly average L_{eq} limit during daytime hours is higher or less restrictive at 50 dBA than the general non-transportation limit. Regardless, the project was compared against the more restrictive 45 dB limit. No baseline measurements were made to quantify existing conditions.

Sound levels from a group of people can vary greatly depending on the number of people conversing, voice level, activity level, duration, and location relative to building elements. Similarly, sound levels from acoustic instruments can vary greatly with limitless possibilities if an amplifier is involved. An assumption was made on source sound levels based on a mix of voice levels and number of people conversing at once of 75 dBA at a reference distance of 5 feet from a hypothetical center of activity. Based on that assumption, sound levels from the ground floor activity area would reach 53 dBA at the nearest future residential property line to the north without mitigation. A 6-foot-tall sound wall will be constructed along the back of the ground floor patio area to reduce sound levels from performers and activity occurring both at the stage and outdoor activity area. The sound wall must be continuous along its length and height, weigh a minimum of 4 lbs./sq.ft., and extend the full length per plan. A small 6' wide (or narrower) gate is allowed, provided that it is solid and weighs a minimum of 2 lbs./sq.ft. (metal or equivalent material). Activity originating from the ground level patio is anticipated to be reduced to 45 dBA or less for the future properties to the north across Emerald Park Lane due to the sound wall addition. Sound levels from the rooftop patio area would be significantly lower at ground level due to the barrier from the rooftop parapet (less than 40 dBA). Sound levels at existing residential properties to the south and west would be less than 40 dBA from either patio area due to distance alone. Sound levels from a single acoustic guitar or similar instrument (unamplified) are expected to be lower than that of a crowd of people. Based on these assumptions and the inclusion of acoustical barriers, noise levels are expected to be less than significant for all existing and future residential properties. No additional mitigation is necessary. The restaurant owner also must assume responsibility to control noise levels at patio areas to ensure compliance with City standards.



Please contact me with any questions or comments regarding the results presented in this report.

Sincerely,

A handwritten signature in black ink, reading 'Brian R. Smith'. The signature is fluid and cursive, with the first letters of each word being capitalized and prominent.

Brian R. Smith, INCE Board Certified
Principal

¹ "Westpark Retail," Borges Architectural Group, Roseville, CA; Project #18042, 7/22/19 (Updated 10/28/19)

² *General Plan 2035, City of Roseville, California, Chapter 9: Noise Element*, City of Roseville, Last Amended August 17, 2016.

³ *Roseville Municipal Code, Roseville, California*, Quality Code Publishing, Seattle, WA; Current through Ord. 6125 and the August 2019 code supplement; <https://qcode.us/codes/roseville/>



TABLE OF APPLICABLE MITIGATION MEASURES

Mitigation Measure	Implementation	Timing	Reviewing Party	Documents to be Submitted to City	Staff Use Only
MM 4.4-1: Dust Control After review and approval by the PCAPCD, the developer, if required, shall apply approved chemical soil stabilizers according to manufacturer's specifications, to all inactive construction areas (previously graded areas which remain inactive for 96 hours). Reduce traffic speeds on all unpaved surfaces to 15 miles per hour or less. Creation of a dust control plan. No open burning of vegetation during project construction. Reestablishment of ground cover as soon as possible after construction. Suspension of grading activities when winds exceed 25 mph.	The applicants shall submit construction management plans as part of the Grading Permit application. Engineering will review plans for inclusion of these measures prior to issuance of permits or approval of plans.	<i>Pre-Construction:</i> Prior to issuance of Grading Permits or Improvement Plans. Add as note on Improvement Plans.	Engineering	Dust Control Plan and proof of submittal to PCAPCD	
MM 4.4-3: Reduction of Construction Emissions The prime contractor shall submit to the PCAPCD 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 an aggregate of 40 or more hours for the construction project. District personnel, with assistance from the California Air Resources Board, will conduct initial Visible Emission Evaluations of all heavy-duty equipment on the inventory list. • An enforcement plan shall be established by the contractor in conjunction with the air district to weekly evaluate project-related on-and-off- road heavy-duty vehicle engine emission opacities, using standards as defined in California Code of Regulations, Title 13, Sections 2180–2194. An Environmental Coordinator, CARB-certified to perform Visible Emissions Evaluations (VEE), shall routinely evaluate project related off-road and heavy-duty on-road equipment emissions for compliance with this requirement. Operators of vehicles and equipment found to exceed opacity limits will be notified and the equipment must be repaired within 72 hours. • Contractors shall provide a plan for approval by the PCAPCD 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 30 percent NOx reduction and 45 percent particulate reduction compared to the most recent CARB fleet average. 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. • Minimize idling time to 10 minutes. • Use low sulfur fuel for stationary construction equipment, if feasible. • Utilize existing power sources (e.g., power poles) or clean fuel generators rather than temporary power generators. • Use low emission on-site stationary equipment.	The applicants shall submit the required plans as part of the Grading Permit or Improvement Plan application. Engineering will review plans for inclusion of these measures prior to issuance of permits or approval of plans.	<i>Pre-Construction:</i> Prior to issuance of Grading Permits or Improvement Plans. Add as note on Improvement Plans.	Engineering	Required plans and proof of submittal to PCAPCD	
MM 4.4-5: Reduction of Operational Emissions Each developer will need to reach an agreement with the Placer Air Quality District concurrent with any subdivision or design review permit on air quality mitigation measures. Following receipt of an application for a Tentative Map (excluding the large lot subdivision map) or Design Review Permit, the City will forward an early consultation notice to the Placer County Air Quality District (PCAQD). Where the PCAQD provides comments on a specific development proposal, the City shall work with PCAQD and the developer to incorporate any measures recommended by the PCAQD into the project. Where the PCAQD does not provide comment on a specific development proposal, the City shall incorporate measures that	Conditions imposed on each small lot tentative map and/or design review permit.	Prior to approval of building permits.	Refer to responsible entity following each bulleted item in the text of the mitigation measure.		

reduce vehicle emissions and operational emissions from the proposed development. These measures will be implemented through project design, conditions of approval, noticing and disclosure statements, or through the City's plan check and inspection processes. The following is a listing of potential measures that could be implemented for the purpose of reducing vehicle and operational emissions: <u>Measures Applied to Tentative Maps and Design Review Permits</u> • Provide tree plantings that meet or exceed the requirements of the City's Community Design Guidelines to provide shading of buildings and parking lots. (Design and COA—Planning) • Landscape with native drought-resistant plants (ground covers, shrubs, and trees) with particular consideration of plantings that are not reliant on gas powered landscape maintenance equipment.(Design and COA—Planning) • Require all flat roofs on non-residential structures to have a white or silver cap sheet to reduce energy demand. (COA—Planning) • Provide conductive/inductive electric vehicle charging stations and signage prohibiting parking for non-electric vehicles within designated spaces within non-residential developments. (Design and COA—Planning) • Configure parking to minimize traffic interference. (Design and COA—Planning) • Provide vanpool parking only spaces to accommodate vanpools in employment areas (e.g., community commercial, business-professional, and industrial uses). (Design and COA—Planning) • Provide preferential parking for carpools and vanpools in employment areas (e.g., community commercial, business-professional, and industrial areas). (Design and COA—Planning) • All truck loading and unloading docks shall be equipped with one 110/208-volt power outlet for every two-dock doors. Signs shall be posted stating “Diesel trucks are prohibited from idling more than five minutes and trucks requiring auxiliary power shall connect to the 110/208-volt outlets to run auxiliary equipment.” (Design and COA—Planning) • Provide all day vehicle parking lots and secured bicycle storage near rail stations, transit stops, and freeway access points. (Design and COA—Planning) • Develop the Class I, II, and III bikeway system within the plan as identified within the WRSP. (Design and COA—Planning, Public Works) • Develop the Village Center consistent with the WRSP policies that encourage pedestrian travel over use of the automobile. (Design and COA—Planning, Public Works) • Design streets to maximize pedestrian access to transit stops. (Design and COA—Planning, Public Works) • Require site design to maximize access to transit lines, to accommodate bus travel, and to provide lighted shelters at transit access points. (Design and COA—Planning, Public Works) • Develop the plan consistent with the higher residential densities provided around the Village Center, transportation nodes, and transit corridors. (Design and COA—Planning, Public Works) • Wood burning or pellet appliances shall not be permitted in multi-family developments. Only natural gas or propane fired fireplace appliances are permitted. (COA, PC—Building)					
MM 4.5-1: Construction noise reduction	Project plans will be reviewed for compliance.	<i>Pre-Construction:</i> Prior to issuance of Improvement Plans and/or Building Permits.	Engineering and Building	None	

As discussed under Impact 4.5-1, compliance with the City’s Noise Ordinance would result in a less-than-significant impact for construction noise. However, the following measures are recommended to further reduce the effects of construction noise on residents. Equipment warm-up areas, water tanks, and equipment storage areas shall be located a minimum of 150 feet from occupied residences, where feasible. Flexible sound control curtains shall be placed around drilling apparatus and drill rigs, if sensitive receptors are located nearby. These measures would reduce the amount of noise at residences by placing stationary sources of noise far enough from residences that the noise generated would not be disturbing, particularly during the daytime, when construction activities would occur. In addition, they would assist in reducing the potential for noise disturbances and potential noise-related complaints.		Add as note on Improvement Plans and Building Plans			
MM 4.5-3: Commercial noise control For all commercial uses within 150 feet of residential uses, implement the following or equally effective measures: (a) For commercial loading docks and on-site truck circulation areas that are planned to be within 150 feet of sensitive receptors (including backyards), the following measures shall be implemented: (1) Loading docks and on-site truck circulation routes shall be designed to ensure that noise levels do not exceed 70 dB Lmax or 50 dB hourly Leq at the nearest residence. An acoustic analysis shall demonstrate that the loading area design, including any noise attenuation features (e.g., covering, sound walls, orientation) would be adequate to achieve this standard; and, (2) Deliveries shall generally be limited to the hours between 7:00 A.M. and 10:00 P.M. (b) For all commercial buildings, roof-top HVAC shall be oriented away from residential areas and systems shall not produce noise levels that exceed 50 dB at a distance of 25 feet. In addition, roof-top parapets shall block line-of-sight from noise-sensitive uses to HVAC equipment. (c) Setbacks or enhanced barriers (e.g., 8 feet tall) as needed to achieve City standards. An acoustical analysis shall be conducted to demonstrate that City noise standards would be achieved by these measures. Additional measures shall be implemented, if needed, to meet the standards.	Project plans will be reviewed for compliance. The applicants shall submit site-specific acoustical analyses to the Chief Building Inspector for review.	<i>Pre-Construction:</i> Prior to issuance of Improvement Plans and/or Building Permits Add as note on Improvement Plans and Building Plans	<u>Engineering</u> will review Improvement Plans for compliance with wall and noise requirements. <u>Building</u> will review Building Plans for compliance with HVAC requirements.	An Acoustical Study	
MM 4.7-6: Avoid nesting sites 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: (a) When feasible, all tree removal shall occur between August 30 and February 15 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. This period may be modified with the authorization of the DFG; or (b) Prior to the beginning of mass grading, including grading for major infrastructure improvements, during the period between February 15 and August 30, 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 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. The appropriate buffer shall be determined by the City in consultation with CDFG. (c) 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.	Results of preconstruction surveys shall be submitted prior to the issuance of a grading permit or Improvement Plans. Applicable construction restrictions shall be reflected within plans. The applicants shall prepare annual reports on the status and success of mitigation and shall submit these reports to USFWS and CDFG. The applicants shall coordinate with USFWS and CDFG to modify as necessary any mitigation plans in an effort to attain mitigation success.	<i>Pre-Construction and Construction:</i> Surveys required prior to construction. If surveys are positive for birds, then remainder of mitigation steps are required prior to construction. Add as note on Improvement Plans.	Engineering	Nesting bird surveys	

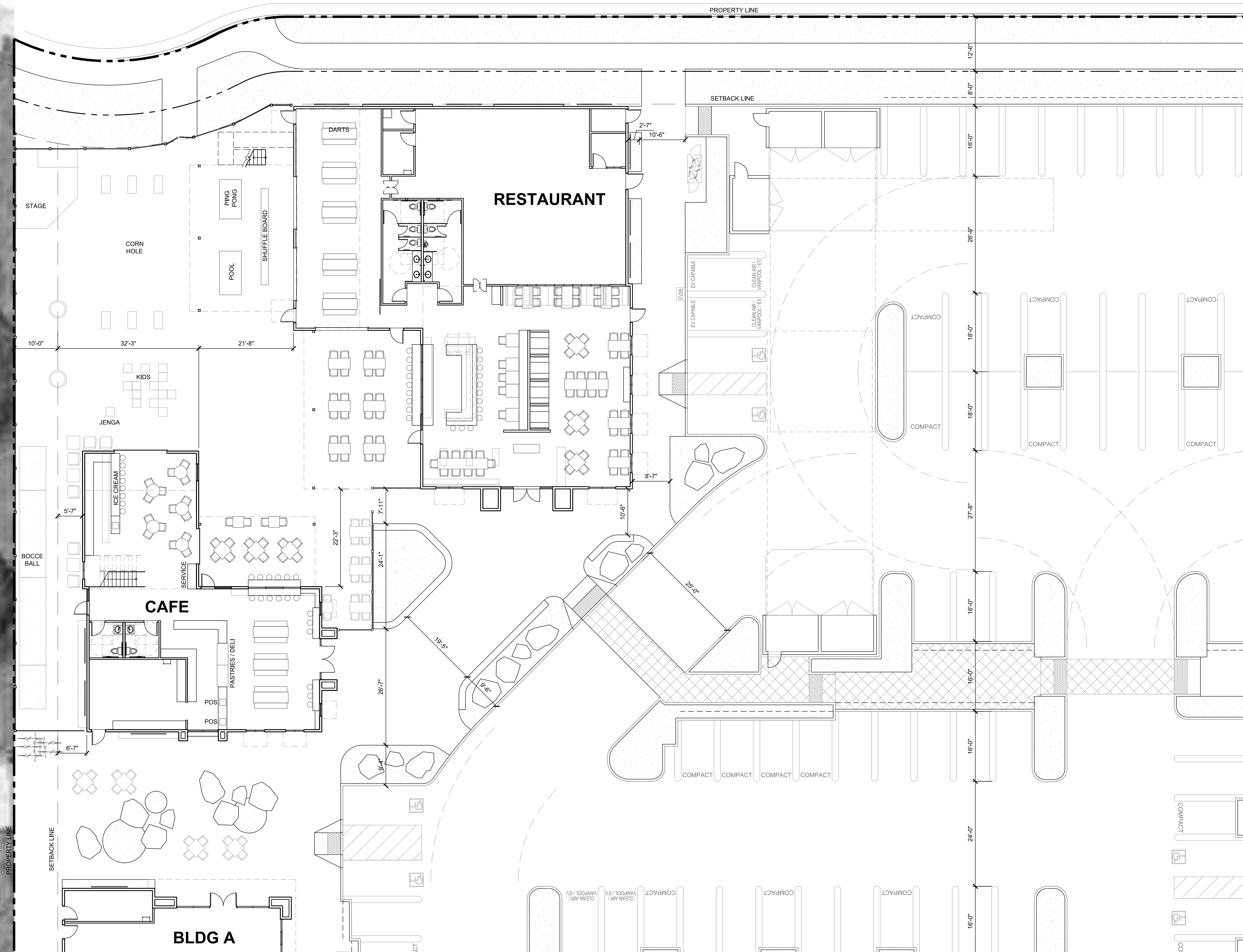
(d) In the event that a nest is abandoned, despite efforts to minimize disturbance, and if the nestlings are still alive, the developer shall contact CDFG and, subject to CDFG approval, fund the recovery and hacking (controlled release of captive reared young) of the nestling(s). (e) If a legally protected 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. (f) The project applicant, in consultation with the CDFG, shall conduct a pre-construction survey within the phases of the project site that are scheduled for construction activities. The survey shall be conducted by a qualified biologist to determine if burrowing owls are occupying the project site. The survey shall be conducted no more than three weeks prior to grading of the project site. If the above survey does not identify burrowing owls on the project site, then no further mitigation would be required. However, should burrowing owls be found on the project site, the following measures shall be required: (g) The applicant shall avoid all potential burrowing owl burrows that may be disturbed by project construction during the breeding season between February 15 and August 30 (the period when nest burrows are typically occupied by adults with eggs or young). Avoidance shall include the establishment of a 350-foot diameter non-disturbance buffer zone around any occupied burrows. The buffer zone shall be delineated by highly visible temporary construction fencing. Disturbance of any occupied burrows shall only occur outside of the breeding season (August 30 through February 15). Based on approval by the CDFG, preconstruction and nonbreeding season exclusion measures may be implemented to preclude burrowing owl occupation of the project site prior to project-related disturbance (such as grading). Burrowing owls may be passively excluded from burrows in the construction area by placing one-way doors in the burrows according to current 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. 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. The one-way doors shall not be used more than two weeks before construction to ensure that owls do not recolonize the area of construction.					
MM 4.8-1: Cease Work and Consult with Qualified Archaeologist 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, and the City of Roseville shall be immediately notified. At that time, the City shall coordinate any necessary investigation of the site with qualified archaeologists as needed to assess the resource and provide proper management recommendations. Possible management recommendations for important resources could include resource avoidance or data recovery excavations. The contractor shall implement any measures deemed necessary for the protection of the cultural resources. In addition, pursuant to section 5097.98 of 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.	This condition shall be reflected in all construction and building plans, and construction site workers shall be advised by the site manager of this measure.	<i>Construction:</i> Measure applies if resources are discovered during construction. Add as note on Improvement Plans and Building Plans.	Engineering and Building	None	
MM 4.8-10: Cease Work Until Review Conducted by Qualified Paleontologist and Recommendations Implemented Should any evidence of paleontological resources (e.g., fossils) be encountered during grading or excavation, work shall be suspended within 100 feet of the find, and the City of Roseville shall be immediately notified. At that time, the City shall coordinate any necessary investigation of the site with a qualified paleontologist to assess the resource and provide proper management recommendations. Possible management recommendations for important resources could include resource avoidance or data recovery excavations. The contractor shall implement any measures deemed necessary by the paleontologist for the protection of the paleontological resources.	This condition shall be reflected in all construction and building plans, and construction site workers shall be advised by the site manager of this measure.	<i>Construction:</i> Measure applies if resources are discovered during construction. Add as note on Improvement Plans and Building Plans.	Engineering and Building	None	
MM 4.13-1(c): Use Low-Glare Materials for New Development	Comply with the measure	<i>Pre-Construction:</i> Ensure fixtures shown on Building Plans comply with the measure.	Building	None	

In order to reduce the effects of daytime glare from development of commercial, office, and industrial uses within the WRSP, building developers shall make use, when feasible, of low-glare materials.		Add as note on Building Plans			
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NOTE: This table is provided as a courtesy to the developer, to highlight the text of measures which are required to be placed on Improvement Plans and/or Building Plans. Refer to the applicable environmental document (e.g. Environmental Impact Report) for a full list of measures, and for context. Other measures may be applicable, but are not included here because they have already been completed or they are addressed via other mechanisms (e.g. development fees).



12" = 1'-0"



0' 5' 10' 20'

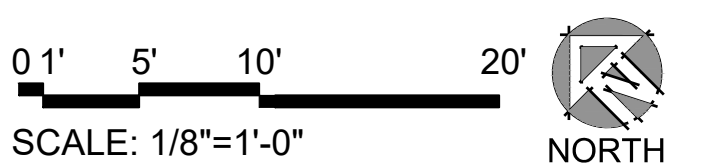
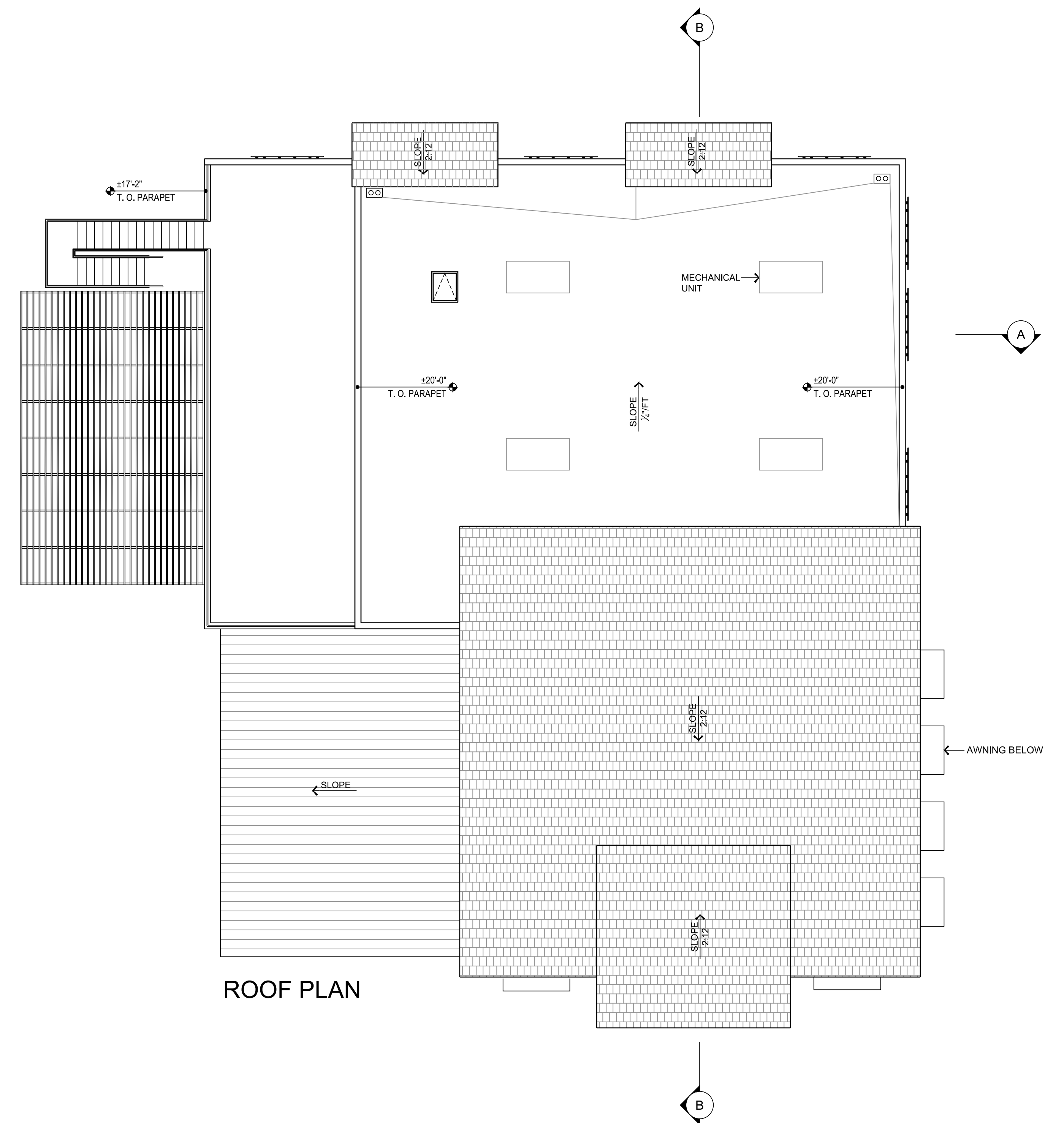
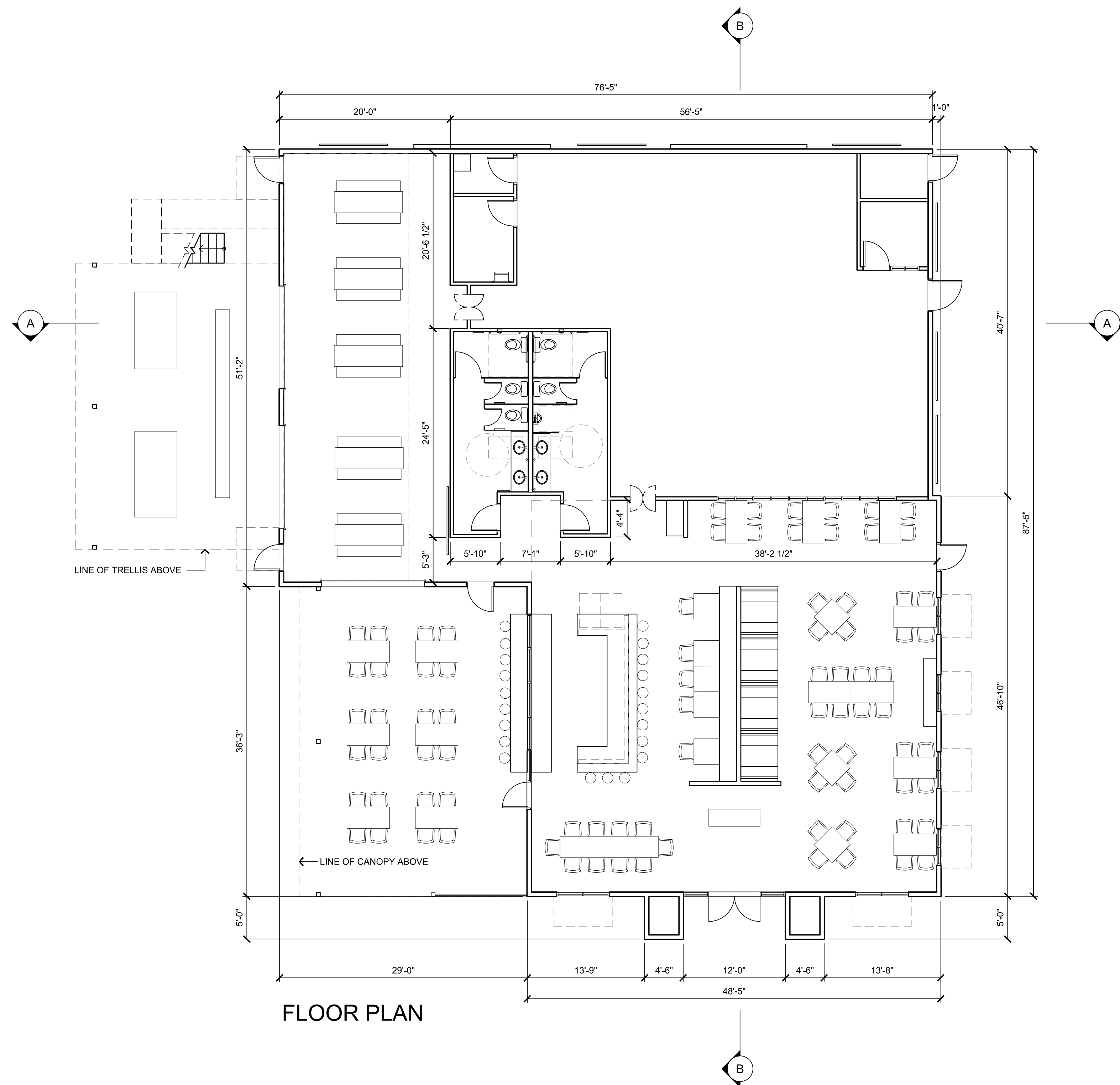
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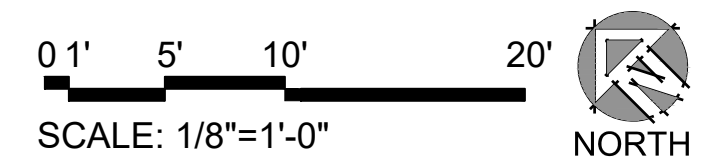
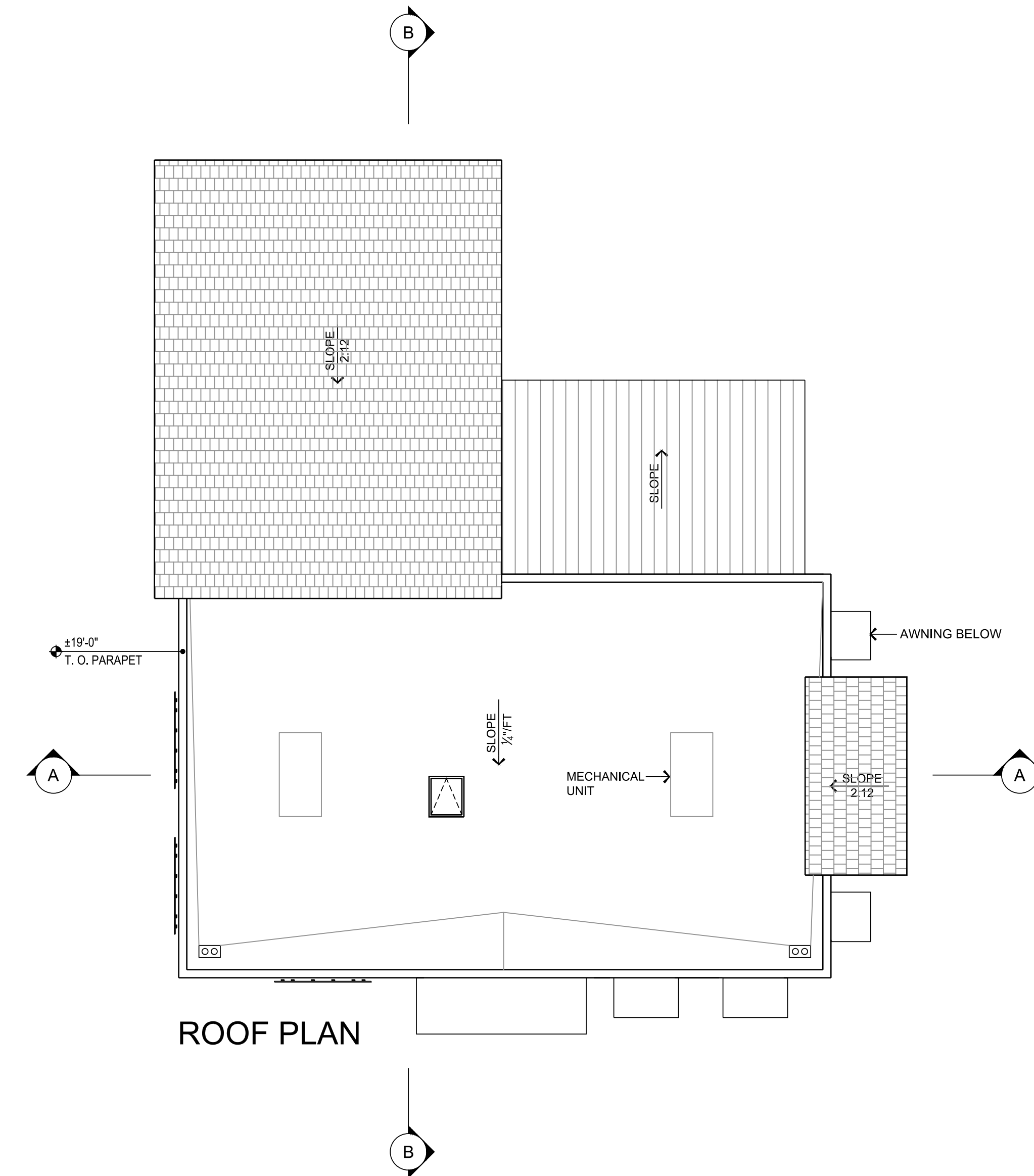
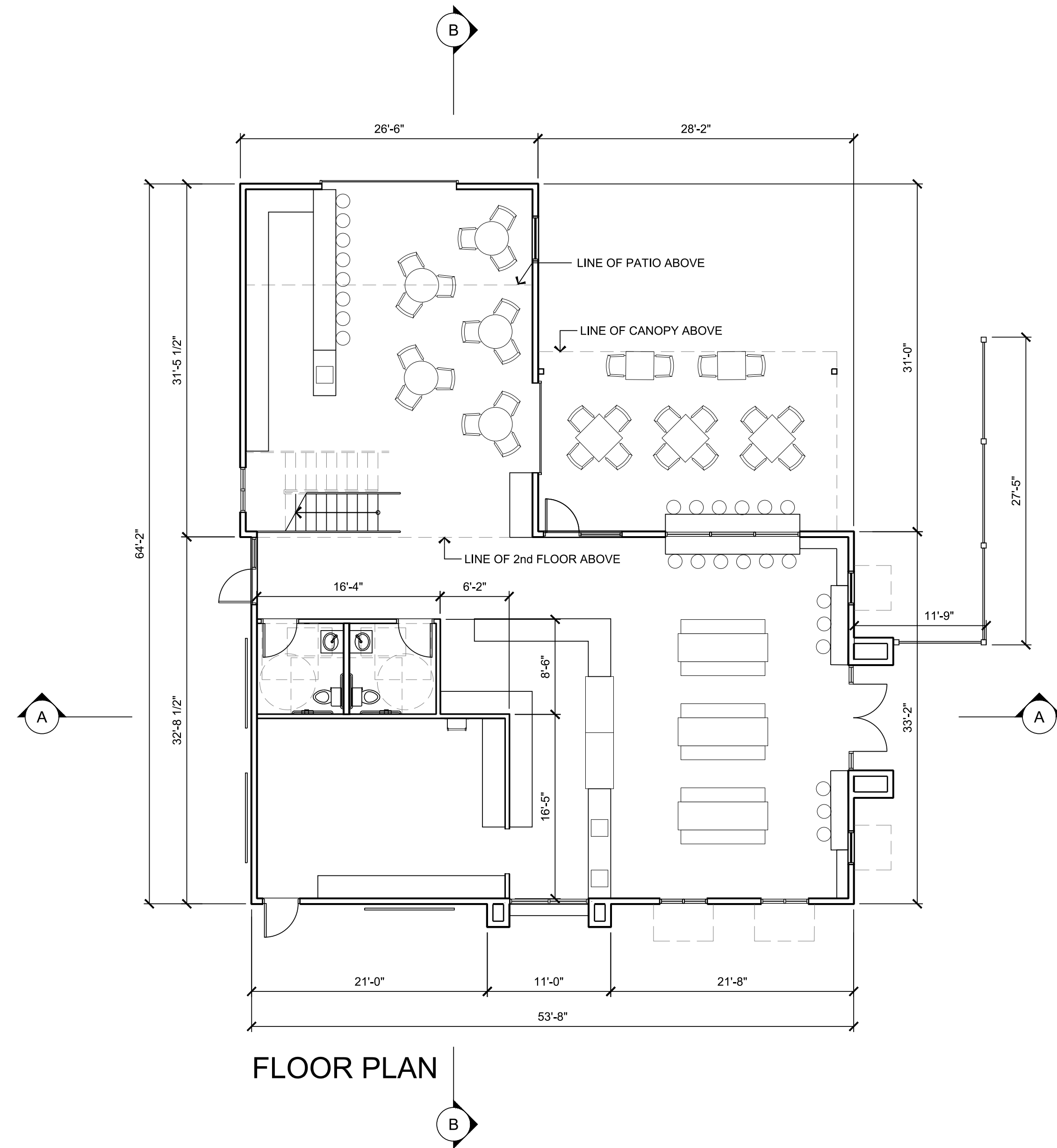


NORTH

G-002

ARCHITECTURAL GROUP
Borges

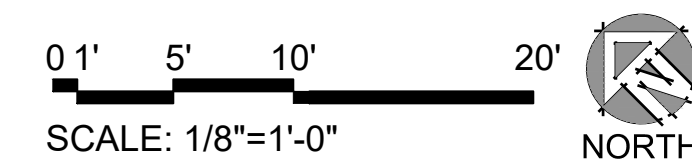
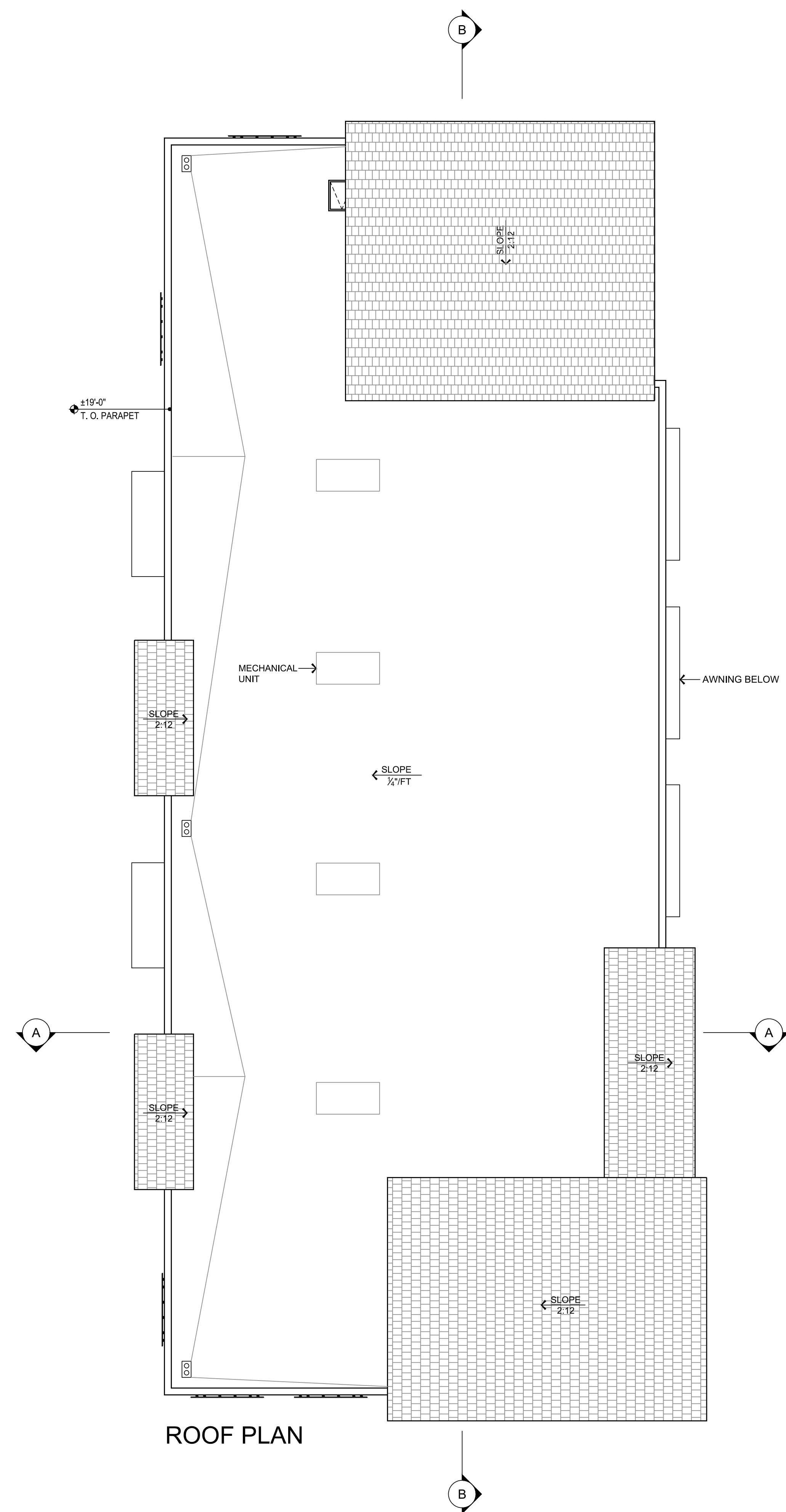
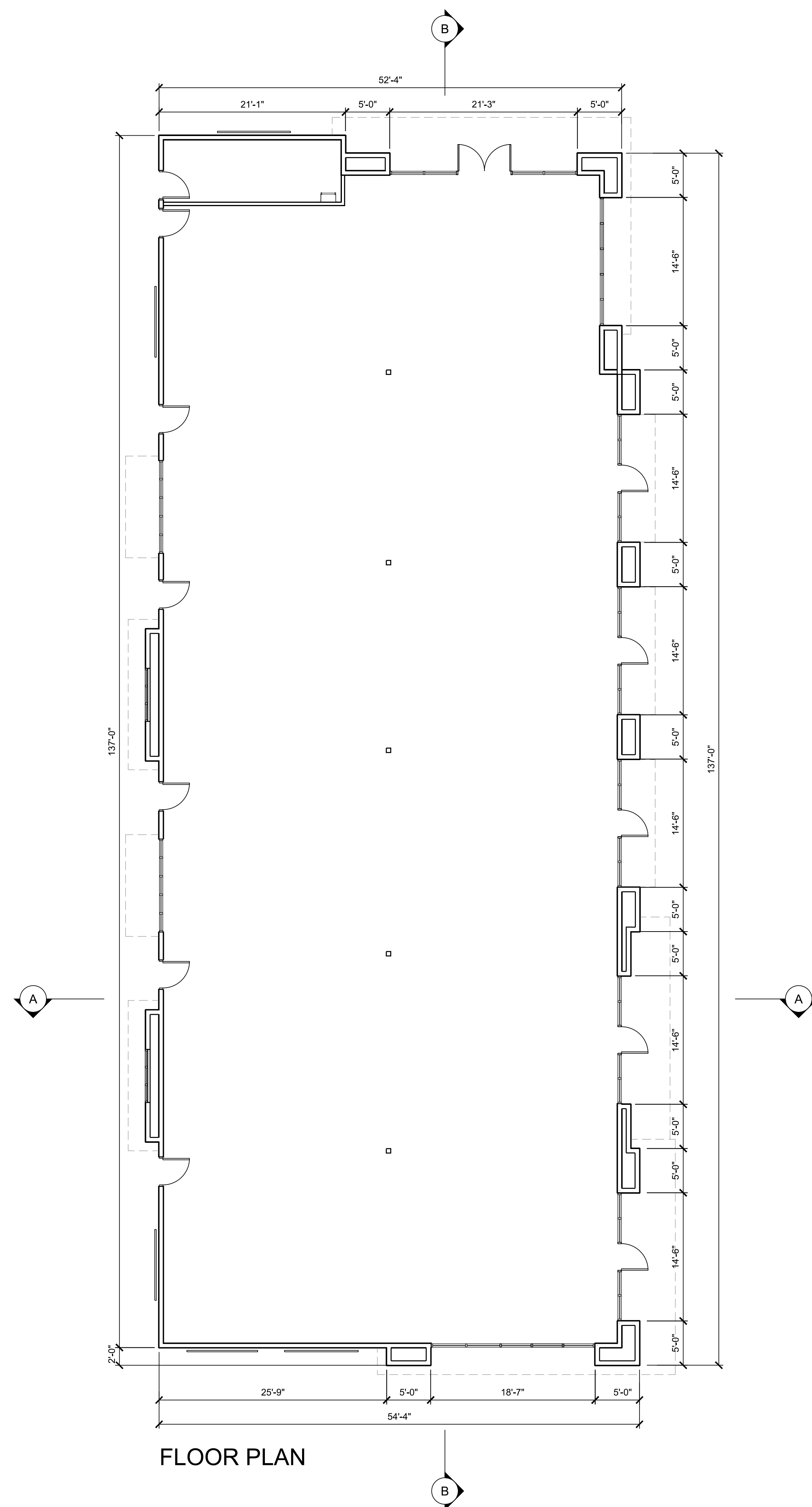




WESTPARK RETAIL FLOOR PLAN & ROOF PLAN (CAFE)

A-102

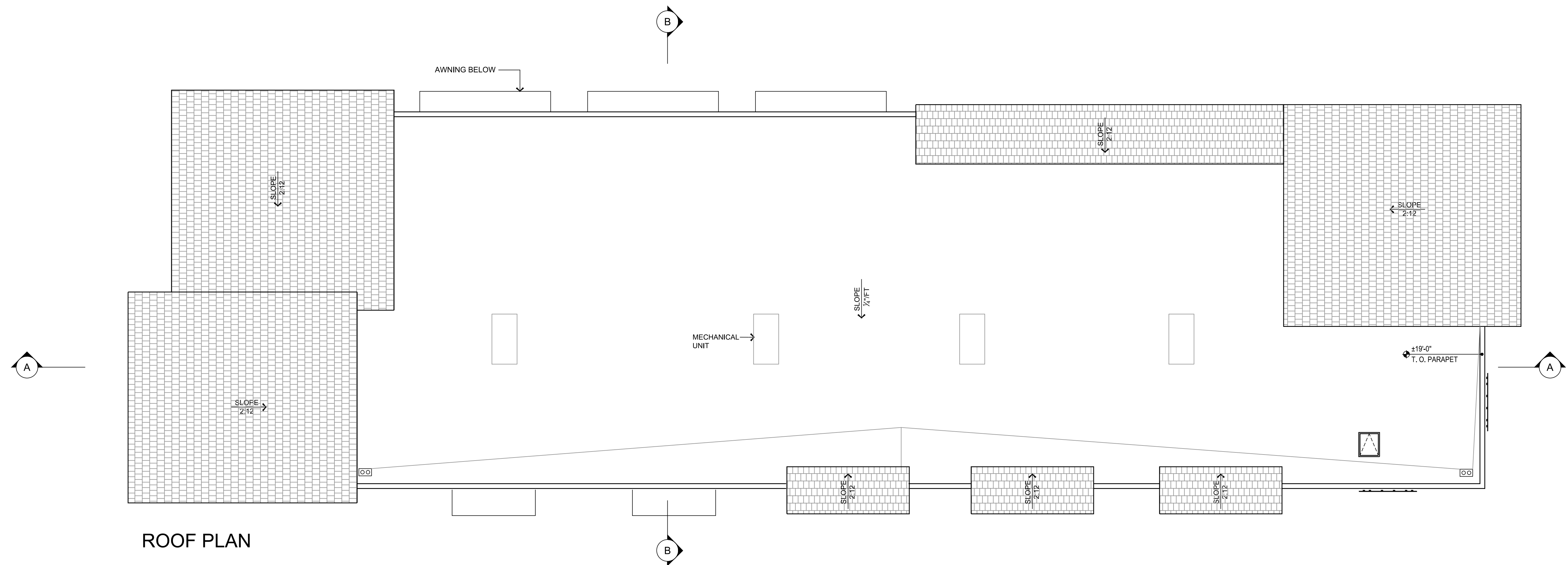
Borges



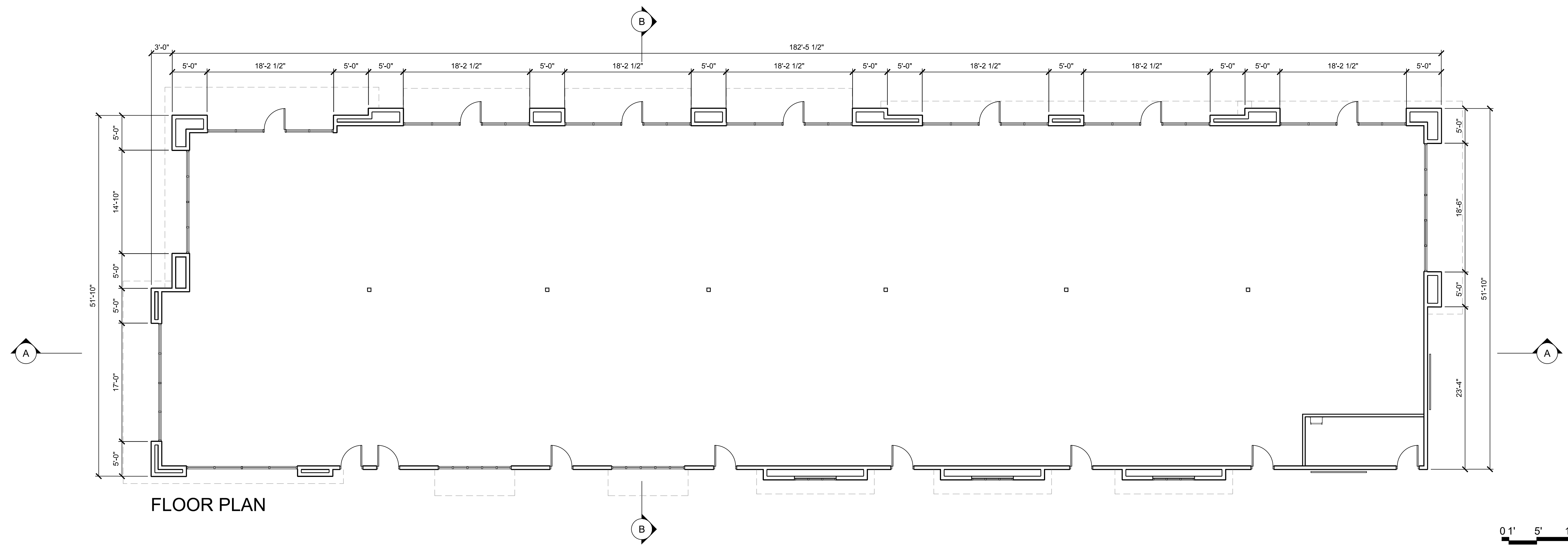
WESTPARK RETAIL FLOOR PLAN & ROOF PLAN (BUILDING A)

