



AGENDA
September 14, 2017
VIDEO

PLANNING COMMISSION MEETING

7:00 p.m.

City Council Chambers
311 Vernon Street
Roseville, California

1. **ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **ORAL COMMUNICATIONS**
4. **CONSENT CALENDAR**
 - 4.1. MINUTES OF AUGUST 24, 2017
5. **NEW BUSINESS**
 - 5.1. WRSP PARCELS W-32 – OAKMONT OF ROSEVILLE II – 2400 PLEASANT GROVE BLVD. – FILE # PL17-0124.

Recommendations: Pass a motion to
A. Adopt the four (4) findings of fact for the Design Review Permit and approve the Design Review Permit subject to ninety-six (96) conditions of approval.
Applicant: Ken Kidd, Oakmont Senior Living. **Owner:** Jeff Jones, VC Roseville, LLC (Stewart)
6. **REPORTS: COMMISSION/STAFF**
7. **ADJOURNMENT**



PLANNING COMMISSION

Title: MINUTES OF AUGUST 24, 2017

Meeting Date: 9/14/2017
Item #: 4.1.

ATTACHMENTS:

Description

Minutes of August 24, 2017



**Planning Commission Meeting
September 14, 2017 – 7:00 p.m.
Draft Minutes**

I. ROLL CALL

Planning Commissioners Present

Bruce Houdesheldt, Chair
Joseph McCaslin, Vice-Chair
Krista Bernasconi
Erich Brashears
Charles Krafka
Tracy Mendonsa

Staff Present

Kathy Pease, Planning Manager
Tricia Stewart, Senior Planner
Marc Stout, City Engineer
Michelle Sheidenberger, Assistant City Attorney
Lupe Nelson, Recording Secretary

Planning Commissioners Absent

Justin Caporusso, *Excused*

II. PLEDGE OF ALLEGIANCE

Commissioner Bernasconi led those in attendance in the Pledge of Allegiance.

III. ORAL COMMUNICATION

Chair Houdesheldt opened the Oral Communication. Hearing none, Chair Houdesheldt closed the Oral Communication.

IV. CONSENT CALENDAR

Item IV.A. was pulled from the agenda by staff and will be re-agendize for the next Planning Commission Meeting.

V. NEW BUSINESS

A. WRSP PARCEL W-32 – OAKMONT OF ROSEVILLE II – 2400 PLEASANT GROVE BLVD. – FILE # PL17-0124.

Senior Planner, Tricia Stewart, presented the staff report and responded to questions. Exhibit A, the site plan, has been revised.

Chair Houdesheldt opened the public hearing and invited comments from the applicant and/or audience.

Applicant, Ken Kidd, addressed the Commission and responded to questions. He stated he had received a copy of the staff report and was in agreement with staff's recommendations. He was appreciative of staff's efforts.

The following resident spoke in support of the project:

- Loren Cook

Public Comment:

- Appreciative of the applicant's attendance at neighborhood association meetings.
- Most comments received at the neighborhood association meetings were either neutral or in support of the project.

- Oakmont of Roseville II will be a great addition to the neighborhood.

Commission Discussion:

- How does the parking ratio of this facility compare to the Oakmont facility on Secret Ravine?
- Have there been parking complaints at the Oakmont facility on Secret Ravine?
- What is the parking spaces ratio for residential versus employees?
- Will Oakmont be constructing the public sidewalk?
- Will the street lights and landscape be put in on the sidewalk?
- Explain when commercial uses are required to have a masonry wall around their property.
- Clarification requested on enhanced elevations.
- Support of the project was expressed.
- Appreciation for the applicant paying the park fees were expressed.
- Masonry wall interface between private and public spaces.
- Will there be direct access from the Oakmont site to the park? Will it be a gated access?
- Trash enclosure discussion. Clarification of "they" to be Roseville Solid Waste staff not Planning staff.
- Does condition #53 reduce the required parking?
- What is the length of the garage wall?
- Can the architecture of the garage wall be enhanced such as including projections to break up the wall plane?
- What is the minimum age requirement of Oakmont residents?

Chair Houdesheldt closed the public hearing and asked for a motion.

MOTION

Commissioner McCaslin made the motion, which was seconded by Commissioner Mendonsa, to adopt the four (4) findings of fact for the Design Review Permit and approve the Design Review Permit subject to ninety-six (96) conditions of approval.

The motion passed with the following vote:

Ayes: Bernasconi, Brashears, Krafka, McCaslin, Mendonsa, Houdesheldt

Noes: None

Abstain: None

Assistant City Attorney, Michelle Sheidenberger, requested that the Commission make an additional motion to include the revision to Exhibit A.

MOTION

Commissioner McCaslin made the motion, which was seconded by Commissioner Mendonsa:

- To adopt the four (4) findings of fact for the Design Review Permit and approve the Design Review Permit subject to ninety-six (96) conditions of approval; and
- To approve the revision to Exhibit A.

The motion passed with the following vote:

Ayes: Bernasconi, Brashears, Krafka, McCaslin, Mendonsa, Houdesheldt

Noes: None

Abstain: None

VI. REPORTS: COMMISSION/STAFF

Staff Reports

- The Planning Commissions' decision to approve the Fiddymment Plaza Commercial project has been appealed to the City Council.
- The appeal of the VillaSport Athletic Club and Spa project was denied by the City Council at the September 6, 2017 City Council Meeting.
- Staff has requested that the City Council approve a street name change from HP Way to Roseville Parkway.
- The Planning Commission City tour is scheduled for Friday, September 22 at 8:45 a.m.

Commented [ST1]: Project or planning tour?

Commissioner Reports

- Will the renamed HP Way be changed to West Roseville Parkway? Will the new addition of Roseville Parkway become one continuous street?
- Can Solid Waste's trash enclosure requirements be reviewed to allow more flexibility in their location?

Commented [ST2]: Confirm with Marc on this one. I thought she was asking about only Roseville PW and potentially a west segment. I didn't recall "east" being included in the conversation.

VII. ADJOURNMENT

Chair Houdesheldt asked for a motion to adjourn the meeting.

MOTION

Commissioner Bernasconi made the motion, which was seconded by Commissioner McCaslin, to adjourn the meeting.

The motion passed unanimously at 7:35 p.m.



PLANNING COMMISSION

Title:

WRSP PARCELS W-32 – OAKMONT OF ROSEVILLE II – 2400 PLEASANT GROVE BLVD. – FILE # PL17-0124.

Meeting Date: 9/14/2017

Item #: 5.1.

ATTACHMENTS:**Description**

Staff Report

Attachment 1 Addendum

Attachment 2 Mitigation Measures

Binder Attachment - Exhibit

Exhibit A

Exhibit B

Exhibit C

Exhibit D

Exhibit E

Exhibit F

Exhibit G

Exhibit H

Exhibit I

Exhibit J

Exhibit K

Exhibit L

ITEM V-A: **DESIGN REVIEW PERMIT – 2400 PLEASANT GROVE BOULEVARD – WRSP PARCEL W-32 – OAKMONT OF ROSEVILLE II – FILE# PL17-0124**

REQUEST

The applicant requests approval of a Design Review Permit to develop an Oakmont Senior Living Facility (Community Care Facility). The proposal includes a two-story 88,446 square foot facility on Parcel W-32 in the West Roseville Specific Plan. The facility would include 87 units (60 assisted living units and 27 memory care units) and includes parking, lighting and landscaping.

Applicant – Oakmont Senior Living – Ken Kidd
Property Owner - VC Roseville, LLC – Jeff Jones

SUMMARY RECOMMENDATION

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

- A. Adopt the four (4) findings of fact for the Design Review Permit and approve the Design Review Permit subject to ninety-six (96) conditions of approval.

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-32 at 2400 Pleasant Grove Boulevard in the West Roseville Specific Plan (WRSP). The project site is 3.3 acres in size, and is located within the Village Center portion of the WRSP. Land uses within the 120-acre Village Center include medium and high density residential, community commercial, parks, and public/quasi-public uses. With the exception of five parcels totaling 18 acres, the Village Center is built out.

An application for the Village Center Project (WRSP Parcels W-28, W-29, W-32, W-33, and W-54) was recently approved this past month, by the Planning Commission and City Council. 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 1 shows the conceptual site plan which shows a three acre park in the middle surrounded by medium density residential (MDR) uses on the northern half of the site and commercial uses on the southern half of the site, which includes the subject Parcel W-32 at the southwest corner.

Figure 1: Conceptual Village Center Project Site Plan



At this time, Oakmont Senior Living, is requesting approval of a Design Review Permit (DRP) to allow for a two story, 88,446 square foot Community Care Facility that will provide 87 residential units. Oakmont currently operates another facility like the

one proposed in the City, located at 1101 Secret Ravine Parkway. The proposed project will be operated in the same manner and has a similar site layout and building architecture as the existing facility. DRPs are typically reviewed by the City's Design Committee; however, since this project is the first DRP proposed since the recently approved Village Center Rezone Project, and because that project was of interest to the Westpark community, staff found it prudent to elevate the project to the Planning Commission.

PROJECT DESCRIPTION

Oakmont Senior Living is a residential care facility for the elderly that is licensed by the State Department of Social Services. This facility provides housing options for their residents on a long-term basis and a continuum of care ranging from supervised independence to more extensive assistance. This type of facility differs from a Long Term Care Facility in that it does not provide medical care to residents and rather provides a level of care that allows residents to age in place in a secure and quality environment. The two-story facility will consist of 60 units for standard care (assisted living) and 27 units designated for specialized memory care. The facility will include dining facilities, wellness center, activity rooms, reading rooms, and media room. The site plan includes an outdoor courtyard, multiple outdoor patios, fountains, outdoor gardens, a pet park, outdoor walking paths and shade pavilions.

Figure 1: Vicinity Map



SITE INFORMATION

Location: 2400 Pleasant Grove Boulevard, WRSP Parcel W-32.

Roseville Coalition of Neighborhood Associations (RCONA): A project notice was mailed to the Westpark Neighborhood Association and RCONA Board. The applicant also presented this project to the neighborhood association on multiple occasions and had two formal community meetings (February and June 2017). Project information including plans, public hearing notices and staff reports were made available to the public on the City's website.

Total Acreage: 3.3 acres

Site Access: Access to the project site will be provided via a driveway off of Pleasant Grove Boulevard that will allow restricted right turns in and out of the site and one drive way off of Village Center Drive that will allow unrestricted turning movements.

Topography: The project site is currently undeveloped and is comprised of flat terrain of mostly of disturbed annual grasslands. One poplar tree is located on site adjacent to Pleasant Grove Boulevard along the project's eastern boundary. The site has been previously rough graded and all utilities are stubbed to the site. Existing improvements on site include: curb and gutter along the perimeter of the property, one driveway stub (along Pleasant Grove Boulevard) and various sections of sidewalk along the perimeter of the property. With the exception of streetlights located along the project's roadway frontage, no other structures are located on the site. The area immediately to the west is developed with medium density residential uses and to the south with high density residential uses. The area to the north is undeveloped and is planned for medium density residential uses and the area to east is undeveloped and planned for a city park.

Grading: The project site is located in the Phase 2 area of the WRSP. Rough grading of the entire phase 2 area took place in approximately 2006. With the proposed request, pad grading will be necessary to construct the new building and site improvements.

ZONING/SPECIFIC PLAN REGULATIONS

Development Standards & Design Guidelines	Required	Proposed
Building Setbacks	Front (back of curb) - 20' minimum Side adjacent to street (back of sidewalk) – 12.5' minimum Side adjacent to park (from property line) – 10' minimum Rear (back of sidewalk) – 12.5' minimum	Front - 60' to porte cochere and 97' to building Side adjacent to street – 13' to garage and 91' to building Side adjacent to park – 9' to shade structure and 37' to building Rear (back of sidewalk) – 30'
Building Height Limit	35' maximum* <i>*height exception allowed for tower elements and architectural features</i>	28'10" to tallest roofline 36' 2" to tower feature
Parking Spaces	0.75 spaces per assisted living unit = 45 1 space per three memory care beds + 1 space per 3 employees from largest shift = 18 Total = 63	63 (3 additional parking spaces will be available in the future when the trash enclosure near the project entry is no longer needed)
% of compact spaces	(up to 30% max)	4
# of handicapped spaces	4	4
% of shaded parking	50%	63%
Bicycle Racks	1	1

PROJECT DESIGN FEATURES

See attached Site Plan (Exhibit A), Landscape Plan and Details (Exhibit B), Elevations (Exhibit C), Grading Plan (Exhibit D), Utility Plan (Exhibit E), Site Details (Exhibit F), Floor Plans (Exhibit G), Roof Plan (Exhibit H), Garage Plans (Exhibit I), Accessory Structure Plans (Exhibit J), and Building Mounted Light Fixtures (Exhibit L).

DESIGN REVIEW PERMIT EVALUATION

The evaluation of the DRP has been based on the applicable development standards within the City's Zoning Ordinance, WRSP, and Community Design Guidelines (CDG). Section 19.78.060(B) of the Zoning Ordinance requires that four findings be made in order to approve a DRP. The four findings for approval of the DRP are listed below in the Recommendation Section of this report. The following sections of evaluation focus on pertinent design issues.

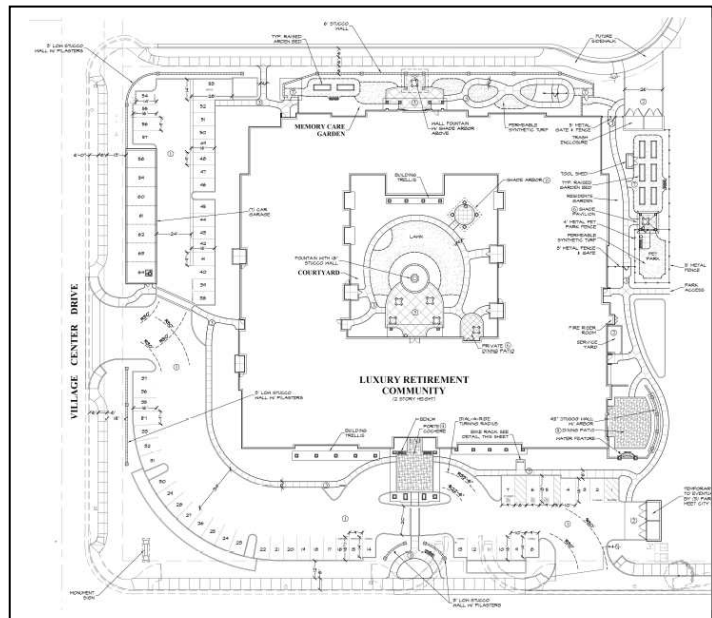
Site Planning & Building Siting: The building is designed in a square shape that is setback from Pleasant Grove Boulevard approximately 97 feet (60 feet to the porte cochere), side setbacks are 91 feet from Village Center Drive and 37 feet adjacent to the park site, and the rear setback is 30 feet. The proposed setbacks will provide a sufficient buffer from the street allowing adequate space for landscaping, parking, and onsite improvements, which provides an appropriate streetscape presence that meets the requirements of the WRSP.

The main entry to the building is located off of Pleasant Grove Boulevard directly behind the main drive aisle. The front of the building includes a porte cochere that allows for passenger loading and unloading. The building design includes an interior outdoor courtyard within the center of the building that includes siting and dining areas, a building trellis, shade arbor, fountain and lawn area. Along the eastern boundary line between the building and the park site, the residents' garden, shade pavilion, pet park, dining patio, water feature, walking path and park access will be located. Along the northern boundary, along the rear of the building, outdoor space for the memory care residents is provided. This area includes raised garden beds, walking paths, patio, wall fountain, and shade pavilion.

A garage structure is proposed along the western side of the site adjacent to Village Center Drive. This structure includes seven individual garage bays. The garages are setback 13 feet from the back of walk (25 feet from the back of curb). Enhanced architecture has been applied to the garage structure and enhanced landscaping has been provided in the planter area between the sidewalk and garage.

Vehicle Access & Circulation: Access to the project site will be provided via a driveway off of Pleasant Grove Boulevard that will allow restricted right turns in and out of the site and one drive way off of Village Center Drive that will allow unrestricted turning movements. Internal circulation of the site includes a two way drive aisle along the southern and western portion of the site. To the rear of the project site will be future Dunham Way. This roadway will be a future improvement by others. When the roadway is constructed, access to the facility's trash enclosure, located towards the rear of the site, will be provided. Since the roadway is a future improvement that is not needed as part of this project, an additional trash enclosure will be located near the front entry of the project located off of Pleasant Grove to serve in the interim. Once that trash enclosure is no longer needed, the area will be converted to additional parking spaces to serve the facility. Approaches to both trash enclosures meet City requirements. Sidewalk

Figure 2: Site Plan



improvements will be constructed along the perimeter of the property which includes public sidewalk along the northern, southern and western portions of the building.

Parking: The parking requirement for this facility, per Zoning Ordinance standards, is 63 parking spaces. This is based on a breakdown of 0.75 spaces per assisted living unit, one space per three memory care beds and one space per three employees (largest shift). Sixty-three parking spaces will be provided on site. Of these 63 spaces, seven spaces will be provided as garages for the residents. A condition of the project (condition # 85) indicates that garages must be maintained to provide parking and parking may not be displaced by storage or other uses. The applicant is in agreement with this requirement. Oakmont staff indicated that approximately four percent of their residents have their own vehicles that they park on the property; therefore, the majority of the parking will be utilized by employees and visitors. As described above, once the trash enclosure at the front of the site is no longer needed, it will be removed and will be replaced by at least two parking spaces bringing the number of parking spaces above the requirement.

Architecture: The project architect describes the architecture of the building as a hybrid of multiple styles which reflects an Early California Mission style. The WRSP design guidelines were updated with the Village Center Project which changed the commercial town center to more neighborhood serving in scale and uses due to market conditions. The design standards for Parcel W-32 include detailed design requirements for entries, building articulation, and architectural features.

Figure 3: Elevation (front)



The entry of this building is clearly articulated from Pleasant Grove Boulevard. All sides of the building have high quality design features such as wrought iron balcony railings, window shutters, cast stone trim, stone veneer, wainscot, corbels, and wood trellises. The massing of the building is strong and wall planes include building projections and recesses. The roof lines are varied and incorporate a tower feature near the entry. The building includes a stucco finish, stone veneer detail and a clay tile roof. As shown in Exhibit D, proposed paint colors are natural colors varying between creams and browns and shutters are a deep sea blue color accent.

Lighting: The WRSP design standards require lighting to be designed as an integral part of the building façade. Building lighting will include building mounted light fixtures that complement the style of the building which will be located mostly at building entry points. Parking lot and walkway lighting will include a taller fixture for the parking lot areas and a lower pedestrian scale fixture for walkways. All lighting levels will meet City requirements which will be confirmed during plan check.

Landscaping: The WRSP includes landscape standards for the entire WRSP area. An eight-foot sidewalk with a 12-foot landscape planter at the back of walk along Pleasant Grove Boulevard is proposed. This will provide a larger and comfortable area for pedestrians to walk to the adjacent future park and commercial development planned on Parcels W-54 and W-33. Street trees along Pleasant Grove Boulevard will be either red oak or Japanese elm (zelkova), with six accent purple leaf plum trees sited to align with the building entry. Street trees along Village Center Drive will be red maple or Chinese pistache and are sited so that as they mature they will create a canopy over the sidewalk. The trees that will be planted along Village Center Drive will be larger (24 and 36 inch box trees) than what is typically required, in order to adequately screen the garage structure on the project's western

boundary. Stone pavers and colored concrete are proposed in specific areas that will accentuate building entries and common outdoor spaces. The WRSP requires that the parking lot areas of the commercial properties in the Village Center be screened by a low knee wall, landscaping or combination of both. A low knee wall (three feet tall) is proposed along the western side of the property line. Along the southern edge of the parking area, landscaping is proposed as a screening mechanism which will allow for bio-retention facilities in this area, in order to meet storm water quality requirements.

Design Review Permit Conclusion

As proposed, the site will be developed with buildings that include enhanced architecture that is compatible with the surrounding community and will provide the appropriate vehicular and pedestrian circulation consistent with the CDG, WRSP, and the Zoning Ordinance. Zoning Ordinance Section 19.78.060(B) requires four finding of fact be made in order to approve a DRP. Based on the analysis contained in this staff report and with the project conditions, the required findings for approval can be made. The four findings for approval of the DRP are contained in the Recommendation Section of this report.

PUBLIC OUTREACH

As part of the Village Center Project, which preceded this project, significant public outreach was conducted for that project, which included information on the Oakmont of Roseville II project. Concerns that were raised by the public at those meeting were mainly about the disappointment that the original vision of the Village Center was being changed. A couple of residents who lived across from the proposed Oakmont project site on Village Center Drive shared concerns about the Oakmont project being located directly across from them. The applicant agreed to enhance the elevations on all sides of the building (i.e. more details such as wrought iron railings, shutters, varying heights of stone veneer, etc.) and enhanced the landscape plan along the west elevation by including larger size trees (24 and 36 inch box trees) which will provide a more mature landscaping.

Public hearing notices for the Planning Commission meeting were sent to property owners within a 300-foot radius of the project site, the Westpark Neighborhood Association, RCONA, and interested persons. A copy of the notice was also made available on the City's website. At the time of publication of this report, no comments were received by city staff as a result of these public hearing notices.

ENVIRONMENTAL DETERMINATION

Consistent with California Environmental Quality Act (CEQA) Guidelines Section 15164, regarding a previously certified and adopted Environmental Impact Report (EIR), an Addendum to the WRSP EIR (SCH #2002082057, certified February 4, 2004) was prepared to cover the minor technical changes and additions necessary to describe the proposed project. As part of the Addendum analysis, which included analysis of the Oakmont project, as well as the associated Village Center Project and development of the park site on Parcel W-54, no new mitigation was identified and therefore all existing mitigation from the WRSP EIR will be applied to the project as applicable. Refer to the Addendum for a full discussion of the environmental analysis. The Addendum was reviewed and considered by the Planning Commission at their July 27, 2017 meeting and the City Council at their September 6, 2017 meeting as part of the Village Center Rezone Project. A copy of the Addendum is provided herein as Attachment 1.

RECOMMENDATION

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

- A. Adopt the four (4) findings of fact as listed below and approve the **DESIGN REVIEW PERMIT – WRSP PARCEL W-32 – OAKMONT OF ROSEVILLE II – 2400 PLEASANT GROVE BOULEVARD – FILE # PL17-0124** as shown in Exhibits A-L and subject to ninety-six (96) conditions of approval.
1. *The project, as approved, preserves and accentuates the natural features of the property, such as open space, topography, trees, wetlands and watercourses, 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, WRSP, and Community 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, WRSP, and Community 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.*

CONDITIONS OF APPROVAL

1. This Design Review Permit approval shall be effectuated within a period of two (2) years from this date and if not effectuated shall expire **September 14, 2019**. Prior to said expiration date, the applicant may apply for an extension of time, provided, however, this approval shall be extended for no more than a total of one year from **September 14, 2019**. (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 WRSP EIR and shall include the measures as notes on Improvement Plans and Building Permits. (Planning)
4. The project shall be addressed as 2400 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. (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 are approved and grading and/or

encroachment permits are issued by the Development Services Department – 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. (Engineering)

PRIOR TO ISSUANCE OF BUILDING PERMITS:

9. Parking stalls shall meet, or exceed, the following minimum standards:
 - 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" 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 11B of the CBC.
 - iii) Accessible parking and exterior route of travel shall comply with CBC, Sections 11B-206 and 11B-208. (Building)
 - d. Parking spaces #16 and #39 as shown on Sheets SP1 – SP4 shall be relabeled to exclude "vanpool" references in the parking label. In the future, when the front trash enclosure along Pleasant Grove Boulevard is converted to parking spaces as noted on Sheet 1 to provide an excess parking spaces, two spaces may be reserved for "vanpool" at that time. (Planning)
10. Signs and/or striping shall be provided on-site as required by the Planning Division 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, (2") bark (no shredded bark) or (2") mulch covering. (Planning)
 - d. The landscape plan shall comply with the Landscape Guidelines for West Roseville Specific Plan and the City of Roseville Water Efficient Landscape Ordinance (Ordinance 4786, adopted 11/04/2009). (Planning)
 - e. 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)
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 suite addressing plan for individual tenant spaces within the building. The Building Official, or the designate, shall approve said plan prior to building permit approval. (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. Parapet/cornice construction shall support the weight of a ladder leaning against the parapet 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). (CFC Chapter 1) (Building, Fire)

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. (Building)
20. 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)
21. 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 permitted separately and may be included in one submittal package. Building plan review, permit issuance and archiving is based on each individual building address. (Building)
22. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Public Works prior to approval of any plans. (Engineering)
23. 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)
24. 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)
25. Bike parking and clean air vehicle spaces shall be provided per the California Green Building Code standards. Bike rack/locker design and location shall be approved by Alternative Transportation. (Alternative Transportation)
26. A covered seating area shall be located at the Accessible parking area closest to the main entrance, visible from the drive aisle for Dial-a-Ride passenger drop-off and pick-up. (Alternative Transportation, Planning, Engineering)
27. The proposed driveways on Pleasant Grove Boulevard and Village Center Drive shall be standard 35 ft. A-7 driveways. (Engineering)
28. Frontage pedestrian paths shall be constructed to the following widths:
 - a. Pleasant Grove Boulevard – 8 ft. width
 - b. Village Center Drive – 6 ft. width
 - c. (Future) Dunham Drive – 6 ft. width (All Separated Walk) (Engineering)
29. Access to the proposed Pleasant Grove Boulevard driveway shall be via a 10 ft. wide right turn lane. This turn lane shall be designed as a concrete turn lane and be an extension of the existing bus turnout lane to the east of the driveway. (Engineering)
30. 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. (Engineering)

31. 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. 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 BMPs 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 BMPs. (Engineering)
32. Prior to the issuance of any permits, the property owner shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to the City, as defined by the Regional Water Quality Control Board. The SWPPP shall be submitted in a single three ring binder. Upon approval, the SWPPP will be returned to the property owner during the pre-construction meeting. (Engineering)
33. 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)
34. 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 approval 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)
35. 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)
36. 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)
37. 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)
38. 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)
39. Oakmont of Roseville II shall prepare a Transportation Systems Management (TSM) Plan for Oakmont of Roseville II to be reviewed and approved by the Transportation Commission. (Public Works)
40. 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)

41. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
42. 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' 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' below finished grade, unless authorized in these conditions of approval.
 - c. All sewer manholes shall have all-weather 10-ton vehicle access unless authorized by these conditions of approval. (Environmental Utilities)
43. 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)
44. No tree drip line shall be allowed over the water or sewer facilities. (Environmental Utilities)
45. 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 Division 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)
46. 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)
47. 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)
48. 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)
49. 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)

50. The fire department shall have access to all bedroom windows located three-stories and below in accordance with the adopted building code. This provision shall also apply to all interior bedroom windows where there are no direct access to the required designated fire lanes. Design provision shall be considered when installing trusses, trees, and other outdoor equipment which this project has adjacent to the structure. There shall be direct access to all interior court windows without obstructions. (Fire)
51. 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 detailed plans are submitted to the City of Roseville for review. The maximum fire flow will not exceed 3,000 gallons per minute based on the Appendix III-AA of the California Fire Code. (Fire)
52. 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. This shall be enforced at the time plans 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)
53. The vertical clearance per the California Fire Code, if applicable, shall be unobstructed 13 feet 6 inches in accordance with Section 503.2.1. (Fire)
54. The proposed location for the fire department connect located east of parking space #1 requires parking space #1 to be accessible and kept clear from all obstructions. Therefore, this vehicle space adjacent shall be removed and stripped. (Fire)
55. 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. 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. This space shall be shown on the plans that will be submitted for building permits. (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. Applicant shall 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. Applicant shall contact the 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 (Electric)
59. Any relocation of Roseville Electric facilities, included but not limited to the relocation of switch #DF9B-1044 to accommodate the proposed right turn lane along Pleasant Grove Boulevard, will be at the developer's expense. The relocation of switch #DF9B-1044 also requires the removal and replacement of mainline conductor to switch # DF9B-1045 and switch # DF11B-1043 and 1/0 cable to Transformer #T-0751. This will also be at the developer's expense. This relocation will need to be performed in an expeditious manner to ensure the reliability of service for the subdivision fed by T-0751. Transformer location to feed the Oakmont Senior Living facility will be determined when final civil plans and building plans have been submitted. (Electric)
60. 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 1 foot candle, and 0.5 foot candle of light, respectively. All exterior light fixtures shall be vandal resistant. (Planning & Police)
61. 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)
62. The area around the trash enclosure located near Pleasant Grove Boulevard shall be screened from the park to the satisfaction of the Parks & Recreation Department. (Parks & Recreation)
63. Access into and out of the pet park shall be from the project (Oakmont) side and not the future city park side. (Parks & Recreation)
64. 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:

65. 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)
66. 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. (Environmental Utilities)
 - b. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
67. 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. (Engineering, Environmental Utilities, Electric)
68. 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)
69. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
70. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUEs) located along public roadways. (Engineering)
71. The applicant/developer shall prepare a Transportation Systems Management (TSM) Agreement for Oakmont of Roseville II to be reviewed and approved by the City Manager. (Public Works, Alternative Transportation)

72. 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)
73. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
74. **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)
75. 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)
76. 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)
77. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
78. 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)
79. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
80. 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)
81. 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)

- 82. One 3/4" conduit with a 2-pair phone line shall be installed from the buildings telephone service panel to the meter section of the customer's electrical switchgear or panel. (Electric)
- 83. It is the responsibility of the developer to insure 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:

- 84. Signs shown on the elevations or on site (monument signs) are not approved as part of the Design Review Permit. A Sign Permit is required for all project signs. (Planning)
- 85. All garages shall maintain a clear inside dimension of 9 feet by 18 feet for parking of a vehicle. Garages shall not be used for storage in any way that precludes inside parking of one vehicle per garage. (Planning)
- 86. 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)
- 87. The Design Review Permit shall not be deemed approved until the associated Rezone, General Plan Amendment, Specific Plan Amendment, and Development Agreement Amendment, related to the WRSP Parcel W-32, W-33, W-54 Village Center Project (PL17-0058) are approved by the City Council and become effective. (Planning)
- 88. The Design Review Permit shall not be deemed approved until the Final Parcel Map, related to the WRSP Parcel W-32, W-33 and W-54 Village Center Project for the Tentative Parcel Map (PL17-0058) is approved by the City Council. (Planning)
- 89. 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)
- 90. 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)
- 91. 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)
- 92. 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)
- 93. 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, however, that all construction equipment shall be fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order. (Building)

94. 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 Inspector at the time of or prior to the foundation inspection. (Building)
95. 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)
96. 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 10 copies of 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. Estimated time frame for each phase and a specific date for the first phase. (Planning, Building)

ATTACHMENTS AND EXHIBITS

Attachments

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

Exhibits

- A. Site Plan
- B. Landscape Plan and Details
- C. Elevations
- D. Color & Material Board
- E. Grading Plan
- F. Utility Plan
- G. Site Details
- H. Floor Plans
- I. Roof Plan
- J. Garage Plans
- K. Accessory Structure Plans

L. Building mounted light fixture detail

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.



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.

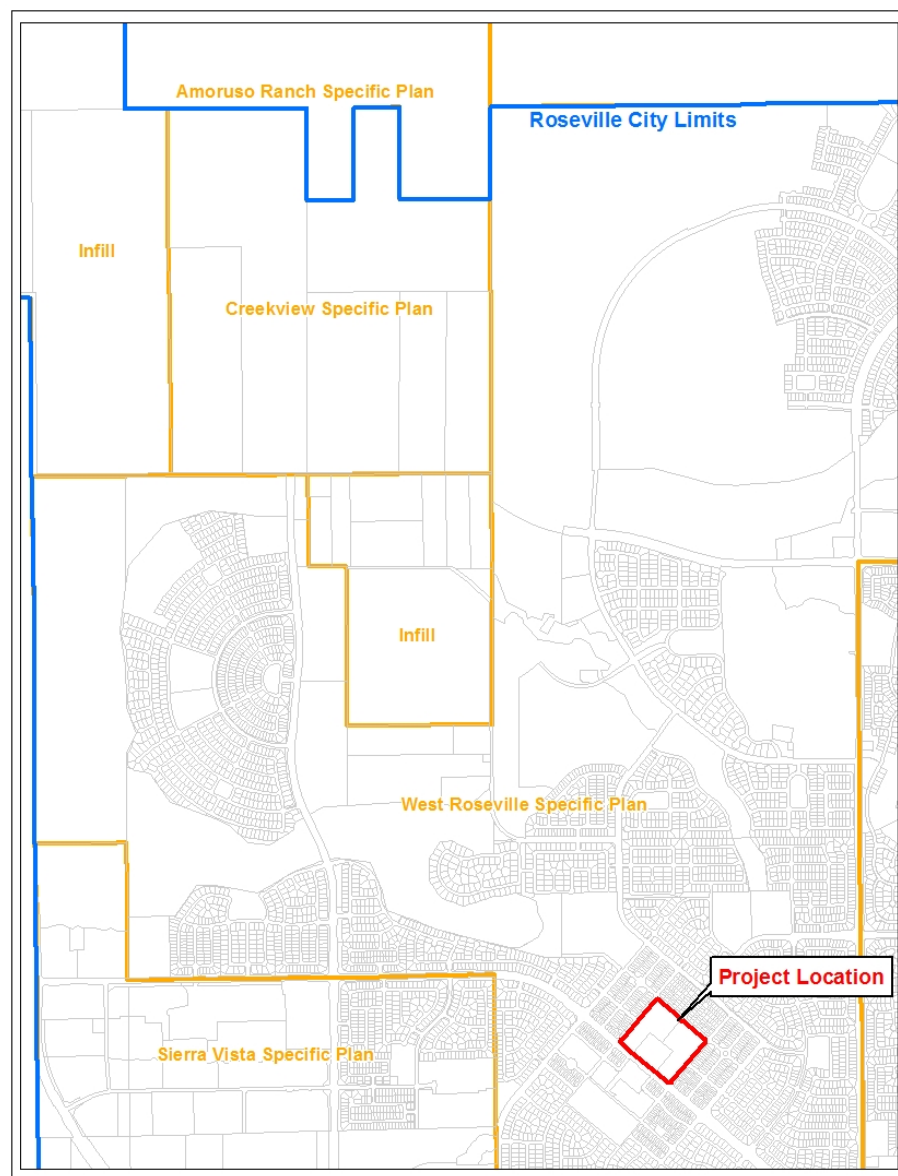


Figure 1: Vicinity Map

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.

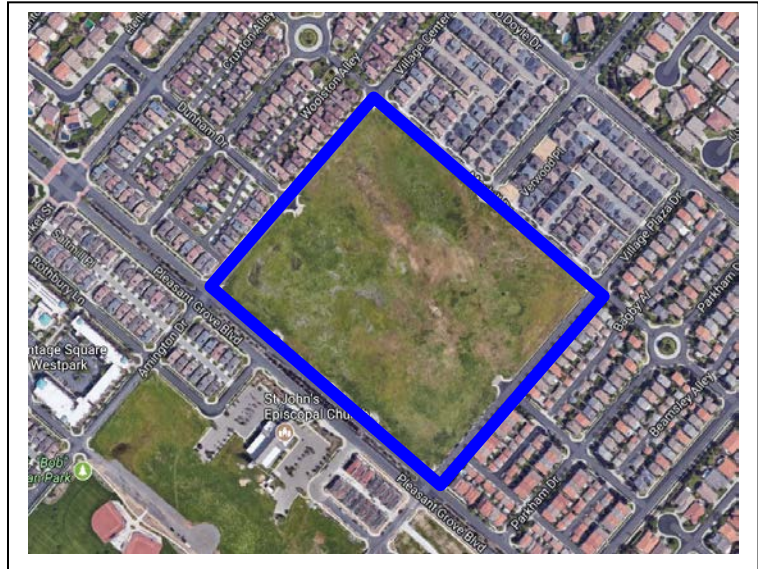


Figure 2: Existing Conditions Aerial

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

ADDENDUM TO WEST ROSEVILLE SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT

July 10, 2017

Village Center and Oakmont DRP Projects – 2300, 2350 & 2400 Pleasant Grove Boulevard; File #PL17-0058 & PL17-0124

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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 brennan & 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

20. Solid Waste Calculations

Attachments to the Addendum are available upon request or can be found at:

www.roseville.ca.us/villagecenter. Scroll down the page to “Public Hearing/Village Center Rezone Project/City Council Meeting. Select Staff Report. Scroll to bottom of the report and select “Attachment 13a Addendum Attachments.”