A-103

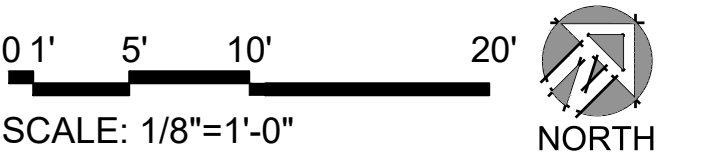




ROOF PLAN



FLOOR PLAN



WESTPARK RETAIL FLOOR PLAN & ROOF PLAN (BUILDING B)

A-104





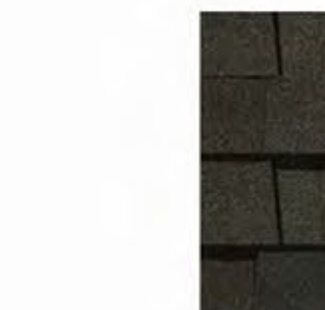
SOUTHEAST ELEVATION

SOUTHWEST ELEVATION



NORTHWEST ELEVATION

NORTHEAST ELEVATION

									
P1 STUCCO SHERWIN WILLIAMS SW 7004 - SNOWBOUND	P2 STUCCO SHERWIN WILLIAMS SW 9153 - MOONLIT ORCHID	P3 STUCCO SHERWIN WILLIAMS SW 6251 - OUTERSPACE	P5 STUCCO SHERWIN WILLIAMS SW 6279 - BLACK SWAN	W1 WOOD BEECHWOOD GRAY	B1 BRICK PACIFIC CLAY AMERICANA BLACK HILLS	ST1 STOREFRONT SYSTEM 1 3/4" x 4 1/2" CLEAR ANODIZED WITH THERMAL BREAK AND 1" INSULATED GLASS	AW1 FABRIC AWNING SUNBRELLA CHARCOAL TWEED	R1 SHINGLES ROOF CERTAINTED AGED BARK	R2 METAL ROOF AEP SPAN COOL ZINC GREY

WESTPARK RETAIL EXTERIOR ELEVATIONS (RESTAURANT)

A-201





SOUTHEAST ELEVATION

SOUTHWEST ELEVATION



NORTHWEST ELEVATION

NORTHEAST ELEVATION

P1 STUCCO SHERWIN WILLIAMS SW 7004 - SNOWBOUND	P2 STUCCO SHERWIN WILLIAMS SW 9153 - MOONLIT ORCHID	P3 STUCCO SHERWIN WILLIAMS SW 6251 - OUTERSPACE	P5 STUCCO SHERWIN WILLIAMS SW 6275 - BLACK SWAN	W1 WOOD BEECHWOOD GRAY	B1 BRICK PACIFIC CLAY AMERICANA BLACK HILLS	ST1 STOREFRONT SYSTEM 1 3/4" x 4 1/2" CLEAR ANODIZED WITH THERMAL BREAK AND 1" INSULATED GLASS	AW1 FABRIC AWNING SUNBRELLA CHARCOAL TWEED	R1 SHINGLES ROOF CERTAINTED AGED BARK	R2 METAL ROOF AEP SPAN COOL ZINC GREY

WESTPARK RETAIL EXTERIOR ELEVATIONS (CAFE)

A-202





SOUTHEAST ELEVATION

NORTHEAST ELEVATION



NORTHWEST ELEVATION

SOUTHWEST ELEVATION



P1
STUCCO
SHERWIN WILLIAMS
SW 7004 - SNOWBOUND



P2
STUCCO
SHERWIN WILLIAMS
SW 9153 - MOONLIT ORCHID



P3
STUCCO
SHERWIN WILLIAMS
SW 6251 - OUTERSPACE



P4
STUCCO
SHERWIN WILLIAMS
SW 9114 - FALLEN LEAVES



P5
STUCCO
SHERWIN WILLIAMS
SW 6279 - BLACK SWAN



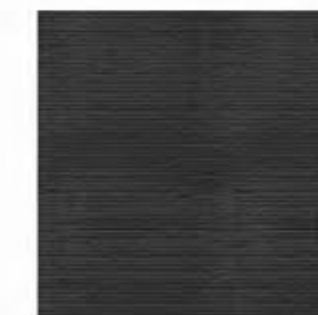
P6
STUCCO
SHERWIN WILLIAMS
SW 7674 - PEPPERCORN



P7
STUCCO
SHERWIN WILLIAMS
SW 7515 - HOMESTEAD BROWN



ST1
STOREFRONT SYSTEM
1 3/4" x 4 1/2" CLEAR ANODIZED WITH
THERMAL BREAK AND 1" INSULATED GLASS



AW1
FABRIC AWNING
SUNBRELLA
CHARCOAL TWEED



R1
ROOF SHINGLES
CERTAINTED
AGED BARK

WESTPARK RETAIL EXTERIOR ELEVATIONS (BUILDING A)

A-203





NORTHWEST ELEVATION

NORTHEAST ELEVATION



SOUTHEAST ELEVATION

SOUTHWEST ELEVATION



P1
STUCCO
SHERWIN WILLIAMS
SW 7004 - SNOWBOUND



P2
STUCCO
SHERWIN WILLIAMS
SW 9153 - MOONLIT ORCHID



P3
STUCCO
SHERWIN WILLIAMS
SW 6251 - OUTERSPACE



P4
STUCCO
SHERWIN WILLIAMS
SW 9114 - FALLEN LEAVES



P5
STUCCO
SHERWIN WILLIAMS
SW 6279 - BLACK SWAN



SD1
HORIZONTAL HARDIEPLANK LAPSIDING
CEDAR MILL
WOODSTOCK BROWN



SD2
CORRUGATED SIDING
METAL SALES
HEMLOCK GREEN (M7)



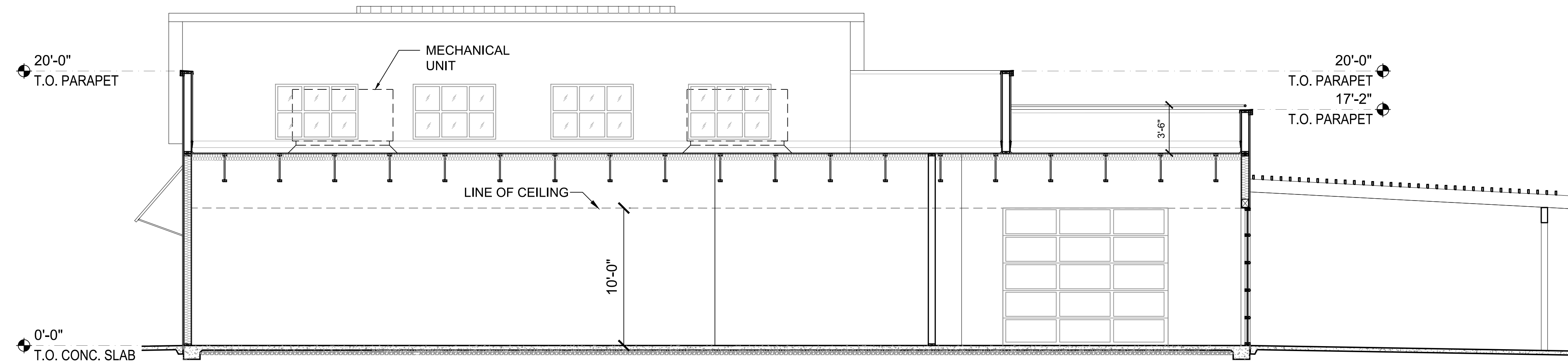
ST1
STOREFRONT SYSTEM
1 3/4" x 4 1/2" CLEAR ANODIZED WITH
THERMAL BREAK AND 1" INSULATED GLASS



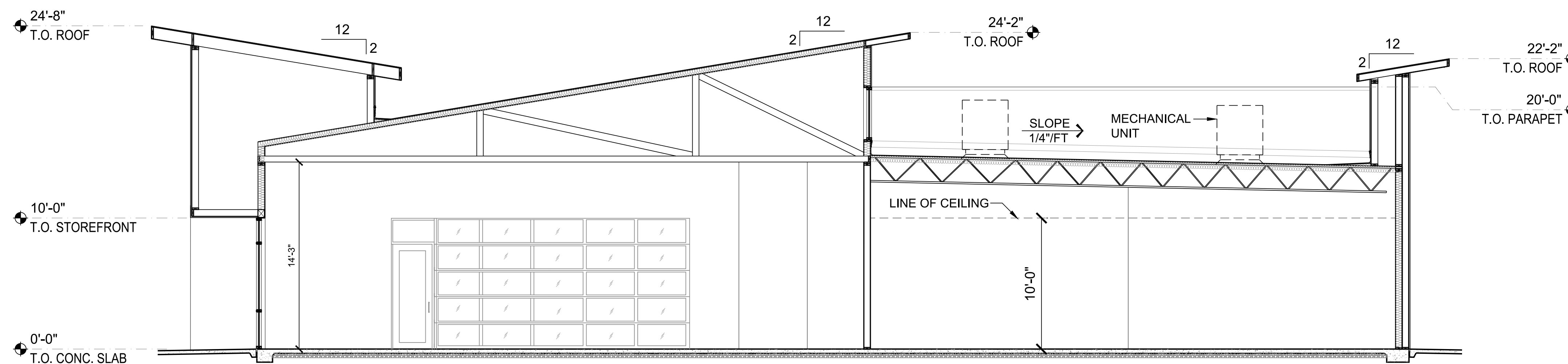
AW1
FABRIC AWNING
SUNBRELLA
CHARCOAL TWEED



R1
ROOF SHINGLES
CERTAINTED
AGED BARK



BUILDING SECTION A



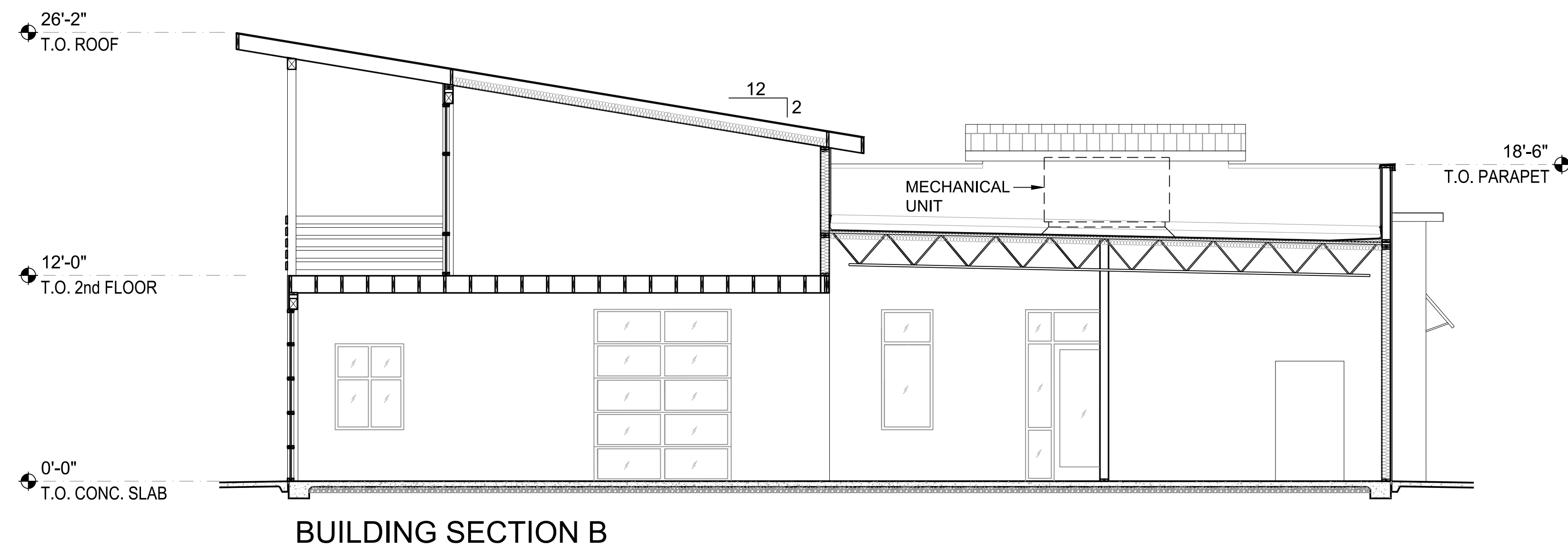
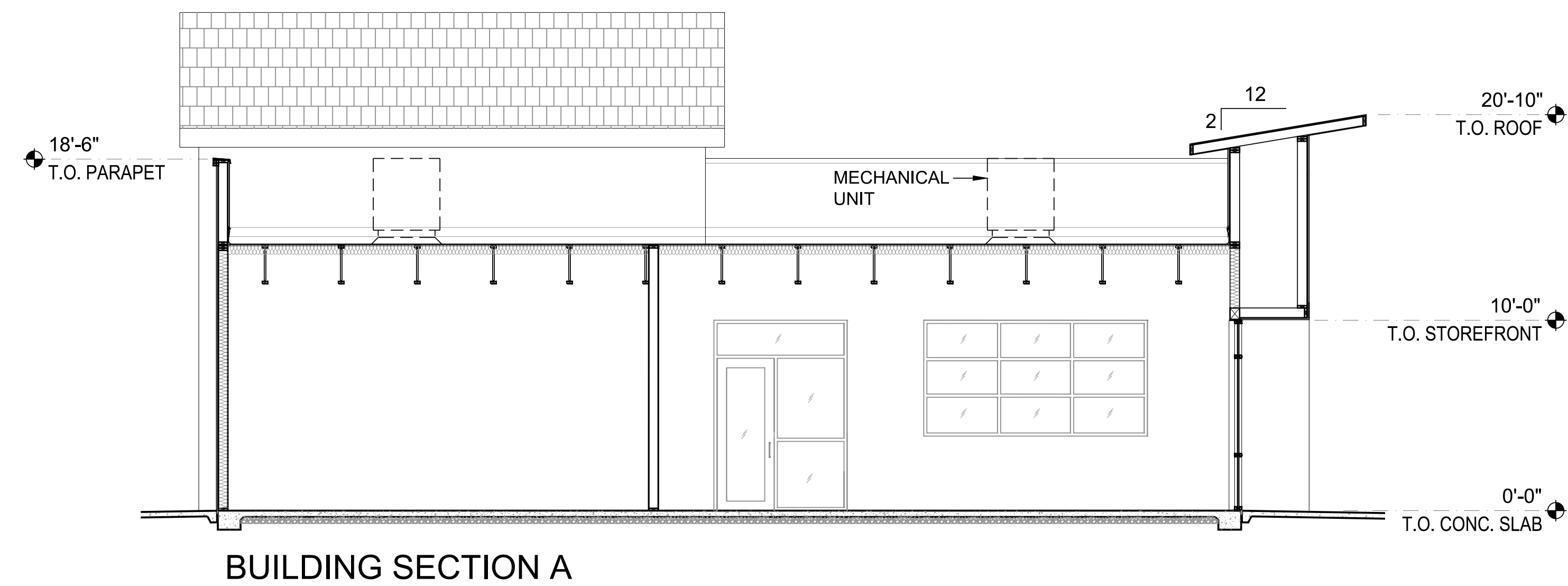
BUILDING SECTION B

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WESTPARK RETAIL BUILDING SECTIONS (RESTAURANT)

A-301

Borges
ARCHITECTURAL GROUP

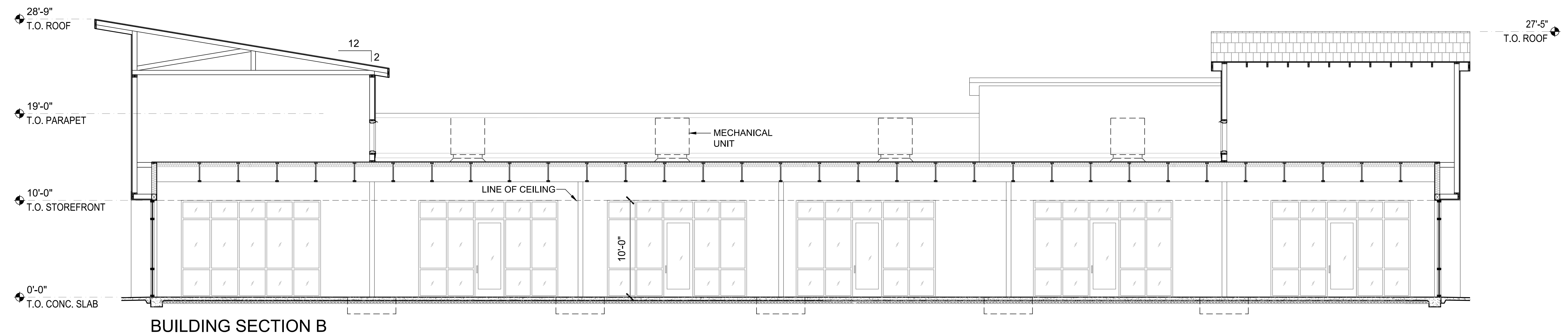
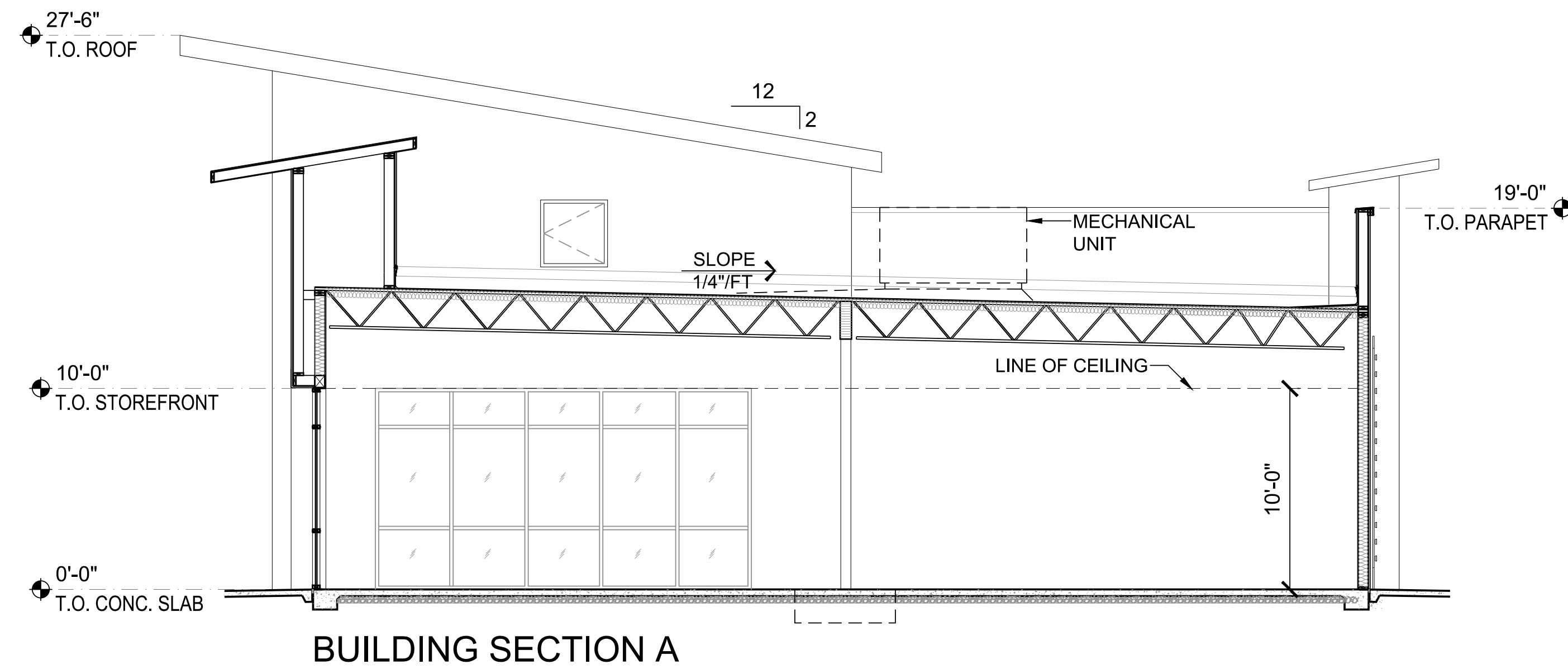


0' 1' 5' 10' 20'
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WESTPARK RETAIL BUILDING SECTIONS (CAFE)

A-302

ARCHITECTURAL GROUP
Borges

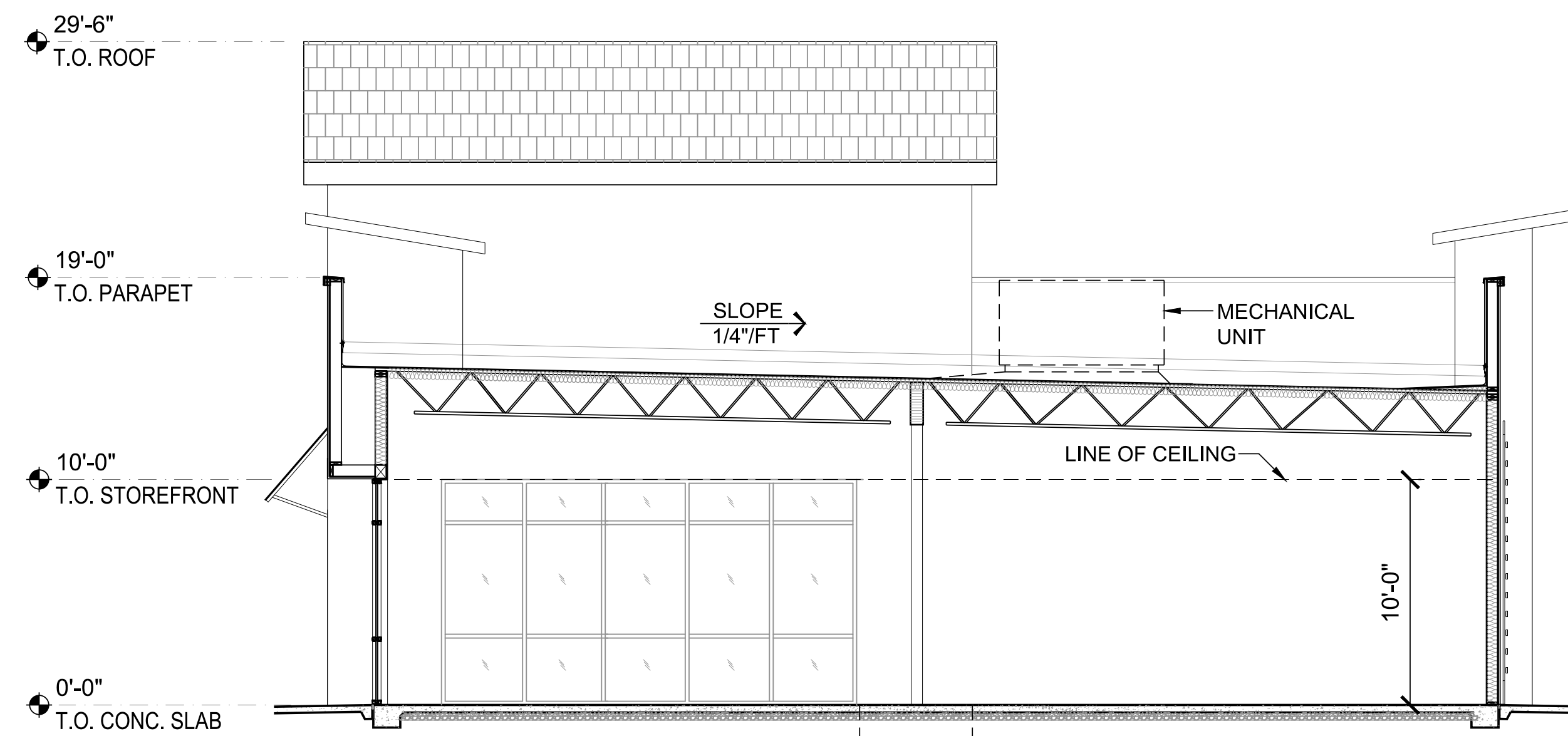


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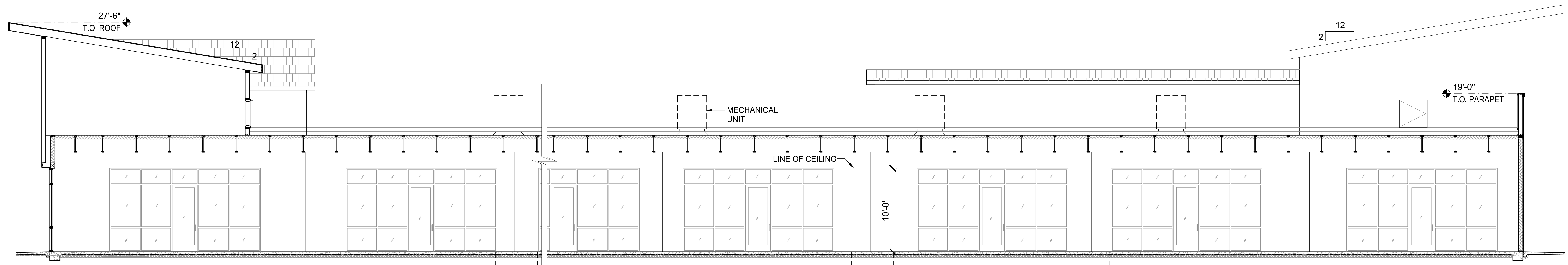
WESTPARK RETAIL BUILDING SECTIONS (BUILDING A)

A-303

ARCHITECTURAL GROUP
Borges



BUILDING SECTION B



BUILDING SECTION A

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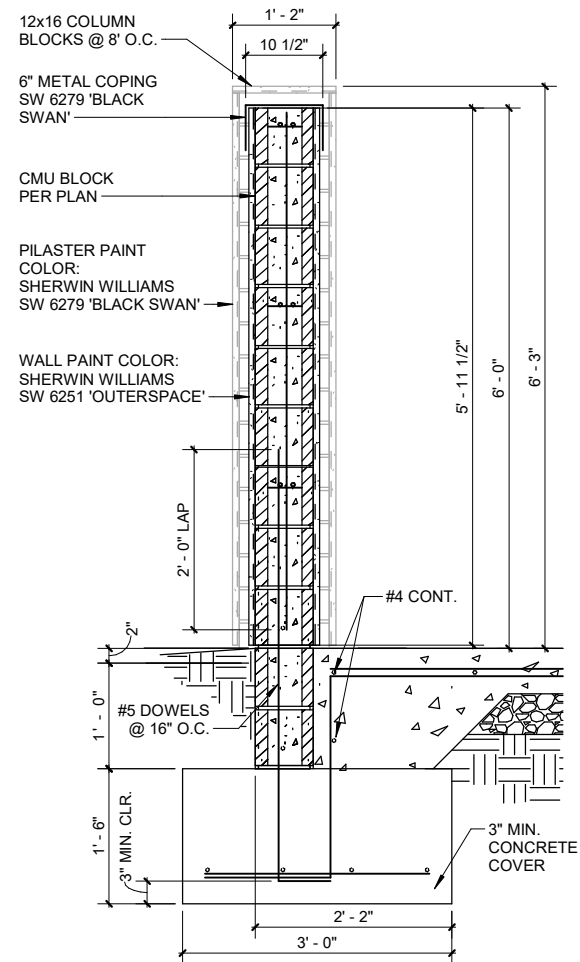
WESTPARK RETAIL BUILDING SECTIONS (BUILDING B)

A-304

BORGES
ARCHITECTURAL GROUP

PARK

PATIO



WALL SECTION AT PATIO STAGE



WESTPARK RETAIL PERSPECTIVE IMAGES

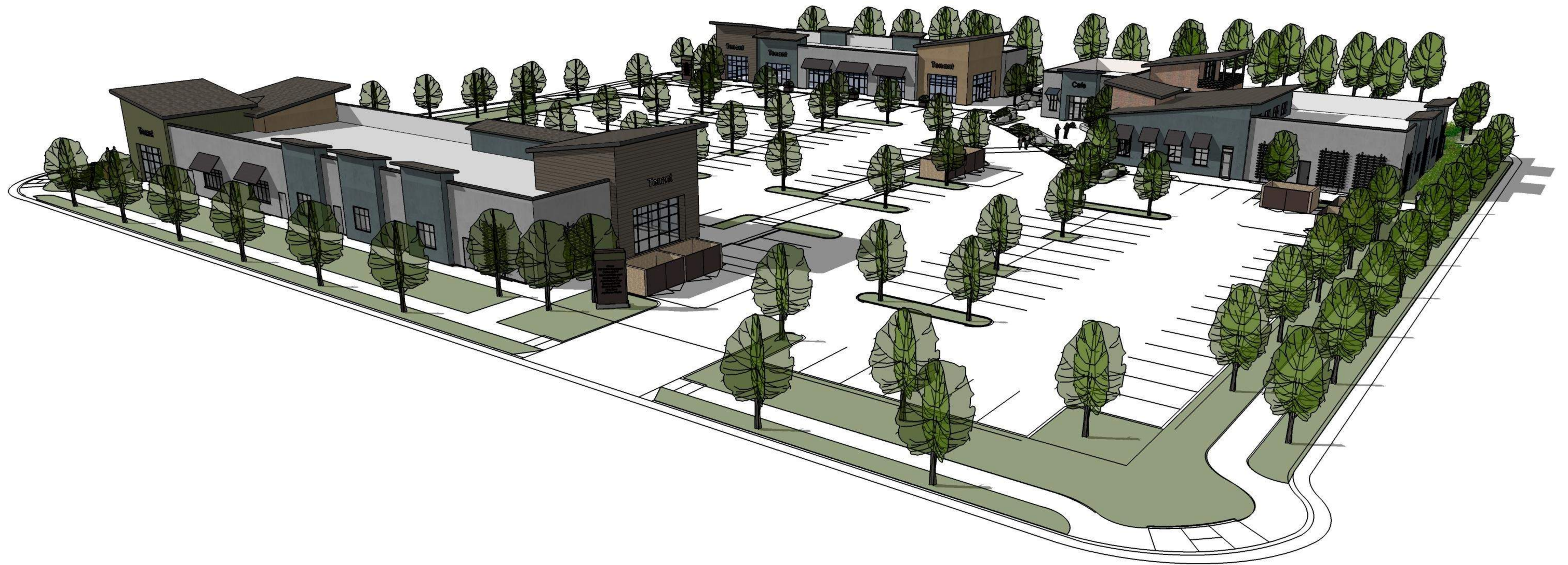
2300 Pleasant Grove Blvd, Roseville, California

18042 11/12/2019

1478 STONE POINT DRIVE SUITE 350 ROSEVILLE, CA 95661 T | 916 782 7200 borgesarch.com

A-701

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WESTPARK RETAIL PERSPECTIVE IMAGES

A-702

2300 Pleasant Grove Blvd, Roseville, California

18042 11/12/2019

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WESTPARK RETAIL PERSPECTIVE IMAGES

2300 Pleasant Grove Blvd, Roseville, California

18042 11/12/2019

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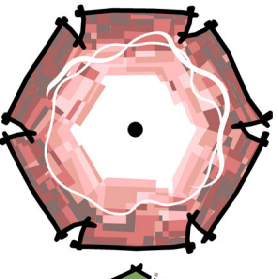
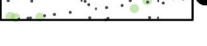
A-703

ARCHITECTURAL GROUP
Borges

PARKING LOT
SHADE CALCULATIONS:

TREE TYPE	AREA/ FULL	QUANTITY				SUBTOTAL	TOTAL
		FULL	3/4	1/2	1/4		
20' DIA. TREES							
LAGERSTROEMIA INDICA	314 S.F.	0	0	3	1	550 S.F.	
20' TOTAL:							550 S.F.
35' DIA. TREES							
PISTACHIA CHINENSIS	962 S.F.	0	0	9	0	4329 S.F.	
QUERCUS ILEX	962 S.F.	0	0	2	5	2165 S.F.	
SOPHORA JAPONICA	962 S.F.	0	0	3	0	1443 S.F.	
ULMUS PARVIFOLIA	962 S.F.	8	0	8	0	11544 S.F.	
35' TOTAL:							19481 S.F.
PARKING AREA:							39122 S.F.
SHADE REQUIRED: 50%							19561 S.F.
SHADE PROVIDED: 51%							20030 S.F.

PLANT LIST & LEGEND

SYMBOL	BOTANIC NAME/COMMON NAME	SIZE	WUCOLS IV WATER USE
	ACER RUBRUM OCTOBER GLORY/RED MAPLE	24" BOX	MODERATE
	LAGERSTROEMIA X. 'MUSKOGEE'/CRAPE MYRTLE	15 GALLON	LOW
	PISTACHIA CHINENSIS/CHINESE PISTACHE	15 GALLON	LOW
	QUERCUS ILEX/HOLLY OAK	15 GALLON	LOW
	SOPHORA JAPONICA REGENT/JAPANESE PAGODA TREE	24" BOX	LOW
	ULMUS PARVIFOLIA 'DRAKE'/CHINESE ELM	15 GALLON	MODERATE
SHRUB & GROUND COVER AREA:			
	ACACIA REDOLENS 'DESERT CARPET'/PROSTRATE ACACIA	1 GALLON	LOW
	BULBINE FRUTESCENS 'YELLOW'/CAPE BALSAM	1 GALLON	LOW
	CISTUS PURPUREUS/PURPLE ROCKROSE	5 GALLON	LOW
	CISTUS SALVIFOLIUS/SAGELEAF ROCKROSE	1 GALLON	LOW
	CALLISTEMON V. 'LITTLE JOHN'/DWF. BOTTLE BRUSH	5 GALLON	LOW
	CAMPIS RADICANS/TRUMPET CREEPER	5 GALLON	LOW
	COTONEASTER D. 'LOWFAST'/PROSTRATE COTONEASTER	1 GALLON	LOW
	CAREX DIVULSA/EURASIAN GRAY SEDGE	1 GALLON	LOW
	DIETES BICOLOR	1 GALLON	LOW
	HESPERALOE X. 'BRAKE LIGHTS'/HYBRID RED YUCCA	1 GALLON	LOW
	JUNIPERUS R. CONFERTA 'BLUE PACIFIC'/SHORE JUNIPER	1 GALLON	LOW
	KNIPHOFIA UVARIA 'FLAMENCO'/RED HOT POKER	1 GALLON	LOW
	LEYMUS CONDENSATUS 'CANYON PRINCE'/BLUE WILD RYE	1 GALLON	LOW
	MUHLENBERGIA CAPILLARIS/PURPLE MUHLY GRASS	1 GALLON	LOW
	NERIUM O. 'DWARF RED'/PETITE RED OLEANDER	5 GALLON	LOW
	NANDINA DOMESTICA 'GULF STREAM'/DWF. HEAVENLY BAMBOO	5 GALLON	LOW
	RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'/COFFEEBERRY	5 GALLON	LOW
	ROSA (FLORIBUNDA) 'CECILE BRUNNER'/PINK CLIMBING ROSE	5 GALLON	LOW
	ROSA X. 'KORBIN'/ICEBERG ROSE	5 GALLON	MODERATE
	TULBAGHIA VIOLACEA/SOCIETY GARLIC	1 GALLON	LOW
	VERBENA PERUVIANA 'HOMESTEAD PURPLE'/HYBRID VERBENA	1 GALLON	LOW
SYNTHETIC TURF AREA			



PC EXHIBIT G

Garth Ruffner
Landscape Architect
(916) 797-2576

4120 Douglas Blvd. #306-301, Roseville, California 95746
GarthRuffner.com CA Landscape Architect #2808

Project:

WEST PARK RETAIL

2300 PLEASANT GROVE BLVD.
CITY OF ROSEVILLE
CALIFORNIA

FOR BORGES ARCH. GROUP

Sheet Title:

**PRELIMINARY
LANDSCAPE
PLAN**

Date: JULY 26, 2019

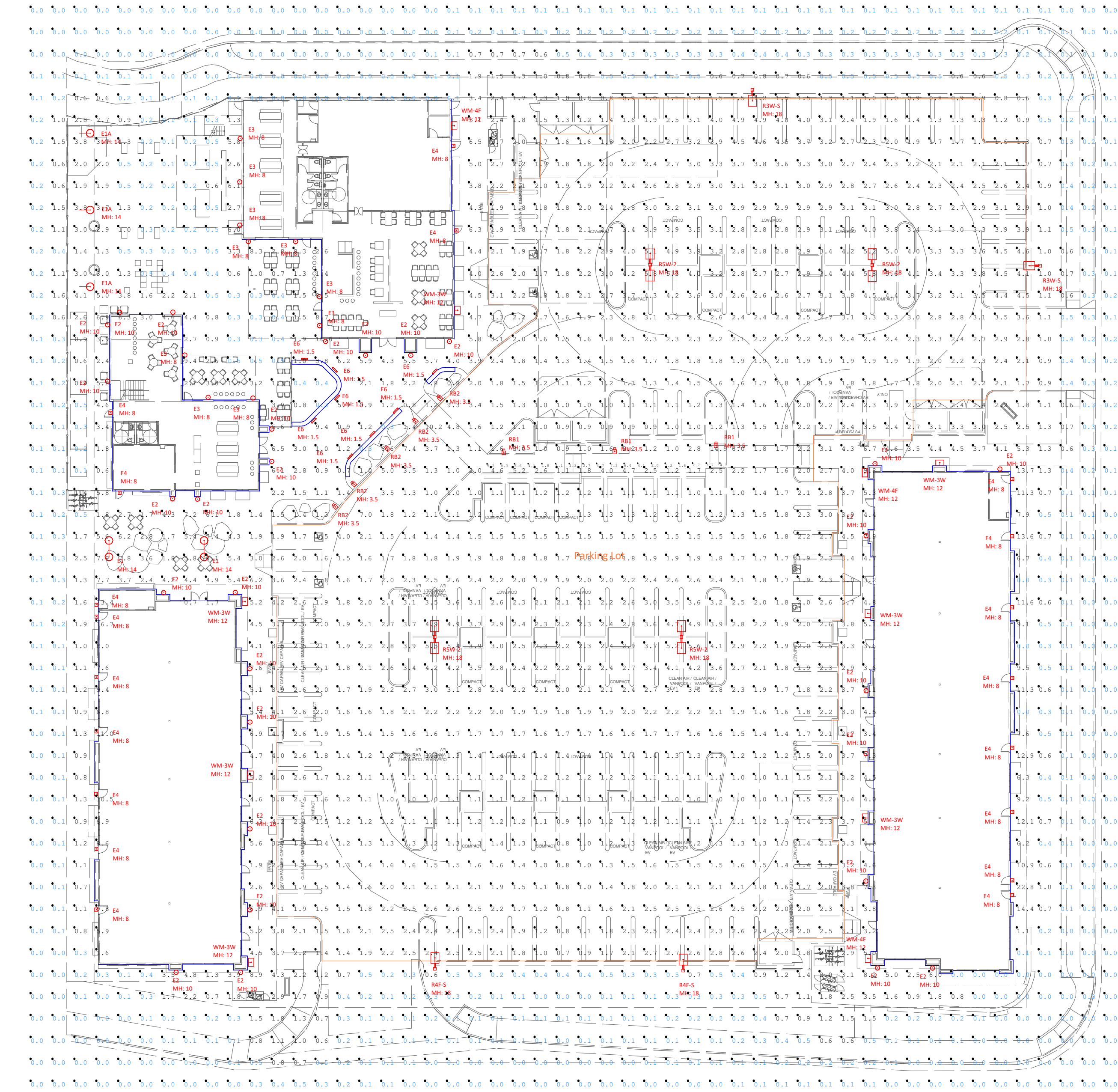
Scale: 1"=20'-0"

Job Number: 39019

Sheet Number: **LA** of 1

NOTE: See larger scale drawing on the following page.

Illuminance Calculation Summary							
Calculation Grid Description	Grid Location	Units	Avg	Max	Min	Avg/Min	Max/Min
Public Access	0'-0" AFG	Fc	3.82	8.3	1.1	3.47	7.55
Parking Lot	0'-0" AFG	Fc	2.25	14.9	0.7	3.21	21.29



Plan View - Scale: 1" = 30'-0"

Luminaire Schedule								
Symbol	Qty	Fixture Type	Arrangement	Manufacturer	Part Number	Total Fixture Watts	Total Delivered Fixture Lumens	LLF
	2	E1	2 @ 180 DEGREES	ANP Lighting	BB18-M016LD-x-W-30K (2 heads at 180 degrees - pole mounted)	76	3968	0.903
	3	E1A	SINGLE	ANP Lighting	BB18-M016LD-x-W-30K (single head - pole mounted)	19	1984	0.903
	28	E2	SINGLE	ANP Lighting	BB14-M010LD-x-W-30K (wall mounted)	12	1327	0.903
	10	E3	SINGLE	ANP Lighting	BB12-M010LD-x-W-30K (wall mounted)	12	1327	0.903
	19	E4	SINGLE	COMPASS	CUSO-xx	17	1497	0.903
	8	E6	SINGLE	U.S. ARCHITECTURAL LIGHTING	4482-8LED-WW	10	267	0.903
	2	R3W-S	SINGLE	U.S. ARCHITECTURAL LIGHTING	RZR-M-PLED-III-W-48LED-700mA-NW-HS	105.1	9238	0.903
	2	R4F-S	SINGLE	U.S. ARCHITECTURAL LIGHTING	RZR-M-PLED-IV-FT-48LED-700mA-NW-HS	105.1	9214	0.903
	4	R5W-2	2 @ 180 DEGREES	U.S. ARCHITECTURAL LIGHTING	RZR-M-PLED-VSQ-W-48LED-700mA-NW	210.2	25776	0.903
	3	RB1	SINGLE	U.S. ARCHITECTURAL LIGHTING	RZRB1-PLED-III-W-20LED-175mA-NW	11	1556	0.903
	5	RB2	SINGLE	U.S. ARCHITECTURAL LIGHTING	RZRB1-PLED-IV-FT-20LED-175mA-NW	11	1515	0.903
	7	WM-3W	SINGLE	U.S. ARCHITECTURAL LIGHTING	RZR-WM1-PLED-III-W-20LED-700mA-NW	43.4	5075	0.903
	3	WM-4F	SINGLE	U.S. ARCHITECTURAL LIGHTING	RZR-WM1-PLED-IV-FT-20LED-700mA-NW	43.4	4942	0.903

NOTES:

1. The luminaire fixture types and part numbers included on the schedule above are for photometric purposes only and may need to be revised for real world conditions. Please refer to the manufacturer specification sheets and make sure to confirm voltages, finishes, mounting options, dimming and control options, accessories, etc. before specifying and/or ordering the fixtures.
2. LLF = Light Loss Factor = Lamp Lumen Depreciation (LLD) x Lamp Dirt Depreciation (LDD) = 0.95 x 0.95 = 0.90

DISCLAIMER:

This lighting calculation report attempts to approximate the maintained light levels and is based on the information provided to Lighting Systems. Please verify the information provided (space dimensions, fixture mounting heights, surface reflectances, etc.) to ensure the accuracy of the report. Many factors that can affect field-measured lighting levels cannot be anticipated when using the calculation software and as such Lighting Systems cannot guarantee lighting levels.