TABLE OF APPLICABLE MITIGATION MEASURES

Mitigation Measure	Implementation	Timing	Reviewing Party		Staff Use Only
Impact 4.4-1: Fugitive dust and PM10 from grading and trenching activities. WRSP Area MM 4.4-1: Dust Control	The applicants shall submit construction management plans as part of the Grading Permit application. The Public Works Director shall review grading plans for inclusion of these measures prior to issuance of grading permits. The City Code Enforcement Officer shall respond to complaints.	Prior to issuance of Grading Permits.	Director of Public Works shall ensure that dust control measures are implemented.		
Impact 4.4-2: Construction emissions. MM 4.4-3: Reduction of Construction Emissions	The applicants shall provide this information as general notes on the grading plans. The Public Works Director shall review plans for inclusion of this measure prior to issuance of building permits. The City Code Enforcement Officer shall respond to complaints.	Prior to issuance of Grading Permits.	The Public Works Director and Code Enforcement Officer shall ensure that the dust control measures are implemented.		
Impact 4.4-3: Operational emissions. MM 4.4-5: Reduction of Operational Emissions	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.		
Impact 4.5-1: Short-term noise generated by construction activity. MM 4.5-1: Construction noise reduction	The applicants shall be required to include these measures on their building plans. The Chief Building Inspector shall review the plans for inclusion of these measures prior to issuance of building permits. The Code Enforcement Inspector shall respond to complaints.	Prior to approval of building permits.	The Chief Building Inspector shall ensure that appropriate noise control measures are reflected in the building plans. The Building Official shall ensure that construction contractors comply with the measures. The Code Enforcement Inspector shall enforce the City's Noise Ordinance regulations.		
Impact 4.5-2: Commercial noise sources. MM 4.5-3: Commercial noise control	The applicants shall submit site-specific acoustical analyses to the Chief Building Inspector for review. .	Prior to approval of Building Permits.	The Chief Building Inspector shall ensure that appropriate noise control measures are reflected in the building plans. The Building Official shall ensure that		

			construction contractors comply with the measures. The Code Enforcement Inspector shall enforce the City's Noise Ordinance regulations.		
Impact 4.7-5: Disruption of Swainson's Hawk, Burrowing Owl, and other legally protected raptors. Disruption of Swainson's Hawk, Burrowing Owl, and other legally protected raptors. MM 4.7-6: Avoid nesting sites	Results of preconstruction surveys shall be submitted to the Chief Building Inspector prior to the issuance of a grading permit. Applicable construction restrictions shall be reflected within building 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.	Prior to approval of grading and building permits.	The Chief Building Inspector shall ensure that appropriate measures are reflected in the grading permit and/or building plans. The Building Official shall ensure that construction contractors comply with the measures. The Code Enforcement Inspector shall enforce the City's regulations. The Environmental Coordinator shall oversee open space areas for compliance with the Operations and Maintenance Plan.		
Impact 4.8-1: Disturb, damage or destroy unidentified subsurface archaeological resources during project construction. MM 4.8-1: Cease Work and Consult with Qualified Archaeologist	This condition shall be reflected in all construction and building plans. The Public Works Director shall review plans for inclusion and permits of specifications prior to the issuance of building permits.	Prior to approval of grading permit and/or improvement plans.	The Public Works Director will ensure that appropriate measures are reflected in the grading permit and/or building plans. The Building Official shall ensure that construction contractors comply with the measures. The Code Enforcement Inspector shall enforce the City's regulations.		
Impact 4.8-3: Disturb unknown paleontological resources during site preparation. MM 4.8-10: Cease Work Until Review Conducted by Qualified Paleontologist and Recommendations Implemented	This condition shall be reflected in all construction and building plans and permits. The Public Works Director shall review plans for inclusion of specifications prior to the issuance of building permits.	During construction, as a condition of Grading and Building Permits.	The Public Works Director will ensure that appropriate measures are reflected in the grading permit and/or building plans. The Building Official shall ensure that construction contractors comply with the measures. The Code Enforcement Inspector shall enforce the City's		

			regulations.		
Impact 4.8-4: Damage or destroy historic or prehistoric resources during construction of off-site infrastructure. Refer to MM 4.8-1: <i>Cease Work and Consult with Qualified Archaeologist</i> and MM 4.8-10: <i>Cease Work Until Review Conducted by Qualified Paleontologist and Recommendations Implemented</i> and MM 4.8-12: <i>Conduct Appropriate Studies</i> .	Cultural resource surveys shall be conducted by a qualified archaeologist and any resulting recommendations to protect resources shall be reflected in all construction and building plans. The Public Works Director shall review plans for inclusion of specifications prior to the issuance of building permits.	During construction, as a condition of Grading and Building Permits.	The Public Works Director will ensure that appropriate measures are reflected in the grading permit and/or building plans. The Building Official shall ensure that construction contractors comply with the measures. The Code Enforcement Inspector shall enforce the City's regulations. The Environmental Coordinator shall oversee open space areas for compliance with the Operations and Maintenance Plan. The Parks and Recreation Director shall ensure that measures to protect and mitigate historic resources are implemented for any historic structures within parks property.		
Impact 4.11-11: Construction debris demand for solid waste services. MM 4.11-11: Divert construction debris	The City shall condition projects and the applicants and their construction contractors shall ensure a 50 percent reduction in the project's construction waste stream as part of specifications in general construction and building plans. Proof of waste stream diversion shall be submitted to the Environmental Utilities Department.	Prior to issuance of building permit	The Environmental Utilities Director and the Public Works Director will ensure that appropriate measures are reflected in all general construction and building plans. The Building Official shall ensure that construction contractors comply with the measures. The Code Enforcement Inspector shall enforce the City's regulations.		
Impact 4.13-2: New sources of light and glare. <i>MM 4.13-1(c): Use Low-Glare Materials for New Development</i>	The applicants shall ensure that development proposals are consistent with the mitigation and the WRSP Design Guidelines.	Prior to issuance of building permit.	The Planning Director shall review plans to ensure consistency with the mitigation measures and the specific plan and design guidelines to reduce light and glare impacts.		

NOTE: This table is provided as a courtesy to the developer, to highlight those measures which are required to be placed on Civil 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).



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.

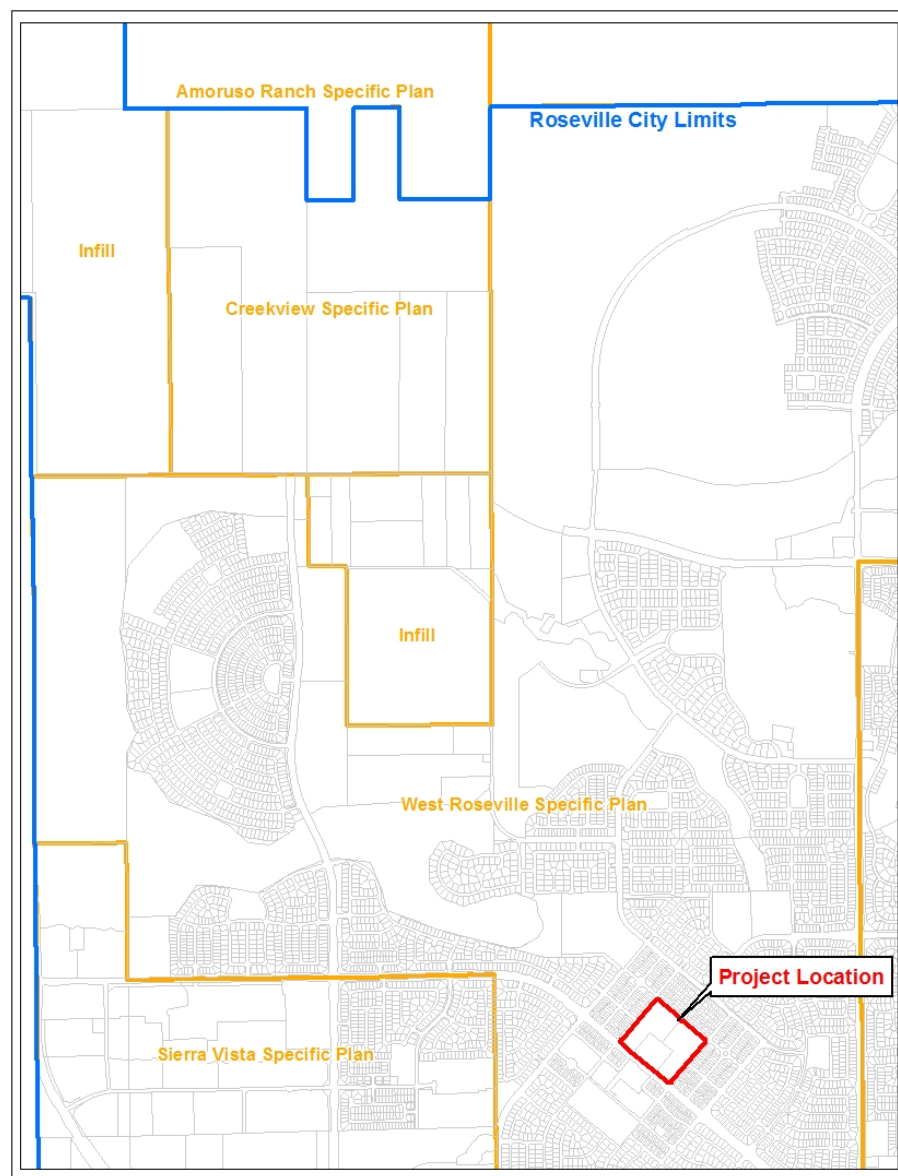


Figure 1: Vicinity Map

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.

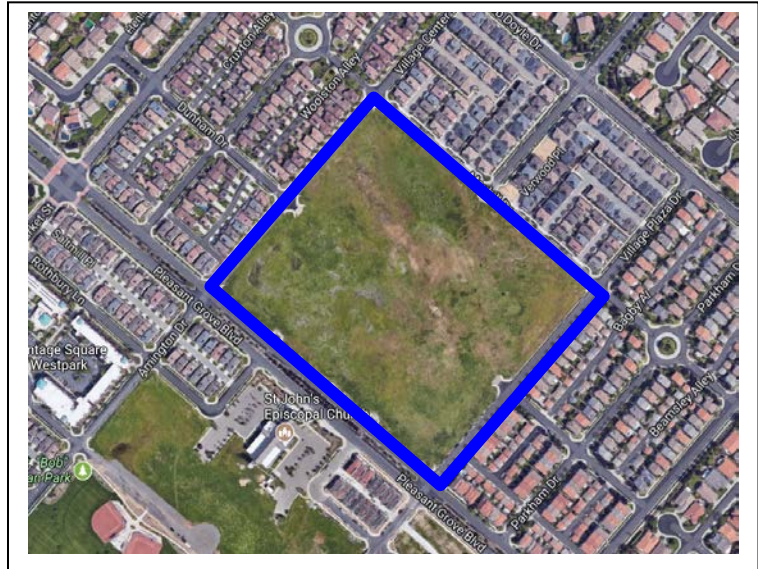


Figure 2: Existing Conditions Aerial

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 brennan & 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

20. Solid Waste Calculations

Attachments to the Addendum are available upon request or can be found at:

www.roseville.ca.us/villagecenter. Scroll down the page to “Public Hearing/Village Center Rezone Project/City Council Meeting. Select Staff Report. Scroll to bottom of the report and select “Attachment 13a Addendum Attachments.”

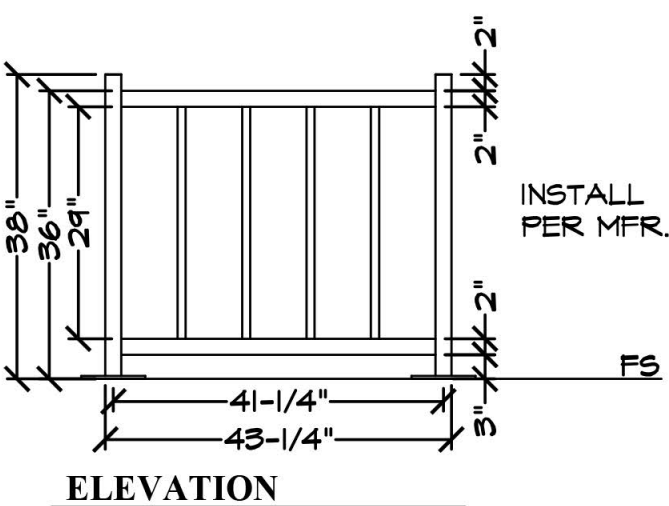
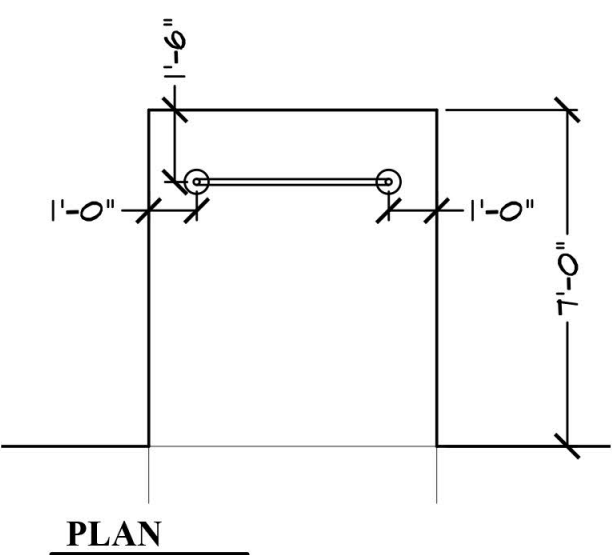
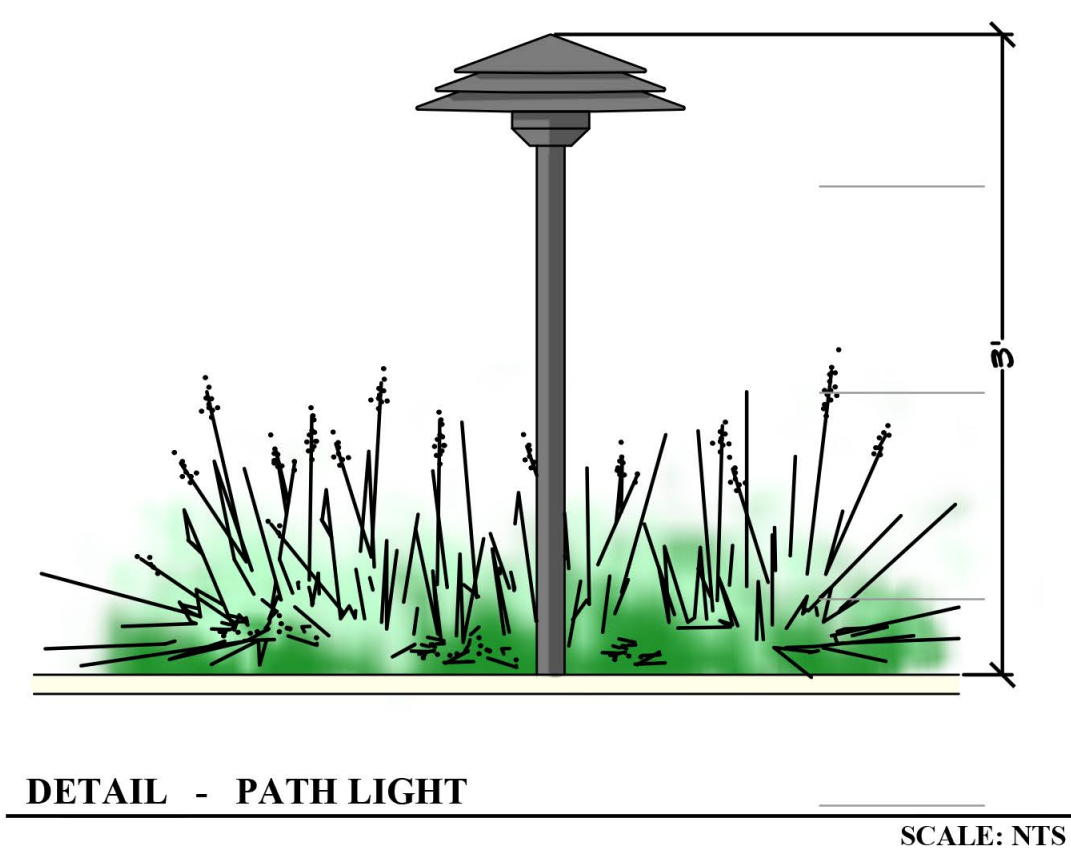
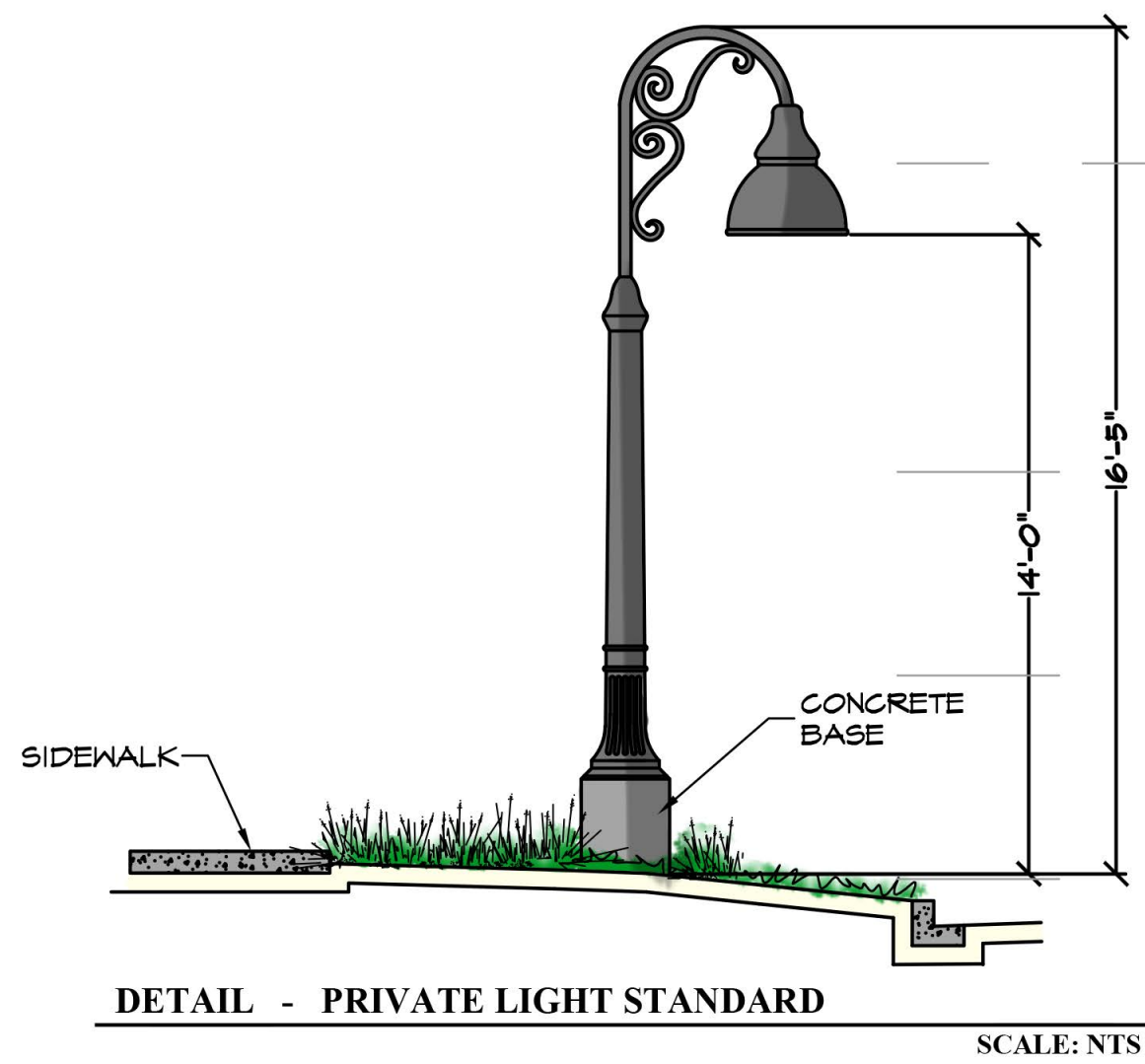
TABLE OF APPLICABLE MITIGATION MEASURES

Mitigation Measure	Implementation	Timing	Reviewing Party		Staff Use Only
Impact 4.4-1: Fugitive dust and PM10 from grading and trenching activities. WRSP Area MM 4.4-1: Dust Control	The applicants shall submit construction management plans as part of the Grading Permit application. The Public Works Director shall review grading plans for inclusion of these measures prior to issuance of grading permits. The City Code Enforcement Officer shall respond to complaints.	Prior to issuance of Grading Permits.	Director of Public Works shall ensure that dust control measures are implemented.		
Impact 4.4-2: Construction emissions. MM 4.4-3: Reduction of Construction Emissions	The applicants shall provide this information as general notes on the grading plans. The Public Works Director shall review plans for inclusion of this measure prior to issuance of building permits. The City Code Enforcement Officer shall respond to complaints.	Prior to issuance of Grading Permits.	The Public Works Director and Code Enforcement Officer shall ensure that the dust control measures are implemented.		
Impact 4.4-3: Operational emissions. MM 4.4-5: Reduction of Operational Emissions	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.		
Impact 4.5-1: Short-term noise generated by construction activity. MM 4.5-1: Construction noise reduction	The applicants shall be required to include these measures on their building plans. The Chief Building Inspector shall review the plans for inclusion of these measures prior to issuance of building permits. The Code Enforcement Inspector shall respond to complaints.	Prior to approval of building permits.	The Chief Building Inspector shall ensure that appropriate noise control measures are reflected in the building plans. The Building Official shall ensure that construction contractors comply with the measures. The Code Enforcement Inspector shall enforce the City's Noise Ordinance regulations.		
Impact 4.5-2: Commercial noise sources. MM 4.5-3: Commercial noise control	The applicants shall submit site-specific acoustical analyses to the Chief Building Inspector for review. .	Prior to approval of Building Permits.	The Chief Building Inspector shall ensure that appropriate noise control measures are reflected in the building plans. The Building Official shall ensure that		

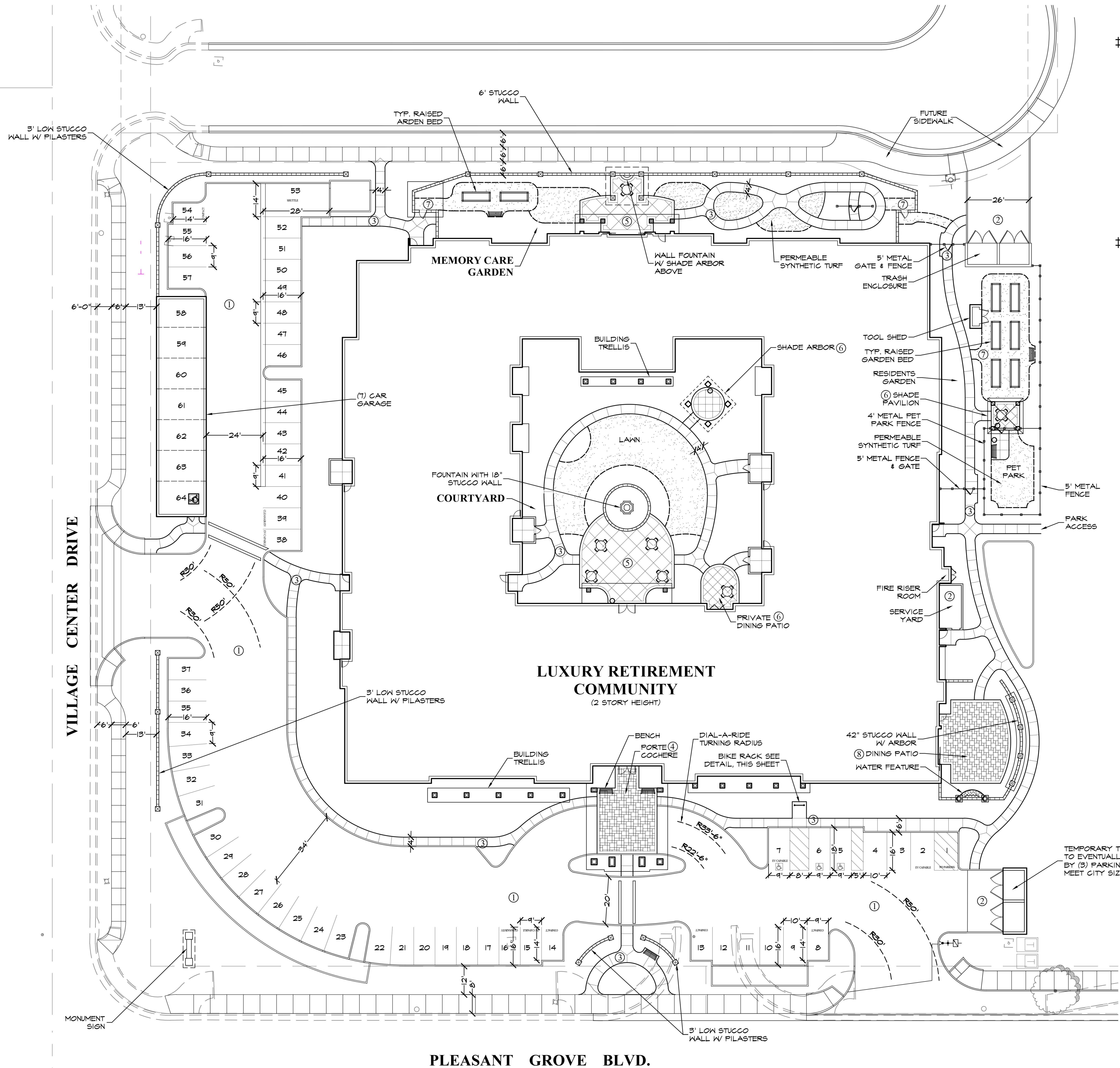
			construction contractors comply with the measures. The Code Enforcement Inspector shall enforce the City's Noise Ordinance regulations.		
Impact 4.7-5: Disruption of Swainson's Hawk, Burrowing Owl, and other legally protected raptors. Disruption of Swainson's Hawk, Burrowing Owl, and other legally protected raptors. MM 4.7-6: Avoid nesting sites	Results of preconstruction surveys shall be submitted to the Chief Building Inspector prior to the issuance of a grading permit. Applicable construction restrictions shall be reflected within building 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.	Prior to approval of grading and building permits.	The Chief Building Inspector shall ensure that appropriate measures are reflected in the grading permit and/or building plans. The Building Official shall ensure that construction contractors comply with the measures. The Code Enforcement Inspector shall enforce the City's regulations. The Environmental Coordinator shall oversee open space areas for compliance with the Operations and Maintenance Plan.		
Impact 4.8-1: Disturb, damage or destroy unidentified subsurface archaeological resources during project construction. MM 4.8-1: Cease Work and Consult with Qualified Archaeologist	This condition shall be reflected in all construction and building plans. The Public Works Director shall review plans for inclusion and permits of specifications prior to the issuance of building permits.	Prior to approval of grading permit and/or improvement plans.	The Public Works Director will ensure that appropriate measures are reflected in the grading permit and/or building plans. The Building Official shall ensure that construction contractors comply with the measures. The Code Enforcement Inspector shall enforce the City's regulations.		
Impact 4.8-3: Disturb unknown paleontological resources during site preparation. MM 4.8-10: Cease Work Until Review Conducted by Qualified Paleontologist and Recommendations Implemented	This condition shall be reflected in all construction and building plans and permits. The Public Works Director shall review plans for inclusion of specifications prior to the issuance of building permits.	During construction, as a condition of Grading and Building Permits.	The Public Works Director will ensure that appropriate measures are reflected in the grading permit and/or building plans. The Building Official shall ensure that construction contractors comply with the measures. The Code Enforcement Inspector shall enforce the City's		

			regulations.		
Impact 4.8-4: Damage or destroy historic or prehistoric resources during construction of off-site infrastructure. Refer to MM 4.8-1: <i>Cease Work and Consult with Qualified Archaeologist</i> and MM 4.8-10: <i>Cease Work Until Review Conducted by Qualified Paleontologist and Recommendations Implemented</i> and MM 4.8-12: <i>Conduct Appropriate Studies</i> .	Cultural resource surveys shall be conducted by a qualified archaeologist and any resulting recommendations to protect resources shall be reflected in all construction and building plans. The Public Works Director shall review plans for inclusion of specifications prior to the issuance of building permits.	During construction, as a condition of Grading and Building Permits.	The Public Works Director will ensure that appropriate measures are reflected in the grading permit and/or building plans. The Building Official shall ensure that construction contractors comply with the measures. The Code Enforcement Inspector shall enforce the City's regulations. The Environmental Coordinator shall oversee open space areas for compliance with the Operations and Maintenance Plan. The Parks and Recreation Director shall ensure that measures to protect and mitigate historic resources are implemented for any historic structures within parks property.		
Impact 4.11-11: Construction debris demand for solid waste services. MM 4.11-11: Divert construction debris	The City shall condition projects and the applicants and their construction contractors shall ensure a 50 percent reduction in the project's construction waste stream as part of specifications in general construction and building plans. Proof of waste stream diversion shall be submitted to the Environmental Utilities Department.	Prior to issuance of building permit	The Environmental Utilities Director and the Public Works Director will ensure that appropriate measures are reflected in all general construction and building plans. The Building Official shall ensure that construction contractors comply with the measures. The Code Enforcement Inspector shall enforce the City's regulations.		
Impact 4.13-2: New sources of light and glare. <i>MM 4.13-1(c): Use Low-Glare Materials for New Development</i>	The applicants shall ensure that development proposals are consistent with the mitigation and the WRSP Design Guidelines.	Prior to issuance of building permit.	The Planning Director shall review plans to ensure consistency with the mitigation measures and the specific plan and design guidelines to reduce light and glare impacts.		

NOTE: This table is provided as a courtesy to the developer, to highlight those measures which are required to be placed on Civil 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).

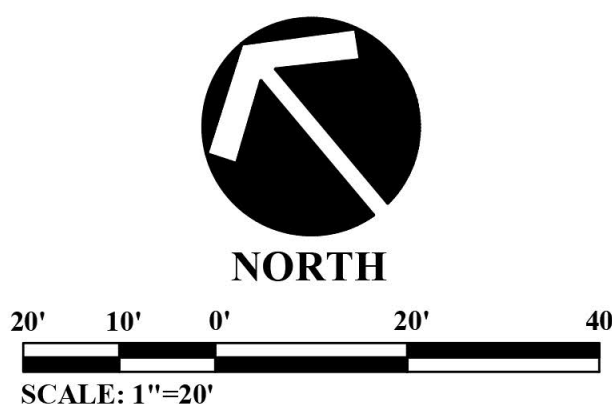
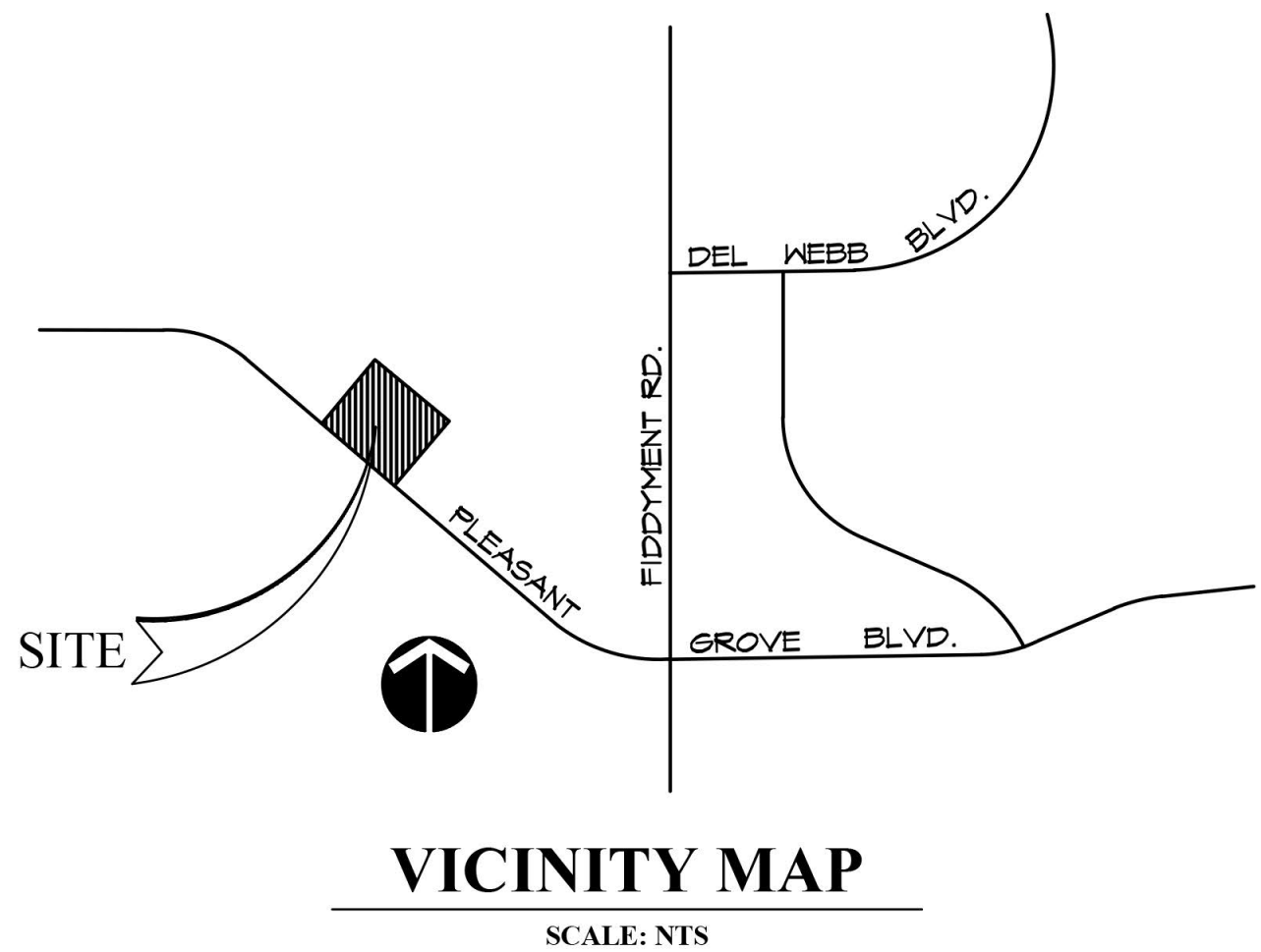


1 DETAIL BIKE RACK 1/2" = 1'



PAVING LEGEND			
1	A.C. DRIVE AISLE AND PARKING LOT. SEE GRADING PLAN FOR CURB & GUTTERS.	5	COLORLED CONCRETE W/ 5'x5' GRID & SALT FINISH, WITH CONCRETE BANDS. DAVIS COLOR: TBD
2	STD. CONCRETE TO BE BROOM FINISHED PER CITY STANDARD. SEE GRADING PLAN.	6	COLORLED CONCRETE W/ 3'x3' GRID & SALT FINISH, WITH CONCRETE BANDS. DAVIS COLOR: TBD
3	COLORLED CONCRETE W/ SALT FINISH. DAVIS COLOR: TBD	7	DECOMPOSED GRANITE WITH W/ BINDER
4	CALSTONE CONCRETE PAVERS WITH PAVEMENT BORDER	8	TILE PER OWNER, SET ON CONCRETE

PROJECT INFORMATION	
EXISTING ZONING:	
SPECIFIC PLAN:	
PROPOSED PARCEL SIZE:	
PROPOSED BUILDING SIZE:	
PARKING REQUIRED:	
PARKING PROVIDED: 63 SPACES	
SURFACE:	55 (3 ACCESSIBLE)
GARAGE:	7 (1 ACCESSIBLE)
SHUTTLE:	1