Date: 7/26/2019

Calcs by: Brian Franco
Voice: (510)-982-3938
brianf@ltgsys.com

Westpark Retail

Sales Contact:
John Sylvester
916-677-9024
johns@ltgsys.com

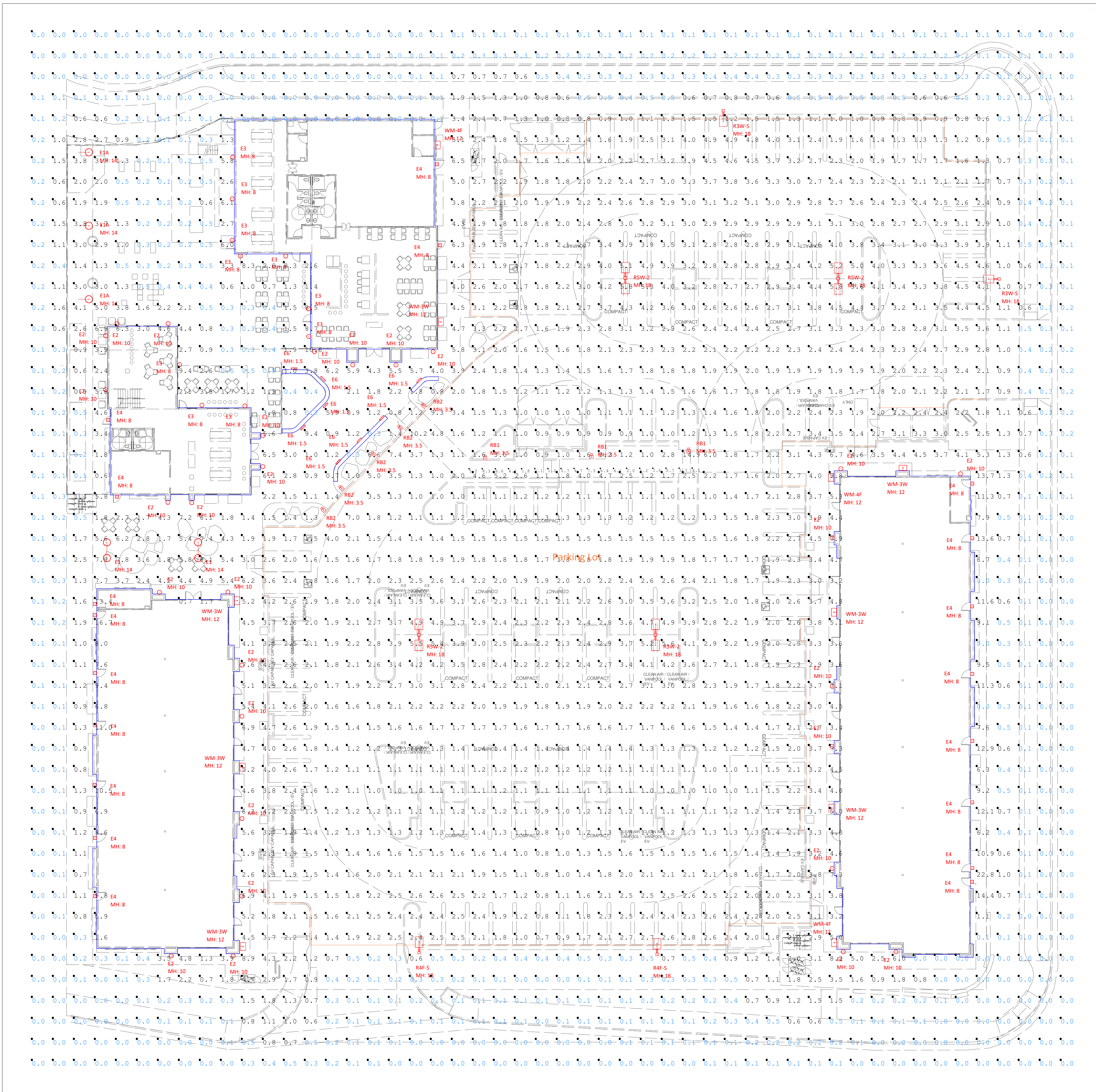
Filename: westpark_072619_usaltg - LTG SYS Rev04.AGI

DISCLAIMER:

This lighting calculation report attempts to approximate the maintained light levels and is based on the information provided to Lighting Systems. Please verify the information provided (space dimensions, fixture mounting heights, surface reflectances, etc.) to ensure the accuracy of the report. Many factors that can affect field-measured lighting levels cannot be anticipated when using the calculation software and as such Lighting Systems cannot guarantee lighting levels.

Date: 7/26/2019

Calcs by: Brian Franco
Voice: (510)-982-3938
brianf@ltgsys.com



Project

**WEST PARK RETAIL
2300 PLEASANT GROVE BLVD
ROSEVILLE, CA**

Sheet Title

PRELIMINARY DEMOLITION PLAN

REVISIONS		
NO.	Date	Description
		Approved

DATE 07/24/2019

Designed	MP
----------	----

Drawn OB,CD

Checked	RC
---------	----

JOB NO. 1800-263

Drawing No.

C2.0

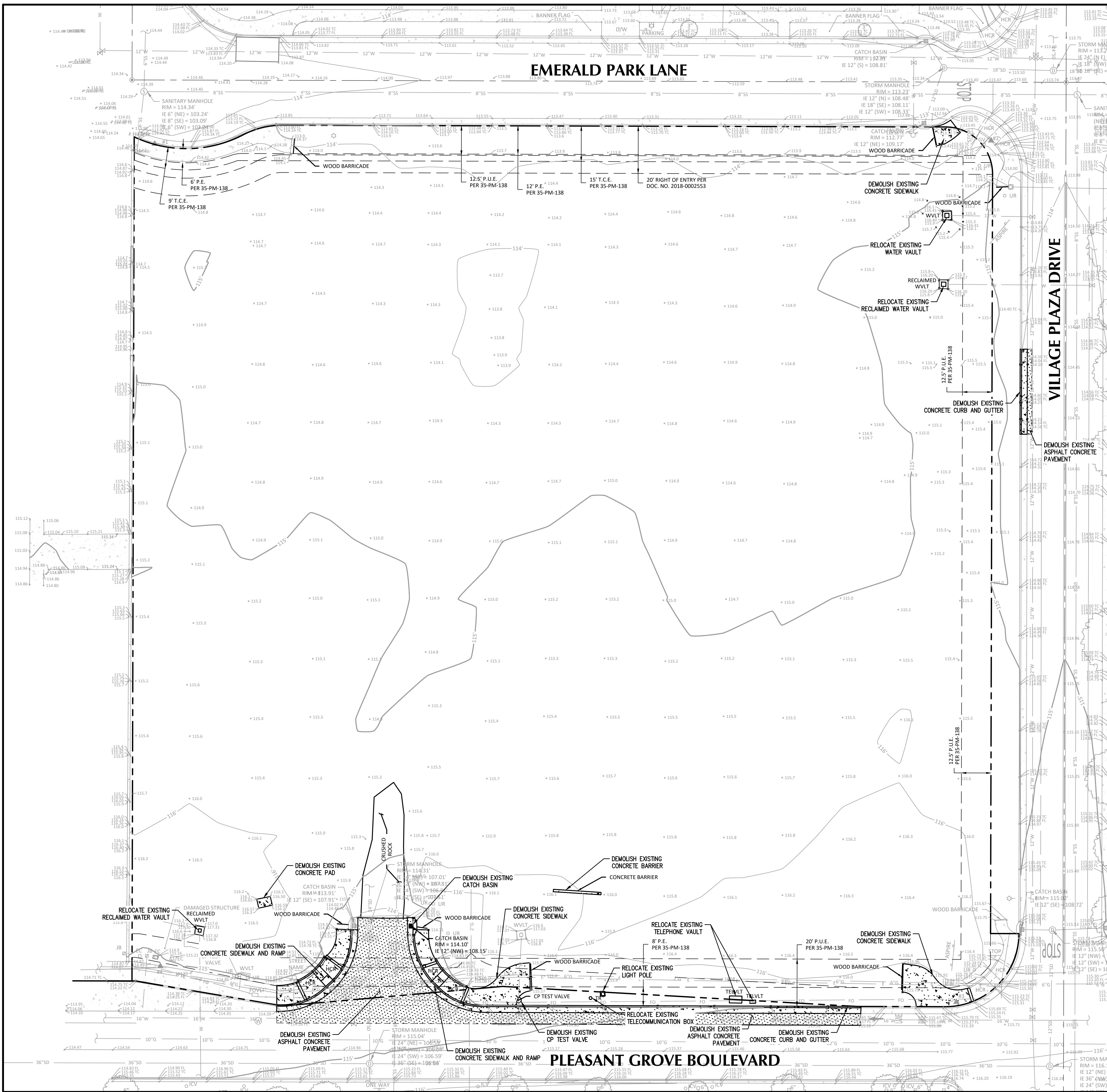
1. CONTRACTOR TO CLEAR PROJECT SITE AREA WITHIN THE CONFINES OF THE DEMOLITION LIMIT LINE. THE CONTRACTOR SHALL DEMOLISH AND REMOVE FROM THE SITE ALL EXISTING UTILITIES, STRUCTURES, PLANTERS, TREES, AND ALL OTHER SITE FEATURES, UNLESS OTHERWISE NOTED ON THE PLAN.

2. REMOVAL OF LANDSCAPING SHALL INCLUDE ROOTS AND ORGANIC MATERIALS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS AND SHALL PAY ALL FEES NECESSARY FOR ENCROACHMENT, GRADING, DEMOLITION AND DISPOSAL OF SAID MATERIALS AS REQUIRED BY PRIVATE, LOCAL AND STATE JURISDICTIONS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SITE INSPECTION TO FULLY ACKNOWLEDGE THE EXTENT OF THE DEMOLITION WORK.
5. THE CONTRACTOR SHALL VERIFY AND LOCATE ALL EXISTING ABOVE AND UNDERGROUND UTILITIES. LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND ARE SHOWN FOR GENERAL INFORMATION ONLY.
6. DAMAGE TO ANY EXISTING UTILITIES AND SERVICES TO REMAIN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL REPAIR AND/OR REPLACE IN KIND.
7. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO PREVENT DEBRIS AND UNSUITABLE MATERIALS FROM ENTERING STORM DRAINS, SANITARY SEWERS AND STREETS.
8. DUST CONTROL SHALL BE IMPLEMENTED DURING DEMOLITION.
9. DEMOLITION IS LIMITED TO WITHIN DEMOLITION LIMIT LINE UNLESS NOTED OTHERWISE.
10. THE CONTRACTOR SHALL VERIFY THE LOCATION AND QUANTITY OF EXISTING SURFACE STRUCTURES AND SHALL BE SOLELY RESPONSIBLE FOR ANY UNIDENTIFIED UTILITIES, IMPROVEMENTS, TREES, ETC. TO BE DEMOLISHED AND REMOVED WITHIN THE DEMOLITION LIMIT LINE, INCLUDING APPURTENANT FOUNDATIONS OR SUPPORTS.
11. DEMOLITION CALLOUTS IN THIS SECTION ARE REPRESENTATIVE OF WHAT IS TO BE DONE, NOT AN ITEMIZED ACCOUNTING FOR EACH PIPE, CATCH BASIN, MANHOLE, VAULT, ETC. THAT IS TO BE DEMOLISHED, REMOVED AND DISPOSED OF.

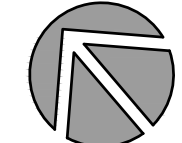
PROPERTY LINE	
OVERALL LIMIT OF WORK	
SAWCUT LINE	
REMOVE AND DISPOSE OF TREE OR SHRUB	
DEMOLISH CONCRETE	
DEMOLISH ASPHALT	
TREE PROTECTION FENCING	
DEMOLISH UTILITY	

NOTE:
LIMITS OF DEMOLITION ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY LIMITS
PRIOR TO BEGINNING OF CONSTRUCTION

File: C2.0 Prelim Demolition Plan.dwg TAB: C2.0
Plotted: 7/24/19 at 9:36am By: mpolischuk
XREFs: 1800-263 xst 18042-20190405-Site P



NORTH



SCALE 1 INCH = 20 FEET



20 0 20 40



Engineer's Stamp

PRELIMINARY
NOT FOR
CONSTRUCTION

Project

WEST PARK RETAIL
2300 PLEASANT GROVE BLVD
ROSEVILLE, CA

Sheet Title

PRELIMINARY
SECTIONS

REVISED	NO.				
	Description	Date	By	Check	Appr

DATE 07/24/2019

Designed MP

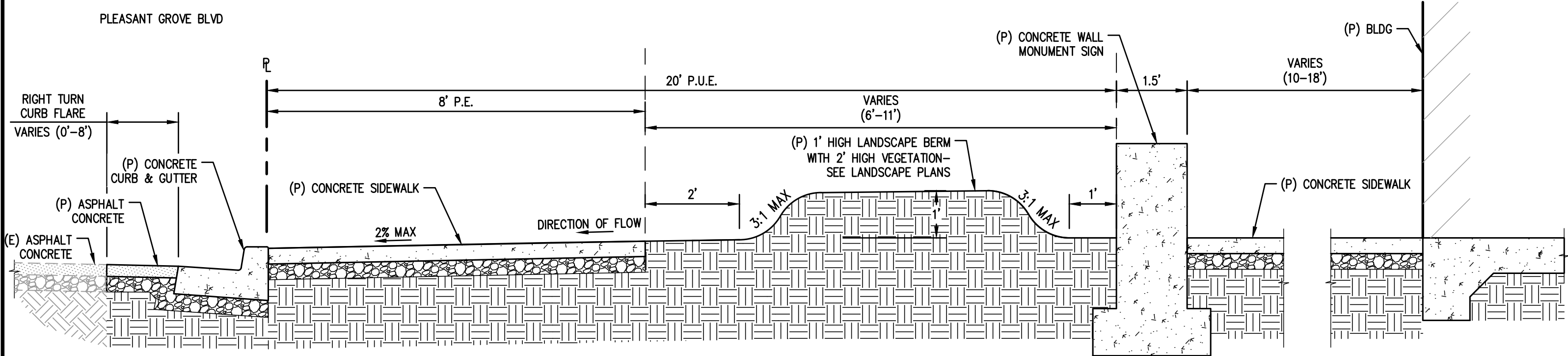
Drawn OB,CD

Checked RC

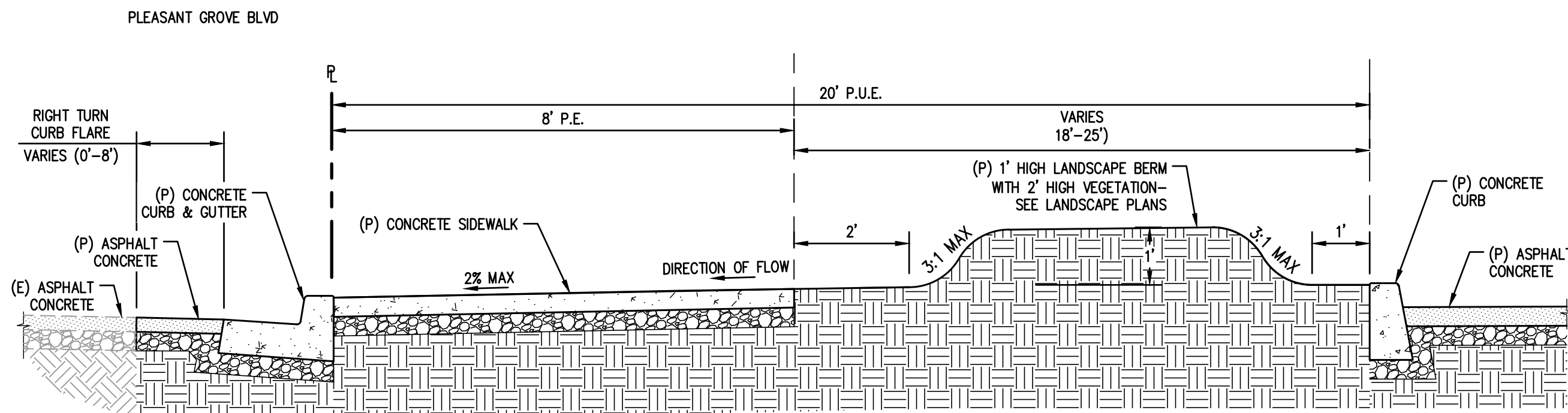
JOB NO. 1800-263

Drawing No.

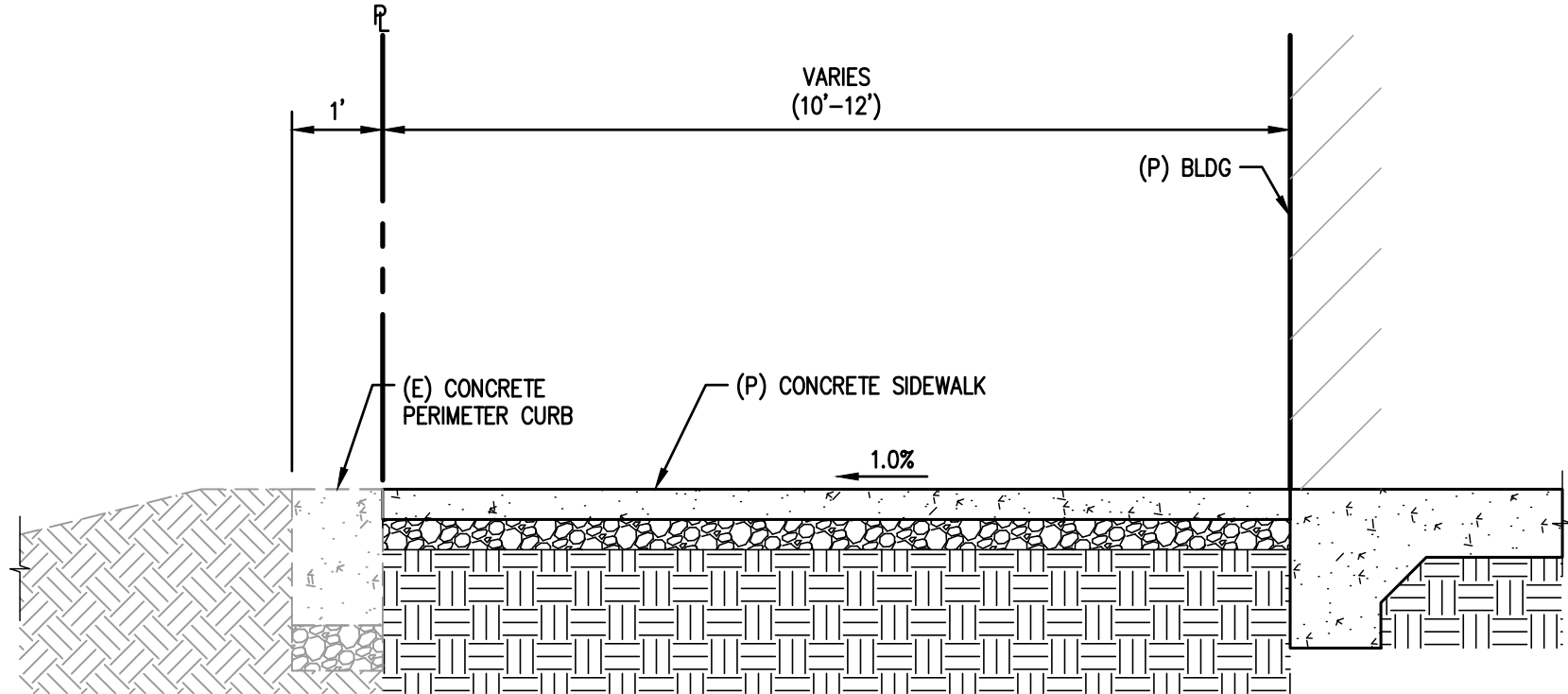
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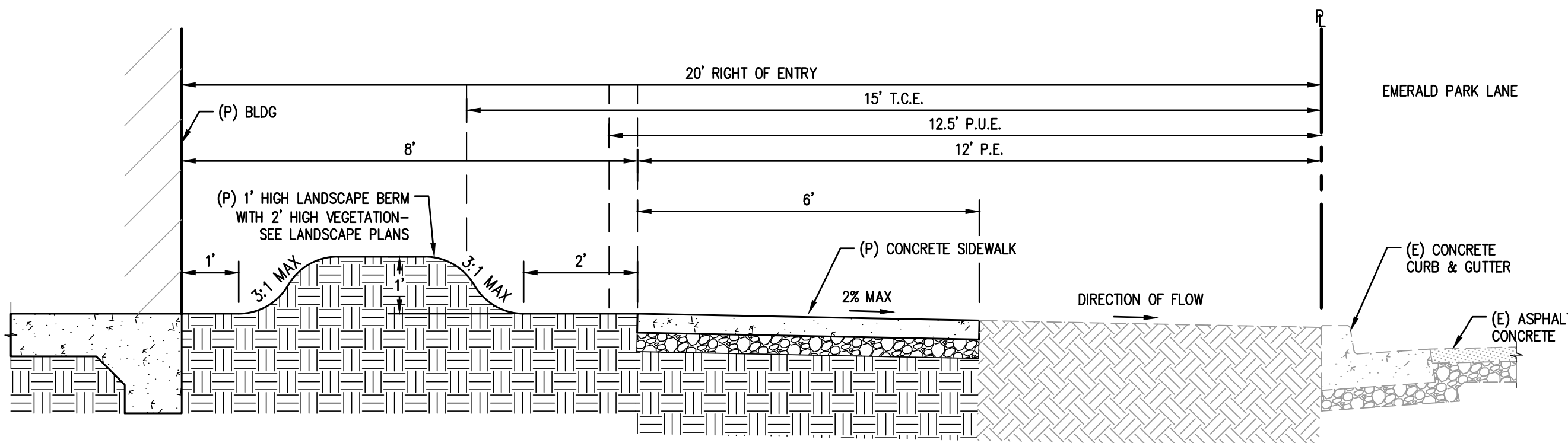
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SCALE: NTS



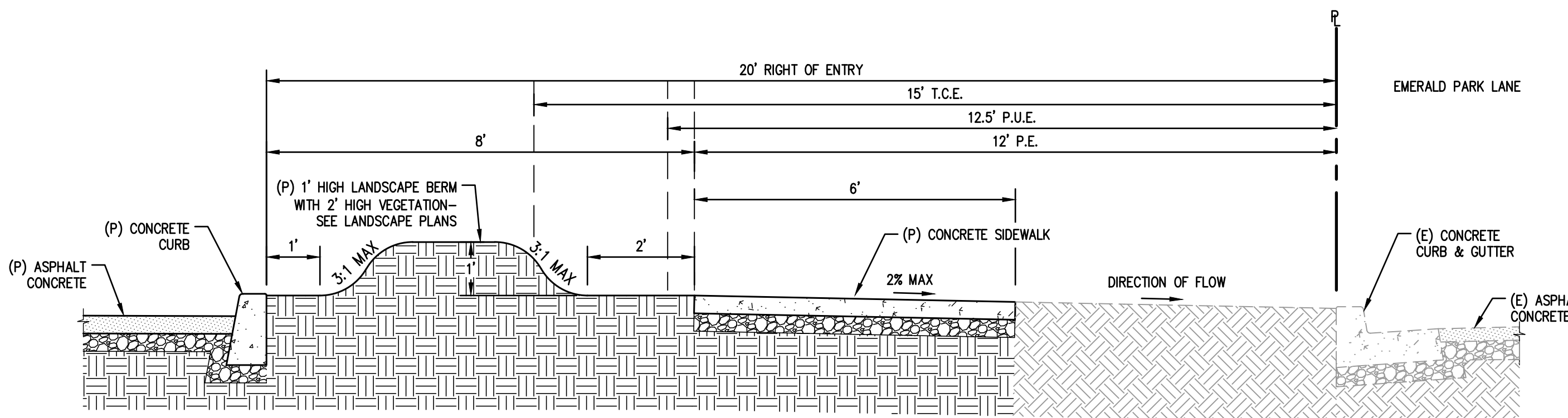
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SCALE: NTS



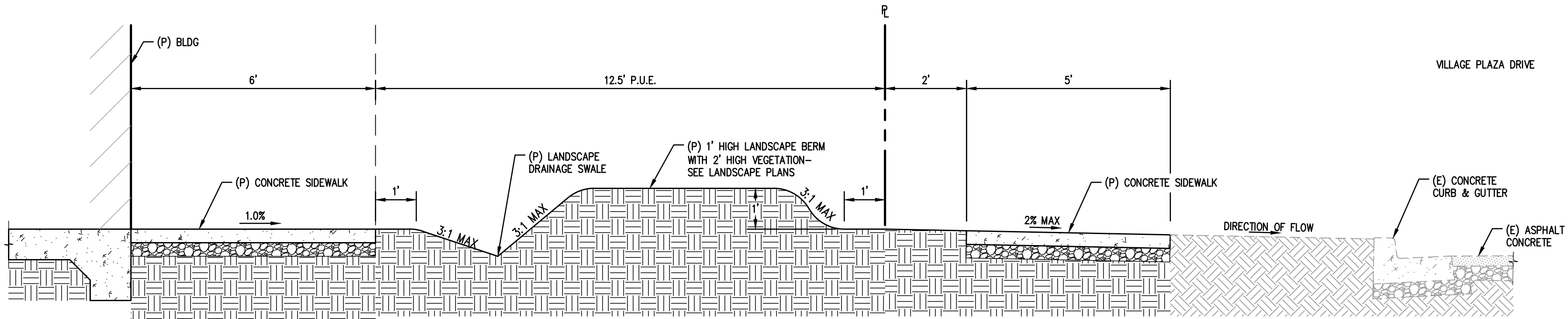
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SCALE: NTS



2 SECTION @ NORTH SIDE OF PROPERTY (RESTAURANT)
SCALE: NTS



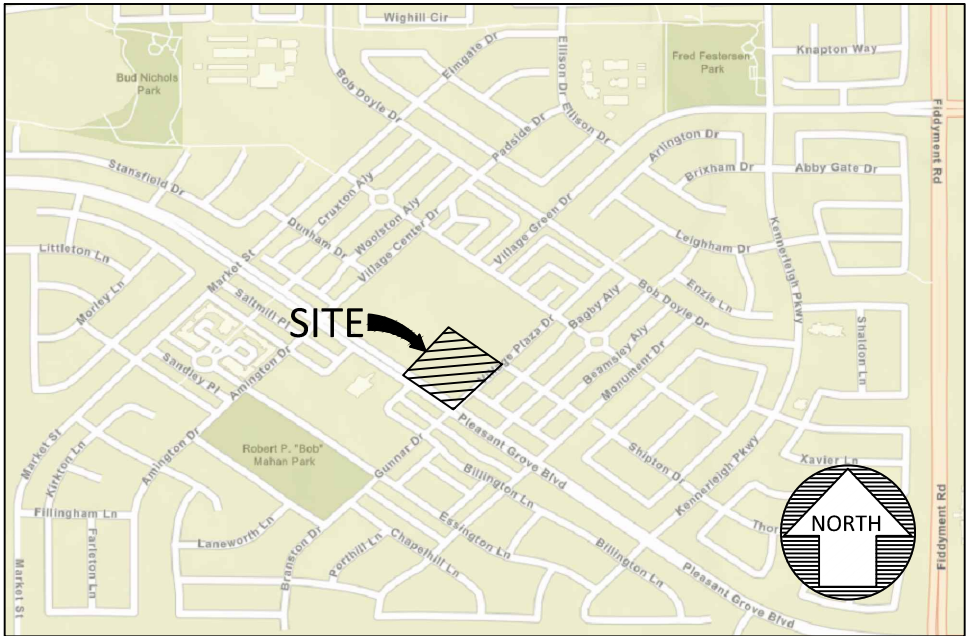
3 SECTION @ NORTH SIDE OF PROPERTY (PARKING)
SCALE: NTS



4 SECTION @ EAST SIDE OF PROPERTY (BUILDING B)
SCALE: NTS

TENTATIVE PARCEL MAP

WEST PARK RETAIL
2300 PLEASANT GROVE BOULEVARD
CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA
PARCEL 2 OF PM 35-138
FIELD SURVEYED: 03/27/2019



VICINITY MAP

NOT TO SCALE

UTILITY PROVIDERS:

UTILITY	COMPANY	PHONE
TELEPHONE	ROSEVILLE TELEPHONE	(916) 786-1202
GAS	PACIFIC GAS & ELECTRIC	(916) 889-3269
ELECTRIC	ROSEVILLE ELECTRIC UTILITY	(916) 746-1662
FIRE	ROSEVILLE FIRE DEPT.	(916) 774-5823
WATER & SEWER	CITY OF ROSEVILLE DEPT. OF ENVIRONMENTAL UTILITIES	(916) 774-5770
DRAINAGE	DEVELOPMENT SERVICES ENGINEERING	(916) 774-5339
CABLE T.V.	SUREWEST	(916) 786-3232

PROPERTY OWNER:

CREEKVIEW INVESTMENTS LLC
4010 FOOTHILLS BOULEVARD
ROSEVILLE, CA 95757

PROJECT ADDRESS:

2300 PLEASANT GROVE BOULEVARD, ROSEVILLE, CA

SURVEYOR:

KPFF CONSULTING ENGINEERS
2250 DOUGLAS BLVD., SUITE 200
ROSEVILLE, CA 95661

BENCHMARK:

BENCHMARK: 3-1/4" BRASS DISK STAMPED 2018 PLS 8278, LOCATED NORTHEAST CURB RETURN OF MONUMENT DRIVE AND PLEASANT GROVE BLVD. TOP OF CURB 4' SOUTH OF D.I. CITY BM 120 ELEVATION = 115.920'

APN:

490-400-002-000

JURISDICTION:

CITY OF ROSEVILLE

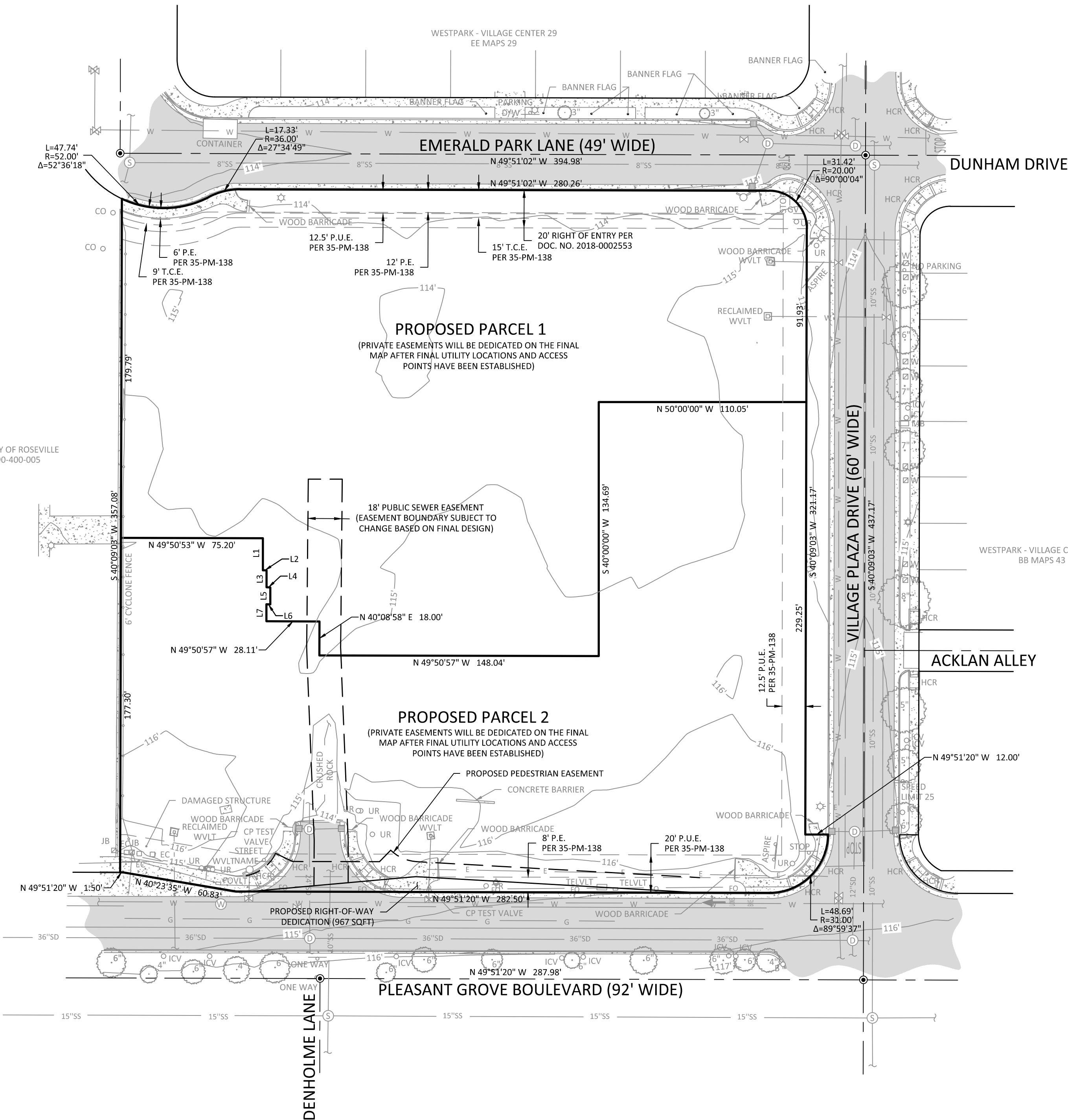
REFUSE:

CITY OF ROSEVILLE SOLID WASTE DIVISION
PHONE: 916-774-5780

SCHOOL DISTRICT:

ROSEVILLE UNIFIED

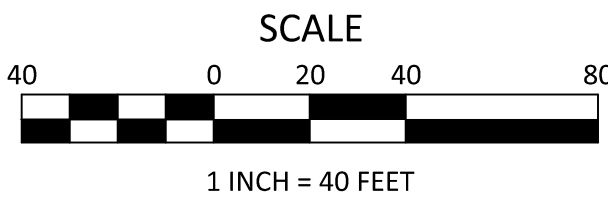
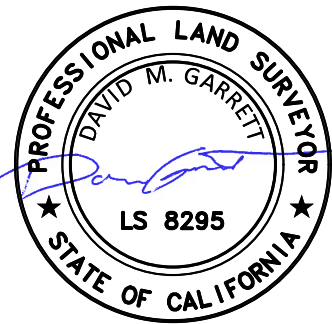
AREA:	EXISTING		PROPOSED	
	GROSS		PARCEL 1	PARCEL 2
	3.087 ACRES (134,467 SQFT)		1.599 ACRES (69,659 SQFT)	1.466 ACRES (63,841 SQFT)
ZONING:	CC/SA-WR		NO CHANGE	
USE:	VACANT		COMMERCIAL MIXED USE	
PARCELS:	1		2	



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N40°09'03"E	16.99
L2	N49°50'57"W	1.97
L3	N39°57'33"E	9.00
L4	N49°50'57"W	2.00
L5	N40°09'03"E	9.00
L6	S49°50'57"E	2.04
L7	N40°09'03"E	9.00

LEGEND:

	CONCRETE SURFACE
	ASPHALT SURFACE
	CURB LINE
	EDGE OF ASPHALT
	RIGHT-OF-WAY LINE
	EASEMENT LINE
	LOT LINE
	PROPERTY LINE
	FIBER OPTIC LINE
	ELECTRICAL LINE
	TELECOMMUNICATIONS LINE
	STORM LINE
	SANITARY SEWER LINE
	WATER LINE
	GAS LINE
	UNDERGROUND LINE PER AS-BUILTS
	SIGN
	DOUBLE POST SIGN
	BOLLARD
	DRIVEWAY ENTRY
	HANDICAP RAMP
	TEMPORARY CONSTRUCTION EASEMENT
	PUBLIC UTILITY EASEMENT
	PEDESTRIAN EASEMENT
	MAILBOX
	ELECTRICAL JUNCTION BOX
	ELECTRICAL CABINET
	LUMINAIRE
	GAS VALVE
	SANITARY MANHOLE
	STORM MANHOLE
	CATCH BASIN
	SANITARY/STORM CLEAN OUT
	TELECOMMUNICATIONS VAULT
	TELECOMMUNICATIONS RISER
	FIBER OPTIC VAULT
	WATER VALVE
	FIRE HYDRANT
	WATER METER
	WATER MANHOLE
	WATER VAULT
	IRRIGATION CONTROL VALVE
	MONITORING WELL
	UNKNOWN UTILITY RISER
	UNKNOWN UTILITY METER
	UNKNOWN UTILITY BOX
	DECIDUOUS TREE W/ TRUNK DIAMETER
	PERIMETER REPRESENTS DRIPLINE
	FOUND MONUMENT WELL
	PROJECT CONTROL POINT



2250 Douglas Blvd., Suite 200
Roseville, CA 95661
O: 916.772.7688
F: 916.772.7699
www.kpff.com

SURVEYED BY:	SHH
DRAWN BY:	KRC
CHECKED BY:	DMG
PROJECT NO.:	1800-263
FILE:	1800-263.58

TENTATIVE PARCEL MAP
WEST PARK RETAIL
CREEKVIEW INVESTMENTS LLC
CITY OF ROSEVILLE / PLACER COUNTY / CALIFORNIA

DATE:	10/17/2019
CONTOUR INTERVAL:	1 FOOT
SHEET NO.	1 OF 1



PLANNING COMMISSION COMMUNICATION

Title: Zoning Ordinance Update - 311 Vernon Street (Citywide) – PL 19-0230

Contact: Gina McColl, gmccoll@roseville.ca.us, 916-774-5452

Meeting Date: 12/12/2019

Item #: 6.3.

ATTACHMENTS:

Description

Staff Report

Attachment

Exhibit A

ITEM 6.3: Zoning Ordinance Update – 311 Vernon Street (Citywide) – Record #PL19-0230

REQUEST

The request is to amend portions of Title 19 of the Roseville Municipal Code (Zoning Ordinance), primarily for the purpose of enhancing the readability and clarity of the regulations and definitions. Specific additional regulations have been modified or enhanced to reflect necessary updates and resolve inconsistencies, including: adding findings for the denial of an affordable housing project to reflect current state laws; updating the parking regulations for Clean Air and Electric Vehicle Charging consistent with Title 24; allowing height deviations for industrial buildings via a Design Review Permit, to make this section consistent with the existing provisions for commercial buildings; assigning the same location restrictions to public schools as are required for private schools in commercial and industrial zones; expanding the medical use types to include medical campus/office buildings and low-traffic uses (such as dialysis) to the parking standards; allowing for chemical and forensic testing facilities that use small amounts of cannabis in the testing process; and adding the requirement for a Conditional Use Permit for gas and drive-thru facilities adjacent to residential uses.

Applicant – City of Roseville

SUMMARY RECOMMENDATION

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

- A. Recommend that the City Council consider and adopt the Ordinance amending Title 19 – Zoning related to the proposed updates to the Zoning Ordinance.

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues associated with this request.

BACKGROUND

The Zoning Ordinance provides the implementing regulations for the General Plan, with the purpose of establishing regulations governing the use, placement, spacing and size of land and buildings. The current version of the Zoning Ordinance (Title 19 of the Roseville Municipal Code) is viewable online at <http://qcode.us/codes/roseville/>. The City's Planning Division is responsible for overseeing implementation of the Zoning Ordinance. Staff maintains a list of needed corrections to the Zoning Ordinance based on common questions or issues and observed inconsistencies. The purpose of the proposed amendments to the Zoning Ordinance is to clean up the document based on the items identified on the list. This is a staff-initiated project intended to improve business practices.

EVALUATION

As mentioned, the purpose of the proposed amendments is to enhance the readability and clarity of the regulations and definitions, with a few additional code changes to address recent zoning conflicts and new laws. The complete proposed redlines are attached (Exhibit A) along with a table (Attachment 1) summarizing each proposed amendment, by location in Zoning Ordinance (Chapter and Section number). The staff report groups the proposed amendments based on their purpose: resolving

discrepancies or adding clarity, achieving consistency with current law, and adding or changing regulations to address recent conflicts or new information.

DISCREPANCIES/CLARITY AMENDMENTS

- Resolving discrepancies between height limits for landscaping within the clear vision triangle.
- Correctly identifying Design versus Development Standards.
- Updated the Model Home Complex permit process to align with current practice, which is a building permit versus a Clearance Certificate, and identifying the parking requirements.
- Clarified that “Manager” is the Planning Manager.
- Clarified that compensation is typically monetary for Rooming and Boarding houses.
- Clarified that day care homes could also be for adults as well as children.
- Identified personal tutoring services in the Personal Services use type.
- Changed the name of the Attached Housing (R3) zoning district to Multi-Family Housing (R3) to recognize all higher density development types including cluster housing. Also clarified that the R3 district permits a minimum of three units per parcel.
- Corrected the inconsistencies between site coverage and building coverage, and consolidated the term to Lot Coverage.
- Clarified that residential development standards apply to primary structures and development standards for accessory structures are found in Chapter 19.22.
- Clarified the types of projects processed with a Zoning Clearance, Minor Design Review Permit or Design Review Permit, Extension, and Modification, and clarified the application processing procedures for such permits, which included reorganizing the applicable section.
- Clarified the method for the measurement of deck height on sloped lots.
- Clarified that recreational facilities typically associated with residential uses do not include automated pitching machines or other noise-producing equipment.
- Clarified the Home Occupation section requiring all activities to occur indoors, and made it clear that private one-on-one instruction is permitted. Per existing regulations, additional students are permitted upon approval of an Administrative Permit.
- Clarified the permit process for the various types of special events to align with current practice.
- Modified the definition of the Residential Clear Vision Triangle to meet the intent of the regulations, which is to address pedestrian safety at the corner and measure the triangle from the driver’s perspective and not the adjacent homes orientation.
- Clarified that a setback is measured to the exterior face of a wall or post for buildings and structures.

The above corrections do not modify existing regulations. The amendments provide clarity in the application of the code, and do not impact existing development.

MODIFICATIONS TO REFLECT CURRENT LAW

1. **Findings for denial of affordable housing projects.** The required findings for denial of an affordable housing project were added to be consistent with Government Code Section 65589.5(d) (the Housing Accountability Act). These findings will only need to be made should the Planning Commission choose to deny an affordable housing project in the future.
2. **Clean Air Vehicle and Electric Vehicle (EV) charging station parking requirements.** Identified the requirements for parking spaces for Clean Air Vehicles and EV charging stations as required by California Code of Regulations Title 24 (Building Standards Code). No additional parking burden will be added to properties, this is just to clarify that the existing Title 24 requirements for clean air vehicle and EV charging parking spaces will not be in addition to the Zoning Ordinance parking requirements.

The above changes reflect updates required in order to ensure the Zoning Ordinance accurately reflects current state laws, and will not have substantial effects on our business practices.

MODIFICATIONS TO ADDRESS CONFLICTS

- 1. Industrial zoning–height limits.** Added a provision to allow industrial building height limits to be modified through a design review permit, as is currently afforded to properties with a commercial zoning designation. The lack of this process appeared to be an omission, as there is no functional reason why height limits can be modified through a discretionary process for commercial buildings, but not industrial buildings.
- 2. Public and Private Elementary School use–location restrictions.** The proposed change will combine public and private elementary and secondary schools into the same category within the zoning land use tables. Both of these use types will now be either principally permitted, conditionally permitted or prohibited consistently within each zoning district. This change will not impact existing schools, or school development for any of the local school districts. California Government Code allows “school district governing boards” to render local zoning ordinance regulations inapplicable to a proposed use of property for classroom facilities with a 2/3 vote, as long as the property in question is within the geographic jurisdiction of the school district. Therefore, the various school districts within Roseville will not be impacted by the proposed change.
- 3. Parking for medical uses.** The proposed regulations would add two new use types within the Medical Services use type classification: Medical Campus/Medical Office Building (MOB) and Low Traffic Generating medical services. A reduced parking requirement, different from general medical services, would be awarded to these use types. General medical services would maintain a parking requirement of one parking space per every 150 square feet (1:150), whereas Medical Campus/MOB and Low Traffic Generating medical services will have a parking requirement of one parking space per every 200 square feet (1:200). This parking reduction is to recognize the various parking demands within the medical use type category, especially when a range of services is offered at one location or the use (such as a dialysis clinic), does not have the same parking demand as a general medical practitioner’s office. The proposed parking standards are more in line with industry standards, and with recent parking studies conducted on such facilities.
- 4. Chemical and Forensic testing laboratories.** Clarified that the Medical Marijuana Dispensaries regulations do not apply to chemical and forensic testing laboratories. While these labs may have a small amount of processed cannabis on site (maximum of three pounds at any one time, pursuant to Federal regulations), they do not dispense cannabis and should not be governed by the City’s Dispensaries regulations. When staff developed the City’s regulations for Marijuana Dispensaries, the regulations did not take into account the presence of forensic and medical laboratories. Therefore, the language of the City’s existing regulations could be construed to improperly apply to such testing laboratories. This change is proposed to clarify that a testing laboratory permitted by the Federal government is not subject to the City’s Marijuana Dispensary regulations.
- 5. Short Term Rentals** - Currently Short Term Rentals are regulated under Chapter 4.25 of the Roseville Municipal Code. Adding the use type to the Zoning Ordinance will provide a cross reference to the requirements in Chapter 4.25. No changes are proposed to the restrictions in Chapter 4.25.
- 6. Permit Requirements for Gasoline Sales and Drive-Through Restaurants** - The proposed modifications will require Gasoline Sales and Drive-Through Restaurants to obtain a conditional use permit (CUP) when located contiguous to properties with a residential zoning designation, in addition to the Design Review Permit which is already required. The CUP will allow staff to add

operational conditions (e.g. hours of operation, lighting, and product sales restrictions) on these uses to minimize impacts to adjacent sensitive residential uses. The Design Review process does not enable staff or the Approving Authority to consider operational restrictions, which hampered the City's ability to work out resolutions to community concerns.