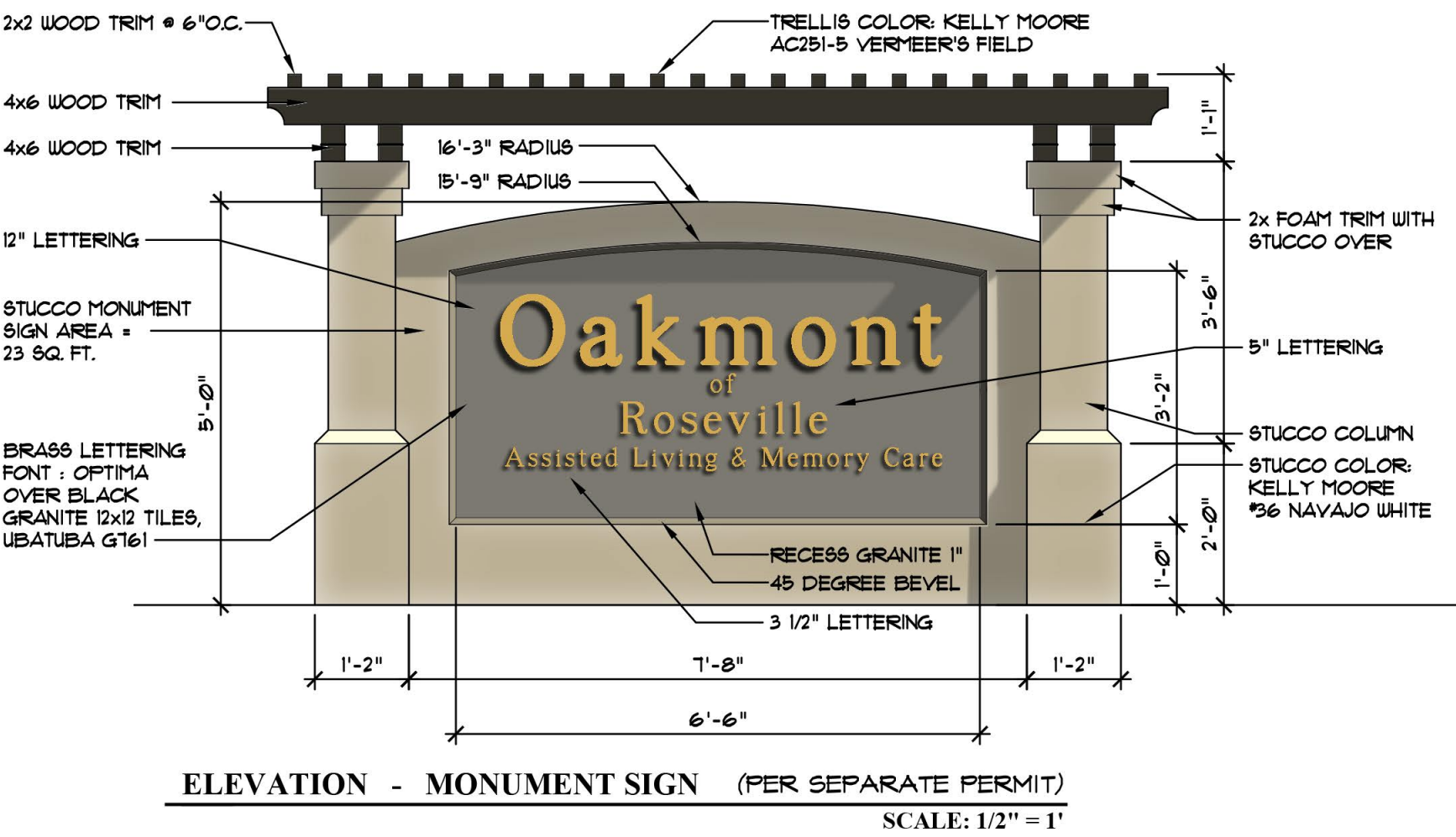


LANDSCAPE LEGEND

	BOTANICAL NAME	COMMON NAME	WTR USE (WUCOLS)	SIZE				
	TREES							
	QUERCUS RUBRA	RED OAK	L	24" BOX				
	ZELKOVA SERRATA	ZELKOVA	M	24" BOX				
	ULMUS PARVIFOLIA	DRAKES ELM	M	24" BOX				
	GINKGO BILOBA	MAIDENHAIR TREE	M	24" BOX				
	KOELREUTERIA PINICULATA	GOLDEN RAIN TREE	M	24" BOX				
	ACER RUBRUM	RED MAPLE	M	36" BOX				
	PISTACIA CHINENSIS 'KIETH DAVEY'	CHINESE PISTACHE	L	24" BOX				
	CERCIS CANADENSIS	EASTERN REDBUD	L	24" BOX				
	LAGERSTROEMIA INDICA 'WATERMELON'	CRAPPE MYRTLE	L	24" BOX				
PRUNUS CERACIFERA 'KRATER VESUVIUS'	PURPLE LEAF PLUM	L	24" BOX					
	BOTANICAL NAME		COMMON NAME	WTR USE (WUCOLS)	SIZE	MATURE SIZE (HxW)		
	LARGE SHRUBS							
	ARBUTUS UNEDO 'COMPACTA'	STRAWBERRY SHRUB	L	15 GAL.	6'x6'			
	RHAPHIOLEPIS INDICA 'MAJESTIC BEAUTY'	INDIA HAWTHORN	L	5 GAL.	4'x4'			
	XYLOSMA CONGESTUM	SHINY XYLOSMA	L	15 GAL.	8'x8'			
	PITTOSPORUM TOBIRA	MOCK ORANGE	M	5 GAL.	10'x4'			
	PHORMIUM TENAX 'SUNDOWNER'	NEW ZEALAND FLAX	L	15 GAL.	5'x6'			
	VIBURNUM OPULUS 'ROSEUM'	CRANBERRY BUSH	M	5 GAL.	6'x6'			
	CAMELLIA SASANQUA	CAMELLIA	M	5 GAL.	6'x6'			
	LIGUSTRUM JAPANICUM 'TEXANUM'	TEXAS PRIVET	M	5 GAL.	6'x6'			
	MEDIUM SHRUBS							
	BERBERIS THUNBERGII 'ATROPURPUREA'	RED LEAF JAPANESE	L	5 GAL.	3'x4'			
	NANDINA DOMESTICA	HEAVENLY BAMBOO	L	5 GAL.	3'x3'			
	ABELIA GRANDIFLORA 'ED GOUCHER'	GLOSSY ABELIA	M	5 GAL.	3'x4'			
	ROSA SPP.	SHRUB ROSES	L	5 GAL.	3'x6'			
	BUXUS MICROPHYLLA JAPONICA	JAPANESE BOXWOOD	M	5 GAL.	4'x3'			
	ESCALLONIA TERRI	ESCALLONIA	M	5 GAL.	3'x4'			
	RHAPHIOLEPIS INDICA 'JACK EVANS'	JACK EVANS	M	5 GAL.	3'x4'			
	XYLOSMA C. 'COMPACTA'	DWARF XLOSMSA	M	5 GAL.	3'x5'			
	GREVILLEA NOELLII	GREVILLEA	L	5 GAL.	3'x5'			
PLUMBAGO CAPENSIS	CAPE PLUMBAGO	L	5 GAL.	3'x5'				
	SMALL SHRUBS & GRASSES							
	CISTUS x SKANBERGII	ROCKROSE	L	5 GAL.	1'x2'			
	CISTUS 'SUNSET'	SUNSET ROCKROSE	L	5 GAL.	1'x2'			
	NANDINA DOMESTICA 'NANA'	HEAVENLY BAMBOO	L	5 GAL.	3'x3'			
	TULBAGHIA VIOLACEA	SOCIETY GARLIC	L	5 GAL.	3'x3'			
	SALVIA GREGGI	AUTUMN SAGE	L	5 GAL.	3'x3'			
	RAPHIOLEPIS BALLERINA	DWARF RAPHIOLEPIS	L	5 GAL.	3'x3'			
		PERENNIALS & VINES						
		ERIOGONUM SPP. (N)	CALIFORNIA BUCKWHEAT	L	1 GAL.	2'x2'		
		CLYTOSTOMA CALLISTEGIODES	VIOLET TRUMPET VINE	M	5 GAL.	12'x12'		
GERANIUM 'ROZANNE'		ROZANNE'S GERANIUM	M	1 GAL.	1'x3'			
HEMEROCALLIS SPP.		DAYLILIES	M	1 GAL.	2'x2'			
PENSTEMON GLOXINOIDES		BEARDED TONGUE	M	1 GAL.	2'x2'			
		GROUNDCOVERS						
		ARCTOSTAPHYLOS 'EMERALD CARPET' (N)	CREeping MANZANITA	L	1 GAL. @ 24" O.C.			
		COPROSMA PUMILIA 'VERDE VISTA'	COPTOSMA	L	1 GAL. @ 36" O.C.			
		ROSMARINUS OFFICINALIS	PROSTRATE ROSEMARY	L	1 GAL. @ 12" O.C.			
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	M	1 GAL. @ 12" O.C.				
		ANNUALS PER OWNER <td></td> <td></td> <td></td> <td></td>						
		SODDED TURF	BEDDING PLANTS	H				
			LAWN GRASS	H				
			VEGETATED SWALE/ INFILTRATION <td></td> <td></td> <td></td> <td></td>					
			(N) INDICATES CALIFORNIA NATIVE PLANT	VARIOUS SPP.	L			

PARKING LOT SHADE CALCULATION

BOTANICAL NAME/ COMMON NAME	QTY. AT FULL SHADE / SQ. FT.	QTY. AT 1/2 SHADE / SQ. FT.	QTY. AT 1/4 SHADE / SQ. FT.
PARKING LOT SHADE CALCULATION			
55' LARGE TREES	(3) X 462 = 2886 SF	(20) X 481 = 9620 SF	(0) X 240 = 0 SF
20' SMALL TREES	(3) X 442 = 0 SF	(3) X 151 = 785 SF	(4) X 74 = 516 SF
TOTAL = 14549 SF			
TOTAL AREA OF PARKING LOT PAVING = 22497 SF			
AREA REQUIRED TO BE SHADED: 22497 X 50% = 11499 SF			
AREA PROVIDED TO BE SHADED: 14549 SF > 11499 SF			
SHADE PROVIDED EXCEEDS AMOUNTS REQUIRED.			

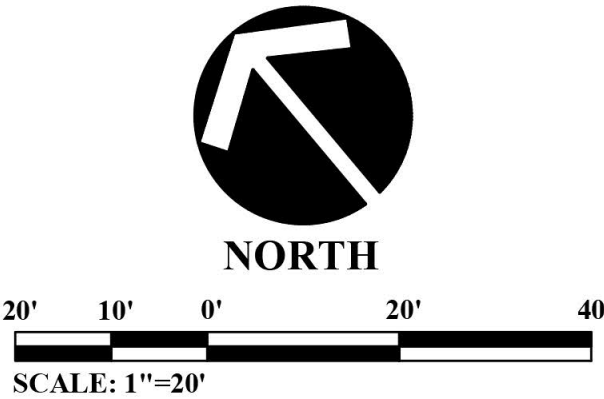


OAKMONT OF ROSEVILLE

2400 PLEASANT GROVE BLVD & VILLAGE CENTER DRIVE
ROSEVILLE, CALIFORNIA

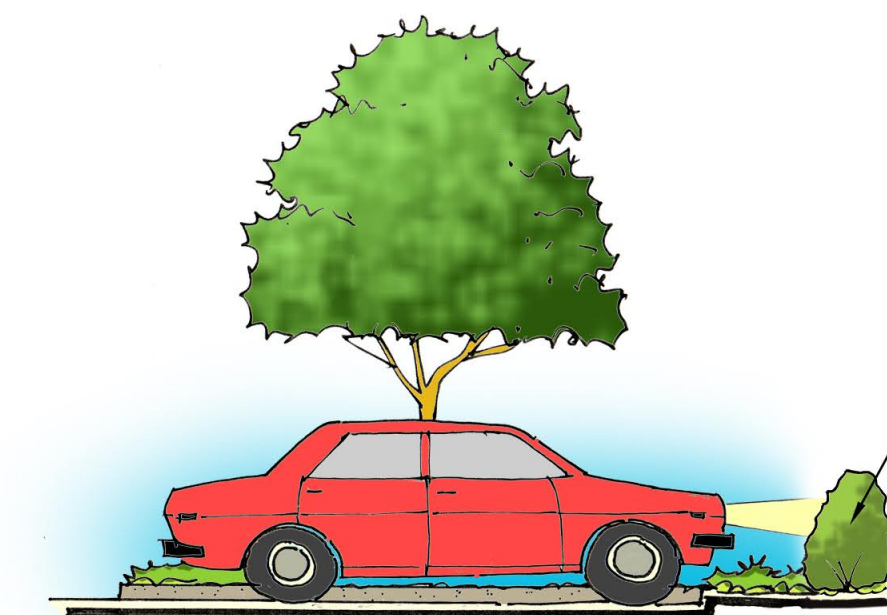
CONCEPTUAL LANDSCAPE PLAN

OAKMONT SENIOR LIVING



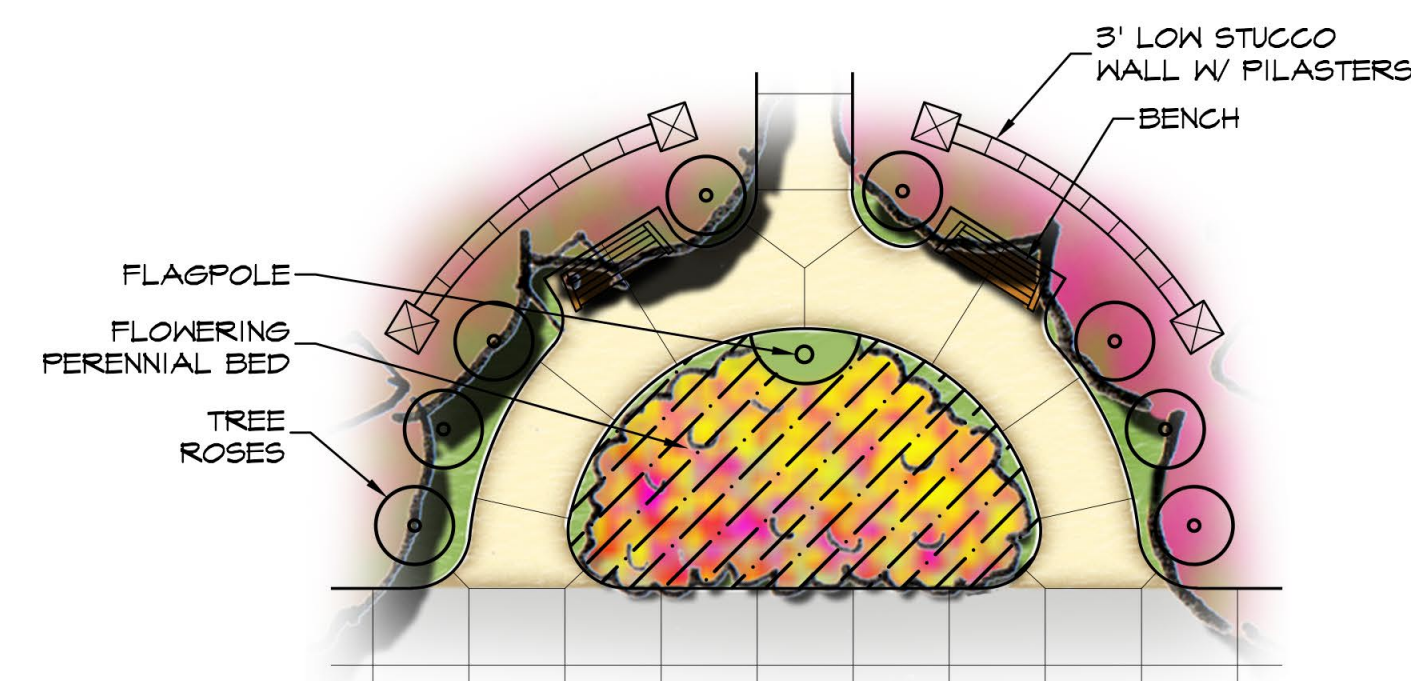
SHEET:

2



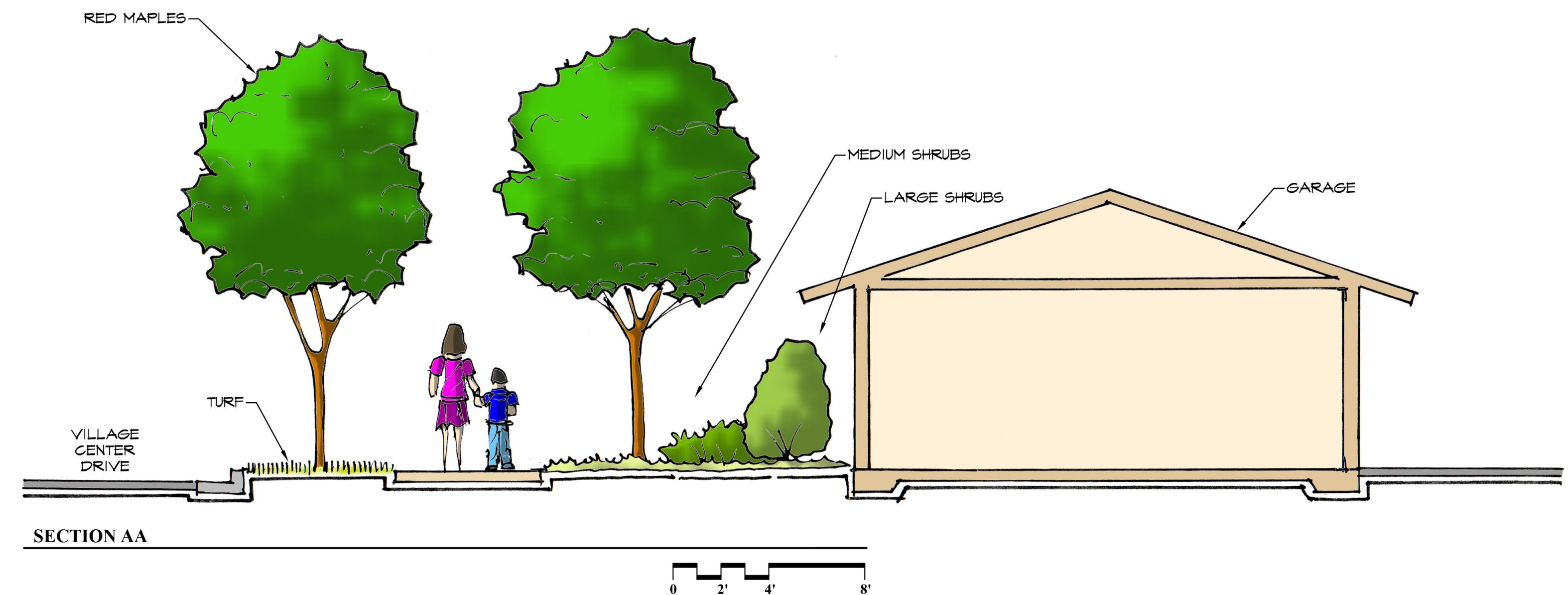
PARKING LOT SCREENING HEDGE

SCALE: NTS

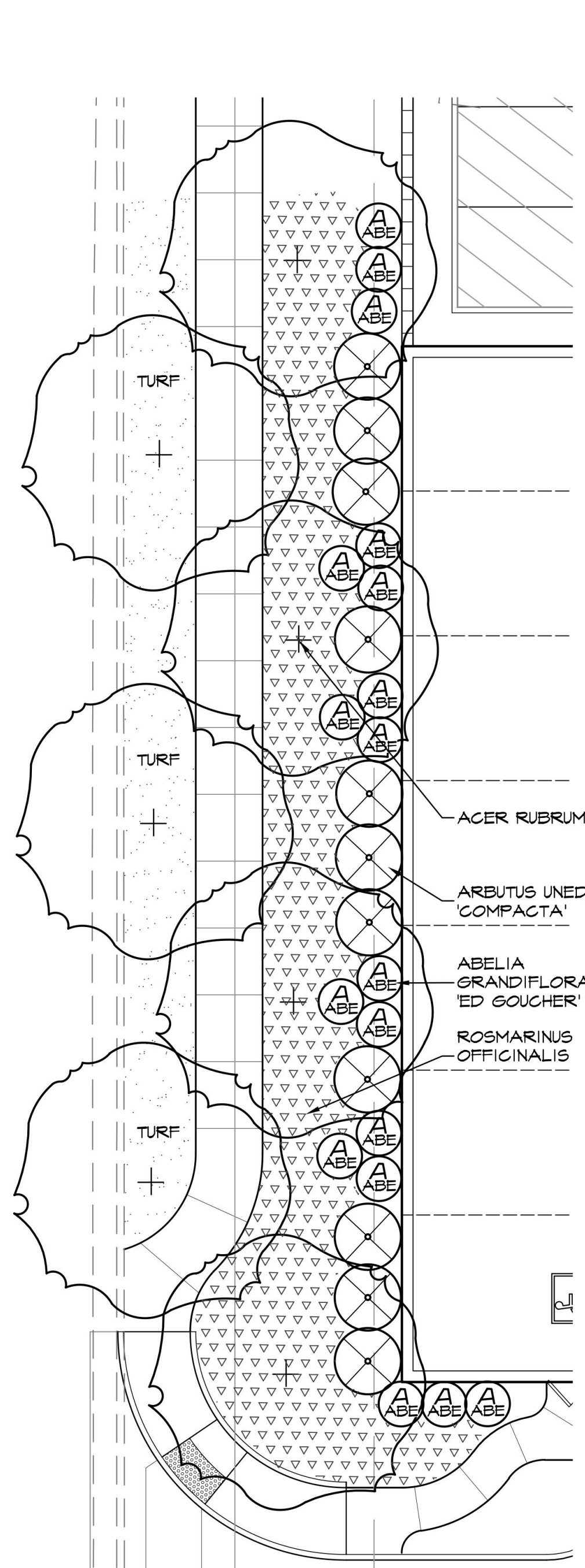


ENLARGEMENT - ENTRY PLAZA

SCALE: 1/2" = 1'

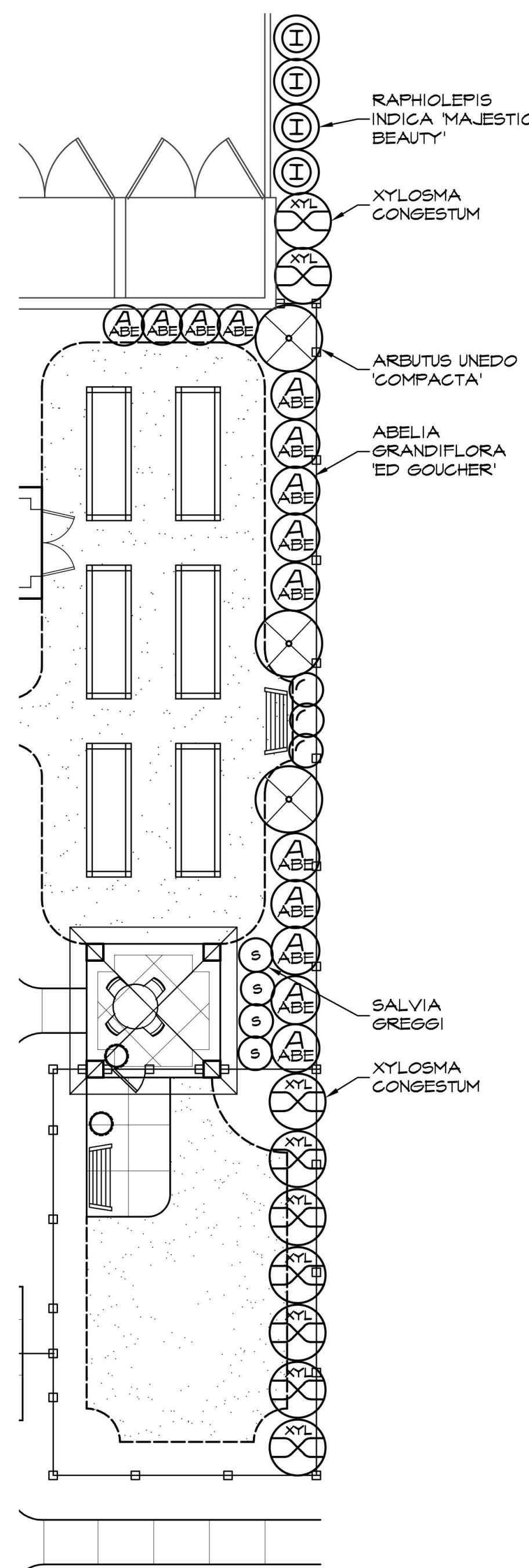


SECTION AA



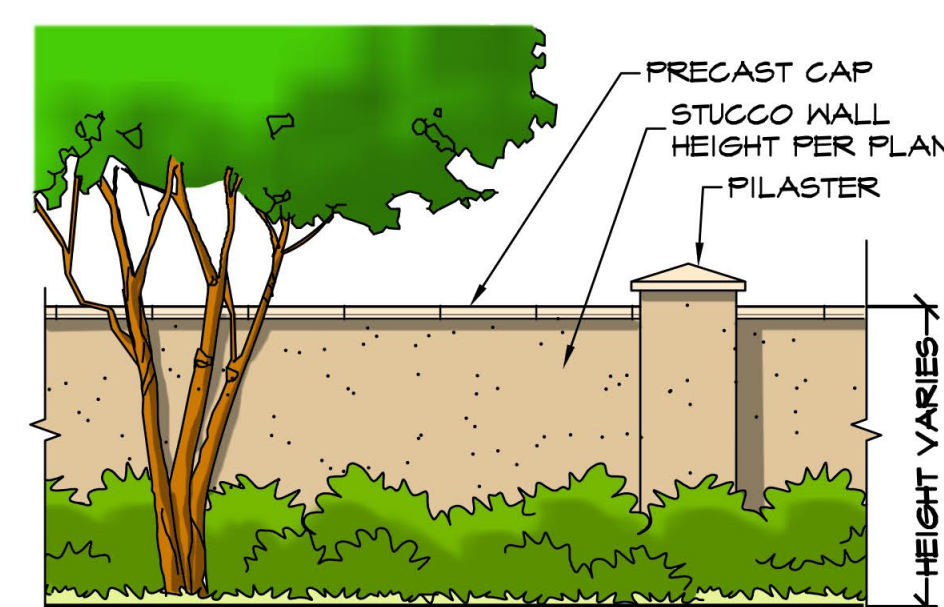
GARAGE PLANTING

SCALE: 1" = 10'



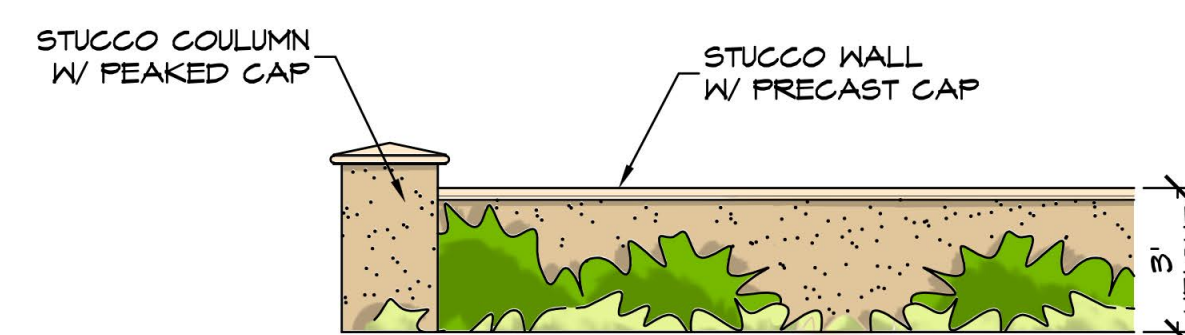
RESIDENT GARDEN/PET PARK PLANTING

SCALE: 1" = 10'



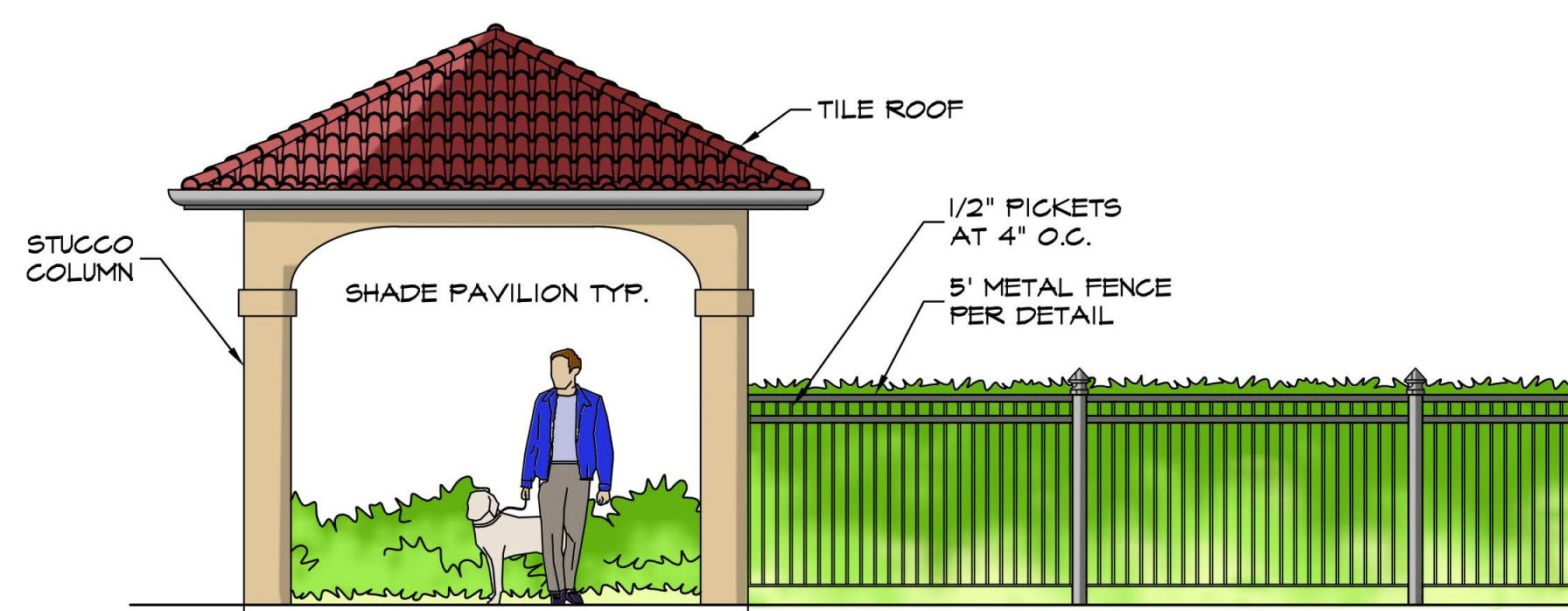
TYP. STUCCO WALL W/ PRECAST CAP

1/4" = 1'



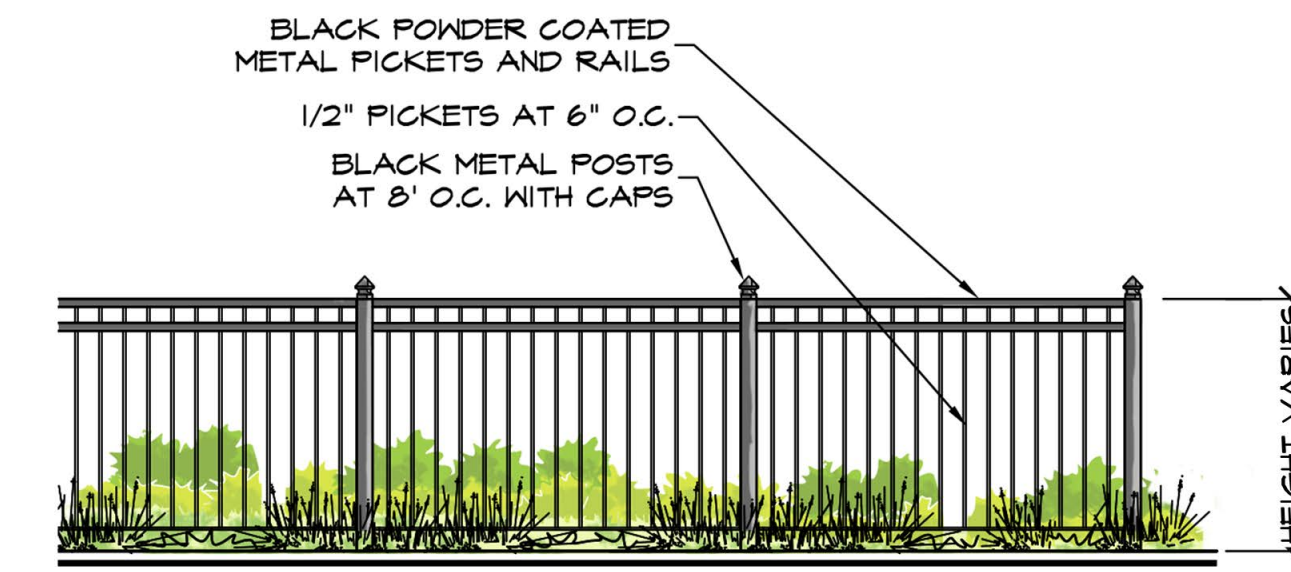
ELEVATION - 3' STUCCO WALL W/ PRECAST CAP

SCALE: 1/4" = 1'



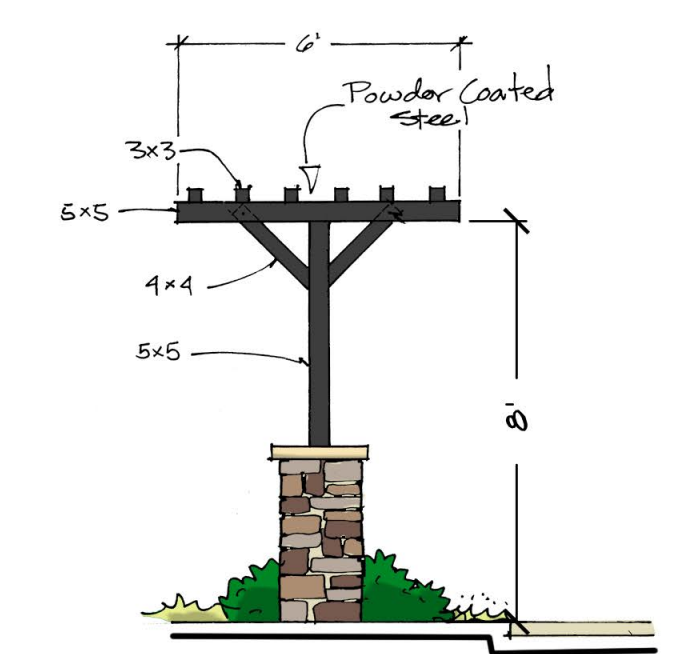
ELEVATION PET PARK

1/4" = 1'



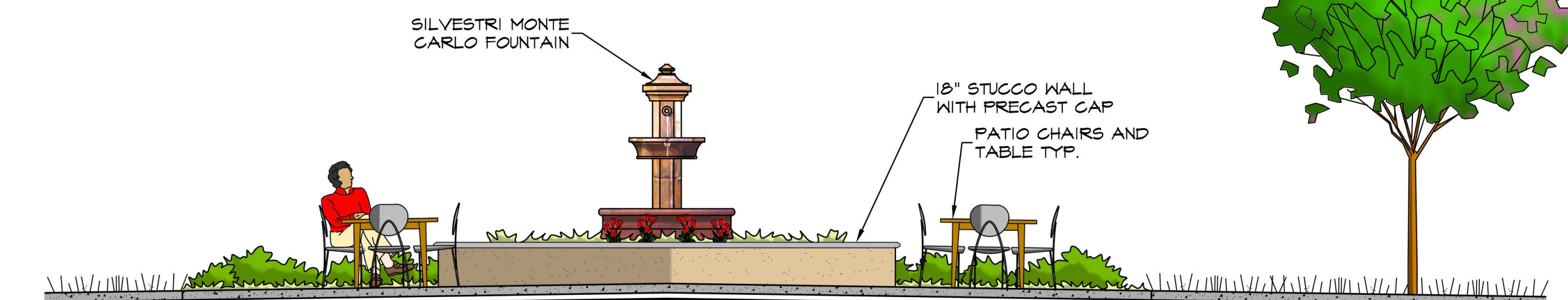
TYPICAL METAL FENCE

1/4" = 1'



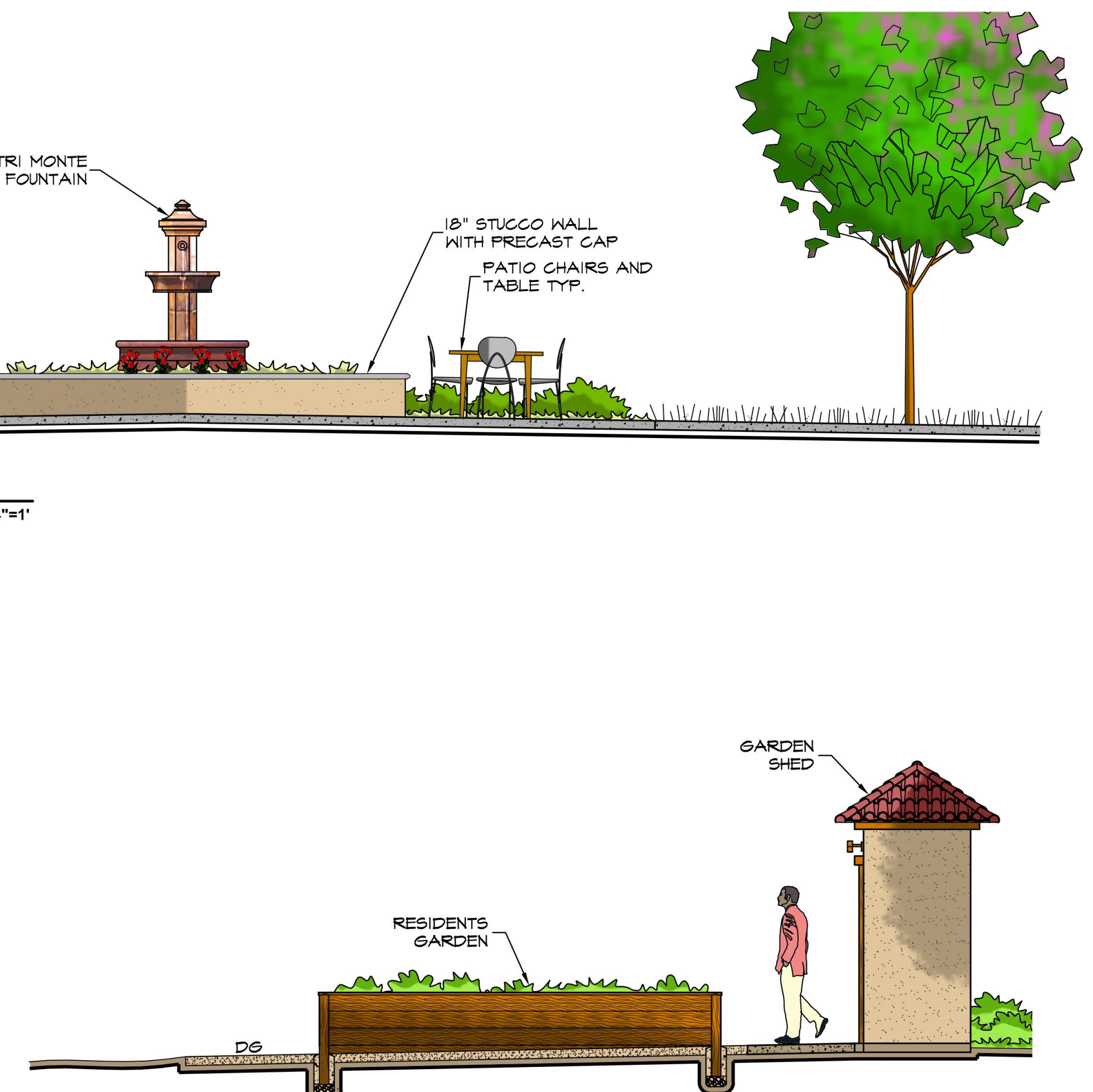
SECTION - METAL ARBOR AT DINING PATIO

SCALE: 1/4" = 1'



SECTION / ELEVATION COURTYARD

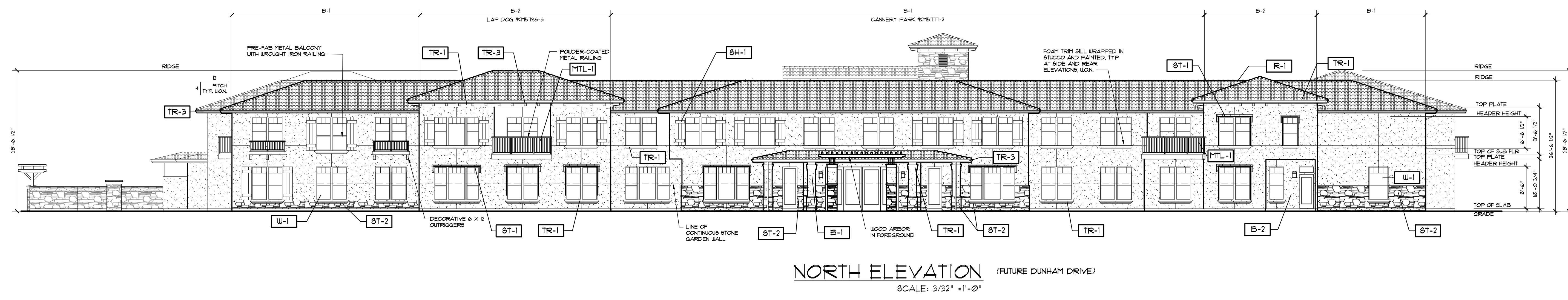
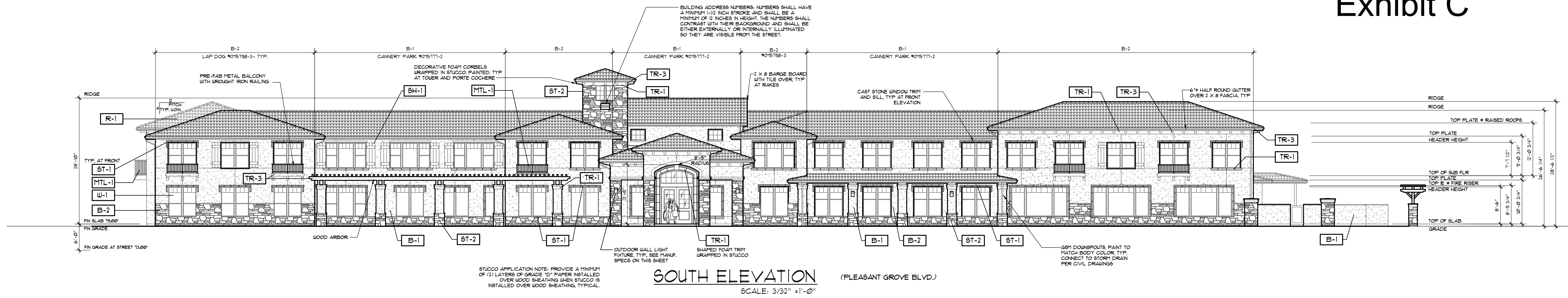
1/4" = 1'