7. **Parking for Fast food with Drive Through** – Reductions are proposed to the parking requirement for fast food restaurants with drive-through facilities, from one parking space for every 50 square feet (1:50) to one parking space per every 100 square feet (1:100). Recently, there has been an increase in drive-through restaurants and an increase in the vehicle stacking demand for the drive through area. The parking demand has in turn decreased, as documented in recent drive-through restaurant parking studies, which were conducted to support an Administrative Permit for a parking reduction. Rather than continue to process Administrative Permits in conjunction with most drive-through restaurants, these changes are to reflect current operational demands, and reduce the parking burden on fast food restaurants in exchange for encouraging increased stacking capacity.
8. **Used Goods Collection.** Modifications are proposed to allow used goods collection to be unmanned upon approval of an Administrative Permit. The City has noticed an increase in the number of unpermitted used goods collections equipment, and not all are being maintained. The proposed regulations clarify that all collection equipment requires a Planning entitlement, which allows staff to enforce the management and tidiness of the equipment.
9. **Timeline for project Appeal Hearings.** The proposed modification would clarify that a project applicant has the right to request an extension of the appeal hearing date beyond 45 days. Currently, the Zoning Ordinance is silent on an applicant's ability to request a continuance of the appeal hearing date, while limiting an appellant's ability to request a continuance beyond 45 days. The increased timeframe will allow additional time to resolve issues.

PUBLIC OUTREACH

Staff presented the proposed amendments to the Roseville Coalition of Neighborhood Associations (RCONA) at their meeting on September 19, 2019. No concerns were raised by those in attendance at the meeting.

This Zoning Ordinance Amendment is not site specific, therefore, public hearing notices were not mailed to individual property owners. Consistent with noticing requirements for a citywide project, a public notice was published in the Press Tribune and copies were made available at the City's libraries for public review.

CONCLUSION

In conclusion, staff feels the proposed changes will improve business operations by improving the clarity and intent of the existing regulations. Where new or modified regulations are proposed, they are supported by current industry standards and/or are the outcome of recent projects. As mentioned, no concerns have been raised as a result of the public outreach. Planning staff has coordinated with the City Attorney's Office and applicable City Departments and any comments have been incorporated into the proposed amendments. As such, staff is requesting the Planning Commission consider the proposed Zoning Ordinance Update and recommend adoption by the City Council. City Council is the ultimate approving body for amendments to the Zoning Ordinance.

ENVIRONMENTAL DETERMINATION

The Planning Manager has determined that this action is not a project subject to the California Environmental Quality Act (CEQA) because it involves only general policy and procedure making and

does not have the potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment (CEQA Guideline, sections 15002(d), 15378, 15061(b)(3)). The proposed amendments do not change existing Zoning District definitions or the Zoning Map, and have no effect on the intensity of use afforded by existing Zoning designations. Most of the proposed changes clarify existing regulations or update sections consistent with existing law; they do not change the manner in which the Zoning Ordinance is implemented or the way development is regulated, and therefore have no potential to result in physical changes in the environment. Most of the changes included to resolve conflicts affect regulations which are not CEQA considerations (such as parking standards) or are procedural changes which have no effect on whether or where a use is permitted, or the standards which apply to said uses (i.e. Short-Term Rentals, used goods collection bins, and appeal timeframes). More specific discussion is provided for each of the following changes: Industrial Zoning Height Limits, School Locations, Laboratories, and Gasoline Sales and Drive-Through Uses.

- Height Limits –The proposal does not change the permitted height standard, it adds a discretionary process by which a deviation from the height limitations may be requested. Any project using this process would be subject to CEQA, at which time appropriate environmental review would occur. The availability of this process does not itself cause any physical changes in the environment.
- School Locations – This changes the City's permitted use tables to align the requirements for public schools to match those already required for private schools. As described above, local school districts have the ability to render local zoning ordinance regulations inapplicable to a proposed use of property for classroom facilities, within the district's geographic boundary. This change simplifies the City's land use table, but does not limit the ability to construct or approve public schools, and does not have the potential to result in any physical changes in the environment.
- Laboratories – This change has no effect on medical or other testing laboratories in general, the intensity of such uses, or where such uses are permitted, and therefore does not have the potential to result in physical changes in the environment. The change merely prevents a laboratory from being improperly regulated as a dispensary.
- Gasoline Sales and Drive-Through Uses – The City's existing regulations already require discretionary land use approval for the construction or modification of buildings associated with these uses, and therefore adding a Conditional Use Permit does not impose a new discretionary process where there was no process before. Adding the requirement for a Conditional Use Permit allows the Approving Authority to impose operational conditions which could avoid or reduce impacts to adjacent residential uses. The existence of this additional process does not have the potential to cause any physical changes in the environment.

As described above, the project consists of policy and procedure-making which does not have the potential to result in physical changes in the environment, and is not subject to CEQA (CEQA Guideline section sections 15002(d) and 15378). Additionally, even if it were determined to be a project, the common sense exemption would apply (CEQA Guideline section 15061(b)(3)), as there is no possibility that the proposed changes would have any significant effects on the environment.

RECOMMENDATION

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

- A. Recommend that the City Council consider and adopt the Ordinance amending Title 19 – Zoning related to the proposed updates.

Attachments

1. Table listing proposed Zoning Ordinance updates

Exhibits

- A. Ordinance identifying proposed Zoning Ordinance updates (redline/strikeout)

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

Section	Amendment	Comments
19.04.020.E.	Added the word "Planning" in front of Manager	
19.04.030	Added the word "Planning" in front of Manager	
19.06.010.A.	Changed "Attached" to "Multi-Family" Housing	Attached Housing (R3) changed throughout the document to align with the intent of the multi-family housing and allow a wide range of high density housing types.
19.06.010.B.	Changed "Design" to "Development"	Development Standard (DS) is the correct term for the overlay zone as described in 19.08.020
19.08.030.B.	Added the word "Public" in front of Elementary and Secondary Schools	To differentiate from Private Schools
19.08.030.C.	Added Short-Term Rental to the Residential Use Types list	
19.08.050.A., B, C, D	Added the word "Planning" in front of Manager	
19.08.070.J.2.	Added the word "Public" in front of Elementary and Secondary Schools	
19.08.080.G & H.	Replaced "minor children" with "persons" under the definition of Family day care homes	To include adults
19.08.080.K	Added "greater than 30 days" and "typically monetary" to rooming and boarding houses	To differentiate from Short-Term Rentals and clarify the meaning of compensation
19.08.080.L	Added a definition for Short-Term Rental under Residential use	Referenced Chapter 4.25 (Short Term Rental)
19.08.080	Re-lettered listing of use types after L to account for the insert of Short-Term Rental	
19.08.080.R	Added use type definitions, under Medical Services, for General, Medical Campus/MOB, and Low Traffic Generating	To address changes to parking requirements
19.08.090.W.	Added tutoring services as a typical use under Personal Services	
19.08.100.K.	Added the word "Planning" in front of Manager	
19.10.010.D.	Changed "Attached" to "Multi-Family" Housing for the R3 District and expanded the definition to include a range of high density housing	
19.10.020	Merged Public Elementary Schools with Private Elementary Schools, changing the location restrictions for Public Schools	To apply same standards for all schools
19.10.020	Added Short-Term Rental as permitted use in the residential zones with a footnote referencing Chapter 4.25	
19.10.030.A.	Added the header of "Minimum Lot Size" for clarification	
19.10.030.A	In the R3 district, added "a minimum of 3 dwellings"	
19.10.030.A	Changed Site to Lot Coverage (maximum)	
19.10.030.A	Moved reference to accessory structures to top of table	Per the definition of Site (Lot) Coverage (19.95.030), building coverage only applies to primary buildings.
19.10.030.A	Added "primary structure" and expanded footnote 12 to clarify review of additions greater than 700 s.f.	requirement for Admin Permit remains in place for accessory structure 19.22.030
19.10.030.F.1.c	Removed the clear vision required for driveways and changed height restrictions from two to three feet	changes to align with the definition of clear vision triangle
19.12.020	Merged Public Elementary Schools with Private Elementary Schools, changing the location restrictions for Public Schools	
19.12.020	Deleted footnote 1	Corrected discrepancy between ORD 4728 and 5974
19.12.020	Added CUP for Fast food with drive through or gasoline sales when contiguous to residential use	
19.14.020	Merged Public Elementary Schools with Private Elementary Schools, changing the location restrictions for Public Schools	
19.14.030.B.	Added text to allow maximum height to be modified with a DRP or SPA	
19.16.020	Merged Public Elementary Schools with Private Elementary Schools, changing the location restrictions for Public Schools	
19.18.050.E.2.	Corrected misspelling of well-coordinated	
19.18.050.G.	Added G. to require concurrent processing of a DRP or DRRS	requirement moved from Chapter 19.74.010
19.22.020.A	Added the word "Planning" in front of Manager	

19.22.030.A	Added the word "Planning" in front of Manager	
19.22.030.C.1	Clarified how to measure the height of a deck on a sloping lot	Measure as outlined in Chapter 19.95.030.D
19.22.030.C.2	Deleted images	
19.22.030.C.3	Deleted images	
19.22.030.C.2	Added "located on the ground floor" to clarify the requirements apply to ground floor unenclosed structures	second floor patio covers are considered covered balconies, and subject to the setbacks on 19.22.030.C.1.
19.22.030.C.2	Deleted reference to lot coverage	per the definition of coverage (19.95.030), all accessory structures do not count toward coverage
19.22.030.C.3 & 4	Merged enclosed structures less than and greater than 120 s.f.	to simplify
19.22.030.C.4	Added "setback" for clarity	
19.22.030.C.4	Deleted reference to 700 max additions to primary structures and added code section for primary structures	This section is just for accessory structures
19.22.030.C.5.a	Added commas	
19.22.030.C.7,8,9,10	Bolded text	
19.22.030.C.10	Expanded Recreation Facilities definition to clarify uses "customarily associated with residential use"	
19.22.030.C.15	Added Outdoor Living Elements to address outdoor fireplaces and kitchens	
19.22.030.C.16-17	Renumbered	
19.22.030.D.1,3,6,7,10-12	Bolded text	
19.22.030.D.2	Clarified how to measure the height of a deck on a sloping lot	Measure as outlined in Chapter 19.95.030.H.1
19.22.030.D.3	Added "located on the ground floor" to clarify the requirements apply to ground floor unenclosed structures	second floor patio covers are considered covered balconies, and subject to the setbacks on 19.22.030.C.1.
19.22.030.D.3	Changed site to lot coverage	
19.22.030.D.4	Added comas and text to be consistent with the single-family section (19.22.030.C.5)	
19.22.030.E.1-5,7-9,11-13	Bolded text	
19.24.020.E	Bolded text	
19.26.020.D	Added Clean Air and EV charging station parking to align with Title 24	
19.26.020.E	Renumbered list	
19.26.030.A.4.	Changed parking requirement for Eating & Drinking - Fast Food w/Drive Through	from 1:50 to 1:100
19.26.030.A.4.	Added parking requirements for Medical Services use types	relaxed parking requirement to 1:200 for MOB and low traffic generating medical services
19.42.020	Added the words "permissible" and "or enclosed accessory structure"	
19.42.050.A	Added the words "indoors" and "enclosed"	for clarification of Home Occ.
19.42.050.B	Moved reference to students to new subsection N	
19.42.050.N	Added new subsection to clarify "Private Instruction"	to allow one student
19.46.020.B	changed the word "children" to "attendees"	
19.46.040.B	Added the word "Planning" in front of Manager	
19.50.020.A	Added the word "Planning" in front of Manager	
19.54.030.D.	Added a space between set and back	
19.58.030.A	Changed "Attached" to "Multi-Family" Housing	
19.58.030.B	Added the word "Planning" in front of Manager	
19.58.050.C, F, G	Added the word "Planning" in front of Manager	
19.61.030.A	Expanded the Kaseberg House property name to include all buildings consistent with the Ordinance that designated the property historic	
19.61.030.B	Added the word "Planning" in front of Manager	
19.62.030	Added provision to allow for chemical and forensic laboratories	

19.64.020	Clarified "any permit" to mean Zoning Clearance Certificate (ZCC) or Administrative Permit (AP)	
19.64.020.B	Clarified Special Events are exempt from obtaining a ZCC or AP	
19.64.030.A.5	Moved Fairs, festivals, etc. to be approved with a ZCC	
19.64.040.D.3	Added the word "Planning" in front of Manager	
19.64.060	Deleted reference to Clearance Form and added parking requirements from the clearance form	
19.68.030.A.-D.	Added the words "containers or bins"	
19.68.030.E.	Added provision to prohibit outside stockpiling	
19.68.030.F.	Changed "trailers" to "all collection equipment"	
19.68.030.G	Deleted requirement for trailer to be manned	
19.68.030.G	Renumbered and added the words "container or bin"	
19.70.020	Added the word "Planning" in front of Manager	
19.70.020	Added the provision allowing the Planning Manager to refer projects to Design Committee or Planning Commission	relocated from 19.74
19.72.020	Added types of projects processed with a ZCC	
19.72.030.B.	Clarification that a ZCC submitted with a Building Permit is in the form a Building Permit application	
19.72.030.D	Added the word "Planning" in front of Manager	
19.72.030.F.2.	Changed the word "with" to "to"	
19.74.010.A.	Added cross reference to Section 19.78.020 and "Planning Manager"	
19.74.010.B.	Added cross reference to Section 19.78.020	
19.74.010.C.	Added Minor Design Review Permit provisions	
19.74.010.D	Added Design Review Permit provisions	
19.74.010.E-L.	Renumbered	
19.74.010.F.	Added the word "Planning" in front of Manager	
19.74.010.I	Added the word "Planning" in front of Manager	
19.74.010.K.	Clarified the approving authority	
19.76.150.B.	Deleted timeframe for expiration of a modification, added as stated in the project approval conditions	
19.76.180.A.	Added the word "Planning" in front of Manager	
19.76.180.A.	Clarified Substantial Conformity modifications are processed through the ZCC process	
19.76.180.B.	Clarified modifications are processed with a Modification and the expiration date is extended	
19.76.210	Changed "Administrative Permit" to "Extension"	
19.76.210	Changed (C) to (D)	
19.78.020	deleted "or delivered" and added provisions for approving authority and noticing, should a hearing be requested	
19.78.020	Deleted Design Review Permit, Admin.	This type of permit is a ZCC
19.78.020	Deleted multiple noticing types	
19.78.060	Wordsmithing and punctuation edits	
19.78.070	Added this section to address required findings for denial of housing development projects	
19.80.020	Corrected name of Design Committee	
19.80.060	Added provision to allow the applicant to delay the appeal hearing date	
19.82.030.B.3.f.	Changed the word "and" to "an"	
19.82.030.C.3.e.	Changed the word "and" to "an"	
19.82.040.A.	Added the word "Planning" in front of Manager	
19.84.020A., B. & C.	Added the word "Planning" in front of Manager	
19.84.030	Added the word "Planning" in front of Manager	
19.84.080.A. & B.	Added the word "Planning" in front of Manager	
19.95.030.A.6.	Corrected the name of the Design Committee and deleted "Community Development Manager"	

19.95.030.B.4.	Deleted the definition of "Building Coverage"	replaced with Lot Coverage
19.95.030.B.5	Renumbered 5-6	
19.95.030.C.3.	Added clarifying language for Clear Vision Triangle, Commercial	
19.95.030.C.4.	Added clarifying language for Clear Vision Triangle, Residential and changed measurement from the lot orientation to the right turn of the vehicle	
19.95.030.L.14.	Added definition for Lot Coverage	replaced Building Coverage
19.95.030.L.16	Renumbered 15-16	
19.95.030.M.1.	Added the word "Planning" in front of Manager	
19.95.030.S.4.	Added clarification; for buildings/structures, the setback is measured to the exterior face/finish of the wall, post, or railing.	

ORDINANCE NO. ____

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING CHAPTERS
19.04, 19.06, 19.08, 19.10, 19.12, 19.14, 19.18, 19.22, 19.26, 19.42, 19.46, 19.50, 19.54, 19.58,
19.61, 19.62, 19.64, 19.68, 19.70, 19.72, 19.74, 19.76, 19.78, 19.80, 19.82, 19.84, AND 19.95
OF TITLE 19 OF THE ROSEVILLE MUNICIPAL CODE REGARDING ZONING
ORDINANCE UPDATES

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. Chapters 19.04, 19.06, 19.08, 19.10, 19.12, 19.14, 19.18, 19.22, 19.26,
19.42, 19.46, 19.50, 19.54, 19.58, 19.61, 19.62, 19.64, 19.68, 19.70, 19.72, 19.74, 19.76, 19.78,
19.80, 19.82, 19.84, and 19.95 of Title 19 of the Roseville Municipal Code is hereby amended to
read as follows:

Chapter 19.04 INTERPRETATIONS

19.04.020 Rules of interpretation.

A. Minimum Requirements. The provisions of this title shall be deemed to be the
minimum standards required for the protection of the public health, safety, and welfare.

B. Conflicting Requirements. Where the provisions of this Zoning Ordinance impose a
more stringent development requirement or a greater restriction upon the use of buildings or

land than are imposed or required by other laws, rules, and regulations, or by easements, covenants, or agreements, the provisions of this Zoning Ordinance shall govern.

C.Conflicts Between Provisions. In the event of any conflict between Article II (Zoning District and Permitted Uses) and Article III (General Development Regulations), the provisions of Article III shall govern.

D.Single Lot in Multiple Zoning Districts. In the event two or more lots are merged through the approval of a lot line adjustment, parcel or tentative map in compliance with Title 18 of this Code (Subdivisions), such that a single lot is covered by two or more zoning districts, the uses of that parcel shall be consistent with the zoning district as shown for the portion of the lot on which the use is proposed to be placed.

E.Uncertainties in Zoning District Boundaries. Where the boundary of any zoning district shown on the zoning maps is uncertain, the [Planning](#) Manager shall apply the following rules to resolve such uncertainty:

1. Where a zoning district boundary approximately follows a lot, alley, or street line, such lot line, or center line of such street and alley shall be construed to be the boundary.
2. If a zoning district boundary divides a lot, and the boundary line location is not otherwise designated, the location of the boundary shall be determined by the use of the scale appearing on the Zoning Map.
3. Where a public street or alley is officially vacated by the City, the property within the vacated portion of the street or alley shall be the zoning on the adjoining property. Where the vacated street or alley was the boundary of two or more districts, the new district boundary shall be determined at the time of abandonment.

4. The “floodway” overlay zone refers to those areas in and along Dry, Linda, Cirby and Antelope Creeks as shown in those certain aerial photographic maps designated as “Official Floodplain Maps” dated October 1973 of the City of Roseville and kept and maintained in the office of the Planning Manager of public works.

5. The “floodway fringe” overlay zone refers to those areas in and along Dry, Linda, Cirby and Antelope Creeks as shown in those certain aerial photographic maps designated as “Official Floodplain Maps” dated October 1973 of the City of Roseville and kept and maintained in the office of the Planning Manager of public works. (Ord. 5428 § 1, 2014.)

19.04.030 Authority for interpretations.

The Planning Manager shall have the authority to issue administrative interpretations of the provisions of this title to resolve ambiguities.

A.Record of Interpretations. Whenever the Planning Manager determines that the applicability or meaning of any of the standards of this title are ambiguous, the Planning Manager may issue an official interpretation. Official interpretations shall be in writing, and shall cite the provisions being interpreted, together with an explanation of their meaning or applicability in the particular or general circumstances that caused the need for interpretation.

Any provision of this title that is determined by the Planning Manager to be ambiguous shall be clarified by amendment as soon as is practical. The Planning Manager shall maintain a complete record of all official interpretations available for public review, indexed by the section number of this title that is the subject of the interpretation.

B.Appeal. Interpretations by the Planning Manager may be appealed to the Planning Commission pursuant to Chapter 19.80. (Ord. 5428 § 1, 2014.)

Chapter 19.06 ESTABLISHMENT OF ZONE DISTRICTS

19.06.010 Zoning districts established.

A. The following primary zone districts are established and shall be shown on the Zoning Map as established by 19.06.020:

	Map Symbol
Single-Family Residential	R1
Small Lot Residential	RS
Two-Family Residential	R2
Attached Multi-Family Housing	R3
Residential Mixed Use	RMU
Business Professional	BP
Neighborhood Commercial	NC
Community Commercial	CC
General Commercial	GC
Highway Commercial	HC
Regional Commercial	RC

Central Business District	CBD
Commercial Mixed Use	CMU
Old Town Historic District	HD
Industrial/Business Park	MP
Light Industrial	M1
General Industrial	M2
Industrial Mixed Use	MMU
Open Space	OS
Park and Recreation	PR
Public/Quasi-Public	P/QP
Urban Reserve	UR

B. In addition to the primary zone districts established pursuant to subsection A, the following overlay and special purpose zones are established:

Design-Development Standards	/DS
Floodway	/FW
Floodway Fringe	/FF
Planned Development	PD
Special Area	/SA

(Ord. 5428 § 1, 2014.)

Chapter 19.08 USE TYPE CLASSIFICATIONS

19.08.030 Listing of use classifications.

All primary uses are classified into the following use types. The following primary use types are more fully described in Sections 19.08.060 through 19.08.110, inclusive.

A. Agricultural and Open Space Use Types

Agricultural

Animal Keeping

Resource Protection and Restoration

Resource Related Recreation

B. Civic Use Types

Community Assembly

Community Services

Essential Services

Hospital Services

General Hospital Services

Psychiatric Hospital Services

Intensive Public Facilities

Libraries and Museums, Private

Power Generating Facilities

Public Parking Services

Schools

College and University

Public Elementary and Secondary

Private Elementary and Secondary

Social Services

Emergency Shelter

Food Distribution

Food Service

C. Residential Use Types

Accessory Dwelling Units

Caretaker/Employee Housing

Community Care Facility, Small

Community Care Facility, Large

Dwelling

Multi-Family

Single-Family

Two-Family

Efficiency Units

Family Day Care Homes, Small

Family Day Care Homes, Large

Live/Work

Mobile Home Park

Rooming and Boarding Houses

Single Room Occupant

Short-Term Rental

Supportive Housing

Transitional Housing

D. Commercial Use Types

Adult Oriented Business

Animal Sales and Service

Grooming and Pet Stores

Kennels

Veterinary Clinic

Veterinary Hospital

Automotive and Equipment

Automotive Body and Equipment Repair

Automotive Rentals

Automotive Repairs

Automotive Sales

Car Wash and Detailing

Commercial Parking

Gasoline Sales

Heavy Equipment Rental and Sales

Banks and Financial Services

Bars and Drinking Places

Broadcasting and Recording Studios

Building Material Stores

Business Support Services

Commercial Recreation

Amusement Center

Indoor Entertainment

Indoor Sports and Recreation

Large Amusement Complexes

Outdoor Entertainment

Outdoor Sports and Recreation

Residential Recreation Facilities

Community Care Facility

Day Care Centers

Eating and Drinking Establishments

Convenience

Fast Food with Drive-Through

Full Service

Food and Beverage Retail Sales

Funeral and Interment Services

Lodging Services

Long Term Care Facility

Maintenance and Repair

Medical Services, ~~General~~

General

Medical Campus/Medical Office Building

Low Traffic Generating

Neighborhood Commercial

Nightclubs

Nursery, Retail

Offices, Professional

Personal Services

Retail Sales and Services

Single Room Occupant

Specialized Education and Training

Specialty Schools

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Vocational Schools

Storage, Personal Storage Facility

E. Industrial Use Types

Day Care Center, Secondary (employees only)

Equipment and Materials Storage Yards

General Industrial

Hazardous Materials Handling

Impound Yards

Laundries, Commercial

Light Manufacturing

Printing and Publishing

Recycling, Scrap and Dismantling

Enclosed

Unenclosed

Research Services

Specialized Industrial

Wholesale and Distribution

Heavy

Light

F. Transportation and Communication Use Types

Antennas and Communications Facilities

Developed Lot

Undeveloped Lot

Heliport

Intermodal Facilities

(Ord. 5974 § 5, 2018; Ord. 5428 § 1, 2014.)

19.08.050 Classification of uses not specifically listed.

If a proposed primary use is not specifically listed or identified as a use type in this article, the use shall not be allowed, except as follows:

A. The Planning Manager may determine that a proposed use not listed is permitted if:

1. The common functional, product or compatibility characteristics and activities associated with the proposed use are consistent with one of the use types identified in Chapter 19.08 listed as a permitted use type within the zoning district;
2. The proposed use is compatible with the purpose of the zoning district that applies to the parcel; and
3. The proposed use will be consistent with the goals, objectives and policies of the General Plan.

B. If the Planning Manager determines that an unlisted proposed use is encompassed within a listed use type, the proposed use shall be subject to the same use regulations as the listed use type.

C. The Planning Manager may forward questions about permitted uses directly to the Planning Commission for an interpretation at a public hearing. The public hearing shall be scheduled as required in Chapter 19.80 for an appeal. The Planning Commission shall make a determination based on the criteria of subsection A as to which use type the proposed use fits into. The decision of the Planning Commission may be appealed to the Council pursuant to Chapter 19.80.

D. The Planning Manager shall maintain a written record of all such determinations. (Ord. 5428 § 1, 2014.)

19.08.070 Civic use types.

Civic use types include governmental and quasi-governmental agencies providing utility, educational, cultural, major medical, protective, governmental, and other uses which are strongly vested with public or social importance. Specific civic use types referred to in this title are:

A. Community assembly, includes the activities typically performed by, or at, the following institutions or installations:

1. Churches, temples, synagogues, and other places of worship;
2. Public and private non-profit clubs, lodges, and meeting halls; and
3. Public community recreation facilities including: community centers, amphitheaters and museums.

B. Community services, includes uses provided by public agencies which are necessary to support the community's health, safety and welfare. Typical community services include:

1. Cemeteries;

2. Community water storage, wells and associated treatment facilities;
3. Corporation yards, including storage, repair and processing of materials and equipment, and vehicles operated by governmental entities;
4. Detention/retention basins;
5. Electrical substations (up to 60kV);
6. Intermodal facilities;
7. Libraries;
8. Park and ride lots;
9. Police and fire stations (including antennas, antenna towers and communication facilities);
10. Post offices, excluding major processing centers;
11. Public parks and golf courses; and
12. Satellite government facilities.

C.Essential services, includes services which are necessary to support development and involve only minor structures such as bus stops, gas distribution pipelines, electrical distribution lines (up to and including 60kV), utility poles, transformers (12kV or less), water and sanitary sewer, drainage facilities, communication facilities for community services provided by a public agency, and neighborhood parks.

D.Reserved.

E.Hospital Services.

1. General hospital services, includes medical, or surgical services for sick or injured persons primarily on an in-patient basis, and includes accessory facilities for out-patient and emergency medical services, diagnostic services, training, research, administration, and services to patients, employees, or visitors.

2. Psychiatric hospital services, includes psychiatric services for persons primarily on an in-patient basis, and includes accessory facilities for out-patient and diagnostic services, training, research, administration, and services to patients, employees, or visitors.

F. Intensive public facilities, includes public services and utilities which because of location are objectionable due to production of offensive odor, dust, noise, bright lights, vibration or the storage of hazardous materials or products. Typical uses are electric receiving stations (60kV to 230kV), sanitary landfills, public airports and heliports, or correctional institutions.

G. Libraries and museums, private, includes permanent, public and quasi-public facilities generally of a non-commercial nature such as libraries, museums, art exhibitions, planetariums, aquariums, botanical gardens, and arboretums. Also includes historic sites, exhibits, and zoos located in a public park.

H. Power Generating Facilities. These facilities consist of temporary support facilities used to supply electrical power on an interim basis when power outages occur, or facilities that are used on a permanent basis to generate a power supply for a single use or multiple users if connected to a power grid. Power generating facilities generally include technologies that produce electricity from fossil fuels, natural gas, solar, wind, hydro- or biomass fuels in order to provide back-up power, augment utility power supplies or if grid-

connected, to sell power. Power generating facilities may include, but are not limited to, the following specifically defined facilities:

- 1. General Power Production Facility.** A facility whose sole purpose is for the resale and production of power which may consist of a natural gas fired facility, co-generating facility, solar, wind, waste, photovoltaic, geothermal operated, or other alternative fuel source, that produces electricity primarily for the transmission of electricity associated with the overall power grid. This type of facility may be a peak load facility that only operates during the period in which the power demand for the overall power grid is at its peak usage.
- 2. Supplemental/Individual Use Power Facility.** A facility that is utilized to provide electrical power as either a supplement to power supplied by the existing grid or as a permanent power source for an individual user and does not provide off-site sale to the power grid. For commercial and industrial developments these types of facilities may consist of a natural gas fired facility, co-generating facility, solar, wind, waste, photovoltaic, geothermal operated, or other alternative fuel source, that produces electricity. Residential uses will be restricted to facilities which do not materially change the character of the zone district or impact adjacent residential uses (i.e. solar and photovoltaic).
- 3. Emergency Power Facility.** A facility that acts as a stand-by generator used to supply electric power during the event of a power outage by the local electric utility. These types of facilities may be permanent in nature or temporary portable gas/diesel generators.

4. Passive Power Facility. These facilities are considered to produce power when using clean fuel such as sunlight or other similar natural resource to generate power. Typical facilities would be solar or photovoltaic power generators. Residential zones will be restricted to these types of facilities for power generation on a permanent basis.

I. Public parking services, includes parking services involving buildings or lots which are publicly owned or operated.

J. Schools.

1. College and university, includes community colleges, public or private colleges, universities and professional schools granting associate degrees, certificates, undergraduate and graduate degrees and requiring for admission at least a high school diploma or equivalent general academic training.

2. Public Elementary and secondary, includes public elementary, middle, junior high and high schools serving grades K through 12.

3. Private elementary and secondary, includes private and religious schools. It does not include schools included within commercial, schools specialized education and training use type.

K. Social services, generally include those services which help people become more self-sufficient, prevent dependency, strengthen family relationships, and restore individuals, families, groups or communities to successful social functioning. Such social services may include, but are not limited to, the following specifically defined services:

1. Emergency Shelter (Health and Safety Code Section 50801(e)). Housing with minimal supportive services for homeless persons that is limited to occupancy of six

months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay.

2. Food Distribution Facility. A facility or use which distributes food on a not for profit basis.

3. Food Service Facility. A facility or use where food is served on-site on a not for profit basis. (Ord. 5428 § 1, 2014.)

19.08.080 Residential use types.

Residential use types include the occupancy of living accommodations on a wholly or primarily non-transient basis and includes uses which are typically associated with and provide support to residential areas, but exclude institutional living arrangements providing 24-hour skilled nursing or medical care and those providing forced residence, such as asylums and prisons. Transitional housing and supportive housing are considered residential uses. Specific residential use types referred to in this title are:

A. Accessory Dwelling Unit. An accessory dwelling unit shall be as defined by Government Code Section 65852.2, as it now exists or may hereafter be amended, and means an attached or a detached residential dwelling unit which provides complete independent living facilities for one or more persons. The unit shall be located on a permanent foundation, have an independent exterior access, and shall include permanent provisions or infrastructure to support permanent provisions (such as stubbing gas, water or sewer lines) for living, sleeping, eating, cooking, and sanitation on the same parcel as where a single-family dwelling is situated or proposed to be situated. Accessory dwelling units can also include efficiency units, as defined in Section 17958.1 of the Health and Safety Code,

manufactured homes, as defined in Section 18007 of the Health and Safety Code, second dwelling units, granny flats, in-law quarters, carriage units, and tiny houses as long as such units otherwise meet this definition. (Also see Chapter 19.60.)

B. Caretaker/employee housing, includes permanent or temporary housing that is secondary or accessory to the primary use of the property. Such housing is used for caretakers employed on the site of a non-residential use where a caretaker is needed for security or to provide 24-hour care or monitoring of facilities, equipment, or other conditions on the site.

C. Community Care Facility, Small. A dwelling where non-medical care is provided to six or fewer persons on a 24-hour basis. Small community care facilities shall be licensed by the State Department of Social Services.

D. Community Care Facility, Large. A dwelling where non-medical care is provided to no less than seven and no more than 12 persons on a 24-hour basis and which is operated and occupied by the owners. Large community care facilities shall be licensed by the State Department of Social Services, shall permit no more than two persons per bedroom and shall be designed so as to be compatible with the residential character of the neighborhood.

E. Efficiency units, includes a room or group of internally connected rooms that have independent sleeping, cooking, eating and sanitation facilities, which constitutes an independent housekeeping unit, occupied by or intended for one household on a long-term basis.

F. Dwelling, includes a room or group of internally connected rooms that have sleeping, cooking, eating, and sanitation facilities, but not more than one kitchen, which constitutes an independent housekeeping unit, occupied by or intended for one household on a long-

term basis. Types of dwellings include single-family dwellings, duplexes, accessory dwelling units, multi-family dwellings, mobile homes, condominiums, and townhouses, all of which are separately defined.

1. Multi-family, includes a building designed and intended for occupancy by three or more families living independently of each other, each in a separate dwelling unit, which may be owned individually or by a single landlord. Includes apartments, condominiums, rowhouses, triplexes and fourplexes.

2. Single-family, includes an attached or detached building designed exclusively for occupancy by one family. Includes houses, half-plexes and townhomes.

3. Two-family, includes a duplex, or other buildings designed for occupancy by two families living independently of each other, where both dwellings are located on a single lot.

G. Family day care homes, small, includes a private single-family dwelling where care, protection and supervision of seven or fewer ~~minor children~~ persons is provided for periods of less than 24 hours or as otherwise provided by state law.

H. Family day care homes, large, includes a private single-family dwelling where care, protection and supervision of eight and up to, and including, 14 ~~children~~ persons is provided for periods of less than 24 hours or as otherwise provided by state law. (Also see Chapter 19.46.)

I. Live/work, includes units that are occupied by business operators who live in the same structure that contains commercial activity. The units functions primarily as a workspace with incidental residential accommodations.

J. Mobile home park, includes any site that is planned and improved to accommodate two or more mobile homes used for residential purposes, or on which two or more mobile home lots are rented, leased, or held out for rent or lease, or were formerly held out for rent or lease and later converted to a subdivision, cooperative, condominium, or other form of resident ownership, to accommodate mobile homes used for residential purposes. (Also see Chapter 19.48.)

K. Rooming and boarding houses, includes the renting of individual bedrooms within a dwelling by a property owner or other manager in residence to three or more people, whether or not meals are provided; or a single-family dwelling occupied by six or more unrelated people, living together as a single housekeeping unit; by prearrangement for definite periods greater than 30 calendar days, with compensation (typically monetary compensation).

L. Short-Term Rental, As defined in Chapter 4.25 (Short-Term Rentals), any single-family dwelling or accessory dwelling unit located in a residential or commercial zone that is rented in whole or in part on a short-term basis, which is 30 calendar days or less.

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M. Single Room Occupant. Lodging establishments providing a room(s) which does not include a kitchen or bathroom. These establishments include a communal bathroom and may have a communal kitchen and/or living area. This is not a temporary or transitional housing type and is typically found on the second story above a retail use.

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NM. Supportive Housing. Housing with no limit on length of stay, that is occupied by the target population as defined in Health and Safety Code Section 53260(d), and that is

linked to on- or off-site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live, and when possible, work in the community. (California Health and Safety Section 50675.14(b).)

1. Target Population. Adults with low-income having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act and may, among other populations, include families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, or homeless people. (California Health and Safety Section 53260(d).)

ON. Transitional Housing and Transitional Housing Development. Buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. (California Health and Safety Section 50675.2(h).) (Ord. 5974 § 6, 2018; Ord. 5428 § 1, 2014.)

19.08.090 Commercial use types.

Commercial use types include the distribution, sale and rental of goods, and the provision of services other than those classified as civic or industrial use types. Specific commercial use types referred to in this title are:

A. Adult-oriented businesses, include those uses specifically referred to in Chapters 9.11 and 19.32 of this Code and include any adult arcade, adult bookstore, adult cabaret, adult

hotel/motel, adult motion picture theater, adult theater or modeling studio defined therein.

Any reference in this Code to “adult business establishment” shall mean adult-oriented business, as provided herein.

B. Animal sales and services, includes establishments primarily engaged in animal-related sales and services. The following are animal sales and services use types:

1. **Grooming and pet stores**, includes grooming or selling of dogs, cats, and similar small animals with limited indoor boarding. Typical uses include dog bathing and clipping salons, pet grooming shops, and pet stores.
2. **Kennels**, includes indoor and outdoor kennel services for dogs, cats, and similar small animals. Typical uses include boarding kennels, pet motels, and dog training centers.
3. **Veterinary clinic**, includes a fully enclosed veterinary facility containing only enough cage arrangements as necessary to provide services for small animals requiring acute medical or surgical care, as well as boarding and grooming.
4. **Veterinary hospital**, includes a veterinary facility conducted in an enclosed building and in the open which provides long-term medical care, boarding and grooming.

C. Automotive and equipment, includes establishments primarily engaged in automotive-related or heavy equipment sales or services. The following are automotive and equipment use types:

1. **Automotive body and equipment repair**, includes automobile body repair and painting; repair of equipment such as aircraft, boats, recreational vehicles, and trucks;

and the installation and servicing of tractor-trailer, semi-trucks and heavy construction equipment.

2. Automotive rentals, includes rental from the premises of automobiles, light trucks, and recreational vehicles. Typical uses include car rental agencies.

3. Automotive repairs, includes repair of automobiles and the sale, installation, and servicing of automobile equipment and parts completely within an enclosed building, but excluding body repair and painting. Typical uses include muffler shops, automobile repair garages, automobile glass shops, and minor services including oil change, tuneup/lube shops, tire installation, and stereo and car accessory installation.

4. Automotive sales, includes the sale, retail or wholesale, of automobiles, light trucks, boats, recreational vehicles, motorcycles, motor homes, and trailers together with associated enclosed repair services and parts sales, but excluding body repair and painting. Typical uses include automobile dealers and recreational vehicle sales agencies.

5. Car wash and detailing, includes washing and polishing of automobiles. Typical uses include automobile detailing services and car washes.

6. Commercial parking, includes parking of operable motor vehicles on a temporary basis within a privately owned off-street parking area with or without a fee. Typical uses include commercial parking lots and garages.

7. Heavy equipment rental and sales, includes rental and sales of heavy equipment such as aircraft, trucks, tractor-trailer, semi-trucks and heavy construction equipment.

8. Gasoline sales, includes establishments primarily engaged in the retail sale, from the premises, of petroleum products with the incidental sale of tires, batteries, and replacement items, lubricating services, minor repair services and may include drive through car washes, convenience eating places and neighborhood commercial. Typical uses include automobile service stations, filling stations and neighborhood commercial uses with gas sales.

D.Banks and financial services, includes financial institutions including: banks and trust companies; lending and thrift institutions, credit agencies; brokers and dealers in securities and commodity contracts; security and commodity exchanges; holding, (but not predominantly operating) companies; and other investment companies; vehicle finance leasing agencies. Automated teller machines (ATMs) located away from banks are included under the definition of “personal services.”

E.Bars and drinking places, includes establishments within a building where alcoholic beverages are sold for on-site consumption, that are not part of a restaurant. Includes bars, taverns, pubs, brew pubs, wine bars and similar establishments where any food service is subordinate to the sale of alcoholic beverages. Dance floors are not permitted.

F.Broadcasting and recording studios, includes commercial and public communications uses including telegraph, telephone, radio and television broadcasting and receiving stations and studios, and television production and sound recording studios, with facilities entirely within buildings. Private transmission and receiving apparatus, such as towers, reflectors and antennas are included under the definition of “antennas, communications facilities.”

G. Building material stores, includes retail establishments selling lumber (which may include the cutting of precut lumber) and other large building materials, and also

including paint, wallpaper, glass, fixtures, nursery stock, lawn and garden supplies (which may also be sold in hardware stores, included under the definition of “retail sales and services”). Includes all such stores selling to the general public, even if contractor sales account for a larger proportion of total sales.

H. Business support services, includes establishments within buildings, providing other businesses with services including maintenance, repair and service, testing, rental, etc., also includes:

1. Blueprinting;
2. Business equipment repair services (except vehicle repair, see “Automotive repair”);
3. Commercial art and design (production);
4. Computer-related services (rental, repair, maintenance);
5. Equipment rental businesses within buildings;
6. Film processing laboratories;
7. Mail advertising services (reproduction and shipping);
8. Outdoor advertising services;
9. Photocopying; and
10. Photo-finishing.

I. Commercial recreation, includes establishments primarily engaged in the provision of sports, entertainment, or recreation for participants or spectators. The following are commercial recreation use types:

1. Amusement center, includes public places of amusement or public places of business in which four or more coin-operated amusement devices are installed and includes any place open to the public, whether or not the primary use of the premises is devoted to the operation of such devices.

2. Indoor entertainment, includes predominantly spectator uses conducted within an enclosed building, excluding uses classified under adult oriented businesses. (See Chapter 19.32.) Typical uses include motion picture theaters, and live theater.

3. Indoor sports and recreation, includes predominantly participant sports and health activities conducted within an enclosed building. Typical uses include bowling alleys, billiard parlors, ice and roller skating rinks, indoor racquetball courts, soccer arenas, athletic clubs, and health clubs.

4. Outdoor entertainment, includes predominantly spectator uses conducted in open or partially enclosed or screened facilities. Typical uses include outdoor amphitheaters, concert halls and sports arenas, BMX tracks, racing facilities, drive in theaters, and zoos.

5. Outdoor sports and recreation, includes predominantly participant sports conducted in open or partially enclosed or screened facilities. Typical uses include amusement parks, driving ranges, miniature golf courses, golf courses, swimming pools, and tennis courts.

6. Residential recreation facilities, includes predominantly participant sports which are normally associated with a country club, or private residential community. Typical uses include country clubs, racquet clubs, golf courses, swimming pools, tennis courts, and other secondary uses including restaurants, and retail sales.

7. **Large amusement complexes**, includes a theme park or similar complex open to the public which exceeds 100,000 square feet and which:

- a. Includes outdoor amusement attractions such as mechanized or carnival-type rides or water slides; and
- b. Meets any two of the following three criteria:
 - i. The complex has a maximum daily capacity of more than 500 users per day,
 - ii. The complex is required to provide off-street parking for more than 200 vehicles, or
 - iii. The complex operates during any part of the year during the hours after 6:00 p.m. This does not apply to publicly owned or operated parks or facilities.

J. Community care facility, includes any facility serving as a residence where non-medical care is provided on a 24-hour basis with central or private kitchen facilities, dining, recreational and other facilities. Typical uses include assisted living facilities and facilities licensed by the State Department of Social Services. Does not include long term care facilities.

K. Day care centers, includes commercial or non-profit facilities that provide care, protection and supervision of 13 or more minor children or adults in need of assistance for periods of less than 24 hours per day, typically while parents or family are working, and/or before or after daily attendance at an elementary school, as defined by Chapter 3.6 of the Health and Safety Code, commencing with Section 1597.30 includes preschools.

L. Eating and drinking establishments, includes establishments primarily engaged in the sale of prepared food and beverages for on-premises consumption, but excludes those uses classified under “bars and drinking places” and “nightclubs.” An eating and drinking establishment that provides amplified live or recorded music and that provides space(s) for dancing or hold public dances under Municipal Code Section 9.40.030(H) shall be considered a nightclub per subsection T of this section. Eating and drinking establishment use types include:

1. **Fast food with drive-through**, includes establishments primarily engaged in the preparation and retail sale of food and beverages at a walk up counter and at a drive through window, and may include seating.
2. **Convenience**, includes establishments primarily engaged in the preparation and retail sale of food and beverages, at a walk up counter and which does not include a drive through or provide for ordering at the tables, if any. Typical uses include pizza parlors, ice cream parlors, and sandwich shops.
3. **Full service**, includes establishments primarily engaged in the preparation and retail sale of food and beverages, where food is ordered and served at a table, and which may include sales of alcoholic beverages as an accessory or secondary service. Fixed seating or tables and chairs are provided for the seating of each patron or customer at all times. Typical uses include full service restaurants.

M. Food and beverage retail sales, includes establishments primarily engaged in the retail sale of food and beverages for home consumption. Typical uses include groceries, liquor stores, and delicatessens.

N.Funeral and interment services, includes establishments primarily engaged in the provision of services involving the care, preparation, or disposition of human remains other than in cemeteries.

O. Lodging services, includes establishments primarily engaged in the provision of commercial lodging on a less than monthly basis to the general public. Lodging services includes incidental food, drink, and other sales and services intended for the convenience of guests. Typical uses include hotels, motels, and bed-and-breakfasts.

P.Long term care facility, includes an institution or a portion of an institution that is licensed or approved to provide health care under medical supervision for 24 or more consecutive hours. Typical uses include extended care facilities, intermediate care facilities, skilled nursing facilities, hospices and other facilities licensed by the State Department of Health Services.

Q. Maintenance and repair, includes all uses that provide maintenance and repair services for furniture, appliances and equipment normally used within a building. Typical uses include sewing machine and appliance repair.

R.Medical services, ~~general~~, includes establishments primarily engaged in the provision of personal health services on an outpatient basis ranging from prevention, diagnosis and treatment, or rehabilitation services provided by physicians, dentists, nurses, and other health personnel as well as the provision of medical testing and analysis-services, but excludes uses classified under any civic use type. Medical services use types include:
~~Typical uses include medical offices, dental laboratories, medical laboratories, health-maintenance organizations, substance abuse treatment clinics, immediate care facilities and offices for physical therapists, chiropractors, and acupuncturists.~~

1. **General**, includes the range of medical services described above. Typical uses

include individual medical and dental offices, dental and medical laboratories, health maintenance organizations, substance abuse treatment clinics, immediate care facilities and offices for physical therapists, chiropractors, and acupuncturists.

2. **Medical campus/medical office building (MOB)**, includes a cluster of buildings or a singular building that provides a range of outpatient services such as medical offices, dental or medical laboratories, imaging, physical therapists, and pharmacy services, with a range of parking demands.

3. **Low traffic generating**, includes medical services with a low patient frequency or longer than average patient appointment time which creates a lower parking demand. Typical uses include dialysis clinics and imaging services.