SECTION RESIDENTS GARDEN

1/4" = 1'

Exhibit C



COLOR AND MATERIAL SCHEDULE			
FINISH TAG	SUBJECT	MANUFACTURER/MATERIAL	COLOR
R-1	ROOF	18" TILE CLAY ROOF TILES	'OLD WORLD BLEND'
B-1	BODY	'EXTERIOR STUCCO FINISH' 2000 SAND FINISH	'KELLY MOORE' CANNERY PARK #05111-2
B-2	BODY	'EXTERIOR STUCCO FINISH' 2000 SAND FINISH	'KELLY MOORE' LAP DOG #05198-3
TR-1	TRIM	MATERIAL VARIES SEE ELEVATIONS FOR DETAIL KETS AND CALL-OUTS	'KELLY MOORE' 0050 COFFEE '93
TR-3	TRIM	MATERIAL VARIES SEE ELEVATIONS FOR DETAIL KETS AND CALL-OUTS	'KELLY MOORE' ACR-5 VENEER'S FIELDS
W-1	WINDOWS	VINYL FRAMES	ALMOND INSIDE ALMOND OUTSIDE
MTL-1	WROUGHT IRON	MANUFACTURER VARIES	ALL WROUGHT IRON TO BE POWDER COATED COLOR: FLAT BLACK
ST-1	CAST STONE TRIM	EL DORADO STONE	CAST STONE TO MATCH 'KELLY MOORE' NAVAJO WHITE '96"
ST-2	STONE VENEER	EL DORADO STONE	CASCADE RUBING LEDGE W/ TUSCAN COUNTRY RUBBLE GROUT RAKED JOINTS GROUT COLOR: CAVE'S COLORED MARBLE
SH-1	SHUTTERS	ATLANTIC PREMIUM SHUTTERS	'001 DEEP SEA BLUE

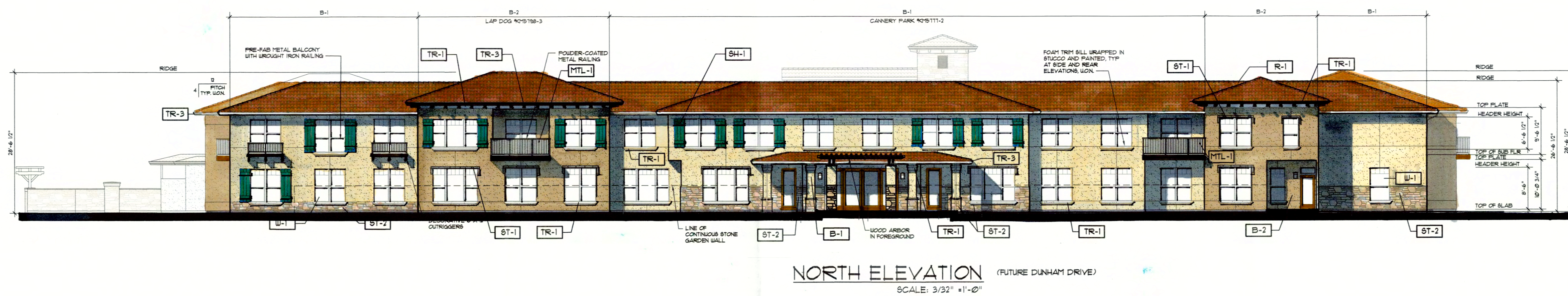
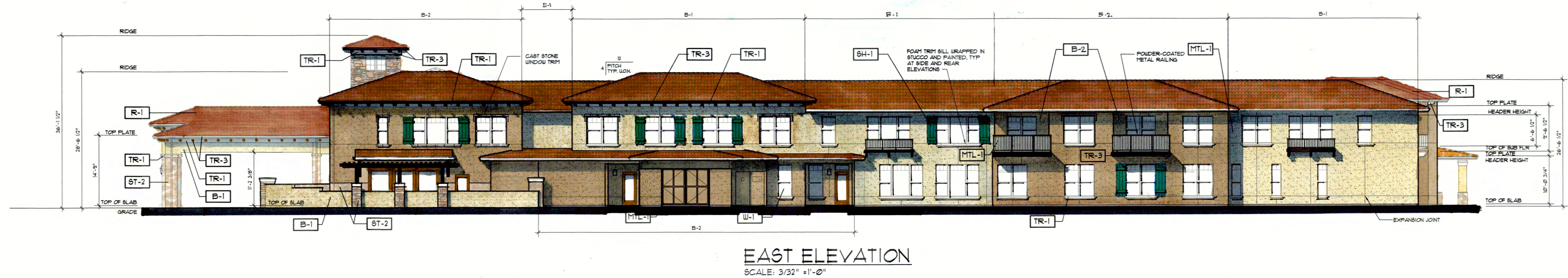
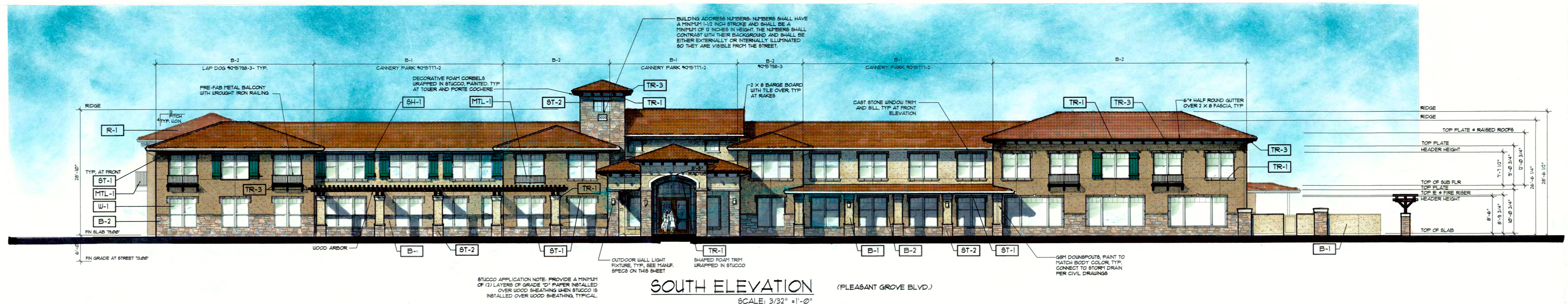


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9240 OLD REDWOOD HWY STE. 200
INDIO, CA 92630
PH: 101-535-3300

OAKMONT
Senior Living

EXTERIOR ELEVATIONS
OAKMONT OF WESTPARK
2400 TOWN CENTER DRIVE, ROSEVILLE, CA

JOB NO:
SCALE:
AS SHOWN
DRAIN BY:
DATE:
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JULY 2017
SHEET NO:
A11



FINISH TAG	SUBJECT	MANUFACTURER/MATERIAL	COLOR
R-1	ROOF	1/2" TYPE PENSION STYLE CLAY ROOF TILES	'OLD WORLD BLEND'
B-1	BODY	'EXTERIOR STUCCO FINISH' 2000 SAND FINISH	'KELLY MOORE' CANNERY PARK #05111-2
B-2	BODY	'EXTERIOR STUCCO FINISH' 2000 SAND FINISH	'KELLY MOORE' LAP DOG #05158-3
TR-1	TRIM	MATERIAL VARIES SEE ELEVATIONS FOR DETAIL KEYS AND CALL-OUTS	'KELLY MOORE' BUBBA COFFEE #3
TR-3	TRIM	MATERIAL VARIES SEE ELEVATIONS FOR DETAIL KEYS AND CALL-OUTS	'KELLY MOORE' ACORN-5 VENEER'S FIELDS
W-1	WINDOWS	VINYL FRAMES	ALMOND INSIDE ALMOND OUTSIDE
MTL-1	UNBOUGHT IRON	MANUFACTURER VARIES	ALL UNBOUGHT IRON TO BE POWDER COATED COLOR FLAT BLACK
ST-1	CAST STONE TRIM	EL DORADO STONE OR EQUAL	CAST STONE TO MATCH 'KELLY MOORE' NAVADO WHITE #6"
ST-2	STONE VENEER	EL DORADO STONE	CANIGAGE MURTO LEDGE BY TURCANY COUNTRY RUBBLE GROUT RANDED JOINTS GROUT COLOR: DAVIS COLOR #4002
SH-1	SHUTTERS	ATLANTIC PREMIUM SHUTTERS	#01 DEEP SEA BLUE





R-1 ROOFING: US TILE
 *8" TYPE MISSION STYLE
 CLAY ROOF TILES
 COLOR: OLD WORLD BLEND



B-1 BODY:
 STUCCO 20/30 SAND FINISH
 KELLY MOORE:
 *QB5T11-2 CANNERY PARK



B-2 BODY:
 STUCCO 20/30 SAND FINISH
 KELLY MOORE:
 *QB5T58-3 LAP DOG



TR-1 TRIM:
 MATERIAL VARIES SEE
 ELEVATION FOR DETAIL
 KEYS & CALL-OUTS
 KELLY MOORE:
 *23 SWISS COFFEE



TR-3 TRIM:
 MATERIAL VARIES SEE
 ELEVATION FOR DETAIL
 KEYS & CALL-OUTS
 KELLY MOORE:
 *AC251-5 VERMEER'S FIELDS



W-1 WINDOWS: VINYL
 COLOR: ALMOND



MTL-1: WROUGHT IRON
 COLOR: FLAT BLACK



SH-1: ATLANTIC PREMIUM
 SHUTTERS
 COLOR: DEEP SEA BLUE



ST-1 STONE:
 CAST STONE TRIM
 EL DORADO STONE
 KELLY MOORE:
 *NAVAJO WHITE #36



ST-2 STONE: VENEER
 EL DORADO STONE
 CASCADE RUSTIC III/
 TUSCANY COUNTRY
 GROUT COLOR: DAVIS
 COLORS #4002

OAKMONT OF ROSEVILLE

Planning Division

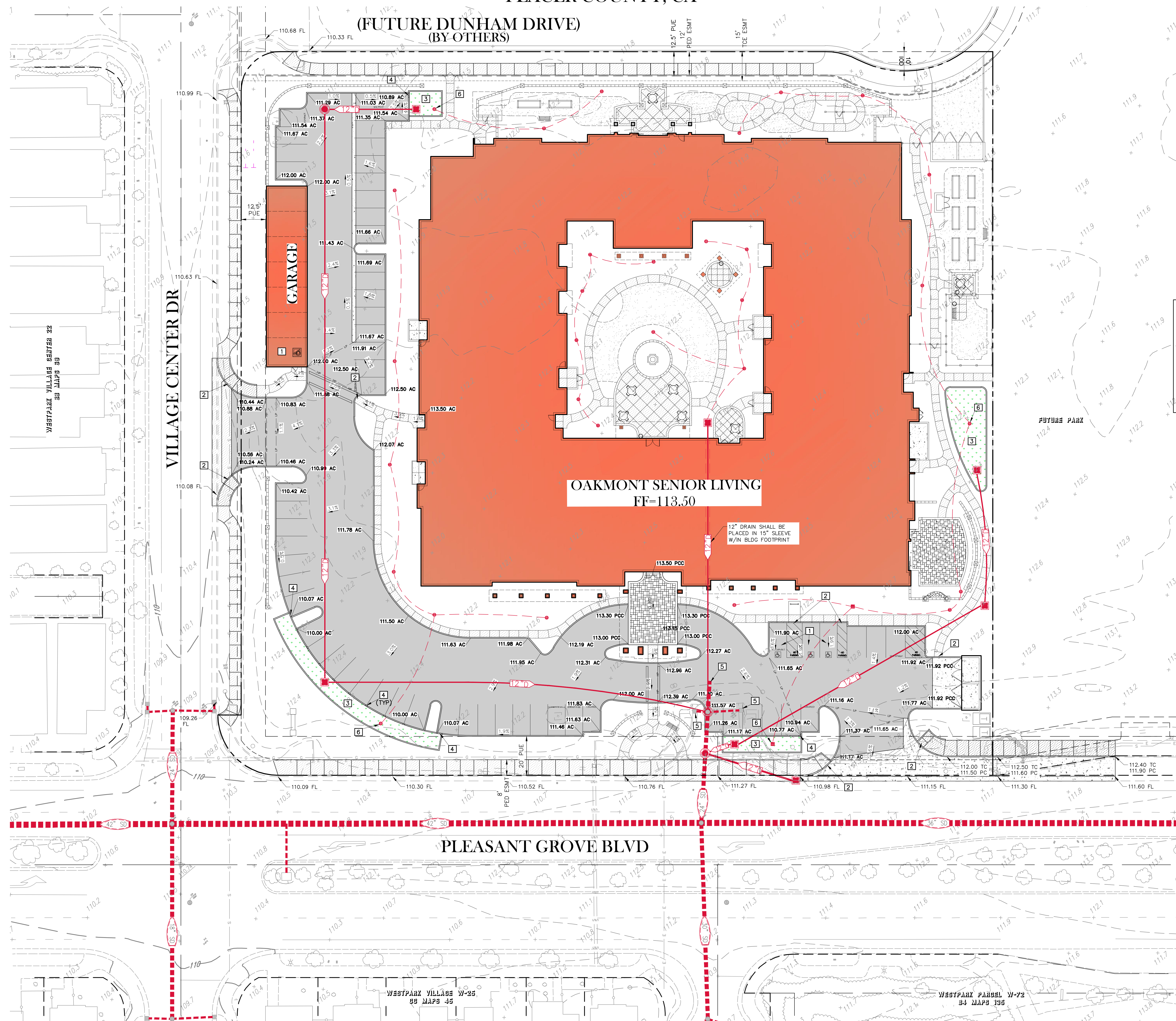
JUL 17 2017

RECEIVED

PRELIMINARY GRADING PLAN
OAKMONT OF ROSEVILLE

2450 PLEASANT GROVE BLVD, ROSEVILLE
NEC PLEASANT GROVE BLVD & VILLAGE CENTER DR
PLACER COUNTY, CA

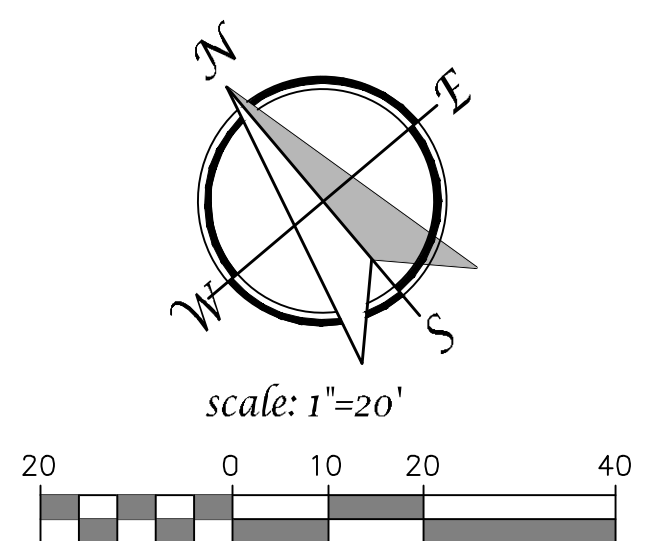
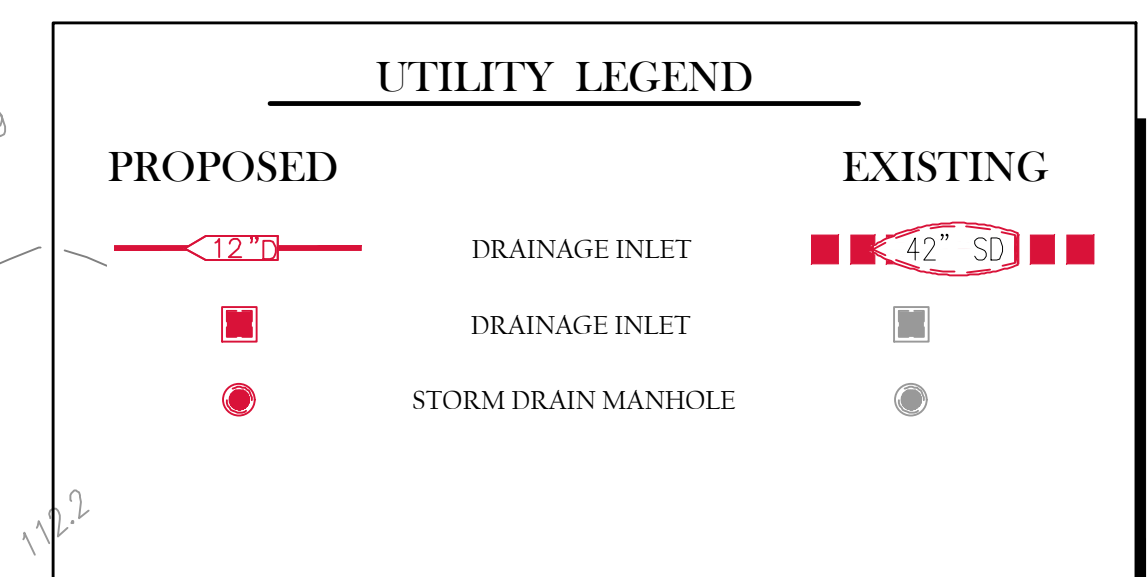
Exhibit E



- GRADING NOTES:**
- 1] ACCESSIBLE PARKING ~ SLOPE IN ANY DIRECTION NOT TO EXCEED 2%
 - 2] CURB RAMP (1:12 MAX)
 - 3] BIO-RETENTION BASIN (C/SPS)
 - 4] CURB OPENING FOR DRAINAGE LOCATED AT END OF STRIPES
 - 5] ABANDON EXISTING STORM
 - 6] OUTLET SIPHON FOR LANDSCAPE AND ROOF DRAINS

EARTHWORK CALCULATIONS:

(FOLLOWING NUMBERS ARE RAW ESTIMATES AND ARE PRELIMINARY IN NATURE:
CUT: 3,000± CU.YD.
FILL: 1,200± CU.YD.
NET: 1,800± CU.YD. CUT