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S. Neighborhood commercial, includes establishments primarily engaged in the provision of frequently or recurrently needed small personal items or services for residents within a reasonable walking distance. These uses are compatible with residential development due to low traffic and noise generation and include various retail sales and personal services of an appropriate size and scale to meet the above criteria. Typical uses include neighborhood grocery stores, drug stores, beauty salons, and offices, but do not include drive-through restaurants, bars and drinking places, or liquor stores.

T.Nightclubs, includes establishments or places of entertainment within a building, open primarily at night, usually but not necessarily serving alcohol, and providing floor space for amplified live or recorded music, or having spaces for "public dances" as per Section 9.40.030 of the Roseville Municipal Code. Fixed seating or chairs are not provided for the seating of each patron or customer. Meals or refreshments may be served and an admission

may be charged. Excludes uses classified under this section as commercial use types as “eating or drinking establishments,” “commercial recreation,” and Chapter 19.32, “Adult Oriented Businesses.” Additional requirements are contained in Chapter 19.49.

U.Nursery, retail, includes establishments primarily engaged in the sale of nursery goods, landscaping materials, chips, rocks, sand, soil and merchandise. This use type is typically conducted primarily outdoors. The sale of nursery goods, landscaping materials, chips, rocks, sand, soil and merchandise indoors is permitted under retail sales and services.

V.Offices, professional, includes professional or government offices including:

1. Accounting, auditing and bookkeeping services;
2. Advertising agencies;
3. Architectural, engineering, interior design, and surveying services;
4. Attorneys;
5. Call and telemarketing centers;
6. Computer software designers;
7. Court reporting services;
8. Data processing and computer services;
9. Detective agencies and similar services;
10. Secretarial and word processing services;
11. Government offices including agency and administrative office facilities;
12. Insurance agencies;
13. Management, public relations and consulting services;

14. Real estate agencies; and

15. Writers, photographers and artists offices outside the home.

W. Personal services, includes establishments primarily engaged in the provision of personal improvement or appearance, and similar non-business related or non-professional services, but excludes services classified under other use types. Typical uses include barber shops, beauty salons, tailors, shoe repair shops, massage therapist, tattoo studios, [tutoring services](#), and dry cleaning pick up stations.

X.Retail sales and services, includes establishments primarily engaged in the sale of goods and merchandise, but excludes those classified under animal sales and services, automotive and equipment, business support services, building materials stores, neighborhood commercial, food and beverage retail sales, and gasoline sales. Typical uses include:

1. Auto parts;
2. Bakeries, retail;
3. Bicycle sales;
4. Department stores;
5. Drug and discount stores;
6. Furniture stores;
7. Hardware;
8. Orthopedic supplies;
9. Photography studios;
10. Self service laundries/dry cleaning stores; and

11. Sporting goods and equipment.

Y.Specialized education and training, includes private establishments providing training or educational programs. Typical uses include:

1. Vocational schools, includes businesses, secretarial schools and vocational schools offering specialized trade and commercial courses and establishments furnishing educational courses by mail or on-line. Facilities, institutions and conference centers are included that offer specialized programs in personal growth and development (including fitness, environmental awareness, arts, communications, and management, as examples).

2. Specialty schools, includes specialized non-degree granting schools such as: music schools; dramatic schools; language schools; driver education schools; martial arts studios; ballet and other dance studios.

Z.Storage, personal storage facility, includes a structure or group of structures containing generally small, individual, compartmentalized stalls or lockers rented as individual storage spaces. This use type does not include the outdoor storage of boats, cars, recreational vehicles, or equipment, and does not include the rental of trucks or other equipment. (Also see Chapter 19.54.) (Ord. 5428 § 1, 2014.)

19.08.100 Industrial use types.

Industrial use types include the on-site production and storage of goods, equipment and materials, including certain associated accessory uses. Specific industrial use types referred to in this title are:

A. Day care centers, secondary, includes commercial or non-profit facilities that provide care, protection and supervision of 13 or more minor children or adults in need of assistance for periods of less than 24 hours per day, while parents or family are working on-site, and/or before or after daily attendance at an elementary school, as defined by Chapter 3.6 of the Health and Safety Code, commencing with Section 1597.30 includes preschools. Secondary day care centers are incidental and accessory to the primary industrial use of the property and are only for on-site employees. Does not include day care centers as defined for commercial use.

B. Equipment and materials storage yards, includes all uses related to outdoor storage of large construction equipment or machinery, company vehicles, or large quantities of other materials. It does not include any of the commercial use types identified under “automotive and equipment.” Typical uses include contractor’s storage yards, and corporation yards.

C. General industrial, includes any manufacturing, processing, assembling, or fabrication of materials and products from raw materials, and also includes any industrial use involving an incinerator, blast furnace or other similar industrial process, including any industrial production conducted either wholly or partially outdoors. Typical uses include drum manufacturing and remanufacturing, batch plants, truss manufacturing, breweries, canneries and co-generation plants.

D. Hazardous materials handling, includes all industrial uses engaged in the handling of substances subject to the maintenance of a “Risk Management Prevention Program” under California Health and Safety Code, Section 25534. Typical uses include semi-conductor manufacturing.

E. Impound yards, includes the storage of operable and inoperable vehicles for limited periods of time, within a secured enclosure. Does not include the dismantling of wrecked or inoperable vehicles which is “recycling, scrap and dismantling.”

F. Laundries, commercial, includes establishments primarily engaged in high volume laundry and garment services, including family and commercial laundries, garment pressing and dry cleaning, linen supply, diaper service, industrial laundries, carpet and upholstery cleaners. Does not include coin-operated laundries.

G. Light manufacturing, includes the manufacture, assembly or packaging of products from previously prepared materials, such as cloth, plastic, paper, leather, precious or semi-precious metals or stones, but does not include such operations as saw and planing mills, or any manufacturing uses involving primary production of wood, metal or chemical products from raw materials. Typical uses include electronic equipment assembly, and computer component assembly.

H. Printing and Publishing. Establishments primarily engaged in printing by letterpress, lithography, engraving, screen, offset or other common process including electrostatic (xerographic) copying and other “quick printing” services; and establishments serving the printing trade such as bookbinding, typesetting, engraving, photoengraving, and electrotyping. This also includes establishments that publish newspapers, books and periodicals, whether or not they do their own printing; and establishments manufacturing business forms and binding devices.

I. Recycling, scrap and dismantling, includes uses engaged in the assembling, breaking up, sorting, temporary storage, and distribution of recyclable or reusable scrap and waste materials, including the dismantling or wrecking of automobiles or other motor vehicles, or

the storage or keeping for sale of parts and equipment resulting from such dismantling or wrecking. The presence on any lot or parcel of land of five or more motor vehicles which for a period exceeding 30 days have not been capable of operating under their own power, and from which parts have been or are to be removed for reuse or sale shall constitute prima facie evidence of an automobile wrecking yard. Does not include landfills or other terminal waste disposal sites.

1. **Enclosed**, includes recycling, scrap and dismantling within enclosed building.

2. **Unenclosed**, includes recycling, scrap and dismantling not within a building.

J. Research services, includes establishments primarily engaged in providing research, testing, or other scientific analysis. Typical uses include soils and materials testing laboratories, electronics research firms and pharmaceutical research laboratories.

K. Specialized industrial, includes establishments engaged in activities that generate noise, vibration, odor, dust, or smoke similar to other industrial uses, but that do not clearly fit within another industrial use classification. This use type involves uses which are appropriately located with other industrial development and are not classified under either a commercial or civic use type. The [Planning](#) Manager shall determine that a use is classified within this use type as prescribed in Section 19.08.050.

L. Wholesaling and distribution, includes establishments engaged in wholesaling, storage, warehousing and bulk sale distribution, including, but not limited to, open-air handling of materials and equipment other than live animals. Does not include the outdoor storage of material which is classified under “equipment and materials storage yards.” The following are wholesaling and distribution use types:

1. **Light**, includes wholesaling, storage, and warehousing within enclosed structures.

Typical uses include wholesale distributors, storage warehouses and moving and storage firms.

2. **Heavy**, includes wholesaling, storage, distribution and handling of materials and equipment. Also includes uses engaged in the outdoor or indoor, long term or short term storage of large vehicles, and minor repair and maintenance of vehicles stored on the premises. Typical uses include truck terminal yards. (Ord. 5428 § 1, 2014.)

Chapter 19.10 RESIDENTIAL ZONES

19.10.010 Purpose.

This chapter provides regulations applicable to primary uses in the residential zoning districts established by Section 19.06.010 (Zoning districts established). The residential zoning districts are as follows:

A. Single-Family Residential (R1) District. The R-1, single-family residential district is intended for detached, single-family homes and similar and related uses inclusive of half-plexes.

B. Small Lot Residential (RS) District. The R-S, small lot residential district is intended to allow either attached or detached single-family dwellings, and similar and related compatible uses.

C.Two-Family Residential (R2) District. The R-2, two-family residential district is intended to allow two dwellings per lot, either detached single-family dwellings or duplexes, and similar and related compatible uses.

D.~~Attached-Multi-Family~~ Housing (R3) District. The R-3, ~~attached-Multi-Family~~ housing district is intended for a range of high density and multiple-family housing. The types of land use intended for the R-3 zoning district include apartments, condominiums, townhomes, small lot cluster housing, and similar and related compatible uses.

E.Residential Mixed Use (RMU) District. The residential mixed-use district is intended to promote a variety of residential uses/dwelling types and the flexible citing of uses that are typically considered to be compatible with residential development. The RMU zoning district establishes a mix of uses, through the use of overlay zones, to ensure that different residential uses and densities will be successfully integrated into desirable, cohesive residential neighborhoods. The RMU zoning district shall always be applied in conjunction with either the DS (Development Standards) or SA (Special Area) overlay zones. (Also see Chapter 19.18.) (Ord. 5428 § 1, 2014.)

19.10.020 Permitted use types.

Primary uses are permitted in residential zones subject to the requirements of this title as designated below:

A. Principally permitted use, designated as “P”;

B. Conditionally permitted use, designated as “CUP”; and

C. Administratively permitted use, designated as “A.”

Primary use types not listed or designated by a dash (-) are not permitted in that zone district.

	R1	RS	R2	R3	RMU
AGRICULTURE AND OPEN SPACE USE TYPE					
Animal Keeping	P	P	P	P	P
Resource Protection and Restoration	P	P	P	P	P
Resource Related Recreation	P	P	P	P	P
CIVIC USE TYPES					
Community Assembly	CUP	CUP	CUP	P	P
Community Services	CUP	CUP	CUP	CUP	P
Essential Services	P	P	P	P	P
Schools, Elementary and Secondary	P	P	P	P	P
Schools, <u>Public</u> /Private Elementary and Secondary	CUP	CUP	CUP	CUP	P
Power Generating Facilities ⁽³⁾					
Emergency	P	P	P	P	P
Passive Power	P	P	P	P	P
RESIDENTIAL USE TYPES					
Accessory Dwelling Units ⁽¹⁾	P	P	P	P	P
Community Care Facilities, Small	P	P	P	P	P

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	R1	RS	R2	R3	RMU
Community Care Facilities, Large	CUP	CUP	CUP	P	P
Dwelling ⁽⁵⁾					
Multi-Family	-	-	-	P	P
Single-Family	P	P	P	P	P
Two-Family	-	-	P	P	P
Family Day Care Homes, Small	P	P	P	P	P
Family Day Care Homes, Large ⁽²⁾	A	A	A	A	P
Mobile Home Park	CUP	CUP	CUP	CUP	P
Rooming and Boarding House	-	-	-	P	P
Short-Term Rental ⁽⁶⁾	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
COMMERCIAL USE TYPES					
Commercial Recreation, Residential Recreation Facilities	CUP	CUP	CUP	CUP	P
Community Care Facility	-	-	-	P	P
Day Care Center	CUP	CUP	CUP	CUP	P
Long-Term Care Facility	-	-	-	CUP	P
Neighborhood Commercial	-	-	-	CUP	P
TRANSPORTATION AND COMMUNICATION USE TYPES					
Telecommunication Facilities ⁽⁴⁾	AP/CUP	AP/CUP	AP/CUP	AP/CUP	AP/CUP

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Notes:

(1) Accessory dwelling units are only permitted within areas zoned to allow single-family or multifamily use and must be located on a lot that contains an existing or proposed single-family dwelling unit as defined in Section 19.08.080(F)(2) (Residential Use Types). See Chapter 19.60 for additional accessory dwelling unit regulations.

(2) See Chapter 19.46 for large family day care home regulations.

(3) See Chapter 19.55 for power generating facilities requirements.

(4) See Chapter 19.34 for antennas and communications facilities requirements.

(5) Transitional housing and supportive housing are considered residential use types.

(6) Short-Term Rentals are only permitted in a single-family dwelling unit or an accessory dwelling unit located on the same parcel as a single-family dwelling unit. See Chapter 4.25 for additional Short-Term Rental requirements.

(Ord. 5974 § 7, 2018; Ord. 5428 § 1, 2014.)

19.10.030 Residential zone general development standards.

A. Residential Development Standards. Permitted uses and associated structures shall comply with the following development standards, in addition to any other applicable requirements of this title:

RESIDENTIAL ZONE GENERAL DEVELOPMENT STANDARDS

	Requirement by Zoning District					
	R1	RS with attached sidewalk ⁽¹⁰⁾	RS with separated sidewalk ^{(8), (10)}	R2	R3 ⁽²⁾	RMU
<u>Minimum Lot Size</u>						
Area, interior lot	6,000 sq ft	4,500 sq ft	4,275 sq ft	6,000 sq ft	6,000 sq ft	None ⁽⁷⁾
Area, corner lot	7,500 sq ft	5,500 sq ft	4,710 sq ft	7,500 sq ft	7,500 sq ft	
Width, interior	60 ft	45 ft	45 ft	60 ft	60 ft	
Width, corner	75 ft	55 ft	50 ft	75 ft	75 ft	
Residential Density						
Maximum number of primary	1 dwelling	1 dwelling	1 dwelling	2 dwellings ⁽¹⁾	As	As

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	Requirement by Zoning District					
	R1	RS with attached sidewalk ⁽¹⁰⁾	RS with separated sidewalk ⁽⁸⁾ , (10)	R2	R3 ⁽²⁾	RMU
dwelling units per lot					provided by General Plan, <u>but</u> <u>a</u> <u>minimum</u> <u>of 3</u> <u>dwelling</u>	provided by General Plan
Maximum number of accessory dwelling units per lot ⁽¹¹⁾	1 dwelling	1 dwelling	1 dwelling	1 dwelling	1 dwelling	1 dwelling

	Requirement by Zoning District					
	R1	RS with attached sidewalk ⁽¹⁰⁾	RS with separated sidewalk ⁽⁸⁾ , (10)	R2	R3 ⁽²⁾	RMU
<u>See Chapter 19.22 for accessory structure development standards for the following standards</u>						
Setbacks (minimum) See Chapter 19.22 for setbacks for accessory structures.						
Front ⁽⁹⁾	20 ft for interior lots; 15 ft for corner lots; 20 ft minimum driveway depth	15 ft to living space or side wall of garage; 12.5 ft to porch; 18 ft minimum driveway depth ⁽⁶⁾	10 ft to first floor living space or side wall of garage; 7.5 ft to porch, but in no case may encroach into a	20 ft for interior lots; 15 ft for corner lots; 20 ft minimum driveways depth	20 ft minimum on all street frontages	None ⁽⁷⁾

	Requirement by Zoning District					
	R1	RS with attached sidewalk ⁽¹⁰⁾	RS with separated sidewalk ⁽⁸⁾ , (10)	R2	R3⁽²⁾	RMU
			PUE; 15 ft to second floor living space; 18 ft minimum driveway depth ⁽⁶⁾			
Sides ⁽⁹⁾	5 ft interior; 15 ft street side on corner	5 ft interior; 12.5 ft street side on first floor; 15 ft street side	5 ft interior; 10 ft street side on first floor; 13 ft street	5 ft interior; 15 ft street side on corner	5 ft interior; 20 ft minimum on all	None ⁽⁷⁾

	Requirement by Zoning District					
	R1	RS with attached sidewalk ⁽¹⁰⁾	RS with separated sidewalk ⁽⁸⁾ , (10)	R2	R3 ⁽²⁾	RMU
		on second floor	side on second floor		street frontages	
Rear	20% of lot depth; need not exceed 20 ft; 10 ft minimum ⁽³⁾	10 ft minimum with minimum useable open space of 700 sq ft or 500 sq ft where a usable front	10 ft minimum with minimum useable open space of 500 sq ft ⁽⁴⁾	20% of lot depth; need not exceed 20 ft; 10 ft minimum	20 ft; 20 ft minimum on all street frontages	None ⁽⁷⁾

	Requirement by Zoning District					
	R1	RS with attached sidewalk ⁽¹⁰⁾	RS with separated sidewalk ^{(8), (10)}	R2	R3 ⁽²⁾	RMU
		porch is provided ⁽⁴⁾				
Site-Lot Coverage (primary buildings)	35% for 2 story; 45% for 1 story	None ⁽⁴⁾	None ⁽⁴⁾	40%	50%	None ⁽⁷⁾
Height Limits	35 ft	35 ft	35 ft	35 ft	45 ft ⁽⁵⁾	None ⁽⁷⁾
Additions to the primary structure greater than 700	May only be permitted upon approval of an Administrative					

	Requirement by Zoning District					
	R1	RS with attached sidewalk ⁽¹⁰⁾	RS with separated sidewalk ^{(8),} (10)	R2	R3⁽²⁾	RMU
square feet in area⁽¹²⁾	Permit					

Notes:

- (1) Attached or detached. Detached dwelling units must maintain a minimum 10-foot building separation.
- (2) The general development standards for the R3 district may be modified through approval of a Design Review Permit.
- (3) On corner lots, the minimum rear setback may be determined by using an average of three measurements taken at the ends of the structure and a point midway between the ends of the structure. The measurements shall be made perpendicular to the rear lot line.
- (4) The rear and side yards may be utilized to meet the minimum usable open space provided the minimum dimension, measured perpendicular to the applicable rear or side yard is 10 feet. Maximum coverage is a function of lot size, required setbacks and usable open space. A minimum usable open space of 500 square feet may be applied where a front porch is provided with minimum dimensions of six feet by 10 feet exclusive of entry way.

- (5) Except for units immediately adjacent to the R1 and RS zone districts, where the height limit shall be 35 feet.
- (6) Minimum driveway depth of 18 feet requires a roll-up garage door.
- (7) As provided in development standard overlay or special area overlay district.
- (8) Sidewalk separated from back of curb by five-foot planter strip.
- (9) Front setback (and side setback where adjacent to street) measured from back of walk. Fence side yard setback is five feet from back of walk where facing a street. In the absence of sidewalk, setbacks measured from the edge of right-of-way.
- (10) Variations to the standards and other housing product types may be permitted subject to processing of a Design Review Permit for Residential Subdivision (DRRS) concurrent with the approval of a tentative subdivision map and review of product type.
- (11) One accessory dwelling unit is permitted within areas zoned to allow single-family or multifamily use provided the lot contains an existing or proposed single-family dwelling unit as defined in Section 19.08.080(F)(2) (Residential Use Types) and the accessory dwelling unit complies with the standards identified in Chapter 19.60 (Accessory Dwelling Units). For purposes of density, accessory dwelling units shall be deemed to be an accessory use or an accessory building or structure and shall not be considered to exceed the allowable density for the lot upon which it is located.
- (12) Additions (attached or detached) to primary structures that exceed 700 gross square feet in area may be permitted upon approval of an Administrative Permit, which may include a public hearing as provided in Sections 19.74.010 and 19.78.020. Excludes accessory dwelling units complying with the standards identified in Chapter 19.60 (Accessory Dwelling Units).

B. Clear Vision Triangle, Residential. The following standards shall apply to the installation of structures on corner parcels:

1. On a corner parcel, no fence, wall, sign or other structure, mounds of earth, or other visual obstruction over 36 inches in height above the top of the existing or planned curb elevation shall be erected or placed within a residential clear vision triangle (see Chapter 19.95 Definitions).
2. The foregoing provision shall not apply to public utility poles; trees trimmed (to the trunk) to a line at least eight feet above the elevation of the intersection; saplings or plant species of open growth habits and not planted in the form of a hedge, which are so planted and trimmed as to leave, at all seasons, a clear and unobstructed cross view; supporting members of appurtenances to permanent structures existing on the date that the ordinance codified in this section becomes effective; and official warning signs or signals.

C. Exceptions to Height Limits. Notwithstanding the requirements of subsection A, the following structures are permitted to exceed the maximum height limits, as follows:

Architectural features, mechanical equipment, chimneys, vents, and other architectural or mechanical appurtenances on buildings may be a maximum of 15 percent higher than the height limit of the applicable zone.

D. Exceptions to Setbacks. Notwithstanding the requirements of subsection A, the following structures are permitted to encroach into the required development setbacks, as follows:

1. Architectural features, such as but not limited to: cornices, eaves, canopies, fireplaces and similar features, but not any flat wall or addition creating living space, may encroach up to two feet into any required setback.
2. Covered, unenclosed projections attached to the primary structure may encroach up to six feet into any front yard setback.

E.Manufactured Homes. Manufactured homes are permitted in residential zones provided they meet the following architectural standards:

1. The manufactured home shall be covered with exterior material customarily used on conventional dwellings within the subdivision. The exterior covering material shall extend to the ground as close to grade as allowed by the manufacturer's recommendation;
2. The manufactured home shall have a minimum of 16-inch roof overhangs and roofing material on the manufactured home shall be compatible with other dwellings existing in the area and shall consist of materials customarily used on conventional dwellings. The roof shall have a minimum 2 1/2 in 12 pitch.

F.Landscaping Requirements in Setback Areas.

1. **Single-Family and Two-Family Dwellings—Front-Yard and Street Side-Yard Setbacks.**
 - a. Setback Area Paving Restrictions. A maximum of 50 percent of the required front-yard setback may be paved for off-street parking, driveways, walkways, or uncovered patio use. A maximum of 50 percent of the required street side-yard setback may be paved for off-street parking, driveways,

walkways, or uncovered patio use; however, this maximum limitation does not apply to that portion of the street side-yard located behind a fence that is in compliance with the street side fence requirements set forth in Chapter 19.22 of this code. These requirements may be modified with approval of a Design Review Permit for Residential Subdivision (DRRS), as provided for in Article V of this title.

b. Landscape and Maintenance Requirements. The unpaved portion of a front-yard setback and street side-yard setback shall be landscaped, irrigated, and maintained. The landscape shall include grass, annuals, perennials, groundcover, shrubs, trees, or other living vegetation. Synthetic grass or artificial turf may be used if it is permeable and has a minimum pile height of 1.25 inches. Design elements like planters, rocks, mulch, or similar elements are permitted when integrated as part of the landscape. All landscaping materials shall be mowed, trimmed, and maintained as often as necessary to prevent overgrowth and blight. No junk, debris, or other similar materials shall be stored in the landscaped setback area.

c. Height Restrictions for Landscaping Located in the Clear Vision Triangle. All landscaping located within the clear vision triangle for ~~driveways and~~ corner lots, as defined in Section 19.95.030 of this code, shall not exceed ~~two~~ three feet in height, except that trees exceeding ~~two~~ three feet in height are allowed if the tree is maintained free of branches eight feet above the curb grade.

d. Vehicle Parking Requirements. Vehicles, including without limitation, automobiles, boats, campers, trailers, and other recreational vehicles, must be

parked on a paved surface, as provided for in Section 11.20.110 of this code.

Vehicles shall not be parked within the landscaped setback area.

2. Multi-Family Dwellings (Three or More Units)—Front-Yard and Street Side-Yard Setbacks. All minimum front-yard and street side-yard setbacks shall be landscaped, irrigated and maintained with primarily low ground cover or turf. The landscape shall include grass, annuals, perennials, groundcover, shrubs, trees, or other living vegetation. Synthetic grass or artificial turf may be used if it is permeable and has a minimum pile height of 1.25 inches. Design elements like planters, rocks, mulch, or similar elements are permitted when integrated as part of the landscape. All landscaping materials shall be mowed, trimmed, and maintained as often as necessary to prevent overgrowth and blight. No junk, debris, or other similar materials shall be stored in the landscaped setback area. Driveways and uncovered walkways are permitted to cross over the required front-yard and street side-yard setback. The required front-yard and street side-yard setbacks may not be paved for parking or patio areas. (Ord. 5974 § 8, 2018; Ord. 5663 § 3, 2016; Ord. 5428 § 1, 2014.)

Chapter 19.12 COMMERCIAL ZONES

19.12.020 Permitted use types.

Primary uses are permitted in commercial zones subject to the requirements of this title as designated below:

A. Principally permitted use, designated as “P”;

B. Conditionally permitted use, designated as “CUP”; and

C. Administratively permitted use, designated as “A.”

Refer to the Downtown Code for permitted uses within the CBD and HD zones.

COMMERCIAL ZONE DISTRICTS PERMITTED USES

	BP	NC	CC	GC	HC	RC	CMU
AGRICULTURAL AND OPEN SPACE USE TYPES							
Resource Protection and Restoration	CUP	CUP	CUP	CUP	CUP	CUP	P
Resource Related Recreation	P	P	P	P	P	CUP	P
CIVIC USE TYPES							
Community Assembly	CUP	P	P	P	-	-	P
Community Services	P	CUP	P	P	P	P	P
Essential Services	P	P	P	P	P	P	P
Hospital Services							
General Hospital Services	-	-	CUP	CUP	-	-	P

	BP	NC	CC	GC	HC	RC	CMU
Psychiatric Hospital Services	-	-	CUP	CUP	-	-	P
Libraries and Museums, Private	-	CUP	P	P	P	P	-
Public Parking Services	P	P	P	P	P	P	P
Schools							
College and University	A	-	P	P	-	P	P
Elementary and Secondary	P	P	P	P	P	P	P
<u>Public</u> /Private Elementary and Secondary	-	CUP	CUP	CUP	-	-	P
Social Services							
Emergency Shelter ⁽⁵⁾	-	-	-	CUP	CUP	-	CUP
Food Distribution ⁽³⁾	-	-	-	A/CUP	A/CUP	-	A/CUP
Food Service ⁽⁴⁾	-	-	-	A/CUP	A/CUP	-	A/CUP
Power Generating Facilities ⁽⁹⁾							

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	BP	NC	CC	GC	HC	RC	CMU
Emergency	A	A	A	A	A	A	A
Supplemental/Individual Use	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Passive Power	P	P	P	P	P	P	P
RESIDENTIAL USE TYPES							
Accessory Dwelling Units (11)	-	CUP	CUP	CUP	CUP	-	P
Caretaker/Employee Housing	-	CUP	CUP	CUP	CUP	CUP	P
Dwelling ⁽¹⁰⁾							
Multi-Family- ⁽⁺⁾	-	CUP	CUP	-	-	-	P
Single-Family- ⁽⁺⁾	-	CUP	CUP	CUP	CUP	-	P
Two-Family	-	CUP	CUP	CUP	CUP	-	P
Family Day Care Home, Small	P	P	P	P	-	P	P
Family Day Care Home, Large	CUP	CUP	CUP	CUP	-	CUP	P

	BP	NC	CC	GC	HC	RC	CMU
Single Room Occupant ⁽⁺⁾	-	-	-	-	-	-	CUP
COMMERCIAL USE TYPES							
Adult Oriented Businesses (2)	-	-	-	P	-	P	P
Animal Sales and Service							
Grooming and Pet Stores	-	P	P	P	-	P	P
Kennels	-	-	-	-	-	-	P
Veterinary Clinic	-	CUP	P	P	-	-	P
Veterinary Hospital	-	-	CUP	CUP	-	-	P
Automotive and Equipment							
Automotive Body and Equipment Repair	-	-	-	CUP	-	CUP	CUP
Automotive Rentals	-	-	-	P	P	P	P
Automotive Repairs	-	-	CUP	P	P	P	P
Automotive Sales	-	-	CUP	P	-	P	P

	BP	NC	CC	GC	HC	RC	CMU
Car Wash and Detailing	-	-	CUP	P	-	P	P
Commercial Parking	P	-	-	P	P	-	P
Gasoline Sales ⁽¹²⁾	CUP	P/CUP	P/CUP	P/CUP	P/CUP	P/CUP	P/CUP
Heavy Equipment Rental and Sales	-	-	-	P	-	P	P
Banks and Financial Services	P	P	P	P	-	P	P
Bars and Drinking Places	-	-	P	P	-	P	P
Broadcasting and Recording Studios	P	-	-	P	-	-	P
Building Material Stores	-	-	CUP	P	-	P	P
Business Support Services	P	-	P	P	-	-	P
Commercial Recreation							
Amusement Center	-	CUP	P	P	-	P	P
Indoor Entertainment	-	-	P	P	-	P	P

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	BP	NC	CC	GC	HC	RC	CMU
Indoor Sports and Recreation	-	-	P	P	-	P	P
Large Amusement Complexes	-	-	-	CUP	CUP	P	P
Outdoor Entertainment	-	-	-	CUP	-	CUP	P
Outdoor Sports and Recreation	-	-	-	P	CUP	P	P
Community Care Facility	P	P	P	P	-	-	P
Day Care Center	P	P	P	P	-	P	P
Eating and Drinking Establishments							
Fast Food with Drive-Through ⁽¹²⁾	-	-	<u>P/CUP</u>	<u>P/CUP</u>	<u>P/CUP</u>	<u>P/CUP</u>	<u>P/CUP</u>
Convenience	P	P	P	P	P	P	P
Full Service	P	P	P	P	P	P	P
Food and Beverage Retail Sales	-	-	P	P	-	-	P

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	BP	NC	CC	GC	HC	RC	CMU
Funeral and Interment Services	-	-	P	P	-	-	P
Lodging Services	-	-	P	P	P	P	P
Long Term Care Facility	CUP	CUP	P	P	-	-	P
Maintenance and Repair	-	P	P	P	-	-	P
Medical Services, General	P	P	P	P	P	P	P
Neighborhood Commercial	P	P	-	-	-	-	P
Nightclubs ⁽⁶⁾	-	-	CUP	CUP	-	CUP	CUP

	BP	NC	CC	GC	HC	RC	CMU
Nursery, Retail	-	-	-	P	-	P	P
Offices, Professional	P	P	P	P	-	P	P
Personal Services	P	P	P	P	P	P	P
Retail Sales and Services	-	-	P	P	P	P	P
Specialized Education and Training							
Vocational Schools	-	-	P	P	-	-	P
Specialty Schools	-	CUP	P	P	-	P	P
Storage, Personal Storage Facility	-	-	CUP	P	-	-	P
INDUSTRIAL USE TYPES							
Laundries, Commercial	-	-	CUP	CUP	-	-	P

	BP	NC	CC	GC	HC	RC	CMU
Printing and Publishing	-	-	-	CUP	-	-	P
Research Services	-	-	-	P	-	-	P
Wholesaling and Distribution, Light	-	-	-	P	-	-	P
TRANSPORTATION AND COMMUNICATION USE TYPES							
Heliport	CUP	CUP	CUP	CUP	CUP	CUP	P
Intermodal Facilities ⁽⁸⁾	CUP	CUP	CUP	CUP	CUP	CUP	P
Telecommunication Facilities ⁽⁷⁾	P/A/CUP P	P/A/CUP	P/A/CUP UP	P/A/CUP P	P/A/CUP	P/A/CUP UP	P/A/CUP P

Notes:

~~(1) — Dwellings or single room occupants are principally permitted on the second floor of buildings in the historic district and the central business district. In all other instances, dwellings in the historic district and the central business district require a Conditional Use Permit.~~

(2) Additional requirements are contained in Chapter 19.32.

- (3) Additional requirements are contained in Chapter 19.40.
- (4) Additional requirements are contained in Chapter 19.39.
- (5) Additional requirements are contained in Chapter 19.38.
- (6) Additional requirements are contained in Chapter 19.49.
- (7) Additional requirements are contained in Chapter 19.34.
- (8) Additional requirements are contained in Chapter 19.36.
- (9) Additional requirements are contained in Chapter 19.55.
- (10) Transitional housing and supportive housing are considered residential use types.
- (11) Accessory dwelling units are only permitted within areas zoned to allow single-family or multifamily use and must be located on a lot that contains an existing or proposed single-family dwelling unit as defined in Section 19.08.080(F)(2) (Residential Use Types). See Chapter 19.60 for additional accessory dwelling unit regulations.
- (12) A conditional use permit is required for fast food with drive through establishments or gasoline sales establishments contiguous to properties with a residential zoning designation.
- (Ord. 5974 § 9, 2018; Ord. 5428 § 1, 2014.)

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Chapter 19.14 INDUSTRIAL AND MANUFACTURING ZONES

19.14.020 Permitted use types.

Primary uses are permitted in industrial zones subject to the requirements of this title as designated below:

- A. Principally permitted use, designated as “P”;

B. Conditionally permitted use, designated as “CUP”; and

C. Administratively permitted use, designated as “A.”

Primary use types not listed or designated by a dash (-) are not permitted in that zone district.

INDUSTRIAL ZONE DISTRICTS PERMITTED USES

	MP	M1	M2	MMU
AGRICULTURAL AND OPEN SPACE USE TYPES				
Agricultural	-	P	P	P
Resource Protection and Restoration	P	P	P	P
CIVIC USE TYPES				
Community Assembly	CUP	CUP	CUP	P
Community Services	P	P	P	P
Essential Services	P	P	P	P
Intensive Public Facilities	-	-	CUP	P
Power Generating Facilities ⁽⁷⁾				
Emergency	A	A	A	A
Supplemental/Individual Use	CUP	CUP	CUP	CUP

	MP	M1	M2	MMU
General Power Production	CUP	CUP	CUP	CUP
Passive Power	P	P	P	P
Public Parking Services	P	P	P	P
Schools				
College and University	P	P	CUP	P
<u>Public</u> /Private Elementary and Secondary	CUP	-	-	P
Social Services				
Emergency Shelter ⁽⁴⁾	P	CUP	CUP	CUP
Food Distribution ⁽²⁾	-	A/CUP	A/CUP	A/CUP
Food Service ⁽³⁾	-	A/CUP	A/CUP	A/CUP
RESIDENTIAL USE TYPES				
Caretaker/Employee Housing	CUP	A	A	P
COMMERCIAL USE TYPES				
Adult Oriented Businesses	-	P	P	P
Animal Sales and Service				

	MP	M1	M2	MMU
Kennels	-	P	P	P
Veterinary Clinic	P	P	P	P
Veterinary Hospital	-	P	P	P
Automotive and Equipment				
Automotive Body and Equipment Repair	CUP	P	P	P
Automotive Rental	CUP	CUP	-	P
Automotive Repairs	P	P	CUP	P
Automotive Sales	CUP	-	-	P
Car Wash and Detailing	P	P	CUP	P
Commercial Parking	P	P	P	P
Gasoline Sales ^(B)	P/CUP	P/CUP	P/CUP	P/CUP
Heavy Equipment Rental and Sales	CUP	P	P	P
Impound Yards	CUP	CUP	P	P
Broadcasting and Recording Studios	P	P	P	P
Building Material Stores	P	P	P	P
Business Support Services	P	P	CUP	P

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	MP	M1	M2	MMU
Commercial Recreation				
Indoor Entertainment	CUP	CUP	CUP	P
Indoor Sports and Recreation	P	P	P	P
Large Amusement Complexes	-	CUP	CUP	P
Outdoor Entertainment	-	CUP	CUP	P
Outdoor Sports and Recreation	CUP	P	P	P
Eating and Drinking Establishments, Convenience ^(B)	P/CUP	P/CUP	P/CUP	P/CUP
Maintenance and Repair	P	CUP	CUP	P
Medical, General	-	-	-	-
Neighborhood Commercial	P	CUP	CUP	P
Nightclubs ⁽¹⁾	CUP	CUP	CUP	P
Nursery, Retail	CUP	P	P	P
Offices, Professional	P	P	P	P
Personal Services	P	CUP	CUP	P
Retail Sales and Services	P	-	-	P

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	MP	M1	M2	MMU
Specialized Education and Training				
Vocational Schools	P	P	CUP	P
Specialty Schools	P	P	CUP	P
Storage, Personal Storage Facility	P	P	P	P
INDUSTRIAL USE TYPES				
Day Care Center, Secondary (Employees Only)	CUP	CUP	-	CUP
Equipment and Materials Storage Yards	-	CUP	P	P
General Industrial	-	CUP	P	P
Hazardous Materials Handling	-	CUP	P	P
Laundries, Commercial	P	P	P	P
Light Manufacturing	P	P	P	P
Printing and Publishing	P	P	P	P
Recycling, Scrap and Dismantling				
Enclosed	P	P	P	P
Unenclosed	-	CUP	P	P

	MP	M1	M2	MMU
Research Services	P	P	P	P
Specialized Industrial	CUP	CUP	CUP	P
Wholesale and Distribution				
Light	P	P	P	P
Heavy	-	CUP	P	P
TRANSPORTATION AND COMMUNICATION USE TYPES				
Antennas and Communications Facilities ⁽⁵⁾				
Developed Lot	P	P	P	P
Undeveloped Lot	CUP	CUP	CUP	CUP
Heliport	-	CUP	CUP	P
Intermodal Facilities ⁽⁶⁾	P	P	P	P
Telecommunication Facilities ⁽⁵⁾	P/AP/CUP	P/AP/CUP	P/AP/CUP	P/AP/CUP

Notes:

(1) Additional requirements are contained in Chapter 19.49.

(2) Additional requirements are contained in Chapter 19.40.

(3) Additional requirements are contained in Chapter 19.39.

(4) Additional requirements are contained in Chapter 19.38.

(5) Additional requirements are contained in Chapter 19.34.

(6) Additional requirements are contained in Chapter 19.36.

(7) Additional requirements are contained in Chapter 19.55.

(8) A conditional use permit is required for fast food with drive through establishments or gasoline sales establishments contiguous to properties with a residential zoning designation.

(Ord. 5428 § 1, 2014.)

19.14.030 Industrial zone general development standards.

A.General. Permitted uses and structures shall comply with the City's adopted Community Design Guidelines, applicable specific plans, and any other applicable requirements of this title.

B.Maximum Height. Notwithstanding these requirements, maximum height limits in the industrial/business park (MP), light industrial (M1), and general industrial (M2) are as follows unless otherwise modified by an approved Design Review Permit or specific plan:

Zoning District	Height Limit
Industrial/Business Park (MP)	35'
Light Industrial (M1)	50'

General Industrial (M2)	50'
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(Ord. 5428 § 1, 2014.)

Chapter 19.16 CIVIC AND RESOURCE PROTECTION ZONES

19.16.020 Permitted use types.

Primary uses are permitted in civic and resource protection zones subject to the requirements of this title as designated below:

- A. Principally permitted use, designated as “P”;
- B. Conditionally permitted use, designated as “CUP”; and
- C. Administratively permitted use, designated as “A.”

Primary use types not listed or designated by a dash (-) are not permitted in that zone district.

CIVIC AND RESOURCE PROTECTION ZONE DISTRICTS PERMITTED USES

	PR	OS	P/QP	UR
AGRICULTURAL AND OPEN SPACE USE TYPES				
Agricultural	-	P	-	P
Animal Keeping	-	-	-	P
Resource Protection and Restoration	P	P	P	P

	PR	OS	P/QP	UR
Resource Related Recreation	P	P	P	P
CIVIC USE TYPES				
Community Assembly	P	CUP	P	-
Community Services	P	P	P	-
Essential Services	P	P	P	P
Hospital Services				
General	-	-	P	-
Psychiatric	-	-	P	-
Intensive Public Facilities	-	-	P	-
Libraries and Museums, Private	P	CUP	P	-
Power Generating Facilities ⁽¹⁾				
Emergency	-	-	P	-
Supplemental/Individual Use	-	-	CUP	-
General Power Production	-	-	CUP	-
Passive Power	-	-	P	-
Public Parking Services	-	-	P	-
Schools				

	PR	OS	P/QP	UR
College and University	-	-	P	-
Elementary and Secondary	P	-	P	-
<u>Public</u> /Private Elementary and Secondary	-	-	CUP	-
RESIDENTIAL USE TYPES				
Caretaker/Employee Housing	A	-	A	A
Dwelling, Single-Family ⁽³⁾	CUP	-	CUP	A
Commercial Recreation				
Indoor Sports and Recreation	P	-	P	-
Large Amusement Complex	CUP	-	-	-
Outdoor Entertainment	CUP	-	CUP	-
Outdoor Sports and Recreation	CUP	-	CUP	-
Day Care Center	P	-	P	-
TRANSPORTATION AND COMMUNICATION USE TYPES				
Telecommunication Facilities ⁽²⁾	P/A/CUP	A/CUP	P/A/CUP	A/CUP

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Notes:

- (1) Additional requirements are contained in Chapter 19.55.
- (2) Additional requirements are contained in Chapter 19.34.
- (3) Transitional housing and supportive housing are considered residential use types.

(Ord. 5428 § 1, 2014.)

Chapter 19.18 OVERLAY AND SPECIAL PURPOSE ZONES

19.18.050 Planned development (PD) district.

A.Purpose. The planned development district is a special purpose district and may be established with the approval of a Zoning Ordinance amendment pursuant to Chapter 19.86 of this title. It is intended to be applied in circumstances where:

1. Existing planned development districts cannot be readily converted to a new zoning district which have been adopted as of the effective date of the ordinance codified in this title; or
2. The desired mix of uses cannot be achieved with a residential, commercial or industrial mixed use district when combined with a special area overlay.

In these instances, the planned development (PD) district may be applied to parcels of land of any size that are deemed suitable by the Council for proposed development.

B.Designation on the Zoning Map. Following the effective date of the ordinance codified in this title, all established PD districts shall be designated on the Zoning Map by the symbol “PD” followed by an ordinance number. The ordinance number shall refer to the ordinance which adopted the PD district.

C.Allowable Land Uses. The PD district shall specify all use types, pursuant to Chapter 19.08, which are permitted within the district. In amending this title to apply the PD zoning district, the Council may permit any use within the PD district that is compatible with the purposes of this title, the neighborhood and general vicinity of the proposed project, and consistent with the General Plan and any applicable specific plan.

D.Property Development Standards. In order to allow maximum flexibility in designing a project compatible with the physical features of the property, its intended uses and the objectives of this chapter, minimum property development standards shall be developed within each individual PD district. The Council shall determine appropriate amounts of landscaping, open space, setbacks and distances between buildings, and other development standards as are appropriate for the specific uses requested at the time of consideration of the PD district. These standards shall be adopted by ordinance. The applicant shall submit the proposed development standards with the application for a Zoning Ordinance amendment. Such information shall be submitted in a form as specified by the Planning Manager.

The development standards shall contain the following information:

1. A statement regarding the purpose of the zone and the character of the design which is to be accomplished;

2. A list of proposed land uses, including: uses to be permitted by right, uses which may be permitted through Administrative Permit approval, uses that may be permitted by a Conditional Use Permit, and permitted accessory uses;
3. A list of development standards for main and accessory buildings, including: setbacks, building height, maximum and minimum floor area ratios, parking, landscaping, fencing, screening, architectural projections;
4. Graphic and written materials depicting conceptual building, landscape and sign design standards for scale, form, materials and textures, and physical arrangements between buildings; and
5. Subdivision development standards including minimum lot dimensions, minimum lot sizes, access to public and private streets and any other information deemed to be necessary by the planning and redevelopment department.

E. Establishment of Planned Development District. In adopting a PD district, the Council shall consider whether the proposed PD district achieves the intended purpose of this section and the recommendations of the Planning Commission. In submitting its recommendation to the Council, the Planning Commission shall make findings on the following:

1. Whether the proposal is consistent with the General Plan and any applicable specific plan and the extent to which the PD district is necessary to implement policies and objectives of any applicable plan;
2. Whether the PD district provides for building types and uses which are well designed, ~~well-coordinated~~ well-coordinated, and attractive;

3. Whether the PD district is compatible with the surrounding land uses; and
4. Whether the PD district is consistent with adopted design guidelines.

F. Development Entitlement Requirements.

1. PD Districts Established Prior to Effective Date. Land uses and development proposed within a PD district established prior to the effective date of the ordinance codified in this title shall be subject to the permit requirements of Article V.

Depending on the project type (i.e. commercial or residential) the appropriate permit (i.e., DRP, DRPMOD, AP etc.), as required by Article V of this title will be determined by the Planning Manager. The permit shall include design and development criteria for land uses and development consistent with the purpose of the PD district.

2. PD Districts Established Following the Effective Date of the Ordinance Codified in this Title. Land uses and development proposed within a PD district established concurrently or following the effective date of the ordinance codified in this title shall be subject to the permit requirements of Article V. (Ord. 5428 § 1, 2014.)

G. Concurrent Design Review. A Design Review Permit (DRP) or Design Review Permit for Residential Subdivisions (DRRS), depending on the project type and as outlined in Chapter 19.74, shall be obtained concurrently with the determination and establishment of the PD district.

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Chapter 19.22 ACCESSORY USES AND STRUCTURES

19.22.020 Accessory uses.

A. Accessory Uses Encompassed by Primary Use. In addition to the primary uses expressly included in a use classification, each use classification shall be deemed to include such accessory uses which are specifically identified by these regulations; and such other accessory uses which are necessarily and customarily associated with, and are appropriate, incidental, and subordinate to, such primary uses. It shall be the responsibility of the Planning Manager to determine if a proposed accessory use is necessarily and customarily associated with, and is appropriate, incidental, and subordinate to the primary use, based on the Planning Manager's evaluation of the resemblance of the proposed accessory use to those uses specifically identified as accessory to the primary uses and the relationship between the proposed accessory use and the primary use. Determinations by the Planning Manager shall be subject to appeal pursuant to Chapter 19.80, and a record of all such determinations shall be maintained by the Planning Manager.

B. Accessory Uses Subject to Regulations. Accessory uses shall be regulated in the same manner as the primary uses within each use classification, except as otherwise expressly provided by these regulations.

C. Permitted Accessory Uses for a Dwelling Use Type.

1. Home occupation, as permitted in Chapter 19.42.
2. Garage/yard sales, with the following limitations:
 - a. Three sales per calendar year at the same address;

- b. Not to exceed three calendar days per event; and
 - c. Operating during daylight hours only.
3. Off-street parking areas and parking structures for use by persons living, or visiting the premises.
4. Repair and maintenance of automobiles or other vehicles if work is being done on a vehicle registered to a resident of the premises, or not more than one automobile or other vehicle at a time if work is being done on a vehicle registered to someone other than a resident of the premises. Notwithstanding the above, repair or maintenance of any tractor trucks or semi-trucks is not permitted in any residential zone district.
5. Rental and sales offices for the leasing and sales of units located in the same apartment or condominium complex.

D. Permitted Accessory Uses for Schools, Community Assembly and Community Services Use Types.

- 1. Recycling collection center for collection of newspapers only, by nonprofit organizations, when operated in conformance with Chapter 19.56 (Recycling Collection Centers).
- 2. Fundraising sale and events.

E. Permitted Accessory Uses for Commercial and Industrial Use Types.

- 1. Automatic teller machine.
- 2. Cafeteria, delicatessen and food vending with an area of less than 1,000 square feet.
- 3. Fleet storage of company owned vehicles within a parking lot.

4. Open air vending facilities, as permitted by Chapter 19.50.
5. Outdoor storage, provided that:
 - a. All outdoor storage in commercial zones shall be screened from public view through a combination of building design, landscaping and berming, and or location. Any outdoor storage that is not completely screened, as determined by the Planning Manager, is subject to an Administrative Permit;
 - b. There shall be no visible storage of motor vehicles, trailers, airplanes, boats, or their composite parts except where authorized by an automobile, trailer, airplane, or boat sales business in commercial zones.
6. Recreational facilities (indoors or outdoors) for use of employees. Such facilities include but are not limited to: basketball courts, ballfields, putting greens and volleyball courts.
7. Recycling collection center, as permitted by Chapter 19.56.
8. Used goods collection center, as permitted by Chapter 19.68.
9. Plazas.
10. Caretaker residence when associated with a personal storage facility. (Ord. 5428 § 1, 2014.)

19.22.030 Accessory structures.

A. Accessory Structures Included With Permitted Uses. In addition to the primary structures associated with permitted uses, each use classification shall be deemed to include such accessory structures which are specifically identified by these regulations, and such

other accessory structures which are necessarily and customarily associated with, and are appropriate, incidental, and subordinate to, such primary structures. It shall be the responsibility of the Planning Manager to determine if a proposed accessory structure is necessarily and customarily associated with, and is appropriate, incidental, and subordinate to the primary structure, based on the Planning Manager's evaluation of whether the proposed accessory structure is necessary or customarily associated with the use for which the development was constructed. Determinations by the Planning Manager shall be subject to appeal pursuant to Chapter 19.80, and a record of all such determinations shall be maintained by the Planning Manager. All accessory structures shall be located in compliance with all other applicable requirements of the zone district in which they are located and any other permits required (e.g., Design Review Permit).

B. Accessory Structures Subject to Regulations. Accessory structures shall be regulated in the same manner as the primary structures within each zoning district, except as otherwise expressly provided by these regulations. Accessory structures may be established concurrently or following the construction of a primary structure.

C. Permitted Accessory Structures to Dwelling Use Type (Single-Family and Two-Family):

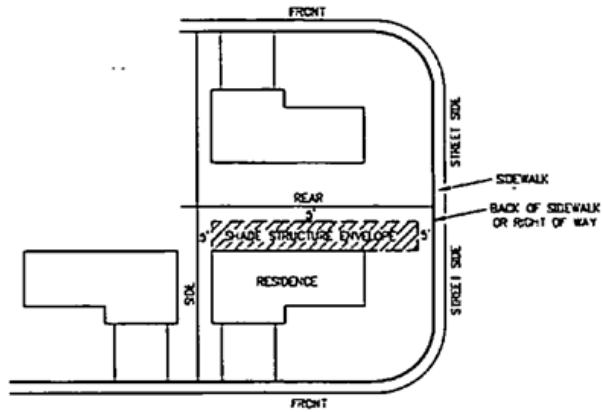
- 1. Decks and Balconies.** Uncovered decks under 30 inches in height at the top of the deck sheathing are permitted anywhere on a parcel, without respect to required setbacks. Any deck or balcony (uncovered or covered) which is 30 inches or taller in height, as when measured ~~from the pad grade of the parcel at the foundation of the house and maintaining a level plane to the highest point of the deck sheathing as~~ outlined in Section 19.95.030.H.1. Height, Building and Other Structure, shall

maintain a minimum side yard setback of two times the required interior side yard setback for the primary structure, a rear yard setback of one-half the required rear yard setback for the primary structure, a 10-foot front yard setback, and shall be located consistent with the residential clear vision triangle requirements of Section 19.10.030(B).

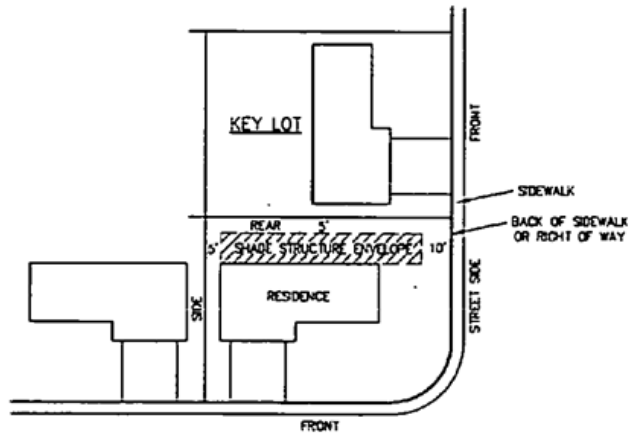
2. **Unenclosed structures**, including, but not limited to, shade structures, carports, boat and RV covers, patio covers and gazebos located on the ground floor. Such structures ~~are not subject to any site coverage requirements but~~ are subject to the following requirements:

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- a. The structure shall not enclose any area equal to or greater than 20 percent on any side not attached to the residence;
- b. The structure shall not be constructed of materials which would create a year round livable area;
- c. Less than seven feet in height:
 - i. Interior Lot. Unenclosed structures less than seven feet in height may be located anywhere within a parcel, but shall maintain the required front yard setback;
 - ii. Corner Lot. On the street side of a corner lot, the structure shall maintain a five-foot setback as measured from the back of the sidewalk or, in the absence of a sidewalk, the right-of-way;



- iii. On the street side of a corner lot located adjacent to a key lot, the structure shall maintain a 10-foot setback as measured from the back of the sidewalk or, in the absence of a sidewalk, the right-of-way.



- d. Greater than seven feet in height.
- i. The structure shall maintain the required front yard setback and a five-foot rear and side yard setback;

ii. The structure shall not exceed 15 feet in height and one story. For each foot in height above 10 feet the required setback, except the front yard setback, shall be increased by one foot; Structures integrated into the existing roofline of the primary structure, and exceeding the height limit, shall be considered attached to (and part of) the primary structure for purposes of this article.

iii. On the street side of a corner lot, the structure shall maintain a five-foot setback as measured from the back of the sidewalk or, in the absence of a sidewalk, the right-of-way;

iv. On the street side of a corner lot located adjacent to a key lot, the structure shall maintain a 10-foot setback as measured from the back of the sidewalk or, in the absence of a sidewalk, the right-of-way.

3. Enclosed structures less than 120 square feet and are subject to the following requirements:

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a. Less than seven feet in height.

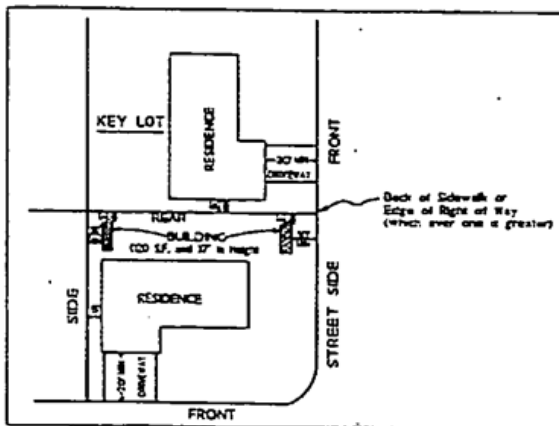
~~i. Interior Lot. Detached buildings or structures less than or equal to 120 square feet in floor area and less than seven feet in height may be located anywhere within a parcel, but shall maintain the required front yard setback.~~

~~ii. Corner Lot. On the street side of a corner lot the building or structure shall be setback to maintain a five foot setback from the back of the sidewalk, or in the absence of a sidewalk, five feet from the back of the right-of-way.~~

~~iii. Corner Lot Adjacent to a Key Lot. On the street side of a corner lot adjacent to a key lot, the building or structure shall be setback to maintain a 10-foot setback from the back of sidewalk, or in the absence of a sidewalk, 10 feet from the back of the right-of-way.~~

- i. The minimum setback is five (5) feet from the back of sidewalk or right-of-way, whichever is greater, on the street side for corner lots;
- ii. The minimum setback is ten (10) feet from the back of sidewalk or right-of-way, whichever is greater, when adjacent to a key lot; and
- iii. No setback is required adjacent to the rear or interior side property lines.

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- b. Greater than seven feet in height:
 - i. The maximum height is 15 feet and one story;
 - ii. The minimum setback is five feet from the rear and side property lines;

iii. The minimum setback is twelve and one half (12.5) feet from the back of sidewalk or edge of right-of-way on corner lots; and

iv. For each foot in height above 10 feet, the required setback, except for the front yard setback, shall be increased by one foot.

~~4. — Enclosed Structure(s) Greater than 120 Square Feet. Enclosed structures located on the same lot that individually or cumulatively are equal to or greater than 120 square feet in floor area are subject to the following requirements:~~

~~aC.~~ General.

i. If the building or structure is located within a required rear yard setback, the total size of the building or buildings, cumulatively, shall be less than 50 percent of the required rear yard area.

ii. The required front yard of the applicable residential zone district shall be maintained.

iii. A maximum of 700 square feet of detached building(s) or structure(s) is permitted on the same lot. Additional square footage of detached accessory building(s) or structure(s) (excluding Accessory Dwelling Units), in excess of 700 square feet, may be permitted upon approval of an Administrative Permit.

~~iv. — A minimum six foot separation shall be maintained from any other building or structure located on the same lot.~~

iv. An extension of the main building or accessory building roof (e.g., a breezeway) may connect the accessory building to the primary building,

but it shall not be considered part of (attached to) the main (primary) building, except as specified below. The breezeway and accessory building must maintain required side yard setbacks, ~~as specified below in subsection (C)(5)(b). In addition, any accessory structure located less than six feet from a primary building shall be considered attached to (and part of) the primary building for purposes of this article.~~

~~vi. Additions to primary structures that exceed 700 square feet in area may be permitted upon approval of an Administrative Permit, which may include a public hearing as provided in Sections 19.74.010 and 19.78.020.~~

~~b. For buildings greater than seven feet in height, the following shall apply:~~

~~i. The maximum height is 15 feet and one story;~~

~~ii. Five feet from the rear and side property lines;~~

~~iii. 12.5 feet from the back of sidewalk or edge of right of way on corner lots; and~~

~~iv. For each foot in height above 10 feet, the required setback, except for the front yard setback, shall be increased by one foot.~~

~~c. For buildings less than or equal to seven feet in height, the following setbacks shall be maintained:~~

~~i. Five feet from the back of sidewalk or right of way whichever is greater, on the street side for corner lots;~~

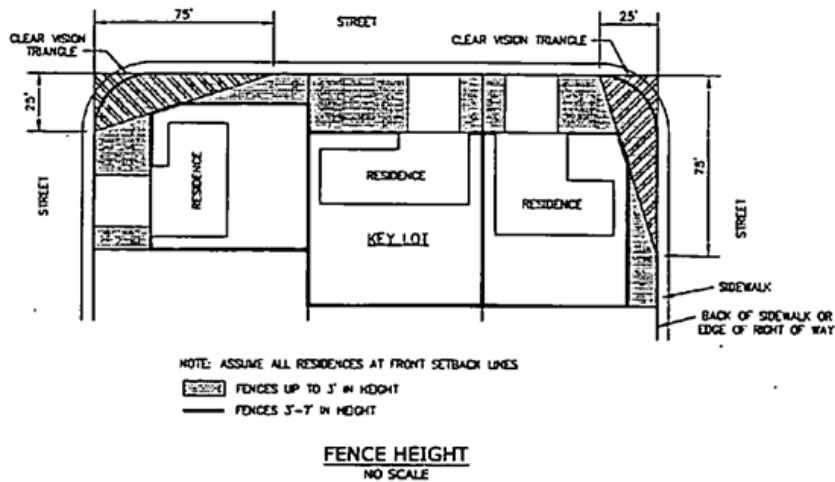
~~ii. 10 feet from the back of sidewalk or right of way whichever is greater when adjacent to a key lot; and~~

iii. ~~No setback is required adjacent to the rear or interior side property lines.~~

v. Any accessory structure located less than six (6) feet from the primary building shall be considered attached to (and part of) the primary building for purposes of this Article, and shall be subject to the development standards for the primary building. (Additions to primary structures are regulated pursuant to Section 19.10.030. – Residential Zone General Development Standards).

5. Fences and Walls. A maximum seven-foot high fence (including lattice and similar attachments) or wall may be located on a parcel consistent with the following requirements:

- a. The maximum height shall be reduced to three feet if located:
 - i. Within a residential clear vision triangle (see Chapter 19.95, Definitions);
 - ii. Within a required front setback; or
 - iii. Within five feet of the back of the sidewalk_x or in the absence of a sidewalk_x the back of the right-of-way of a street-side for a corner lot_x or within 10 feet of the back of the sidewalk_x or in the absence of a sidewalk_x the back of the right-of-way of a street-side for a corner lot adjacent to a key lot.



- b. When there is a difference in the ground level between two adjoining parcels, the height of any fence or wall constructed along a common property line shall be determined by using the finished grade of the highest contiguous parcel.
 - c. The height of a fence or wall may be increased a maximum of one foot to provide for noise attenuation or buffering of adjacent land uses, subject to approval of an Administrative Permit. Fences and walls in excess of eight feet may be permitted subject to the approval of a Conditional Use Permit.
 - d. The provisions of this section shall not apply to any fence or wall required by any law or regulation of the City or state.
6. **Flag Poles.** The pole may be a maximum of 35 feet in height and shall maintain a minimum five-foot setback from any property line.
 7. **Security facilities,** including security gates and gate houses at a project entrance.

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8. **Antennas**, including HAM radio, radio and television receiving antennas subject to requirements of Chapter 19.34.

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9. **Children's play equipment**, including playsets, playhouses and tree houses.

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10. **Recreation facilities**, including recreation activity courts and facilities (excluding associated fencing and netting), swimming pools, spas and hot tubs, which are customarily associated with residential use, are permitted in the rear and side yards. Recreational facilities shall not include automated pitching equipment or similar noise generating recreation equipment not typically associated with residential use.

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11. **Satellite Dishes**. Satellite dishes as allowed in Chapter 19.34.

12. **Entry Arbors**. Entry arbors may be located within the required front yard setback provided they do not cover more than 25 square feet in area and do not exceed a height of 10 feet.

13. **Landscape Features**. Landscape features including fountains less than seven feet in height may be located within the front yard setback provided the feature is located outside of the clear vision triangle and does not exceed 25 square feet in area.

14. **Mailboxes**. United States Postal Service (USPS) mailboxes may be located within the required front yard setback provided the mailbox is located outside of the clear vision triangle and does not exceed six square feet in area. The mailbox must also comply with the USPS requirements.

15. **Outdoor Living Elements**. Including but not limited to outdoor fireplaces and outdoor kitchens, are not permitted in the required front yard and shall adhere to the development requirements for Enclosed Accessory Structures.

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1516. Exceptions to Setbacks. Notwithstanding the requirements of subsection A of this section, the following structures are permitted to encroach into the required development setbacks, as follows:

- a. Architectural features, such as, but not limited to: cornices, eaves and similar features, but not any flat wall may encroach up to two feet into any required setback.

1617. Exceptions to Accessory Structure Requirements. Unless otherwise noted that a Conditional Use Permit is required, an exception to the requirements of this section may be approved subject to the approval of an Administrative Permit.

D. Permitted Accessory Structures to Dwelling Use Type (Multi-Family).

1. **Bicycle lockers and off-street parking areas.**
2. **Decks and Balconies.** Uncovered decks under 30 inches in height at the top of the deck sheathing are permitted anywhere on a parcel, without respect to required setbacks. Any deck or balcony (uncovered or covered) of 30 inches or taller in height, as measured from the pad grade of the parcel at the foundation of the dwelling and maintaining a level plane to the highest point of the deck sheathing when measured as outlined in Section 19.95.030.H.1. Height, Building and Other Structures, shall maintain a minimum side yard setback of two times the required interior side yard setback for the primary structure, a rear yard setback of one-half the required rear yard setback for the primary structure, a 10-foot front yard setback, and shall be located consistent with the residential clear vision triangle requirements of Section 19.10.030(B).

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3. **Unenclosed structures**, including detached shade structures, covered patios, arbors, and gazebos located on the ground floor. Such structures are ~~not subject to any site coverage requirements but are~~ subject to the following requirements:

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- a. The structure shall not enclose any area equal to or greater than 20 percent on any side;
- b. The structure shall not be constructed of materials which would create a year round livable area;
- c. The structure shall not exceed 15 feet in height and one story. For each foot in height above 10 feet the required setback, except the front yard setback, shall be increased by one foot;
- d. The structure shall maintain a 15-foot front yard setback and a five-foot rear and side yard setback;
- e. On the street side of a corner lot, the structure shall maintain a five-foot setback as measured from the back of the sidewalk or, in the absence of a sidewalk, the right-of-way;
- f. On the street side of a corner lot located adjacent to a key lot, the structure shall maintain a 10-foot setback as measured from the back of the sidewalk or right-of-way; and
- g. The size or location of the structure does not violate any requirements of an approved site review, design review or Administrative Permit.

4. Fences and Walls. A maximum seven-foot high fence (including lattice and similar attachments) or wall may be located anywhere on a parcel consistent with the following requirements:

- a. The maximum height shall be reduced to three feet if located:
 - i. Within a residential clear vision triangle (see Chapter 19.95 Definitions);
 - ii. Within a required front setback; or
 - iii. Within five feet of the back of the sidewalk, or in the absence of a sidewalk, the back of the right-of-way of a street-side for a corner lot, or within 10 feet of the back of the sidewalk, or in the absence of a sidewalk, the back of the right-of-way of a street-side for a corner lot adjacent to a key lot.
- b. When there is a difference in the ground level between two adjoining parcels, the height of any fence or wall constructed along a common property line shall be determined by using the finished grade of the highest contiguous parcel.
- c. The height of a fence or wall may be increased a maximum of one foot to provide for noise attenuation or buffering of adjacent land uses, subject to approval of an Administrative Permit. Fences and walls in excess of eight feet may be permitted subject to the approval of a Conditional Use Permit.
- d. The provisions of this section shall not apply to any fence or wall required by any law or regulation of the City or state.

5. Flag Poles. The pole may be a maximum of 35 feet in height and shall maintain a minimum five-foot setback from any property line.

6. **Security facilities**, including security gates and gate houses at a project entrance.

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7. **Antennas**, including HAM radio, radio and television receiving antennas subject to the requirements of Chapter 19.34.

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8. **Recreation facilities**, including recreation activity courts and facilities, children's play equipment, swimming pools, spas and hot tubs.

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9. **Satellite Dishes**. Satellite dishes as allowed in Chapter 19.34.

10. **Signs**, as permitted by Title 17 of this Code.

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11. **Transit facilities**.

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12. **Trash enclosures and recycling facilities**.

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13. **Exceptions to Accessory Structure Requirements**. Unless otherwise noted that a Conditional Use Permit is required, an exception to the requirements of this section may be approved subject to the approval of an Administrative Permit.

E. Permitted Accessory Structures to Commercial and Industrial Use Types.

1. **Bicycle lockers, and off-street parking areas and structures**.

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2. **Unenclosed structures**, including arbors and gazebos.

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3. **Detached enclosed storage**.

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4. **Detached unenclosed storage buildings and pole buildings** associated with the outdoor display of building materials, nursery stock, or other materials which are typically displayed outdoors or under a canopy.

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5. **Fences and walls**, except that no fence or wall in excess of three feet may be located within a commercial clear vision triangle (see Definition);

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6. **Flag Poles.** The pole may be a maximum of 35 feet in height and shall maintain a minimum five-foot setback from any property line.

7. **Security facilities**, including security gates and gate houses at a project entrance.

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8. **Antennas**, including HAM radio, radio and television receiving antennas subject to the requirements of Chapter 19.34.

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9. **Recreation facilities**, including recreation activity courts and facilities for use by employees.

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10. **Satellite Dishes.** Satellite dishes as allowed in Chapter 19.34.

11. **Signs**, as permitted by Title 17 of this Code.

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12. **Transit facilities.**

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13. **Trash enclosures and recycling facilities.**

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F. Prohibited Accessory Uses and Structures Within All Zone Districts and Use Types.

1. **Outdoor Storage.** Storage of loose rubbish, garbage, junk or their receptacles shall not be visible from any public right-of-way. Outdoor storage of other materials and equipment may be permitted consistent with the use types and permit requirements of Article II of this title.

2. **Vehicles for Sale.** No vehicles shall be stored or displayed for sale on any undeveloped parcel or on any property zoned for commercial or industrial uses except where authorized for automobile sales pursuant to this title.

3. **Fences.** The use of barbed wire, electrified fence, razor wire or similar security devices in conjunction with any fence, wall, or hedge, or by itself is prohibited, except in the following circumstances:

- a. For security purposes in non-residential zones, where the barbed wire, electrified wire, or razor wire is located a minimum of six feet above the ground;
- b. Where property is zoned urban reserve and is still being primarily utilized for agricultural purposes; and
- c. Where required by any permit condition, law or regulation of the City or state. (Ord. 5428 § 1, 2014.)

Chapter 19.24 NONCONFORMING USES, STRUCTURES AND PARCELS

19.24.020 Nonconforming uses and structures.

A.Applicability. These regulations shall apply to all nonconforming uses, structures and parcels lawfully constructed or created in compliance with this Code and state law.

B.Nonconforming Use. A nonconforming use may be continued, provided that no such use shall be enlarged or increased, nor extended to occupy a greater area than that which it lawfully occupied before becoming a nonconforming use except as otherwise allowed in this chapter or as follows:

- 1. Residential Use in a Commercial, Industrial or PD Zone.** The nonconforming use of a residential building in a nonresidential district may continue to be used as a residence subject to the residential zone development standards requirements of Section 19.10.030(A) (R1 district), until such time as the building is condemned, removed, or converted.
- 2. Nonresidential Use in a Residential Zone.** No expansion or modification of a nonresidential use in a residential zone shall be permitted.

3. Expansion of a Nonconforming Use in a Commercial, Industrial or PD Zone.

A nonconforming use, except for a residential use, in a commercial, industrial or PD zone may be expanded or modified provided that a Conditional Use Permit is first secured.

4. Substitution of Nonconforming Use. Except as otherwise prohibited in subsection (C)(2), a nonconforming use may be substituted with a different nonconforming use provided it has the same, or a less intensive, use classification, only upon approval of a Conditional Use Permit. Such a new nonconforming use shall occupy the same area that is occupied by the existing nonconforming use.

C.Nonconforming Structure. A nonconforming structure may be used and maintained except as otherwise specified in this chapter or as follows:

1. Residential Buildings.

a. Enlargement, extension, reconstruction, or structural alteration of a building designed as a dwelling, that is nonconforming only as to height and setback regulations is permitted if such additions or improvements conform to all other applicable provisions of this title, and the new construction does not expand the nonconformity.

b. Enlargement, extension, reconstruction, or structural alteration of a building designed as a dwelling in a nonresidential district is permitted if such additions or improvements conform to all provisions of the district and the new construction does not expand the nonconformity.

2. Nonresidential Buildings. Enlargement, extension, reconstruction, or structural alteration of a building designed for nonresidential purposes that is nonconforming

only as to height and setback regulations is permitted if such additions or improvements conform to all other applicable provisions of this title and the new construction does not expand the nonconformity.

- a. Enlargement, extension, reconstruction, or structural alteration of a building designed for nonresidential purposes in a residential zone is not permitted.

D.Nonconforming Off-Street Parking. Reconstruction or structural alteration of a building with nonconforming parking or loading facilities, is permitted provided there is no expansion of use requiring additional parking as required by Section 19.26.030. The existing nonconforming parking and loading for the building may remain unchanged.

E.Damaged and Destroyed Nonconforming Buildings.

1. **Damaged Building.** A nonconforming building which is damaged by fire or calamity destroying 50 percent or less of its value, as determined by the chief building inspector, may be reconstructed, provided the structure shall not increase the degree of nonconformity.

2. **Destroyed Building.**

- a. **Building with a Nonconforming Use.** The reconstruction of a building which is damaged by fire or calamity in excess of 50 percent of its value, as determined by the chief building inspector, which at the time was devoted to a nonconforming use, may be reconstructed only upon approval of a Conditional Use Permit. The nonconforming use shall not occupy a larger area of the reconstructed building than was occupied prior to its destruction. The reconstruction of the building shall be completed within 12 months of the date of

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damage or within the time frame specified in the Conditional Use Permit. No portion of the building as reconstructed, shall be located within the floodway overlay zone.

b. Nonconforming Building. The reconstruction of a building which is damaged by fire or calamity in excess of 50 percent of its value, as determined by the chief building inspector, which at the time was a nonconforming building, may be reconstructed only upon approval of a variance. The nonconforming building may be enlarged provided that any enlargement does not increase the nonconformity. The reconstruction of the building shall occur within 12 months after the date of damage. No portion of the building as reconstructed, shall be located within the floodway overlay zone.

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F. Loss of Nonconforming Status. Except as provided in subsection (B)(1) of this chapter or where a shorter time period is specified by this title, a nonconforming use of a parcel or a nonconforming use of a conforming building which is discontinued for a period of six months shall be deemed abandoned. Without further action by the City, further use of the parcel or structure shall comply with all the regulations of the zone district in which the parcel or structure is located, and all other applicable provisions of this title. (Ord. 5428 § 1, 2014.)

Chapter 19.26 OFF-STREET PARKING AND LOADING

19.26.020 General off-street parking requirement.

All approved land uses shall be designed and developed to provide the number of off-street parking spaces required by Section 19.26.030 (Parking space requirements by use type), and designed as required by Section 19.26.040 (Design and improvement of parking).

A.Accessible Parking. Parking lots shall include the number of accessible parking spaces as required by Title 24 of the California Code of Regulations. Accessible spaces count toward the total number of parking spaces required by Section 19.26.030. Accessible parking spaces shall be designed as provided in Section 19.26.040(A)(1)(a).

B.Company Vehicles. In addition to the number of off-street parking spaces required by Section 19.26.030 (Parking space requirements by use type), nonresidential uses shall provide one parking space for each company vehicle that is parked on the site during normal business hours. These spaces may be located within a building.

C.Bicycle Spaces. Bicycle parking, at a minimum, shall be provided to comply with the California Building Code. Any bicycle space required as part of the Transportation System Management Plan can be counted to fulfill the requirements of this section.

D. Clean Air Vehicle and Electric Vehicle (EV) Charging Station Parking. Parking lots shall include the number of clean air parking spaces and EV charging station spaces as required by Title 24 of the California Code of Regulations. Such spaces shall count towards the total number of parking spaces required by Section 19.26.030.

~~DE.~~ Accessibility and Usability. All required off-street parking spaces shall be designed, located, constructed and maintained so as to be fully and independently usable and accessible at all times. The usability of required parking spaces shall be maintained as follows:

1. Required off-street parking spaces shall not be used for any purpose that at any time would prevent vehicles from parking in required parking spaces, except as permitted by Chapter 19.64 (Temporary Uses).
2. Driveways shall not be used for any purpose that would prevent vehicle access to parking spaces, or inhibit circulation or emergency service response.
3. All required parking spaces must be available for use by tenants, customers and visitors to the site at all times. Parking spaces shall not be reserved for an individual tenant or customer, or be reserved for a limited period of time.
4. When park and ride spaces are provided, such spaces may be counted towards the required parking for the project site provided the peak use of the project does not coincide with the park and ride reserved hours. Typically park and ride spaces are reserved for park and ride uses Monday through Friday from 6:30 a.m. to 6:30 p.m. (Ord. 5428 § 1, 2014.)

19.26.030 Parking space requirements by use type.

The number of off-street parking spaces required for the land uses identified by Article II (Zoning Districts and Permitted Uses) shall be as provided by this section, except where parking requirements are established by Article IV (Special Area and Specific Use Requirements) for a particular use.

A.Number of Spaces Required. The number of off-street parking spaces required for new uses shall be based upon the use type, listed below.

1. Terms Used in Tables. The following terms are used throughout the tables and are defined below:

“Square feet” means the total gross building/tenant space area;

“Use area” means the total of gross building/tenant space area plus the gross area of any outdoor/storage/activity.

2. Civic use types shall provide off-street parking spaces as follows:

CIVIC USE TYPES	NUMBER OF PARKING SPACES REQUIRED
Community Assembly	
Places of Worship	1 per 3 fixed seats or 1:50 sq. ft. for non-fixed seats in the assembly area, plus 1 per classroom
Club, Lodges, Meeting Halls	1 per 3 fixed seats or 1:50 sq. ft. for non-fixed seats in the assembly area
Public Community Facilities	As determined as part of the design review approval
Community Services	As determined as part of the design review approval
Essential Services	None
Hospital Services	

CIVIC USE TYPES	NUMBER OF PARKING SPACES REQUIRED
General Hospital Services	1 per doctor, plus 1 per 3 employees for the largest shift, plus 1 per 3 beds
Psychiatric Hospital Services	1 per doctor, plus 1 per 3 employees for the largest shift, plus 1 per 3 beds
Intensive Public Facilities	As determined as part of the design review approval
Libraries and Museums, Private	1 per 400 sq. ft.
Public Parking Services	As determined as part of the design review approval
Schools	
College and Universities	As determined as part of the design review approval
<u>Public/Private</u> Elementary, Middle and Junior High	2 per classroom, plus 60 lineal feet of loading area for every 100 students
High Schools	1 per classroom, plus 1 per every 4 students, plus 60 lineal feet of loading area for every 200 students

CIVIC USE TYPES	NUMBER OF PARKING SPACES REQUIRED
Social Services	
Emergency Shelter	1 per staff member, plus 1 per every 10 shelter residents
Food Distribution	1 per employee, plus 1 per every 500 sq. ft. of floor area
Food Service Facility	1 per employee, plus 1 per every 4 seats within facility

3. Residential use types shall provide off-street parking spaces as follows:

RESIDENTIAL USE TYPES	NUMBER OF PARKING SPACES REQUIRED
Accessory Dwelling Units	
Studios	None
1+ Bedrooms	1 per dwelling. For exceptions, see Chapter 19.60 (Accessory Dwelling Units)
Caretaker/Employee Housing	2 per dwelling
Community Care Facility, Small	2 per dwelling

Community Care Facility, Large	2 per dwelling plus 0.5 per sleeping room (a maximum of 2 spaces may be located within the front setback)
Dwelling	
Multi-Family	
Studio	1.5 per unit, plus guest parking (see below)
1 Bedroom	1.5 per unit, plus guest parking (see below)
2+ Bedrooms	2 per unit, plus guest parking (see below)
Senior Citizen Apartments	1 per unit, plus guest parking (see below)
Guest Parking	Projects with 10 or more dwelling units shall provide 1 additional space for each 10 dwelling units or portion thereof
Single-Family and Two-Family	2 per dwelling
Family Day Care Home, Small	2 per dwelling plus 1 space for loading
Family Day Care Home, Large	2 per dwelling plus 1 space per employee not residing in the home, plus loading areas as required by Section 19.46.020(B)
Mobile Home Park	2 per dwelling unit plus 1 guest space for each 10 dwelling units or portion thereof

Rooming and Boarding Houses	2 per dwelling plus 0.5 per sleeping room (a maximum of 2 spaces may be located within the front setback)
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4. Commercial use types shall provide off-street parking spaces as follows, but no fewer than four spaces for each separate commercial use or tenant:

COMMERCIAL USE TYPES	NUMBER OF PARKING SPACES REQUIRED
Adult Business Establishments	1 per 300 sq. ft.
Animal Sales and Service	
Grooming and Pet Stores	1 per 300 sq. ft.
Kennels	Minimum 10 spaces
Veterinary Clinic	1 per 150 sq. ft.
Veterinary Hospital	1 per 150 sq. ft.
Automotive and Equipment	

COMMERCIAL USE TYPES	NUMBER OF PARKING SPACES REQUIRED
Automotive Rentals	1 per 300 sq. ft. of office plus 1 per 1,000 sq. ft. of fleet or vehicle storage area
Automotive Repairs	1 per 400 sq. ft. plus 1 per bay plus 1 for every company vehicle
Automotive Sales	1 per 1,000 sq. ft. of indoor and outdoor display area
Car Wash and Detailing	
Full Service	10 spaces or 3 times internal washing capacity, whichever is greater; additional parking required for drying or vacuum areas and 100 lineal feet for stacking
Self-Service	4 spaces; additional parking required for drying or vacuum areas and 20 lineal feet in front of each bay for stacking
Automatic Car Wash Service	1 space per drying and vacuum areas plus 100 linear feet in front of car wash for stacking
Commercial Parking	As determined as part of the design review approval
Equipment Rental and Sales	1 per 300 sq. ft. of office plus 1 per 1,000 sq. ft. of outdoor display area

COMMERCIAL USE TYPES	NUMBER OF PARKING SPACES REQUIRED
Gasoline Sales	
With Neighborhood Commercial Sales	1 per 300 sq. ft. of commercial sales area with a 5 space minimum
Without Neighborhood Commercial Sales	5 spaces
With Repair	1 per 300 sq. ft. of commercial sales area with a 5 space minimum plus 2 spaces per service bay
Impound Yards	1 per 250 sq. ft. of office plus 1 for every company vehicle
Storage of Operable Vehicles	1 per 250 sq. ft. of office plus 1 for every company vehicle
Banks and Financial Institutions	1 per 250 sq. ft. plus 1 additional space per ATM machine which may be a reserved space at the discretion of the property owner or landlord
Bars and Drinking Places	1 per 50 sq. ft.

COMMERCIAL USE TYPES	NUMBER OF PARKING SPACES REQUIRED
Broadcasting and Recording Studios	As determined as part of the design review approval
Building Material Stores	1 per 300 sq. ft. of building area plus 1 per 1,000 sq. ft. of outdoor display/storage area
Business Support Services	1 per 300 sq. ft.
Commercial Recreation	
Amusement Center	1 per 200 sq. ft.
Indoor Entertainment	
Theater	1 per 3.5 fixed seats or 1 per 50 sq. ft. for non-fixed seating or as determined as part of the design review approval
Indoor Sports and Recreation	
Billiard and Pool Hall	2 per table plus additional spaces as required for other uses in the facility (e.g., restaurant)

COMMERCIAL USE TYPES	NUMBER OF PARKING SPACES REQUIRED
Bowling Center	5 per lane plus additional spaces as required for other uses in the facility (e.g. restaurant)
Handball, Tennis, Racquet Ball Facilities	2 per court plus additional spaces as required for other uses in the facility (e.g., restaurant)
Health Clubs and Athletic Clubs	1 per 150 sq. ft. of weight room, pool and spa area plus 1 per 50 sq. ft. of aerobics or martial arts area plus 1 per tanning or massage room plus additional spaces as required for other uses in the facility, excluding area for locker and dressing rooms
Indoor Sport Arenas (such as soccer, volleyball)	50 per field or sports court plus 1 per 3 fixed seats for spectator area plus additional spaces as required for other uses at the facility (e.g., retail)
Skating/Ice Rinks	1 per 175 sq. ft.
Outdoor Entertainment	As determined as part of the design review approval
Outdoor Sports and Recreation	
Amusement Parks	As determined as part of the design review approval

COMMERCIAL USE TYPES	NUMBER OF PARKING SPACES REQUIRED
Driving Range	1.5 per tee plus additional spaces as required for other uses at the facility (e.g., golf course)
Golf Course	6 per hole plus additional spaces as required for other uses at the facility (e.g., driving range, restaurant, pro shop)
Handball, Tennis, Racquet Ball Facilities	2 per court plus additional spaces as required for other uses at the facility (e.g., restaurant)
Miniature Golf Course	2 per hole plus additional spaces as required for other uses at the facility (e.g., restaurant)
Swimming Pools	1 per 100 sq. ft. of pool area
Residential Recreation Facilities	As specified for the sum of all of the uses within the facility by utilizing the parking requirement for each use as outlined throughout this chapter
Large Amusement Complexes	As determined as part of the design review approval
Community Care Facilities	0.75 per unit

COMMERCIAL USE TYPES	NUMBER OF PARKING SPACES REQUIRED
Day Care Centers	1 per employee plus 1 per company vehicle plus a loading space for every 8 persons at the facility. The number of persons permitted at the facility is determined as a part of the licensing by the state or county
Eating and Drinking Establishments	
Fast Food with Drive Through	1 per 50 <u>100</u> sq. ft.
Convenience	1 per 100 sq. ft.
Full Service	1 per 100 sq. ft.
Enclosed Outdoor Seating See Chapter 19.52	1 per 100 sq. ft.
Food and Beverage Retail Sales	1 per 300 sq. ft.
Funeral and Interment Services	1 per 3 fixed seats or 1 per 50 sq. ft. of assembly area

COMMERCIAL USE TYPES	NUMBER OF PARKING SPACES REQUIRED
Lodging Services	1 per room plus additional spaces as required for other uses in the facility
Long Term Care Facilities	1 per 3 employees for largest shift, plus 1 per 3 beds
Maintenance and Repair of Appliances	1 per 300 sq. ft.
Medical Services, General	
1 per 150 sq. ft.	
<u>General</u>	<u>1 per 150 sq. ft.</u>
<u>Medical Campus/MOB</u>	<u>1 per 200 sq. ft.</u>
<u>Low Traffic Generating</u>	<u>1 per 200 sq. ft.</u>
Neighborhood Commercial	1 per 300 sq. ft.
Nightclubs	1 space per 2 occupants based on maximum occupancy load of the building as calculated by the California Building Code plus bus space as determined as part of the Conditional Use Permit

COMMERCIAL USE TYPES	NUMBER OF PARKING SPACES REQUIRED
Nursery, Retail	1 per 300 sq. ft. plus 1 per 1,000 sq. ft. of outdoor display/storage area
Offices, Professional	1 per 250 sq. ft. of net leasable square footage as determined with approval of the initial building shell. Where a more intensive office use, as determined by the Planning Manager (i.e., call and telemarketing centers), is proposed the required parking shall be determined as part of the Design Review Permit approval, or via a zoning clearance pursuant to the provisions of Section 19.26.030(B).
Personal Services	1 per 300 sq. ft.
Retail Sales and Services	
Furniture, Large Appliance, Floor Covering	1 per 400 sq. ft.
General Retail	1 per 300 sq. ft.

COMMERCIAL USE TYPES	NUMBER OF PARKING SPACES REQUIRED
Shopping Centers (minimum of 4 commercial establishments, designed or planned in a coordinated fashion, utilizing such elements as common access and parking)	Designed and planned at 1 per 200 sq. ft. As tenant spaces are leased, each tenant shall utilize the parking requirement for that use as outlined in this chapter
Specialized Education and Training	
Vocational Schools <u>and</u> Specialty Schools	1 per 50 sq. ft. of instructional area plus 1 per 250 sq. ft. of office area
Storage, Personal Storage Facilities	4 spaces plus 2 spaces for the manager's quarters

5. Industrial use types shall provide off-street parking spaces as follows, but no fewer than four spaces for each separate industrial use or tenant:

INDUSTRIAL USE TYPES	NUMBER OF PARKING SPACES REQUIRED
Day Care Centers, Secondary	None, see parking requirements for applicable industrial use type
Equipment and Material Storage Yards	1 per 300 sq. ft. plus 1 per 10,000 sq. ft. of yard area
General Industrial	1 per 1,000 sq. ft. Where other uses exceed 10% of the gross floor area (e.g., office, warehouse, etc.) the parking requirement shall be the combined total for each use as outlined in this chapter or as otherwise determined by design review approval
Hazardous Materials Handling	1 per 1,000 sq. ft. Where other uses exceed 10% of the gross floor area (e.g., office, warehouse, etc.) the parking requirement shall be the combined total for each use as outlined in this chapter or as otherwise determined by design review approval
Light Manufacturing	1 per 1,000 sq. ft. Where other uses exceed 10% of the gross floor area (e.g., office, warehouse, etc.) the parking requirement shall be the combined total for each use as outlined in this chapter or as otherwise determined by design review approval
Recycling, Scrap and Dismantling	

INDUSTRIAL USE TYPES	NUMBER OF PARKING SPACES REQUIRED
Enclosed	1 per 250 sq. ft. of office area, plus 1 per 10,000 sq. ft. of yard area
Unenclosed	
Research Services	1 per 3000 sq. ft., plus 1 per company vehicle
Specialized Industrial	As determined as part of the design review approval
Wholesale and Distribution	
Light	1 per 1,000 sq. ft.
Heavy	Where other uses exceed 10% of the gross floor area (e.g., office, warehouse, etc.) the parking requirement shall be the combined total for each use as outlined in this chapter or as otherwise determined by design review approval

6. Transportation and communication use types shall provide off-street parking spaces as follows:

TRANSPORTATION AND COMMUNICATION USE TYPES	NUMBER OF PARKING SPACES REQUIRED

Antennas and Communications Facilities	
Developed Lot	None, see parking requirements for applicable use type
Undeveloped Lot	1 per full-time employee
Bus Depots	As required by Chapter 19.36
Heliports	As determined as part of the design review approval
Intermodal Facilities	As determined as part of the design review approval

B. Special Parking Requirements. The number of parking spaces required for uses not specifically listed in subsection A shall be determined by the Planning Manager based on common functional, product or compatibility characteristics and activities, as provided for in Section 19.08.050 (Classification of uses not specifically listed).

1. Uses Not Listed. The number of parking spaces required for uses not specifically listed in subsection A shall be determined by the Planning Manager based on common functional, product or compatibility characteristics and activities, as provided for in Section 19.08.050 (Classification of uses not specifically listed).

2. New Buildings or Development Projects Without Known Tenants. If the type of tenants that will occupy a non-residential building are not known at the time of the development entitlement or building permit approval, the amount of parking to be provided shall be:

The minimum number of parking spaces required by subsection A for any land use allowed on the site by the applicable zoning, provided that the Planning Manager determines the proposed building as designed can reasonably accommodate such use, and provided further a zoning clearance certification is obtained to authorize the use.

3. Mixed Use Projects. Where a project contains more than one major use classification (such as a residential and a commercial use), the amount of parking to be provided shall be the total of that required for each use, except as otherwise provided by subsection C (Adjustment to number of required parking spaces).

4. Tenant Spaces with Multiple Functions. When a tenant has several functions, such as sales and office, the amount of parking to be provided for the tenant shall be calculated as specified by subsection A for the primary use, using the gross floor area of the tenant space.

5. Tenant Spaces with Accessory Storage. When a tenant has enclosed accessory storage in excess of 2,000 square feet, the required parking for that portion of the tenant space dedicated to storage shall be calculated as specified by subsection (A)(5) for warehousing which is one parking space per 1,000 square feet of warehousing. The required parking for the remainder of the tenant space shall be calculated as specified in subsection A using the primary use.

6. Changes in Use. When an existing use is enlarged, increased or intensified, or a new use having greater parking requirements than the previous use is proposed, the required number of parking spaces for the new use or existing, enlarged, increased or intensified use shall be calculated as specified by subsection A.

7. Rounding Off. When the required number of parking spaces is other than a whole number, the total number of spaces shall be rounded to the nearest whole number (0.49 and below round down, 0.50 and above round up).

8. Commercial Centers. Commercial centers and building complexes shall provide parking which is the sum of all users within the commercial center or building complex as specified in subsection A, regardless of whether or not the parking is provided on a single or multiple parcels. Where parking is provided on multiple parcels, reciprocal parking and access agreements shall be recorded to provide equal use and access to parking for all users within the commercial center or building complex.

9. Professional Office Uses. Professional office projects shall calculate parking based on the net leasable square footage of the proposed office building(s). Net square footage shall be 90 percent of the total square footage of the proposed building(s). The net square footage shall be determined at original building shell approval and subsequent tenant improvements shall not be granted any additional reduction for net square footage.

C.Adjustment to Number of Required Parking Spaces. The number of parking spaces required by subsection A may be reduced as follows:

1. Specific Plan Provisions. Provisions may be made in a specific plan to allow reductions in the number of required parking spaces based upon special provisions, such as providing golf cart or electric car parking where special provisions are made for golf carts or electric cars.

2. Parking Reductions for Shared Parking. If an applicant believes the number of parking spaces required for their building complex as specified in subsection A (which

is the sum of all the users within the building complex) is not applicable because the hours of operation of different tenants/uses within the building complex will effectively allow for dual use of the parking spaces then the applicant may request an Administrative Permit. The Approving Authority shall be the Planning Manager. The applicant shall have the burden of proof for requesting a reduction in the total number of required off-street parking spaces, and documentation shall be submitted substantiating this request. Shared parking reductions shall only be approved by the Approving Authority if:

- a. A sufficient number of spaces are provided to meet the greatest parking demand of the participating uses;
- b. Satisfactory evidence is provided describing the nature of the uses and the times when the uses operate so as to demonstrate the lack of potential conflict between them;
- c. Overflow parking will not impact any adjacent use; and
- d. Additional documents, covenants, deed restrictions, or other agreements as may be deemed necessary by the Planning Manager are executed to assure that the required parking spaces provided are maintained and uses with similar hours and parking requirements as those uses sharing the parking facilities remain for the life of the project.