PRELIMINARY GRADING PLAN

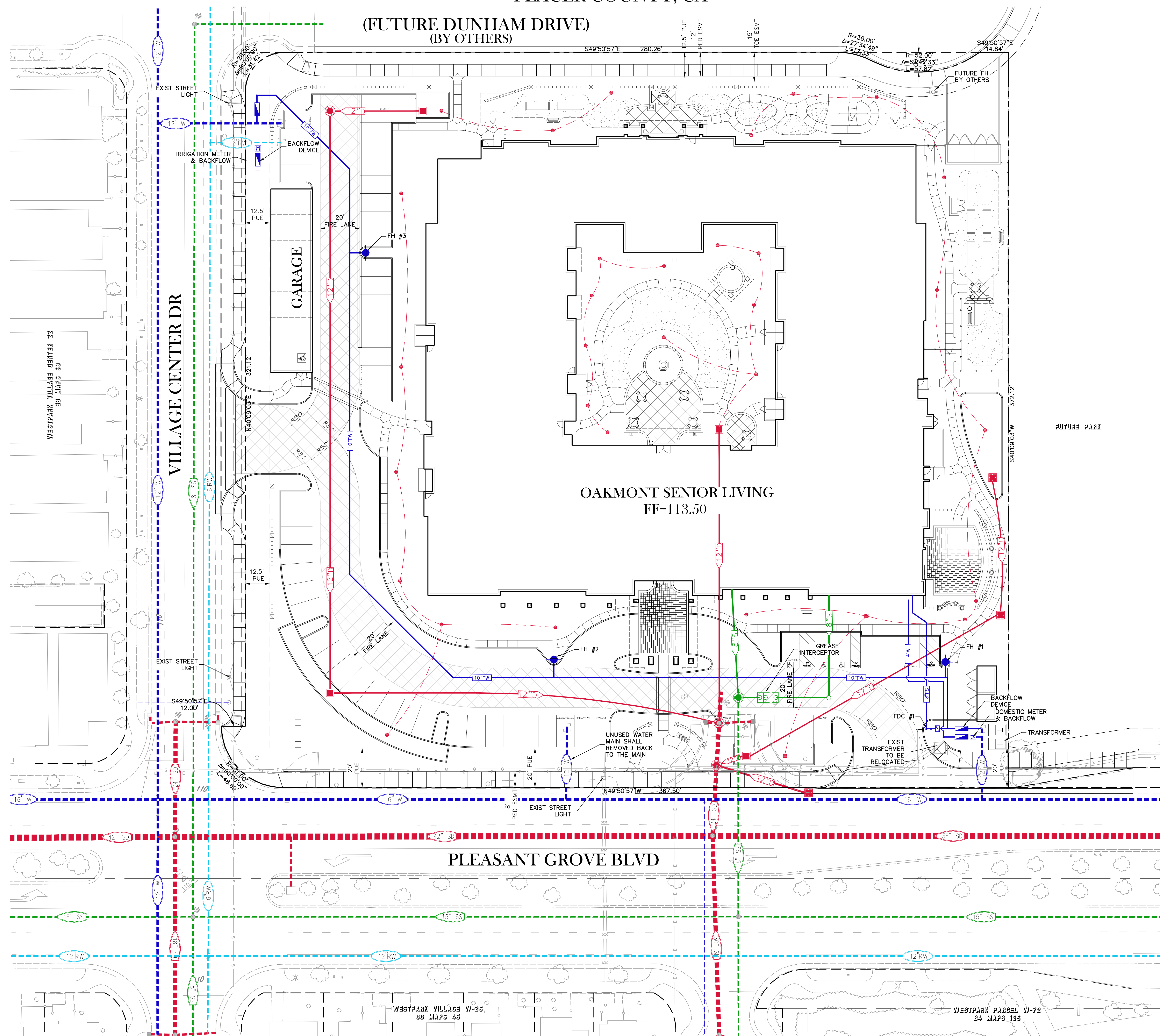
05/01/2017
REVISED 08/18/2017

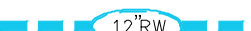
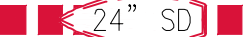
SP-3
TSD ENGINEERING, INC.
expect more.

785 Orchard Drive, Suite #110
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701

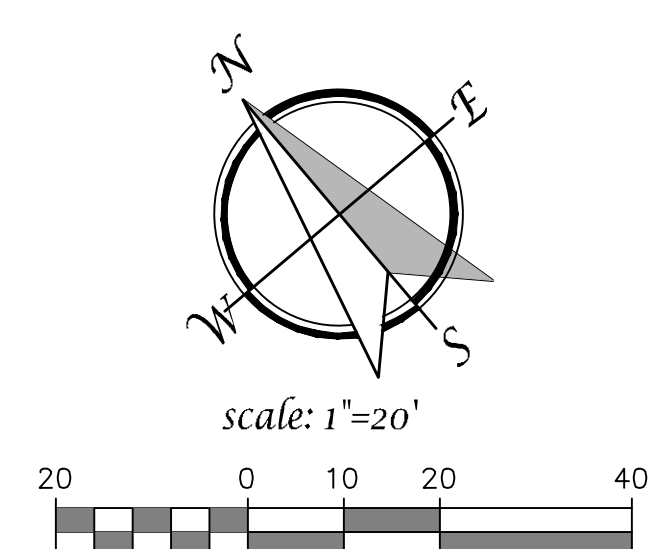
2450 PLEASANT GROVE BLVD, ROSEVILLE
NEC PLEASANT GROVE BLVD & VILLAGE CENTER DR
PLACER COUNTY, CA

Exhibit F



UTILITY LEGEND	
PROPOSED	EXISTING
	
SANITARY SEWER MANHOLE	SANITARY SEWER MANHOLE
	
SANITARY SEWER LINE	SANITARY SEWER LINE
	
WATER MAIN	WATER MAIN
	
FIRE SERVICE MAIN	FIRE SERVICE MAIN
	
	RAW WATER MAIN
	
WATER METER & BACKFLOW	
	
FIRE BACKFLOW DEVICE	
	
FIRE HYDRANT	
	
FIRE DEPARTMENT CONNECTION & BACKFLOW PREVENTOR	
	
DRAINAGE INLET	DRAINAGE INLET
	
DRAINAGE INLET	
	
STORM DRAIN MANHOLE	
	
FIRE LANE	
	
GAS LINE	
	
ELECTRICAL LINE(S)	
	
STREET LIGHT CONDUIT	
	

NOTE: 1. ONSITE WATER MAINS ARE PRIVATE FACILITIES. 2. ONSITE STORM DRAINS ARE PRIVATE FACILITIES. 3. ONSITE SANITARY SEWER SYSTEM IS PRIVATE.
--



PRELIMINARY UTILITY PLAN
05/01/2017
REVISED 08/18/17



SP-4

TSD ENGINEERING, INC.
expect more.

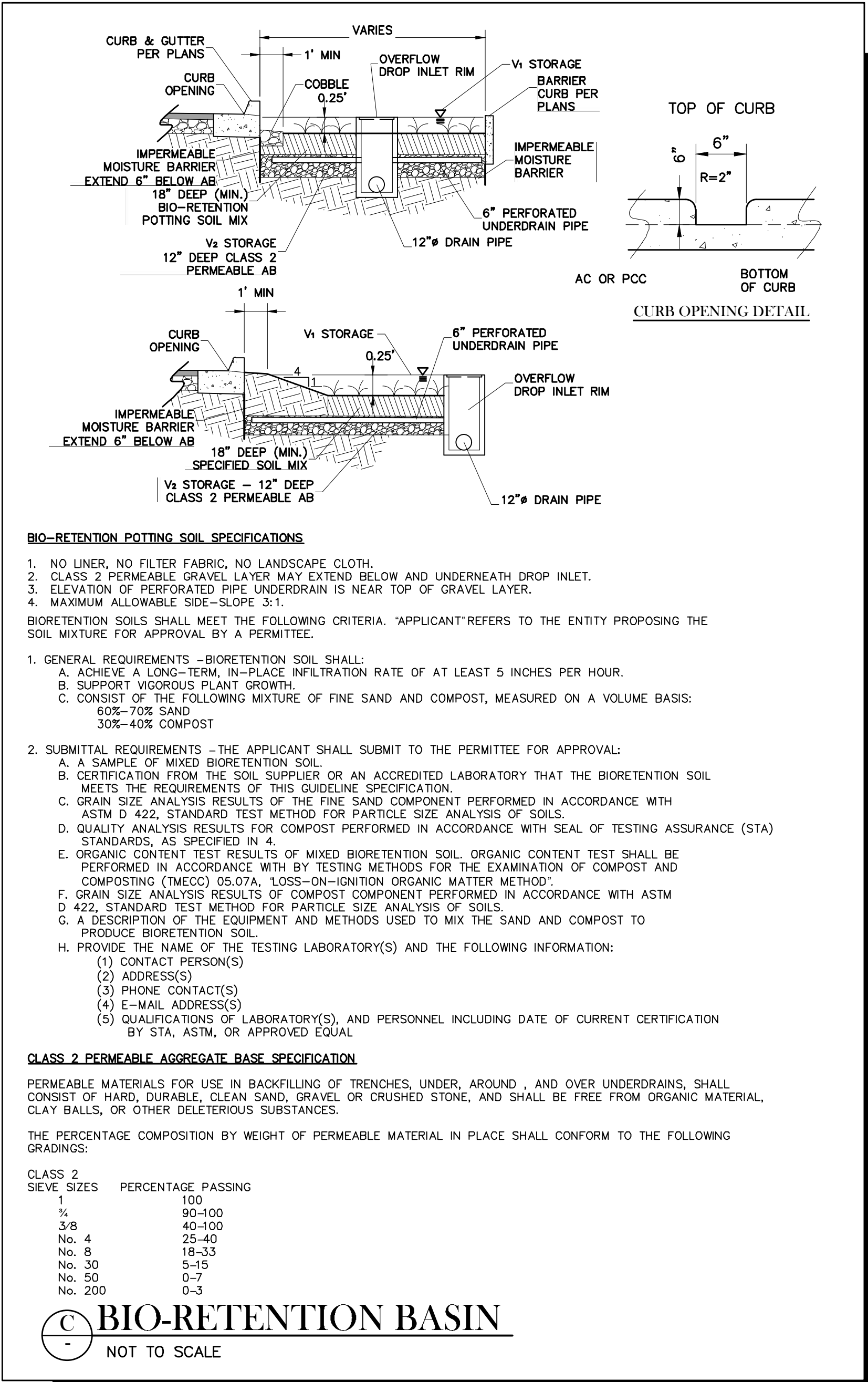
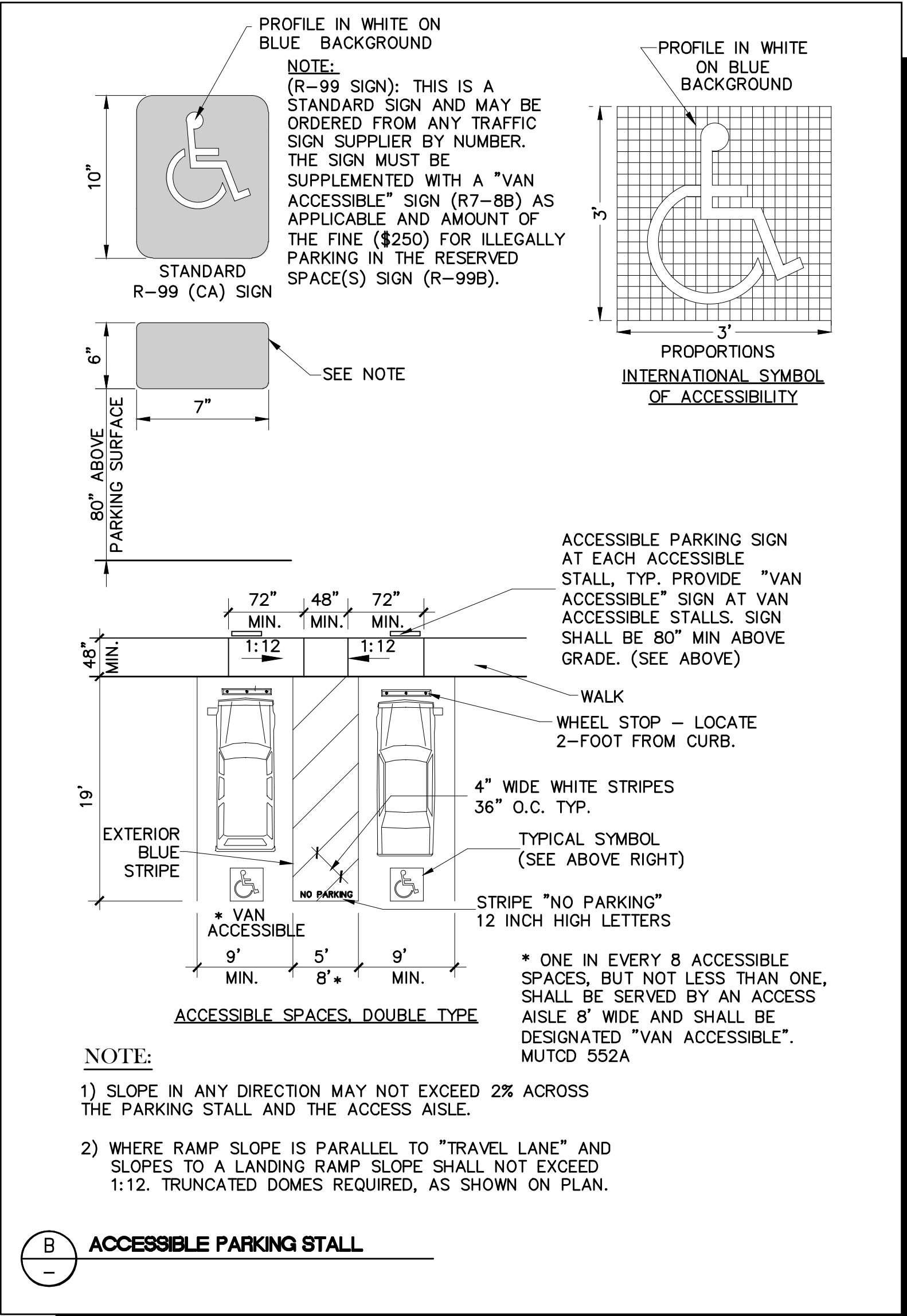
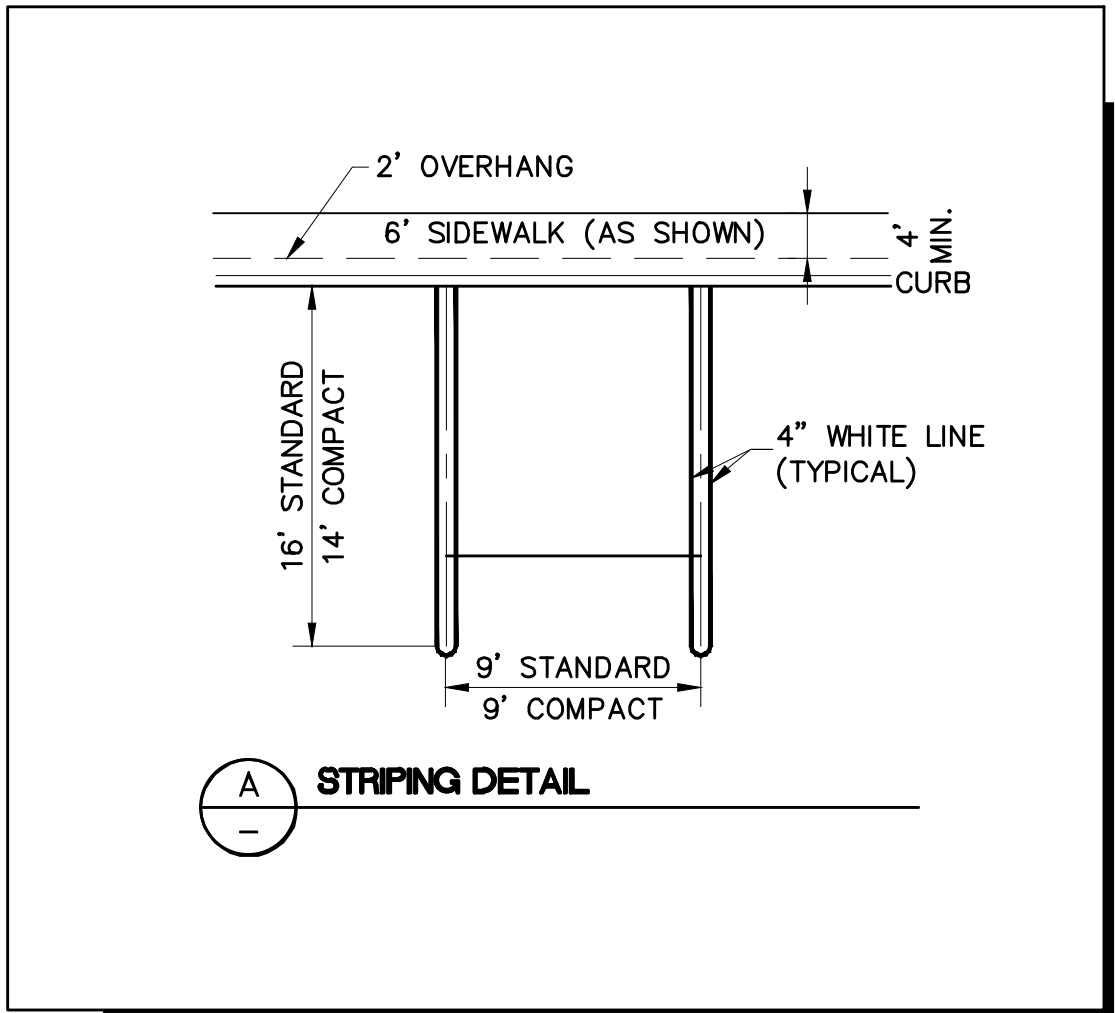
785 Orchard Drive, Suite #110
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701

PRELIMINARY SITE DETAILS

OAKMONT OF ROSEVILLE

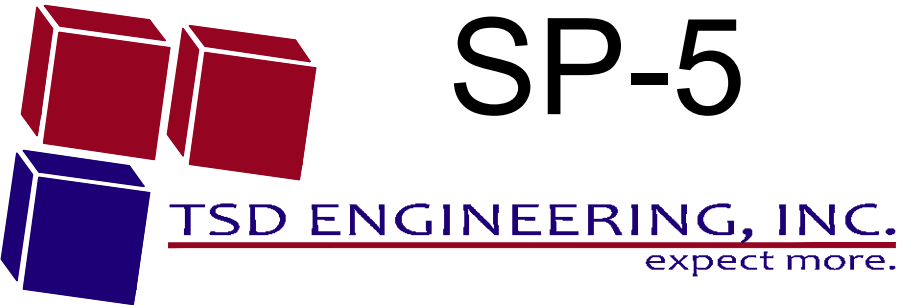
2450 PLEASANT GROVE BLVD, ROSEVILLE
NEC PLEASANT GROVE BLVD & VILLAGE CENTER DR
PLACER COUNTY, CA

Exhibit G



PRELIMINARY SITE DETAILS

05/01/2017



31 Natoma Street, Suite #160
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701

9240 OLD REDWOOD HWY, STE. 200
WINDSOR, CA. 95492
PH: 707-535-3200

LOWER FLOOR PLAN