3. Parking Reductions for an Individual Use. If an applicant for a proposed use believes the number of parking spaces required for their use as specified in subsection A is not applicable because their use functions differently than the generic use type and associated parking standards established in this title, then the applicant may request an

Administrative Permit. The Approving Authority shall be the Planning Manager. The applicant shall have the burden of proof for requesting a reduction in the total number of required off-street parking spaces, and documentation shall be submitted substantiating the request. Such documentation may include, but is not limited to: a parking study of another facility of the same use which is similar in size and operation, calculating the required parking spaces with field data of peak parking usage. Reduced parking shall only be approved by the Approving Authority if:

- a. Satisfactory evidence is provided describing the nature of the use, the operation and data from other facilities or similar facilities so as to demonstrate that the required parking standards are excessive and the proposed parking standards are appropriate; and
- b. Overflow parking will not impact any adjacent use.

4. Parking Reductions for Eating and Drinking Establishments. The Approving Authority for any application for a parking reduction by an eating and drinking establishment as defined in Section 19.08.030(L) shall be the Planning Commission.

D.Downtown/Old Town Parking Requirements. All principally permitted uses within the historic district (HD) and central business district (CBD) zone districts, with the exception of community assembly, colleges and universities, and new uses requiring and discretionary permit shall be permitted in the HD and CBD zone districts without the need to provide additional off-street parking.

Community assembly, college and university uses and new uses which require a discretionary permit, shall comply with the parking standards specified in subsection A, or

request approval of a parking reduction or variance from the parking standards. (Ord. 5974 § 10, 2018; Ord. 5428 § 1, 2014.)

Chapter 19.42 HOME OCCUPATION

19.42.020 Home occupation defined.

A permissible home occupation is an accessory, nonresidential business activity carried on within a dwelling or enclosed accessory structure by its inhabitants, incidental to the residential use of the dwelling, that does not change the character of the surrounding residential area by generating more traffic, noise, or storage of material than would normally be expected in a residential zone. (Ord. 5428 § 1, 2014.)

19.42.050 Performance standards.

A home occupation shall be subject to the following conditions and criteria:

A.All Activities Indoors. All home occupation activities shall occur indoors within the dwelling or enclosed accessory structures. No home occupation activity shall occur outside at any time, nor shall any equipment or material relating to the home occupation be parked or stored outside the residence at any time.

B. Customers. Personal contact with customers at the residence is prohibited except when authorized by the Approving Authority through approval of an Administrative Permit. ~~A maximum of one student at a time is permitted for home occupations involving private instruction.~~

C. Deliveries. No delivery shall be by vehicles larger than an automobile, pickup, or typical delivery van.

D. Employees. A home occupation shall be operated by no more than two individuals, both of whom shall be residents of the dwelling. Both residents shall be listed on the application for home occupation. No other person shall operate, or perform any function of the business at the residence. Personal contact with any employees shall not be allowed at the residence at any time unless authorized through the approval of an Administrative Permit.

E. Flammable or Hazardous Materials. A home occupation involving the storage of flammable or hazardous materials shall not be allowed unless the fire department approves, in writing, the amount and method of such storage of materials.

F. Inspection Required. The City of Roseville may, at all reasonable times during normal business hours, enter the premises for the purpose of inspecting to determine whether or not the conditions of this chapter are being complied with.

G. Maximum Area. The home occupation shall not require the use of more than 15 percent of the total floor area of the dwelling (including garage and detached accessory buildings). The home occupation shall not result in any addition to, alteration of, or exterior remodeling of, the dwelling, garage or accessory structures.

H. Merchandise for Sale. The making of merchandise for sale is permitted providing that the storage of such merchandise does not exceed total allowable area for

home occupations and does not require the transporting of material or finished product by means other than an automobile, pickup or typical delivery van.

I. Parking. No home occupation shall result in the elimination of required off-street parking spaces.

J. Signs. No signs advertising the home occupation shall be allowed, except one vehicle used for the home occupation may display the business name.

K. Vehicles. Not more than one vehicle specifically designated to be used for a home occupation shall be parked at the subject residence at any time. Such allowed vehicle shall not be larger than a standard pickup or delivery van. No commercial vehicles or trailers shall be parked at the residence at any time.

L.Noise, Odors. A home occupation shall not create adverse levels of noise or odors above the ambient levels in the surrounding neighborhood.

M. Equipment. No equipment (other than a permitted vehicle) or material relating to a home occupation shall be parked or stored outside the subject residence.

N. Private Instruction. A maximum of one student at a time is permitted for Home Occupations exclusively providing private instruction. Additional students may be permitted upon approval of an Administrative Permit. Examples of private instruction home occupations include music lessons and personal tutoring. (Ord. 5428 § 1, 2014.)

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Chapter 19.46 LARGE FAMILY DAY CARE

19.46.020 General requirements.

A.Location. A large family day care home shall only be located within a detached single-family dwelling.

B.Parking. Off-street parking shall be provided as follows:

1. One space for each employee not residing in the large family day care home dwelling, plus the two spaces required for the occupants of the single-family residence as required in Chapter 19.26 (Off-Street Parking and Loading).
2. Four spaces for the loading and unloading of ~~children~~attendees. Where on-street parking is available along the street frontage of the large family day care home site, only two of these spaces are required on-site.
3. Not more than three of the spaces required herein, located side by side, shall be permitted within the required front yard setback area. These spaces may be so designed to permit backing onto the adjacent street.
4. Up to three of the required employee or ~~children~~attendee loading/unloading on-site parking spaces may be located in tandem behind the required parking spaces for the occupants of the dwelling or for employees. However, in no instance shall such tandem parking result in more than one parking space behind each required occupant or employee parking space.

C.Noise. It is intended that noise from outdoor play areas be kept to a level consistent with residential neighborhoods. To attain this intent and reduce possible noise impacts, outdoor play/activity areas shall only be used between the hours of 8:00 a.m. to 6:00 p.m.

Additionally, radio or other electronic amplification devices, if used, shall be played at volumes which are not audible beyond the exterior boundary of the large family day care home site.

D.Separation. As a means to maintain the integrity of residential neighborhoods, new large family day care homes shall not be located within 500 feet of an existing state licensed large family day care home or within 500 feet of any other child day care center licensed to care for 15 or more children. (Ord. 5428 § 1, 2014.)

19.46.030 Application procedures.

An application for an Administrative Permit shall be filed with the Planning Division as required in Chapter 19.74. Deviation from the general requirements described in Section 19.46.020 may be approved pursuant to approval of an Administrative Permit. (Ord. 5428 § 1, 2014.)

19.46.040 Pre-existing large family day care homes.

A. Those large family day care homes that exist on the effective date of the ordinance codified in this title, and on that date have a valid large family day care home license issued by the state of California, are considered legal nonconforming uses. Such nonconforming use may continue until the renewal date required for state of California licensing of the provider's large family day care home. If the provider does not apply for approval of his or her large family day care home pursuant to this chapter by the date required for state licensing renewal, then the legal nonconforming use shall be deemed to terminate.

B. In those instances where an application has been filed in a timely manner, and the Planning Manager finds that numerous conditions must be applied to make the nonconforming large family day care home consistent with this chapter, the Planning Manager may extend the valid nonconforming use status up to five years. This extension by

the Planning Manager would be granted only as a means to give the applicant adequate time to satisfy the conditions of permit approval. If conditions of approval are not satisfied within the extension period granted by the Planning Manager, the legal nonconforming use shall terminate. (Ord. 5428 § 1, 2014.)

Chapter 19.50 OPEN AIR VENDING FACILITIES

19.50.020 Permits required.

A. Open air vending facilities may be permitted on commercial, business professional or industrial zoned private property and specific locations on said property subject to the approval of an Administrative Permit by the Planning Manager, pursuant to Chapter 19.74.

1. Exemptions. Open air vending facilities located within enclosed retail buildings, shopping centers, malls, office buildings and industrial buildings are exempt from the regulations and requirements of this chapter.

B. The operation of an open air vending facility within the public right-of-way shall require the approval of a Conditional Use Permit pursuant to Chapter 19.74 of this title. (Ord. 5428 § 1, 2014.)

Chapter 19.54 PERSONAL STORAGE FACILITIES

19.54.030 Design standards.

In approving the Design Review Permit of a personal storage facility, the following criteria may be applied at the discretion of the Approving Authority to protect public health, safety and welfare and to ensure design compatibility.

A.Architecture. The facility, including the caretaker's/manager's residence, the storage units and the office shall be designed using roof and building materials and colors compatible with adjacent developments.

B.Site Design. To minimize visual impact on the adjacent residences, personal storage facilities shall be designed to:

1. Locate the project entry/exit as far as possible from any residential land use.
2. Locate the caretaker's/manager's residence and office as close as possible to the project entrance.
3. Set back the outdoor storage of materials a minimum of 20 feet from the property lines adjacent to residential land uses.
4. Set back all personal storage buildings over one story in height a minimum of 30 feet from the property lines adjacent to residential land uses.

C.Security. In addition to the requirements of the Building Security Ordinance, to ensure security when personal storage facilities are adjacent to residential land uses the police department may require security measures, such as controlled access, alarms or video cameras.

D.Lighting. To minimize visual impacts to adjacent properties, personal storage facilities shall provide the following:

1. No off-site glare through the use of cut-off lenses.

2. Wall mounted lights shall be located on the building, below the roofline of the storage facility and shall be directed downward.

3. Parking lot lighting, in conjunction with vehicle storage, shall not exceed 16 feet in height, and shall be set back a minimum of 50 feet from the property line adjacent to any residential land use.

E.Screening. To protect the views from adjacent residential land uses, the personal storage facility shall provide adequate screening which may include:

1. A minimum six-foot high masonry screen wall shall be provided along the property line adjacent to any residential land use. The height of the wall shall be measured from the highest grade (either on-site or the adjacent site); and/or

2. Within the storage facility, a minimum 10-foot wide landscape planter with shrubs (minimum five gallon size) and evergreen trees (minimum 15-gallon size placed a minimum 20 feet on center) shall be provided along the property line adjacent to any residential land use. (Ord. 5428 § 1, 2014.)

Chapter 19.58 RESIDENTIAL CONDOMINIUM CONVERSION

19.58.030 Limitations on conversions.

A.Where Allowed. A conversion to condominiums shall be permitted only in the R3, ~~attached-multi-family~~ housing district, residential mixed use district (RMU) and planned development (PD) district.

B. Minimum Community Vacancy Rate. No conversion to condominiums shall be accepted or approved when the City-wide vacancy rate for multiple unit housing, as determined by the [Planning](#) Manager, is equal to or less than five percent averaged over the previous four quarters prior to application submittal. If the averaged vacancy rate exceeds five percent, then an application for a conversion to condominiums may be accepted by the City. A request for conversion shall apply to an entire multi-family housing project and partial conversions shall not be permitted.

C. Determination of Vacancy Rate. The vacancy rate shall be determined by using information regarding vacancies within multi-family complexes of 50 or more units. Supplemental information on rental vacancies in multi-family complexes of between three and 50 units obtained by City staff, the applicant, or other interested parties may also be utilized if available.

D. Minimum Multi-Family Rental Unit Pool. No conversion to condominiums shall be accepted or approved if the current percentage of multi-family rental units (within complexes of three or more units) is at or below 15 percent of the total number of housing units within the City. Under no circumstance shall a conversion reduce the percentage of multi-family rental units below 15 percent of the total number of housing units within the City.

E. Applicants requesting a condominium conversion shall enter into a development agreement which provides for the following:

- 1. Affordable Housing Requirements.** Condominium conversions may be permitted only when the following criteria are met:

a. Projects not already subject to recorded affordable rental obligations (“affordable rent component”) shall subject 10 percent of the units within the project to affordable purchase obligations, without City subsidy, as part of a conversion.

b. Parcels that have an existing affordable rent component shall convert the affordable rental units to affordable purchase units. In addition, a condominium conversion shall increase the total number of affordable units by a number equal to five percent of the total number of units within the project. However, the total number of affordable purchase units shall not be less than 10 percent of the total units in a project. The converted and new affordable units shall be provided without City subsidy.

c. Projects with an existing affordable rent component shall provide affordable purchase units in the same ratio of middle, low, and very low-income units as required by the project’s existing affordable housing development agreement. Without City subsidy, the new or additional affordable units as required by subsections (E)(1) and (2), shall be provided at a ratio reflecting the then current City requirement for middle, low, and very-low income.

2. Public Safety Services Assessment. All residential units converted to condominiums shall be included in a new or existing community facilities district for services (CFD-Services) to provide for costs associated with the provision of public safety services. Low or medium density residential units shall be assessed \$285.00 per unit annually (baseline year 2004). High density residential units shall be assessed \$186.00 per unit annually (baseline year 2004). The per-unit assessment shall be

adjusted annually based on any increase in the City's public safety budget, not to exceed an increase of four percent annually.

3. Community Benefit Fee. All residential units converted to condominiums shall be subject to payment of a one-time community benefit fee per unit. Said fee shall be paid at the close of escrow for each unit, or within 12 months from the recordation of a final condominium map, whichever is sooner. The community benefit fee shall be subject to annual adjustments above the baseline year based on the Construction Cost Index. The baseline year shall be the year 2004, and the baseline fee shall be \$5,000.00. At the discretion of the City Manager, the community benefit fee may be reduced on a case-by-case basis for projects that provide a community benefit that is above and beyond the requirements of this title. The community benefit fee shall be deposited into the general fund and shall be allocated at the City Council's discretion.

F. Lease Agreements. Upon the filing of an application for a condominium conversion, existing tenants living within a project seeking to convert to condominiums shall be allowed to terminate a preexisting lease without penalty. However, any tenant who terminates a lease prior to receiving a notice to vacate from the property owner shall not be entitled to relocation benefits as provided in Section 19.58.070.

G. Final Map Approval. No final condominium map shall be approved within a period of 90 days following tentative condominium map approval. (Ord. 5428 § 1, 2014.)

19.58.050 Application required.

The application for a condominium conversion to implement the provisions of the chapter shall be submitted with the tentative map application. The application shall include the following information, in addition to the information required by Chapter 19.84:

A. A site/development plan;

B. A detailed list of rents for each unit to be converted for the 12 months prior to the application, a copy of the lease for each unit and the renting history for each unit;

C. Economic and demographic information regarding the current tenants as required by the Planning Manager;

D. Evidence that all current tenants have received a notice of intention to convert and notice of purchase rights as required by the Subdivision Map Act;

E. A tenant relocation assistance plan as provided in Section 19.58.070;

F. A vacancy rate survey of multi-family rental complexes of at least 50 units or more, located within the City limits of Roseville and current to within six months of the condominium conversion application date, if requested by the Planning Manager; and

G. Any additional information as the Planning Manager deems necessary. (Ord. 5428 § 1, 2014.)

Chapter 19.61 SIGNIFICANT BUILDINGS

19.61.030 Applicability.

A. The following constitutes the current list of significant buildings.

Property Name	Address	APN
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West House	345 Atlantic St.	013-092-010-000
Barker Hotel	302 Lincoln St.	012-122-003-000
Bank of Italy Building	341 Lincoln St.	012-200-008-000
McRae Building	100 Main St.	011-146-024-000
Haman House	424 Oak St.	013-123-018-000
Odd Fellow Hall	110-112 Pacific St.	012-200-012-000
Kaseberg <u>Ranch Houses (including Victorian mansion and brick structures)</u>	16 Richards Dr.	015-350-016-000
Citizens Bank	201 Vernon St.	013-093-007-000
Vernon Street Hotel	222-226 Vernon St	013-093-005-520
Masonic Building (Roseville Theater)	235-245 Vernon St.	013-093-003-000
Placer County Exhibit Building	700 Vernon St.	013-250-014-000
First Methodist Church	109 Washington Blvd.	012-123-009-000
Hemphill House (McAnally)	315 Washington Blvd.	011-144-001-000

B. The list of properties contained in subsection A may be amended in the manner set forth in Chapter 19.86, Zoning Ordinance Amendments, of this title with the following additional provision:

1. Any person may request the listing of a building by submitting an application to the Planning Manager. The Planning Manager or City Council may also initiate such proceedings on its own motion. The application shall include a statement explaining the reason(s) the building should be listed. (Ord. 5428 § 1, 2014.)

Chapter 19.62 MARIJUANA DISPENSARIES

19.62.030 Marijuana dispensaries, processing facilities, and testing laboratories prohibited.

It is unlawful and a misdemeanor for any person to engage in, conduct or carry on, or to permit to be engaged in, conducted or carried on, in or upon any premises or location within any zoning district in the City of Roseville, the operation of a marijuana dispensary, and/or processing facility, and/or testing laboratory. Nothing in this chapter shall prohibit those activities expressly authorized under California Health and Safety Code Section 11362.1.

The prohibitions stated in this article shall not apply to a laboratory that is ISO 17025 accredited in chemical and forensic testing by A2LA or a comparable accrediting body, and that conducts cannabis testing for medical, health and safety, or forensic purposes, with a scope of testing that includes residual solvents, foreign materials, microbiological impurities, volatile organic compounds, mycotoxins, heavy metals, terpenes, and volatile and non-volatile pesticides. Such

laboratories shall not be state-licensed to facilitate the distribution or dispensing of cannabis for adult use or medicinal use, and shall not cultivate cannabis nor store more than three (3) pounds of processed cannabis at any one time. A laboratory conducting such testing activities is not considered to be involved in commercial cannabis activity under this article.

(Ord. 5862 § 3, 2017; Ord. 5662 § 3, 2016.)

Chapter 19.64 TEMPORARY USES

19.64.020 Permitted temporary uses.

The following temporary uses are permitted on a parcel without issuance of ~~any permit~~ Zoning Clearance Certificate or an Administrative Permit:

A. Fireworks, when in compliance with Chapter 16.16 (Fire Code) of the Roseville Municipal Code;

B. ~~Fairs, festivals, circuses, rodeos, carnivals, and concerts when not held on premises designed to accommodate such events, such as auditoriums, stadiums, or other public assembly facilities; when~~ Special events occurring on public property conducted in compliance with Chapter 9.36 (Special Events) of the Roseville Municipal Code and that have been issued a Special Event Permit;

C. Weekend fund raising events conducted at locations which can accommodate the event in compliance with all provisions of this title. Such events shall not be conducted on more than two weekends per month at any one location and may include but are not limited to car washes and pancake breakfasts. An Administrative Permit shall be obtained for events that

extend longer than a weekend (Saturday and Sunday) except for long weekends which include a Friday and/or Monday due to a holiday;

D.Construction trailer for an approved project;

E.A model home complex within an approved subdivision for sale of residential units within that same subdivision, provided the complex complies with the standards as identified in Section 19.64.060;

F.A temporary sales office or trailer within an approved subdivision or multi-family complex used for sale of residential units within that same subdivision or leasing of units within that same complex. The temporary sales office for residential subdivision may be operated with or without a model home complex provided that the office/trailer complies with the standards as identified in Section 19.64.060;

G. Similar temporary outdoor promotional events which, in the opinion of the Planning Manager, are compatible with the zoning district and surrounding land uses and where the display and/or event is limited to open plaza areas so as to not impede site accessibility, parking or emergency accessibility/services. The temporary display and/or promotional event is associated with a permanently established business within the center or business complex. (Ord. 5428 § 1, 2014.)

19.64.030 Temporary uses permitted with a Zoning Clearance Certificate.

The following temporary uses may be permitted, subject to the issuance of a Zoning Clearance Certificate.

A.Nonresidential Temporary Uses.

1. Outdoor promotional display, sales, and events in conjunction with an established commercial business within a commercial zoning districts, limited to three events per calendar year. An event is from 5:00 p.m. on a Friday to 8:00 a.m. on the following Monday and includes only merchandise customarily sold on the premises by a permanently established business.

The duration of the event may be extended to incorporate holidays which create longer weekends.

2. Temporary outdoor fund raising activities associated with a non-profit organization may be conducted for periods not exceeding 10 consecutive days. Not more than five events shall be conducted on one site in a calendar year.

3. Christmas tree sale lots, provided such activity shall be only held from November 1st through January 15th of each year.

4. Pumpkin sales lots, provided such activity shall be only held from October 1st through November 1st of each year. (Ord. 5428 § 1, 2014.)

5. Fairs, festivals, circuses, rodeos, carnivals, concerts, and other similar temporary events which, in the opinion of the Planning Manager are held in spaces that can accommodate such events and are compatible with the zoning district and surrounding land uses.

19.64.040 Temporary uses permitted with an Administrative Permit.

The following temporary uses may be permitted, subject to the issuance of an Administrative Permit.

A.Residential Temporary Uses. A trailer, coach or mobile home as a temporary residence of the property owner when a valid residential building permit is in force. The permit may be granted for up to 180 days, or upon expiration of the building permit, whichever occurs first.

B.Nonresidential Temporary Uses. Enclosed storage containers (e.g., cargo containers, seatrains, etc.) for temporary on-site storage associated with a permitted use.

C.Industrial Temporary Uses. In addition to those uses permitted in association with nonresidential uses, the following use is permitted in industrial zone districts:

1. Temporary office buildings, provided that the temporary office space is not used for a period exceeding 12 months, unless otherwise approved by an Administrative Permit.

D.Temporary Uses in All Districts.

1. On- and off-site contractors' construction yards in conjunction with an approved development project.
2. Watchman's or caretaker's trailer associated with other approved temporary uses or during construction of a project.
3. Similar temporary uses which, in the opinion of the Planning Manager are compatible with the zoning district and surrounding land uses. (Ord. 5428 § 1, 2014.)

19.64.060 Standards for a model home complex and temporary sales trailer.

~~In addition to the conditions specified in Section 19.64.040, t~~The following standards shall be applied to a model home complex/temporary sales trailers;

~~A. In addition to these standards all model home complexes and temporary sales trailers shall comply with the model home complex and temporary sales trailer clearance form, as approved by the Planning Manager. The model home complex or sales trailer shall include a paved off-street parking lot including two (2) spaces per model home unit/sales trailer, accessible parking consistent with the California Building Code (CBC), and landscaping. Alternatively, on-street parking may be utilized where it is demonstrated that two (2) spaces per model home/sales trailer can be accommodated immediately in front of the model home complex;~~

B. The model home complex/temporary sales trailer is approved for sales of units within the subdivision in which the complex/trailer is located only;

C. Model home complexes/temporary sales trailers shall comply with the approved conditions of approval for the subdivision in which they are located and for sale;

D. Each model home unit shall comply with the development standards of that zone district;

E. The location and number of lots used for the model home complex/temporary sales trailer shall be identified on a composite subdivision map;

F. Model home complexes/temporary sales trailers which do not comply with these standards ~~and those listed in the model home clearance form~~ are required to apply for and receive approval of an Administrative Permit. (Ord. 5428 § 1, 2014.)

Chapter 19.68 USED GOODS COLLECTION CENTERS

19.68.030 Development and performance standards.

Used goods collection centers shall be designed, developed, and operated in compliance with all of the following:

A. The location of collection trailers, containers, or bins shall not obstruct any required parking spaces or disrupt either automobile or pedestrian traffic to or within the site.

Trailers, containers, or bins shall be located so as not to be detrimental to the appearance of the neighborhood or so as to create a public or private nuisance. They shall be operated by nonprofit organizations.

B. Only one trailer, container, or bin is permitted per parcel.

C. Collection trailers, containers, and bins shall be kept clean, well maintained, neatly painted, and in good operating condition.

D. Each collection trailer, container, or bin shall be clearly marked with the name of the non-profit organization doing the collection and the local telephone number of the organization.

E. Any litter or spillage shall be immediately removed and cleaned. At no time shall donation materials be stockpiled outside of the designated collection equipment.

F. Upon termination of a collection campaign or program, ~~trailers~~ all collection equipment shall be removed and the site restored to its original condition within 48 hours.

~~G. ——— The collection trailer shall be manned at all times the trailer is in use.~~

HG. The written consent of the property owner shall be provided at the time permission is requested to use a collection trailer, container, or bin. (Ord. 5428 § 1, 2014.)

Chapter 19.70 AUTHORITY TO ADMINISTER TITLE

19.70.020 Planning Manager and Planning Division.

The Planning Manager shall have the responsibility and authority to administer this title. The responsibilities of the Planning Manager may also be carried out by Planning Division employees under the supervision of the Planning Manager. The Planning Manager shall have authority to make interpretations and take actions on permits and certificates as set forth in this title. The Planning Manager shall also have the authority to refer projects to the Design Committee or Planning Commission, as outlined in Chapter 19.74. (Ord. 5428 § 1, 2014.)

Chapter 19.72 ZONING CLEARANCE CERTIFICATION

19.72.020 Zoning clearance required.

A zoning clearance certification shall be required prior to the issuance of a building permit for a parcel, prior to the initiation of a home occupation as provided in Chapter 19.42 (Home Occupations), prior to the installation of outdoor seating as provided in Chapter 19.52 (Outdoor Seating), or prior to the issuance of a building permit for an accessory dwelling unit as provided in Chapter 19.60 (Accessory Dwelling Units). ~~In addition, prior to initiation of a temporary use as provided in Chapter 19.64 (Temporary Uses), at the request of any person may request and the Planning Division shall issue a zoning clearance certification stating for verification by the Planning Division of~~ the zoning standards for any parcel located within the City, as otherwise required by this Title or the Downtown Code, or prior to the following multi-family and non-residential projects:

1. Replacement of landscaping with at least equal or greater water efficient landscaping (consistent with the Water Efficient Landscape Ordinance), provided that the planted area is not diminished thereby;
2. New landscaping within designated landscape easements for which landscape guidelines have been adopted, if the landscaping is consistent with such guidelines;
3. Modifications to parking areas including compliance with Americans with Disabilities Act and re-striping where there is no net decrease in the number of parking spaces;
4. Minor building facade improvements such as the rearrangement or addition of doors, windows and awnings, but excluding the repair and maintenance of properties with the same colors and materials, which are exempt from requiring a zoning clearance certificate;
5. Addition of Security Facilities including security gates and gate houses at a project entrance;
6. Addition of or modifications to mechanical equipment when screened from public view;
7. Other minor improvements designated by resolution of the City Council as exempt from a Design Review Permit (e.g. Vernon Street C.B.D. for Historic Building Designation, "State

Historic Building Code" applied at the Building's Official's election). (Ord. 5974 § 14, 2018; Ord. 5428 § 1, 2014.)

19.72.030 Application filing and processing.

A.Application, General. A request for a zoning clearance certification, not associated with a building permit application, may be made by any individual and shall be made on a form provided by the department. The application shall be accompanied by plans, specifications and information as may be required by the department to determine compliance with this title.

B.Application Associated with a Building Permit. A request for a zoning clearance certification associated with a Building Permit application shall be in the form of a Building Permit application. Plans submitted to the building department shall include plans, specifications and information that demonstrates conformance with this title. The zoning clearance certification associated with the issuance of a building permit shall be the plans approved by the Planning Division for issuance of a building permit.

C.Processing Applications. Within seven calendar days of receipt of a request for a zoning clearance certification, the Planning Division shall review the request for conformance with this title and, if applicable, the terms and conditions of any previously approved permit or variance.

D.Notice. If a zoning clearance certification is required for issuance of a building permit, written notice of the Planning Manager's certification shall be provided directly to the building department and included in the issuance of the building permit. If a zoning clearance is requested that is not part of a building permit, it will be mailed to the applicant.

E.Appeal. An appeal of a zoning clearance certification shall be processed as an appeal of the Planning Manager’s decision and shall be made as provided by Chapter 19.80.

F.Expiration of Zoning Clearance Certificate. A Zoning Clearance Certificate shall expire upon the earlier event of the following:

1. 180 days after issuance, unless otherwise indicated on the Zoning Clearance Certificate; or
2. When the proposed use or development no longer conforms ~~with~~to all applicable provisions of this title.
3. If a zoning clearance is issued in conjunction with a building permit, the zoning clearance shall expire when the building permit expires. (Ord. 5428 § 1, 2014.)

Chapter 19.74 PERMIT AND VARIANCE REQUIREMENTS

19.74.010 Permit requirements.

In addition to any other approval required by this Code or by applicable law, the following discretionary approvals may be required:

A.Administrative Permit (AP). An Administrative Permit shall be obtained pursuant to this title prior to initiation of certain activities or construction of improvements which are permitted pursuant to Articles II, III and IV of this title and only upon compliance with specific standards as specified in this title. The Approving Authority for Administrative Permits shall be the Planning Manager; as outlined in Section 19.78.020 (and following

public notice, the Planning Manager may waive the requirement for a public hearing~~).~~ If a public hearing is requested, the Planning Manager shall schedule and notice the permit for public hearing by the Planning Commission except as otherwise specified by this title.

B. Conditional Use Permit (CUP). A Conditional Use Permit shall be obtained prior to initiation, modification or expansion of a use pursuant to Article II and III, and upon compliance with specific standards, as applicable, of Article IV of this title. The Approving Authority for Conditional Use Permits shall be the Planning Commission as outlined in Section 19.78.020.

C. Design Review Permit, Minor (MDRP). A Minor Design Review Permit shall be obtained prior to the issuance of a building permit for ~~any new construction; exterior remodeling; site design and circulation modifications (except as specified below); including parking; modification of previously approved use permit for site review, or site review; new, modified or alterations to landscaping; addition of mechanical equipment; modification or alteration of driveway locations; relocating or moving buildings; demolition of a significant building as defined in Chapter 19.61 of this title; and as otherwise required by this title. With the exception of projects involving a significant building, a Design Review Permit is not required for a single family residence or a two family residence. The Approving Authority for a Design Review Permit shall be as provided in subsection (C)(2) below.~~

~~1. Minor Improvements Exempt from Design Review Permit.~~ The following minor improvements are exempt from the requirements to obtain a Design Review Permit provided the Planning Manager determines, in writing, that the project is substantially

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~~consistent with existing development and adjacent land uses and the project consists of one or more of the following activities:~~

- ~~a. Repair and maintenance including repainting and replacement;~~
- ~~b. Replacement of landscaping with at least equal or greater water efficient landscaping (consistent with the Water Efficient Landscape Ordinance), provided that the planted area is not diminished thereby;~~
- ~~c. New landscaping within designated landscape easements for which landscape guidelines have been adopted, if the landscaping is consistent with such guidelines;~~
- ~~d. Modifications to parking areas including compliance with Americans with Disabilities Act and re-striping where there is no net decrease in the number of parking spaces;~~
- ~~e. Minor building façade improvements such as the rearrangement or addition of doors, windows and awnings;~~
- ~~f. Addition of security facilities including security gates and gate houses at a project entrance;~~
- ~~g. Other minor improvements designated by resolution of the City Council as exempt from a Design Review Permit (e.g., Vernon Street C.B.D. for Historic Building Designation)- “State Historic Building Code” applied at building’s official’s election;~~
- ~~h. The City’s façade grant program; and~~
- ~~i. Other minor alterations, enlargements or remodels to existing buildings, structures and/or improvements (including new construction on partially developed properties) which are: (1) compatible with and in substantial conformance with the existing development and the previously approved permit; (2) do not create the need for new parking nor affect existing~~

or required parking; (3) are not visible from any public street or area held open to the public; and (4) meet all the requirements of this title and the Community Design Guidelines.

2. Approving Authority.

a. Administrative Process.

i. The Planning Manager may approve, conditionally approve, or deny a minor Design Review Permit provided the improvement complies with the following:

(A) — There has been no previous Design Review Permit for the building/site;

(B) — The improvement is limited to façade improvements;

(C) — The improvement consists of a color change;

(D) — The improvement consists of a modification to or the introduction of a new exterior building material; or

(E) — The project is within the Downtown Specific Plan area and is consistent with the design guidelines and regulations outlined within the Downtown Code.

ii. The Planning Manager may approve, conditionally approve or deny a minor Design Review Permit pursuant to the Administrative Permit procedures, except those identified as required by this title, to be reviewed by the Design Committee or Planning Commission. Design Review Permits approved by the Planning Manager shall be in substantial conformance with adopted specific plan.

If in the opinion of the Planning Manager, a project is not in substantial conformance with applicable, adopted design guidelines, prior conditions of approval, or if the Planning Manager determines that, because of location, size or design that the public hearing should not be waived, the Planning Manager shall refer the project for public hearing by the Design

~~Committee or the Planning Commission. The Manager shall determine whether the project is to be heard by the Design Committee or the Planning Commission.~~

~~The Planning Manager may approve:~~

~~(A) Design review permit extensions and modifications, including changes in project phasing.~~

~~(B) Design review permits for projects within a master or specific plan area where the applicable plan provides for an administrative process.~~

~~(C) Within specific plan areas, subsequent Design Review Permits following Design Committee approval of the first Design Review Permit as provided for in subsection (C)(2)(b)(ii) of this section.~~

~~(D) Within infill areas, subsequent Design Review Permits following Planning Commission approval of the first Design Review Permit as provided in subsection (C)(2)(c)(ii) of this section.~~

~~b. Design Committee. The Design Committee may approve, conditionally approve or deny Design Review Permits, Tree Permits and variances when processed concurrently with a Design Review Permit normally reviewed by the Design Committee, or as otherwise provided for in this title, and such other improvements subject to Design Review Permit as designated by resolution of the City Council from time to time.~~

~~If in the opinion of the Planning Manager, a project is not in substantial conformance with an approval or condition of approval applied by the Planning Commission to that project in a prior action, or if the Planning Manager determines that, because of location, size or~~

~~design that the public hearing should be held by the Planning Commission, the Planning Manager shall refer the project for public hearing by the Planning Commission.~~

~~The Design Committee may approve:~~

- ~~i. Design review permits which deviate from the requirements or standards of adopted Community Design Guidelines or an applicable, adopted specific plan;~~
- ~~ii. Within specific plan areas, the first Design Review Permit for a specific plan large lot parcel designated for non-residential (commercial, business professional, industrial, etc.) use. As part of any approval, the Design Committee shall specify if subsequent Design Review Permits may be acted on as an Administrative Permit or shall require a public hearing by the Design Committee.~~
- ~~iii. Design review permits for infill projects not otherwise reviewed by the Planning Commission as provided for in subsection (C)(2)(c)(ii) of this section.~~
- ~~iv. Any modification to a Design Review Permit previously approved or conditionally approved by the committee where the proposed modification significantly differs from the project originally approved or conditionally approved by the committee.~~
- ~~v. Design review permits which also require the approval of a variance or Tree Permit.~~
- ~~vi. Design review permit for planned development districts shall be obtained concurrently with the determination and establishment of a Design Review Permit for commercial projects when projects do not include use related issues. Residential projects are subject to a Design Review Permit for Residential Subdivisions (DRRS) when issues are focused only on deviations from standards and not use related issues.~~
- ~~vii. Any project involving demolition of a significant building.~~

~~e. Planning Commission. The Planning Commission may approve, conditionally approve or deny any Design Review Permit processed in conjunction with any permit where Chapter 19.74 identifies the Planning Commission as the Approving Authority including:~~

~~i. Phase I and Phase II of major project permits.~~

~~ii. Design review permits for infill areas, where it is determined by the Planning Manager that because of location, size, design or community interest, a Design Review Permit requires Planning Commission action. As part of any approval, the Planning Commission shall specify if subsequent Design Review Permits may be acted on as an Administrative Permit or shall require a public hearing by the Design Committee.~~

~~iii. Design review permit in association with an application to modify the zoning ordinance, zoning map, General Plan or adopted specific plan.~~

~~iv. Design review permit submitted concurrently with a tentative subdivision map, Conditional Use Permit, or planning development permit.~~

~~v. Any modification to a Design Review Permit previously approved or conditionally approved by the Commission where the proposed modification significantly differs from the project originally approved or conditionally approved by the Commission.~~
minor improvements to multi-family residential and non-residential developments, including but not limited to the following types of projects:

1. Minor facade improvements including color changes and/or the introduction of a new exterior building material, provided these are consistent with the Community Design Guidelines and/or the applicable specific plan design guidelines;

2. A project within the Downtown Specific Plan area which is consistent with the design guidelines and regulations outlined within the Downtown Code; and

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3. Other minor alterations, enlargements or remodels to existing buildings, structures and/or improvements which are: 1) compatible with and in substantial conformance with the existing development and/or the previously approved permit; 2) do not create the need for new parking nor affect existing required parking; and 3) meet all the requirements of this Title and the Community Design Guidelines.

With the exception of projects involving a significant building, a MDRP is not required for: a single family residence or a two family residence; repair and maintenance including repainting and replacement with same colors and materials; or for projects listed in Section 19.72.020 that are issued a Zoning Clearance Certificate. The Approving Authority for Minor Design Review Permits is the Planning Manager, as outlined in Section 19.78.020.

If in the opinion of the Planning Manager, a project is not in substantial conformance with applicable adopted design guidelines or prior conditions of approval, or if the Planning Manager determines that, because of location, size or design that the public hearing should not be waived, the Planning Manager may require the project be processed as a Modification to the original design review permit, as outlined in subsection I below.

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D. Design Review Permit (DRP). A Design Review Permit shall be obtained prior to the issuance of a building permit or improvement plan for the following types of multi-family and non-residential projects:

1. New construction of multi-family residential, commercial and industrial projects;
2. Significant site, circulation, and parking modifications which in the opinion of the Planning Manager, significantly differs from the project originally approved by the Approving Authority, and which the Planning Manager determines will not be processed through a Modification;
3. Demolition of a significant building as defined in Chapter 19.61 of this Title, and as otherwise required by this Title;
4. Projects which deviate from the requirements or standards of adopted Community Design Guidelines or an applicable, adopted specific plan;
5. Any other improvements subject to design review as designated by resolution of the City Council from time to time; and
6. Any other improvements subject to design review that the Planning Manager determines, based on the project size, complexity, significant changes or other factors, shall be processed through a Design Review Permit.

With the exception of projects involving a significant building, a Design Review Permit is not required; for a single family residence or a two family residence; repair and maintenance including repainting and replacement with same colors and materials of multi-family residential or non-residential buildings; for projects processed through a Major

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Project Permit as outlined in Chapter 19.82; or for projects processed through a Design Review Permit for Residential Subdivision (DRRS) identified in subsection E. The approving authority for a Design Review Permit is the Design Committee, as outlined in Section 19.78.020, unless the Design Review Permit is being processed in conjunction with any permit where Chapter 19.74 identifies the Planning Commission as the Approving Authority.

~~DE~~. Design Review Permit for Residential Subdivisions (DRRS). A Design Review Permit for Residential Subdivisions shall be obtained when required in Article II concurrent or following processing an application for a tentative residential subdivision map. The Approving Authority for design review for residential subdivisions is the Planning Commission. If, in the opinion of the Planning Manager, a Design Review Permit for Residential Subdivision is not consistent with the goals and intent of the compact residential component of the Community Design Guidelines, the Planning Manager may refer the application to the Design Committee for an advisory recommendation to be considered by the Planning Commission.

~~EE~~. Extension (EXT). An extension shall be obtained pursuant to the requirements of Section 19.76.210. The Approving Authority for extensions shall be the Planning Manager, unless the Planning Manager determines that a public hearing is required. The Planning Commission shall be the Approving Authority for all other extensions requiring a public hearing.

~~EG~~. Flood Encroachment Permit (FEP). A flood encroachment permit shall be obtained prior to commencement of any use or activity, as listed in Chapter 19.18, within

the floodway or floodway fringe zone. The Approving Authority for a flood encroachment permit shall be the Planning Commission.

GH. Major Project Permit (MPP). A major project permit shall be obtained pursuant to Chapter 19.82, prior to initiation of construction on a project as defined in Section 19.82.020. The Approving Authority for each stage of a major project permit shall be as indicated in Chapter 19.82.

HJ. Modification (MOD). A modification shall be obtained pursuant to the requirements of Section 19.76.180. The Approving Authority for modifications shall be the Planning Manager, unless the Planning Manager determines that a public hearing is required. If a public hearing is required for a modification, refer to the table in Section 19.78.020 for the Approving Authority of the original entitlement.

IJ. Tree Permit (TP). A Tree Permit shall be obtained, pursuant to Chapter 19.66 prior to conducting any regulated activity within the protected zone of a native oak tree or the removal of a native oak tree. The Approving Authority for Tree Permits shall be the Planning Commission, unless the Tree Permit is processed in conjunction with a permit reviewed by the Design Committee (DC) in which case the Approving Authority shall be the DC.

JK. Tree Permit, Administrative (ATP). An Administrative Tree Permit shall be obtained, pursuant to Chapter 19.66 prior to conducting any regulated activity within the protected zone of a native oak tree or the removal of a native oak tree, pursuant to Section 19.66.030. The Approving Authority for Administrative Tree Permits shall be the Planning Manager, unless the Administrative Tree Permit is processed in conjunction with another permit or variance under this title, in which case the Approving Authority ~~for the other~~

~~permit or variance~~ shall be the Approving Authority for the ~~Administrative Tree Permit~~
other permit or variance. (Ord. 5428 § 1, 2014.)

Chapter 19.76 APPLICATION PROCESSING PROCEDURES

19.76.150 Land use permit effectuation.

A. The effectuation of a land use permit (e.g., Conditional Use Permit, variance, Design Review Permit, Administrative Permit and a major project permit) may occur under any of the following applicable circumstances:

1. With regard to a land use permit authorizing the construction or modification of a building(s) or structure(s), a land use permit shall be effectuated when a building or foundation permit is issued by the City building division; or
2. With regard to a land use permit authorizing the construction or modification of a building(s) or structure(s), a land use permit shall be effectuated when improvement plans have been approved by the engineering division, and substantial construction occurs. Substantial construction shall be defined as underground or utility improvements and/or frontage improvements not associated with a land division; or
3. With regard to land use permit not associated with the construction or modification of property, building(s), or structure(s), the land use shall be effectuated when the use is initiated in full compliance with all applicable conditions, ordinances or resolutions.

B.A “land use permit modification” subsequently approved under a separate action from the original permit, ~~where the original approval has not been effectuated as aforementioned, is subject to the original expiration date associated with the original land use permit. However, in the event the original approval has been effectuated prior to action on the land use permit modification, then such land use permit modification~~ shall be subject to the expiration date ~~as~~ stated within its conditions of approval and shall additionally be subject to above subsections (A)(1) through (3). (Ord. 5428 § 1, 2014.)

19.76.180 Modifications.

Any person holding a permit granted under this title may request a modification to that permit. For the purpose of this section, the modification of a permit may include modification of the terms of the permit itself, project design, or the waiver or alteration of conditions imposed in the granting of the permit. Requests of modification shall be processed as follows:

- A.**~~(Substantial Conformity)~~. If the proposed modifications are in substantial conformity with the approved permit, the Planning Manager may determine that no formal action is required and shall approve the modifications which shall be incorporated into the permit. Modifications deemed to be in substantial conformity shall be processed through the Zoning Clearance Certification process outlined in Chapter 19.72; or
- B.**If the Planning Manager determines that the proposed modifications cannot be considered in substantial conformity with the original permit, the request shall be reviewed through an application for a Modification, as identified in Sections 19.74.010(D) or 19.74.010(I). The

Approving Authority for modifications shall be the Planning Manager. Following a public notice, the Planning Manager may waive the requirement for a public hearing. If a public hearing is requested, the Planning Manager shall schedule and notice the permit for public hearing by the Planning Commission or the Design Committee as specified by this title. A public hearing may be required for any modification at the discretion of the Planning Manager. The approval of a Modification extends the expiration date of the original permit to the expiration date identified in the Modification conditions of approval. (Ord. 5428 § 1, 2014.)

19.76.210 Extension.

The period within which effectuation of a permit must occur may be extended by the Planning Manager's approval of an ~~Administrative Permit~~ Extension (EXT), except for major project permits. An application for such an extension shall be filed pursuant to Chapter 19.76.

The Planning Manager may grant a single one-year extension for a permit which has been approved but has not been effectuated. The approval of an extension extends the expiration date for one year from the original permit date except for major permits. No additional extensions shall be granted for a permit which has been active for a period of three years, unless otherwise provided for in the conditions of approval or by this title. The permit as extended, may be conditioned to comply with any development standards which may have been enacted since the permit was initially approved. The extension shall be granted if the findings specified in Section

19.78.060(~~GD~~) are made. Any extension may require a public hearing at the discretion of the Planning Manager. (Ord. 5428 § 1, 2014.)

Chapter 19.78 PUBLIC REVIEW PROVISIONS AND APPROVAL STANDARDS

19.78.020 Required public hearings, authorized Approving Authority and public notice.

Type “A.” The public hearing may be waived. Notice of an intent to approve a development entitlement shall be mailed ~~or delivered~~ at least 10 days prior to an action to the applicant, the property owner, the owners, as shown on the most recent secured assessor’s roll, of property within 300 feet of the property involved in the application, and all persons who have requested notice, pursuant to Section 19.78.050 of this title. Should a public hearing be requested as a result of the notice, or as otherwise permitted by this Title, the Approving Authority shall be as identified in Section 19.74.010 and notice of the public hearing shall be as identified in Type “B”.

Type “B.” Public hearing is required. Notice of the hearing shall be mailed ~~or delivered~~ at least 10 days prior to the public hearing to the applicant, the property owner, the owners, as shown on the most recent secured assessor’s roll, of property within 300 feet of the property involved in the application, and each local agency expected to provide water, sewer, streets, roads, schools or other essential facilities or services to the site. Notice shall also be provided to all persons who have requested notice, pursuant to Section 19.78.050 of this title. The radius list for notice of a permit application for an adult establishment shall be expanded as required by Section 19.32.030

of this title. The radius list for notice of a permit application for a nightclub use shall be expanded as required by Section 19.49.040 of this title.

10 days prior to the public hearing, notice shall also be provided by at least one of the following methods:

1. Publication in a newspaper of general circulation within the City; or
2. Posting in at least three public places within the City and posting the application site.

Type “C.” The public hearing may be waived. Notice of intent to approve a development entitlement shall be posted on the subject site, by the property owner, at least 10 days prior to an action to the applicant and/or the property owner(s). Should a public hearing be requested as a result of the notice, or as otherwise permitted by this Title, the Approving Authority shall be as identified in Section 19.74.010 and notice of the public hearing shall be as identified in Type “B”.

Type “D.” No public hearing required and no public notice is required.

**REQUIRED HEARINGS, AUTHORIZED APPROVING AUTHORITY AND PUBLIC
NOTICE**

	APPROVING AUTHORITY		
	PLANNING MANAGER	DESIGN COMMITTEE	PLANNING COMMISSION
TYPE OF PERMIT OR VARIANCE	NOTICE TYPE		
Administrative Permit	A		
Conditional Use Permit			B
Development Agreement			B
Design Review Permit		B	
Design Review Permit, Administrative	A	-	-
Design Review Permit, Minor	C		
Design Review Permit for Residential Subdivision			B
Extension	A		A
Flood Encroachment Permit			B

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	APPROVING AUTHORITY		
	PLANNING MANAGER	DESIGN COMMITTEE	PLANNING COMMISSION
TYPE OF PERMIT OR VARIANCE	NOTICE TYPE		
Major Project			
Stage I - Preliminary Development Plan			B
Stage II - Architecture and Landscape Review			B
Stage III - Final Plans	D		
Modification	A	B	B
Planned Development Permit			B
Tree Permit		B	B
Tree Permit, Administrative	D		
Variance			B

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	APPROVING AUTHORITY		
	PLANNING MANAGER	DESIGN COMMITTEE	PLANNING COMMISSION
TYPE OF PERMIT OR VARIANCE	NOTICE TYPE		
Variance, Administrative	A		

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(Ord. 5428 § 1, 2014.)

19.78.060 Required findings for approval or conditional approval of permits and variances.

The Approving Authority may approve or conditionally approve an application for a permit or variance, as defined in Section 19.74.010, only if all of the following applicable findings, in addition to those findings that are applicable in this title are made.

A.Findings for an Administrative Permit or a Conditional Use Permit. The Approving Authority shall make the following findings to approve an Administrative Permit or a Conditional Use Permit:

1. The proposed use or development is consistent with the City of Roseville General Plan and any applicable specific plan~~;~~.
2. The proposed use or development conforms ~~with~~to all applicable standards and requirements of this title~~;~~and.

3. The location, size, design and operating characteristics of the use or development is compatible with and shall not adversely affect or be materially detrimental to the health, safety, or welfare of persons residing or working in the area, or be detrimental or injurious to public or private property or improvements.

B.Findings for a Design Review Permit. The Approving Authority shall make the following findings to approve a Design Review Permit:

1. The project as approved preserves and accentuates the natural features of the property, such as open space, topography, trees, wetlands and water courses; provides adequate drainage for the project; and allows beneficial use to be made of the site for development.

2. The project site design as approved provides open space; access; vehicle parking; vehicle, pedestrian, and bicycle circulation; pedestrian walks and links to alternative modes of transportation; loading areas; landscaping; and irrigation; and lighting which results in a safe, efficient, and harmonious development and which is consistent with the applicable goals, policies and objectives set forth in the General Plan, the Community Design Guidelines and the applicable specific plan and/or applicable design guidelines.

3. The building design, including the materials, colors, height, bulk, size and relief, and the arrangement of the structures on the site, as approved is harmonious with other development and buildings in the vicinity and ~~which~~ is consistent with the applicable goals, policies and objectives set forth in the General Plan, the Community Design Guidelines and the applicable specific plan and/or applicable design guidelines.

4. The design of the public services, as approved, including, but not limited to, trash enclosures and service equipment, are located so as not to detract from the appearance of the site, and are screened appropriately and effectively using construction materials, colors, and landscaping that are harmonious with the site and the building designs.

C.Findings for a Minor Design Review Permit. The Approving Authority shall make the following findings to approve a minor Design Review Permit.

1. The proposed improvement is minor in nature and is substantially compatible with the existing structure and complimentary to the adjacent land uses.
2. The proposed improvement complies with all applicable standards and requirements of this title and, with the applicable goals, policies and objectives set forth in the General Plan, the applicable Community Design Guidelines and the applicable specific plan.

D.Findings for an Extension. The Approving Authority shall make the following findings to approve an extension:

1. The proposed development is in compliance with all standards in effect as of the date of application for the extension, or there is no public benefit to the imposition of current standards comparable to the cost of imposing item.
2. No change has occurred in the circumstances or in the factual basis on which the approval was made since the date of original approval, which results in the inability to make findings of approval for the extension consistent with those originally made.

E.Findings for a Flood Encroachment Permit. The Approving Authority shall make the following findings to approve a flood encroachment permit:

1. The flood encroachment will be constructed and will be operated in compliance with all standards and regulations set forth in Chapter 19.18 of this title.
2. The flood encroachment will not result in increased exposure of life and property to flood related hazards.

F. Findings for a Tree Permit. The Approving Authority shall make the following findings to approve a Tree Permit:

1. Approval of the Tree Permit will not be detrimental to the public health, safety or welfare, and approval of the Tree Permit is consistent with the provisions of Chapter 19.66.
2. Measures have been incorporated in the project or permit to mitigate impacts to remaining trees or to provide replacement for trees removed.

G. Findings for a Variance. The Approving Authority shall make the following findings to approve a variance:

1. There are special circumstances applicable to the property, including size, shape, topography, location or surroundings, such that the strict application of the provisions of this Zoning Ordinance deprives the property of privileges enjoyed by other property in the vicinity and under identical land use district classification~~;~~.
2. The granting of the variance will not be materially detrimental to the public health, safety, or welfare, or injurious to the property or improvements in such vicinity and land use district in which the property is located~~;~~ and.
3. The granting of the variance does not allow a use or activity which is not otherwise expressly authorized by the regulations governing the subject parcel and will

not constitute a grant of special privilege inconsistent with the limitations upon other property in the vicinity and under identical zoning classification.

H. Findings for a Planned Development Permit. The Approving Authority shall make the following findings to approve a planned development permit:

1. The use and design of the proposed development conforms with the requirements of the applicable specific plan, planned development zone district and the requirements of this title.
2. The location, size, design and operating characteristics of the use or development is to be compatible with and will not adversely affect or be materially detrimental to the health, safety, or welfare of persons residing or working in the area, and will not be detrimental or injurious to public or private property or improvements.

I. Findings for a Design Review Permit for Residential Subdivision. The Approving Authority shall make the following findings to approve a Design Review Permit for Residential Subdivisions:

1. The residential design, including the height, bulk, size and arrangement of buildings, is harmonious with other buildings in the vicinity.
2. The residential design is consistent with applicable design guidelines.

J. Findings for a Modification. The Approving Authority shall make the following findings to approve a modification:

1. The proposed modification is substantially consistent with the intent of the original approval.

2. The proposed modification complies with all applicable standards and requirements of this title, with the applicable goals, policies and objectives set forth in the General Plan, the applicable Community Design Guidelines and the applicable specific plan. (Ord. 5428 § 1, 2014.)

19.78.070 - Required findings for disapproval of housing development projects and emergency shelters.

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A. As set forth in California Government Code Section 65589.5, the Approving Authority may not disapprove a housing development project for very low, low, or moderate income households, or an emergency shelter, unless it makes written findings as to one of the following:

1. The City has adopted a housing element in accordance with state law that is in substantial compliance with state law and the City has met or exceeded its share of the regional housing need allocation pursuant to California Government Code Section 65584 for the planning period for the income category proposed for the housing development project. In the case of an emergency shelter, the City has met or exceeded the need for emergency shelter, as identified pursuant to California Government Section 65583(a)(7).

2. The housing development project or emergency shelter as proposed would have a specific, adverse impact upon the public health or safety, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low and moderate income households or rendering the development of the emergency shelter financially infeasible.

3. The denial of the housing development project or imposition of conditions is required in order to comply with specific state or federal law, and there is no feasible method to comply without rendering the development unaffordable to low and moderate income households or rendering the development of the emergency shelter financially infeasible.

4. The housing development project or emergency shelter is proposed on land zoned for agriculture or resource preservation that is surrounded on at least two (2) sides by land being used for agricultural or resource preservation purposes, or which does not have adequate water or wastewater facilities to serve the project.

5. The housing development project or emergency shelter is inconsistent with both this Zoning Ordinance and General Plan land use designation as specified in any element of the General Plan as it existed on the date the application was deemed complete, and the City has adopted a housing element in accordance with state law that is in substantial compliance with state law.

B. The words and phrases used in this section shall have the meanings respectively ascribed to them by California Government Code Section 65589.5.

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Chapter 19.80 APPEALS

19.80.020 Appeal of decision or findings.

Any person aggrieved by an interpretation or action of the Planning Manager, ~~design-Design~~
~~review-c~~Committee, or Planning Commission, made pursuant to this article, may appeal such
action to the appropriate appeal authority, as shown in the following table, by filing a written
appeal with the appropriate fee within 10 days from the date of action by the Planning Manager
or the committee's/Commission's action. If the 10th day falls upon a weekend or holiday the
appeal period shall be extended to the end of the next available business day. All appeals shall be
filed with the City Clerk's office, except appeals of the Planning Manager's action, which shall
be filed at the Planning Division.

APPEAL FROM ACTION OR DECISION OF:	APPEAL AUTHORITY	
	PC	CC
Planning Manager	X*	
Design Committee		X
Planning Commission		X

* Appeal of the Planning Manager's decision on Design Review Permit modifications or
Design Review Permit extensions would be heard by the Design Committee.

(Ord. 5428 § 1, 2014.)

19.80.060 Hearings and notices.

The Planning Manager or the City Clerk, as provided above, shall give notice of the appeal authority's public hearing to consider the appeal at least 10 days prior to the hearing date. The form, content, and method of providing notice shall be consistent with notice Type "B," Section 19.78.020 of this title.

Such hearing shall be held within 45 calendar days from the last day of the appeal period. The appellant shall not be granted a continuance of the appeal beyond the 45-day period. However, should the appellant be the applicant of the project being appealed or if the applicant agrees to a delayed hearing beyond 45 days, the hearing may be held at a later date. (Ord. 5428 § 1, 2014.)

Chapter 19.82 MAJOR PROJECTS PERMIT PROCESSING

19.82.030 Procedure.

A.Review Process. All projects subject to this section shall be processed and reviewed in three stages, as described below:

- 1. General.** The required development plans for a major project shall consist of three types of plans, approved in three stages: Stage 1—Preliminary Development Plan; Stage 2—Architectural and Landscaping Plan; and Stage 3—Final Development Plans. The approved preliminary development plan shall be the basis and establish the conditions by which Stage 2—Architecture and Landscaping and Stage 3—Improvement Plans shall be applied.
- 2. Stage 1—**While entitled "preliminary" this only refers to the level of detail of application materials required for Stage 1 processing. The preliminary development plan review shall [establish approved] configuration of buildings, parking, landscaping and open space locations, rough grading and drainage on- and off-site, vehicular and

pedestrian circulation and development phasing. Stage 1 approval shall be comprehensive and shall be detailed enough to complete all required environmental review. All Stage 2 and 3 submittals and approvals shall substantially conform to the Stage 1 approval. Approval of final development plans shall be required prior to issuance of grading or building permits, unless specifically conditioned to permit earlier issuance in conjunction with preliminary development plan approval. Stage 1 review shall be performed by the Planning Commission.

3. Stage 2—Architecture and landscaping plan review shall include any conditions of approval or changes stipulated as part of the preliminary development plan approval. The architecture and landscaping plan shall be reviewed and approved by the Planning Commission.

4. Stage 3—Final plans shall include all site development, architecture and landscaping, and shall incorporate all of the conditions and changes stipulated in the preliminary development plan and architecture and landscaping plan review. Review and approval of the final plans shall be by the Planning Division.

B. Stage 1—Preliminary Development Plan.

1. **Application.** An application for a Stage 1—Preliminary development plan shall be made on the form provided by the Planning Division, accompanied by the fee established by the City Council, and shall contain all of the information listed below. Such information shall be submitted in a form as specified by the Planning Manager.

- a. Existing and proposed general topographical grades in sufficient detail to provide an overall grading and drainage plan;

- b. Location of, and an arborist report for, all native oak trees on site and immediately adjacent to the project site, and a tree mitigation plan pursuant to the tree preservation requirements contained in Chapter 19.66;
- c. Location of significant natural features and resources, including wetlands, intermittent and perennial streams and copies of any resource mitigation plans or permits;
- d. Location, estimated floor area and intended use of all proposed buildings, structures and other improvements, including maximum heights;
- e. An on-site pedestrian and vehicular circulation and parking plan, including a table of parking spaces to be provided for projected uses/tenants, loading areas, transit facilities, and any off-site traffic control devices or improvements necessary for public safety, and points of ingress and egress to the development;
- f. A traffic impact analysis as required by the Manager of Public Works/City Engineer;
- g. Location of proposed open space and landscaped areas, including a general “palette” of plant and landscape materials;
- h. Softline perspectives that convey the basic architectural intent/theme of the improvements. Such drawings shall not be required to include final details;
- i. A preliminary study of facilities and services required such as drainage, water, sewer, and public utilities;
- j. Location of existing and proposed public services and facilities, and easements;

- k. A plan, including any operational programs, to ensure compatibility between proposed development and adjacent land uses;
- l. If within an adopted specific plan area, a narrative statement indicating how the proposed major project conforms with the applicable plan and applicable design and landscape guidelines;
- m. A tentative construction, phasing and completion schedule, including completion of Stage 2 and Stage 3 application submittals; and
- n. Any information deemed necessary by the Planning Manager in order to complete an environmental review and as deemed necessary to complete Stage 1 review.

2. Planning Commission Review.

- a. The preliminary development plan shall be reviewed by the Planning Commission, at a duly noticed public hearing. In addition to all other required findings, the following findings must be made before approval can be granted.
 - i. The preliminary development plan is consistent with the General Plan, applicable specific plan, and adopted City design guidelines; and
 - ii. The design and installation of the preliminary development plan shall not be detrimental to the public health and safety, or be materially detrimental to the public welfare.
- b. In approving a preliminary development plan, the Planning Commission may place conditions on the project to assure that the design and installation of the project shall be consistent with the public health, safety and welfare; and may

add conditions or standards applicable to Stage 3—Final Plans to assure that the project is reviewed and developed in an orderly manner. The Planning Commission shall not take formal action or condition building architecture or landscaping materials, but may make recommendations related to these for consideration in Phase II review.

3. Notice of Action. Within two working days of the action by the Planning Commission, a notice of the decision shall be mailed to the applicant at the address appearing on the application, or to such other address designated in writing by the applicant, and to each City Council member and the City Manager. The notice shall contain the following information:

- a. Findings upon which the decision was based;
- b. The type of environmental document prepared and date ratified;
- c. The action of the Planning Commission;
- d. Conditions of approval;
- e. A preliminary development plan expiration date and extension requirements;
- f. Notice of the appeal period and a brief description of procedure to file ~~an~~and an appeal;
- g. Notice of need to pursue administrative remedies; and
- h. For City Council notices only, a copy of the preliminary development plan.

4. Appeal of Planning Commission Decision. The Planning Commission decision on a preliminary development plan may be appealed in writing to the City Council within 10 calendar days of the decision, as provided in Chapter 19.80.

5. Preliminary Development Plan Expiration. An approved preliminary development plan shall expire two years from the date of the Planning Commission's action, unless building permits have been issued, substantial site work has commenced and substantial liabilities have been incurred in good faith reliance on the permits. The approval may be extended for up to two additional years. Alternatively, the Planning Commission may as a condition of approval specify a longer period of time prior to the expiration of a preliminary development plan.

A request to extend the approval shall be made on an application form provided by the Planning Manager, and shall be accompanied with a written narrative explaining the reasons for the extension and with a fee as established by the City Council. The application shall be submitted prior to the expiration of the preliminary development plan and once the application is submitted to the Planning Division, the plan shall be automatically extended for another 60 days.

The Planning Commission shall approve the request for an extension if the preliminary development plan is in compliance with all applicable City requirements in effect at the time such extension is considered by the Commission.

C.Stage 2—Architecture and Landscape Review.

1. Application. An application for architecture and landscaping review may be made at any time provided a preliminary development plan has been approved by the Planning Commission and such plan has not expired. In such cases where the

preliminary development plan approval shall not impact the building design or landscaping, concurrent processing of a preliminary development plan and architecture and landscaping applications may be approved by the Planning Manager. The application shall be made on the form provided by the Planning Division, accompanied by the fee established by the City Council, and shall contain the following information, at a minimum:

- a. Architectural renderings of typical structures and improvements, including elevations, materials, colors and either perspective drawings, scaled model or computer generated three dimensional video model. Architectural guidelines shall also be submitted for any buildings proposed for construction in a future phase;
- b. A landscaping plan indicating the quantity, size, and type of materials, parking lot shading and compliance with the Water Efficient Landscape Ordinance;
- c. A lighting plan depicting the location, type and intensity of all proposed external fixtures and including treatment to reduce or eliminate off-site glare;
- d. Typical design of outdoor furniture and water features, if proposed;
- e. The design of any project perimeter screens, fences and walls; and
- f. Any information deemed necessary by the Planning Manager to complete Stage 2 review and comply with the approved preliminary development plan.

2. Planning Commission.

a. The architecture and landscaping application shall be reviewed by the Planning Commission, at a duly noticed public hearing. Approval shall be granted provided the following findings are made:

- i. The architecture and landscaping is consistent with the General Plan, applicable specific plan, and adopted City design guidelines; and Phase I approval; and
- ii. The design shall not be detrimental to the public health and safety, or be materially detrimental to the public welfare.

b. In approving the architecture and landscaping, the Commission may place conditions on the project to assure that the architecture and landscaping of the project shall be consistent with the public health, safety and welfare; and may add conditions or standards applicable to Stage 3—Final Plans to assure that the architecture and landscaping are reviewed and developed in an orderly manner.

3. Notice of Action. Within two working days of the action by the Planning Commission, a notice of their decision shall be mailed to the applicant at the address appearing on the application, or to such other address designated in writing by the applicant, and to each City Council member and the City Manager. The notice shall contain the following information:

- a. Findings upon which the decision was based;
- b. The action of the Planning Commission;
- c. Conditions of approval;
- d. Planning plan expiration date and extension requirements;

e. Notice of the appeal period and a brief description of procedure to file

~~and~~ appeal; and

f. Notice of need to pursue administrative remedies.

4. Appeal of Planning Commission Decision. The Planning Commission decision on a preliminary development plan may be appealed in writing to the City Council within 10 calendar days of the decision.

D.Stage 3—Final Plans. Final plans may be submitted in segments or phased areas if approval to do so was obtained as part of Stage 1. The applicant shall submit a final development plan(s) to the Planning Division incorporating all of the changes and conditions stipulated as part of Stage 1 and 2 approvals. The final plans shall also contain such information as determined by the Planning Manager as necessary for approval of such plans or for carrying out the intent of Stage 1 and 2 approvals. A transportation systems management plan, as required by Roseville Municipal Code Article 37, shall be submitted concurrently with the final plans.

The Planning Manager shall review the plan(s) for substantial compliance and shall provide a written notice to the applicant indicating any areas that are not in compliance with Stage 1 and 2 approvals. Planning division approval of final plans shall be in writing and shall be mailed to the applicant at the address appearing on the application or to such other address designated in writing by the applicant.

No building or final grading permits may be issued until final plans have been approved by the Planning Manager. Notwithstanding any other provision of this section to the contrary, a rough grading permit may be issued if the Planning Manager finds that there is no

possibility that rough grading of the site shall prejudice or conflict with the approval of the final plans. (Ord. 5428 § 1, 2014.)

19.82.040 Amendments to an approved major project.

A. A minor modification to an approved major project shall be limited to changes which:

1. Do not substantially increase the total project square footage or dramatically alter the location of buildings;
2. Are substantially consistent with the intent of the original approval and conditions;
3. Do not change the finding(s) upon which the approval was based; and
4. Do not have a substantial or significant effect on the property rights of adjacent landowners; or
5. Other minor modification as determined by the Planning Manager.

If a request for revision or amendment to the approved major project is found to be minor by the Planning Manager and the Planning Manager finds that the revision requested is otherwise found consistent with the major project approvals and certified environmental document, the Planning Manager shall issue a letter of approval.

B. If a request for revision or amendment to an approved major project permit is not found to be minor, as noted above, the request may be approved through the Administrative Permit process. The Planning Manager may approve, conditionally approve or deny a major project permit modification provided the improvement complies with one or all of the following:

1. The improvement meets the intent of the original approval, conditions of approval and environmental document;
2. The improvement is limited to façade, landscaping or parking lot improvements;
3. The improvements consists of color changes;
4. The improvement consists of a modification to or the introduction of a new exterior building material; and/or
5. The improvement meets all the requirements of this title and the Community Design Guidelines and is minor in nature as determined by the Planning Manager.

C.All other requests for revision or amendment to the approved major project shall be reviewed in the same manner as required for the initial approval of that stage of the project. The Planning Manager's determination whether a revision or amendment is minor shall be final. (Ord. 5428 § 1, 2014.)

Chapter 19.84 DEVELOPMENT AGREEMENTS

19.84.020 Application requirements.

A.Eligibility to Apply. Only a qualified applicant may file an application to enter into a development agreement. A qualified applicant is a person who has legal or equitable interest in the real property that is the subject of the development agreement. The Planning Manager may require an applicant to submit proof of the applicant's interest in the real property and of the authority of any agent to act for the applicant. Before processing the application, the Planning Manager may obtain the opinion of the City Attorney as to the sufficiency of the applicant's interest in the real property to enter into the agreement.

B.Application Content. The Planning Manager shall prescribe the form for each application along with a processing fee as adopted by the City Council. The Planning Manager may require an applicant to submit such information and supporting data as the Planning Manager considers necessary to process the application.

C.Form of Agreement. Each application shall be accompanied by the form of standard development agreement established by the City and approved by the Council with any additional alternatives, modifications or changes proposed by the applicant. (Ord. 5428 § 1, 2014.)

19.84.030 Hearing notice.

The Planning Manager shall give notice of the City’s intention to consider adoption of a development agreement in conjunction with any other public hearing required by law or this Zoning Ordinance, at least 10 days prior to the hearing date. The form, content, and method of providing notice shall be consistent with notice Type “B,” Section 19.78.020 of this title. (Ord. 5428 § 1, 2014.)

19.84.080 Periodic review.

The City shall review the development agreement every 12 months from the date the agreement is entered into.

A.The Planning Manager shall begin the review proceeding by giving notice that the City intends to undertake a periodic review of the development agreement to the property owner.

The Planning Manager shall give the notice at least 30 days before the date when the matter shall be considered by the Council.

B. The Council shall receive the Planning Manager's report at a regularly scheduled City Council meeting. A public hearing may be held but is not required. At the meeting, the property owner must demonstrate good faith compliance with the terms of the agreement. The burden of proof on this issue is upon the property owner. If a public hearing is held, notice of the hearing shall be given as provided by Section 19.78.020.

C. The Council shall determine whether or not the property owner has, for the period under review, complied in good faith with the terms and conditions of the agreement.

D. If the Council finds and determines that the property owner has complied in good faith with the terms and conditions of the agreement during the period under review, the review for that period is concluded. If the Council finds and determines that the property owner has not complied in good faith with the terms and conditions of the agreement during the period under review, the Council shall order the property owner to cure the default within 60 days. If the property owner fails to do so, the Council may modify or terminate the agreement.

(Ord. 5428 § 1, 2014.)

Chapter 19.95 DEFINITIONS OF TERMS AND PHRASES

19.95.030 Definitions.

- A.1. Accessory Building or Structure:** (See Building, Accessory).
- 2. Act:** The Fair Housing Amendments Act of 1988.

3. Amendment: Any change, modification, deletion, or addition to the wording, text or substance of this title or any change, modification, deletion, or addition to the application of this title to property within the City of Roseville, including any alteration in the boundaries of a zone district, when adopted by ordinance passed by the City Council in the manner prescribed by law.

4. Antenna: A device used in communications which transmits or receives radio signals. Common forms of antennae are panel arrays and whip antennas. Panel arrays are designed to concentrate a radio signal in a particular area and are typically flat and rectangular in design. Whip antennas transmit a signal 360 degrees and are cylindrical with an 18-foot height limit.

- a. Co-Location. Locating wireless communications equipment from more than one provider on a single site.
- b. Telecommunication Facility. A land use facility supporting antennas and microwave dishes that sends and/or receives radio-frequency signals. Communication facilities include structures (aka monopole, towers) and accessory buildings.
- c. Dish Antenna. A dish-like antenna used to link communication sites together by wireless transmission of voices or data. Also called microwave antenna or microwave dish antenna.
- d. Equipment Building, Shelter or Cabinet. A structure designed and used to house equipment used by telecommunication providers at a facility.
- e. Monopole. A structure of a single spire used to support communications equipment.

f. Related Equipment. All equipment ancillary to the transmission and reception of voice and data via radio frequencies. Such equipment may include, but is not limited to, cable, conduit and connectors.

g. Satellite Antennas. A satellite antenna is a dish like antenna used to link communications sites together by wireless transmission of voice or data. Also called microwave antenna or microwave dish antenna.

h. Stealth Facility. Any communications facility which is designed to blend into the surrounding environment. Examples of stealth facilities may include architecturally screened roof-mounted antennas, building mounted antennas painted to match the existing structure, antennas integrated into architectural elements, and antenna structures designed to look like light poles. Also called concealed antennas.

i. Telecommunication Tower. A mast, pole, monopole or guyed or lattice, free-standing tower designed and primarily used to support antennas, to include dishes, arrays and similar devices.

5. **Appellate Approving Authority:** As designated in Section 19.80.020, it is either the Planning Commission or the City Council that is authorized to hear and act on appeals to actions and decisions provided by this title.

6. **Approving Authority:** As designed in Section 19.80.020, it means one of the following depending on the nature of the application: City Council, Planning Commission, Design ~~Review Commission~~Committee, Planning Manager, ~~Community Development Manager~~ or designee.

- B.**
- 1. Building:** Any structure having a roof supported by columns and/or walls and intended for the shelter, housing and enclosure of any individual, animal, process, equipment, vehicles, goods or materials of any kind or nature.
 - 2. Building or Structure, Accessory:** A building or structure detached from a principal building on the same lot and incidental to the principal building.
 - 3. Building or Structure, Nonconforming:** A building or structure, or portion thereof, which was lawfully erected, altered or maintained, prior to the effective date of the ordinance codified in this title, but which, because of the application of this title to it, no longer conforms to the specific regulations applicable to the zoning district in which it is located.

~~**4. Building Coverage:** The land area covered by all primary buildings on a lot.~~

~~**54. Building(s), Primary:** A building(s) devoted primarily to the principal or conditionally permitted use of the lot or building site on which it is situated, as permitted by this title.~~

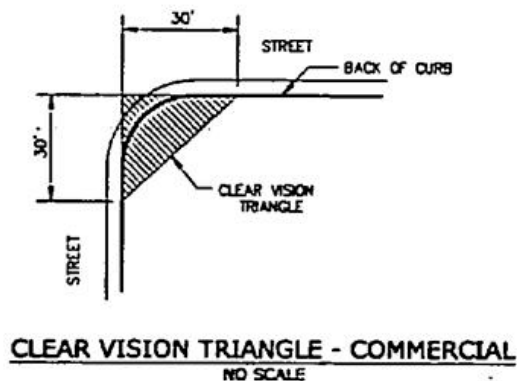
~~**65. Bus Depot or Station:** A place of business serving as a point of arrival or departure for passengers traveling by intercity or interstate bus, except those buses operated by a governmental entity.~~

C.1. City: The City of Roseville, California.

2. City Council: The City Council of the City of Roseville.

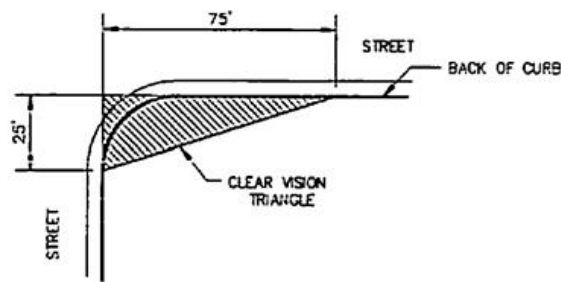
3. Clear Vision Triangle, Commercial: That portion of both private property and public right-of-way located at any corner where two streets intersect. The clear vision triangle is defined by the triangular area created by the diagonal connection of two

points measured 30 feet back from the intersection of the prolongation of points measured 30 feet along the front and corner street side back of curb (see figure below). The dimensions of the clear vision triangle may be required to be increased if the Director of Public Works determines that additional area is needed to ensure that a potential traffic hazard is not created.

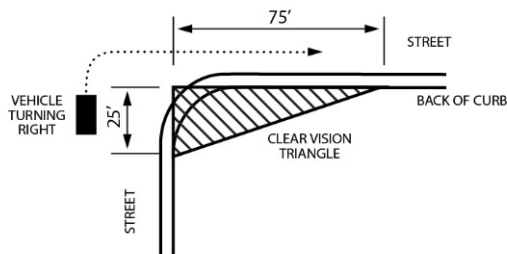


4. **Clear Vision Triangle, Residential:** ~~That portion of both private property and public right of way located at any corner defined by the triangular area created by the diagonal connection of two points measured 25 feet along the front and 75 feet along the side of a property measured from the back of curb. The third side of the clear vision triangle shall be the hypotenuse of the triangle described connecting the other two sides (see figure below). The dimensions of the clear vision triangle may be required to be increased if the Director of Public Works determines that additional area is needed to ensure that a potential traffic hazard is not created. The clear vision triangle is defined by the path of travel of a vehicle making a right turn at an intersection, and is intended to preserve appropriate line-of-sight for the driver and pedestrians at a turn.~~

The clear vision triangle is the area created by the diagonal connection of two points measured twenty-five feet along the back of curb on the right-hand side of the vehicle as it approaches the intersection to turn right, and seventy-five feet along the perpendicular side of the back of curb on the right-hand side of the vehicle as it completes the turn and departs the intersection (see figure below).



CLEAR VISION TRIANGLE - RESIDENTIAL
NO SCALE



CLEAR VISION TRIANGLE - RESIDENTIAL
NO SCALE

5. **Compact Residential Development:** Attached or detached single-family housing units on a parcel or parcels with a General Plan land use designation of medium

density residential or higher (seven dwelling units per acre or higher, as depicted on the General Plan Land Use Map).

6. Condominium: An estate in real property consisting of an undivided interest in common in portions of a parcel of real property together with a separate interest in a dwelling, industrial or commercial building on such real property, such as an apartment, office, warehouse or store. A condominium may include, in addition, a separate interest in other portions of such real property.

7. Condominium Conversion: Condominium conversion occurs whenever a multiple residential dwelling unit building or a residential housing project containing three or more dwelling units under the same ownership, or such a project that has been granted an occupancy permit is subdivided so that individual dwelling units are available for sale as condominiums within the meaning of Civil Code Section 783.

8. Cooking: As referred to in Section 19.08.080 and Chapter 19.60, “cooking” means that the unit will contain a residential stove/oven/cooktop requiring dedicated utility connections such as large amperage wiring or a dedicated gas connection.

9. Council, or City Council: The City Council of the City of Roseville, California.

10. Construction Trailer: A trailer used as an on-site office only during actual construction of an approved building site.

- D.**
- 1. Density:** The number of dwelling units per gross acre excluding accessory dwelling units pursuant to Government Code Section 65852.2.
 - 2. Department:** The planning and redevelopment department of the City of Roseville.

3. Design Guidelines: A set of guidelines adopted by the City of Roseville, defining elements and dimensions to be followed in site, building design, landscaping and development.

4. Development: Shall be as defined by California Government Code Section 65927.

5. Development Standard: Those parts of a zone district and any other regulation of this title which regulates aspects of physical development, including, but not limited to, density, lot area, lot width, lot coverage, building height, and setbacks.

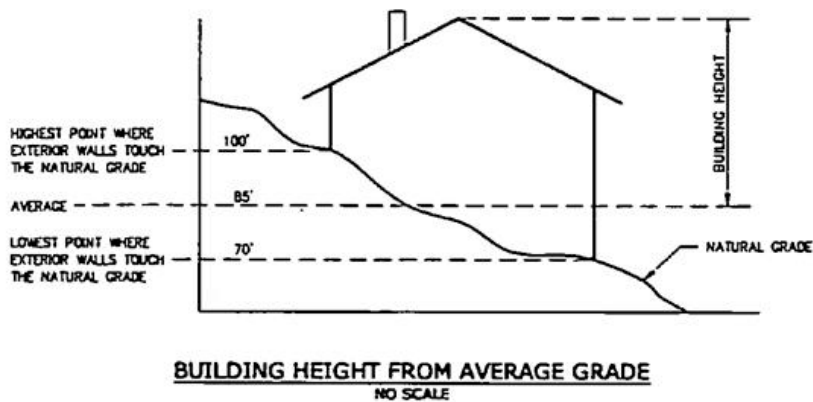
6. Disabled Person: Any person who has a physical or mental impairment that substantially limits one or more major life activities; anyone who is regarded as having such impairment; or anyone who has record of such impairment. People who are currently using illegal substances are not covered under the Act unless they have a separate disability or otherwise qualify.

7. Distance between Structures: The shortest horizontal distance measured between two vertical walls of two structures.

E. 1. Expansion, Building or Structure: An alteration of a building/structure that results in an increase in its size, either in extent or bulk, or an increase in its area or volume.

2. Expansion, Use: An alteration of a use that results in an increase in its size, either in extent, intensity or in the nature of the activities conducted.

- F.**
- 1. Family:** An individual or group of two or more persons occupying a dwelling and living together as a single housekeeping unit in which each resident has access to all parts of the dwelling and where the adult residents share expenses for food or rent.
 - 2. Fence:** An artificially constructed barrier of any material or combination of materials erected to enclose, screen, or separate areas.
- G.**
- 1. Garage Sale:** The temporary sale of used household or personal articles held on the seller's own residential premises, also referred to as a yard sale or rummage sale.
 - 2. General Plan:** As used in this title, the term General Plan means the City of Roseville General Plan, and all revisions and amendments to the Plan.
 - 3. Group Home:** Those uses or facilities identified with Sections 19.08.070(J)(3), 19.08.080(C), 19.08.080(D) and such other sections of this title, which provide for the care of disabled or supervised individual(s).
- H.**
- 1. Height, Building and Other Structures:** The vertical distance from the highest point of the building or structure to the average of the highest and lowest points where the exterior walls or supports touch the natural grade.



2. **Height, Fence or Wall:** The height of a fence or wall shall be determined from the highest finished grade adjacent to the fence or wall.

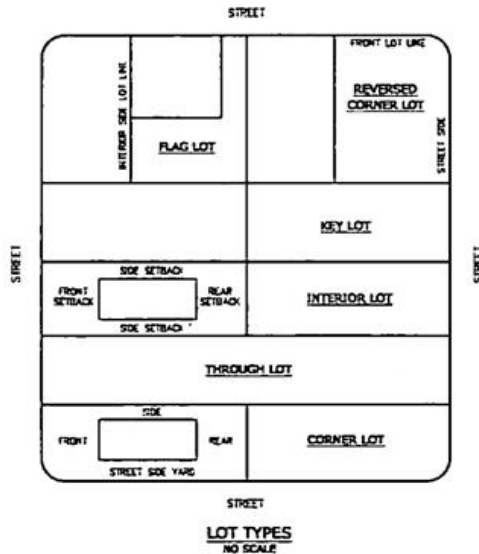
3. **Home, Model Complex:** One or more dwelling units or one temporary trailer temporarily used for display purposes as an example of dwelling units available or to be available for sale or rental for the first time in a particular subdivision or residential development which may be comprised of single detached, semi-detached, or multiple unit dwellings, or a combination thereof. It also includes one sales office and associated parking.

I. Reserved.

- J. 1. **Junk Yard:** Any area of 200 square feet or more used for the storage of junk, scrap materials, materials, salvaged from wrecked or demolished buildings, machinery or equipment; or used for the wrecking or demolishing of automobiles, other vehicles, or machinery.

K. Reserved.

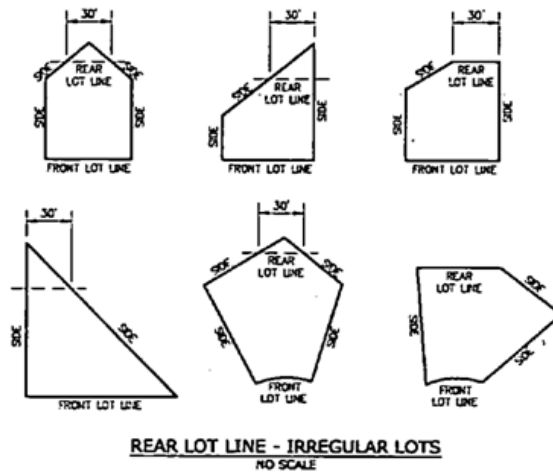
- L.**
- 1. Landscaped Area:** An area devoted to lawn, groundcover, trees, or shrubs or hardscape, and as specified in this title, the Design Guidelines, any applicable specific plan or by other City requirement.
 - 2. Loading Space:** An area, other than a street, alley, or driving aisle, on the same lot with a building or a group of buildings which is permanently reserved and maintained for the temporary parking of commercial vehicles while loading or unloading merchandise or materials.
 - 3. Lot:** A legally created parcel of land used or capable of being used under the regulations of this title.
 - 4. Lot, Corner:** A lot located at the intersection of two or more streets, with one property boundary bordering on each street frontage (see figure).



5. **Lot, Developed:** A lot with buildings or structures.
6. **Lot, Flag:** A lot having access to a public or private street by a narrow strip of land (see figure under Lot, Corner).
7. **Lot, Frontage:** That portion of the lot contiguous to the street.
8. **Lot, Interior:** A lot, other than a corner lot, abutting only one street (see figure under Lot, Corner).
9. **Lot, Key:** A lot with a side line that abuts the rear line of any one or more adjoining lots (see figure under Lot, Corner).
10. **Lot Line, Front:** The lot line separating a lot from a street right-of-way. The front lot line of a corner lot may face either street frontage, at the option of the owner,

provided that the required rear yard setback is obtainable opposite from the front lot line.

11. Lot Line, Rear: That lot line, not intersecting a front lot line, which is most distant from and most closely parallel to the front lot line. In the case of an irregularly shaped lot or a lot bounded by only three lot lines, a line within the lot having a length of 30 feet parallel to and most distant from the front lot line shall be interpreted as the rear lot line for the purpose of determining required yards, setbacks, and other provisions of this title (see figures below).



12. Lot Line, Side: Any lot line which is not a front or rear lot line.

13. Lot, Reversed Corner: A corner lot, the rear of which abuts the side of another lot (see figure under Lot, Corner).

14. Lot, Area: The area contained within the boundary lines of a lot.

15. Lot, Coverage: The land area covered by all primary buildings on a lot, including cantilevered enclosed space located above the ground floor.

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1516. Lot, Through: A lot having frontage on two generally parallel streets (see figure under Lot, Corner).

1617. Lot, Width: The horizontal distance between the side lot lines, measured at the front setback line.

M. 1. Manager: The Planning Manager of the City of Roseville or the Planning Manager's designee.

2. Manufactured Home: A factory built or manufactured home permitted by State of California and federal laws.

3. Mobile Home: Same as manufactured home, but subject to the National Manufactured Housing Construction and Safety Act of 1974.

4. Mobile Home Park: Any area or tract of land where one or more mobile home lots are rented or leased or held out for rent or lease to accommodate mobile homes used for human habitation. The rental paid for any such mobile home shall be deemed to include rental for the lot it occupies.

5. Model Home Complex: One or more dwellings used for the display and sale of units and lots within a subdivision.

N. 1. Nonconforming Structure or Building: A structure or building, the size, dimensions, or location of which was lawful prior to the adoption, revision, or amendment to the Zoning Ordinance but that fails by reason of such adoption, revision, or amendment to comply to the present requirements of the zoning district.

2. **Nonconforming Use:** A use or activity that was lawful prior to the adoption, revision or amendment of the Zoning Ordinance but that fails by reason of such adoption, revision, or amendment to comply to the present requirements of the zoning district.

O. 1. **Open Air Vending Facilities:** The sale of prepared food, fresh cut flowers or plants, or the sale of items determined by the Planning Manager to be consistent with this type of use, from a stand or non-motorized non-stationary cart or pushcart.

2. **Outdoor Sales Area:** An outdoor area located on the same lot as the principal business used for merchandise display or storage as allowed under this title.

P.1. **Parcel:** Means an area of land.

2. **Parcel, Nonconforming:** A parcel of land having less area, frontage, or dimensions than required in the zoning district in which it is located.

3. **Parking Lot:** An area of land, a yard or other open space on a lot legally used for or designed for parking motor vehicles.

4. **Parking Space:** An unobstructed space or area other than a street or alley which is permanently reserved and maintained for the parking of one motor vehicle.

5. **Peak Load:** The generation of electricity during the highest electrical demand within a particular period of time. Daily electric peaks on weekdays occur in late afternoon and early evening. Annual peaks occur on hot summer days.

6. **Permitted:** Means any use or activity allowed by the provisions of this title, and subject to the applicable regulations contained within this title.

7. **Person:** An individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver, syndicate, City, local agency, or any other group or combination acting as an entity.

8. **Planning Commission:** The Planning Commission of the City of Roseville.

9. **Property Owner:** A person or persons having a possessory interest in the property, other than a periodic tenancy, estate at will, or sufferance, or a person having a contractual right which will ripen into such a possessory interest in the property.

Q. **Reserved.**

R.**Reserved.**

S. 1. **Sale, Fundraising:** The temporary sale of new or used merchandise conducted by a charitable, eleemosynary, or non-profit organization or by groups associated with churches, schools and clubs.

2. **Seating Capacity:** The actual seating capacity of an area based upon the number of seats of one seat per 18 inches of bench or pew length. For other areas where seats are not fixed, the seating capacity shall be determined as indicated by the Uniform Building Code.

3. **Secondary Use:** A purpose for which land or a building is or may be intended, occupied, maintained, arranged, or designed, which is less visible, prominent, or important than the primary use(s) on the same lot or parcel.

4. **Setback:** The required distance that a building, parking lot or other designated item must be located from a lot line. For buildings and structures, the setback is measured to the exterior face/finish of the wall, post or railing.

5. **Setback, Front:** The front setback is an area formed by a line parallel to a front lot line. The front setback is measured at right angles to the front lot line.
6. **Setback, Rear:** The rear setback is an area formed by a line parallel to the rear lot line. Rear setbacks are measured at right angles to the rear lot lines.
7. **Setback, Side:** The side setback is an area formed by a line parallel to the side lot line, that extends between front and rear setback areas. Side setbacks are measured at right angles to the side lot lines.
8. **Shopping Center:** Two or more contiguous or separate retail commercial stores that share access and/or parking, which function by design, or ultimately function, as a single entity.
9. **Street:** A public or permanent private way 30 feet or more in width, which affords a primary means of access to property.
10. **Structural Alterations:** Any change in the supporting members of a building such as foundations, bearing walls, columns, beams, floor or roof joints, girders or rafters, or changes in roof or exterior lines.
11. **Structure:** Anything constructed or erected which requires location on the ground or attachment to something having a permanent location on the ground, including, but not limited to, antennas, signs and billboards, but not including outdoor areas such as paved areas, tennis courts, driveways, parking spaces where the area is unobstructed from the ground up.

- T. 1. **“Theater”** means a building or structure used for the purpose of conducting live dramatic, comedic or musical performances, the showing of motion pictures or similar recorded media, or other live performing arts.
- U. 1. **Uniform Building Code:** The Uniform Building Code currently in use and adopted by the City of Roseville.
2. **Usable Open Space:** One or more open areas adjacent to residential uses, the purpose of which is to provide an outdoor area designed for outdoor living and recreation, and which is located at, below, or above grade. This space is typically accommodated within side and rear yard areas. The area covered by accessory structures meeting the standards for Unenclosed Structures (see Section 19.22.030) may be counted towards useable open space.
3. **Use:** The purpose of which land or a building is arranged, designed, or intended, or for which either land or a building is or may be occupied or maintained.
4. **Use, Accessory:** See Accessory Uses, Article III, Chapter 19.22.
5. **Use, Conditionally Permitted:** A use type subject to a Conditional Use Permit, which use may be essential or desirable to the public convenience or welfare in one or more zones but which may also impair the integrity and character of the zone or adjoining zone or be detrimental to the public health, safety or welfare unless additional restrictions on location and extent of use are imposed and enforced. Such use shall be permitted when all specific additional restrictions are completed and permanently satisfied in conformance with an approved Conditional Use Permit. Should such restrictions be of a continuing nature, the use will remain conditional so

long as the restrictions are complied with, but shall become an illegal use whenever and so long as the restrictions are not complied with.

6. Use, Primary: The primary use or uses for which land or a building is or may be intended, occupied, maintained, arranged or designed and includes principally, conditionally and administratively permitted uses.

7. Use, Principally Permitted: The primary use of land or of a main building which use is compatible with the purpose of the zone and which is permitted in the zone. If a use is listed in a specific zone as a principally permitted use, it means that the owner, lessee or other person who has legal right to use the land, has right to conduct such principally permitted use subject to the regulations and procedural requirements of this title.

8. Use, Temporary: See Temporary Uses, Article IV, Chapter 19.64.

9. Use Type: A category or class of land uses which share common functional, product or compatibility characteristics and which have been classified under a discreet use type in these regulations, commencing at Article II of this title.

V. Reserved.

W. Reserved.

X. Reserved.

Y. Reserved.

Z.1. Zoning District: A designated/mapped portion of the City within which a uniform set of regulations apply. (Ord. 5974 § 15, 2018; Ord. 5428 § 1, 2014.)

SECTION 2.

SECTION 3. This ordinance shall be effective at the expiration of thirty (30) days from the date of adoption.

SECTION 4. The City Clerk is hereby directed to cause this ordinance to be published in full at least once within fourteen (14) days after it is adopted in a newspaper of general circulation in the City, or shall within fourteen (14) days after its adoption cause this ordinance to be posted in full in at least three (3) public places in the City and enter in the Ordinance Book a certificate stating the time and place of said publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 20__, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk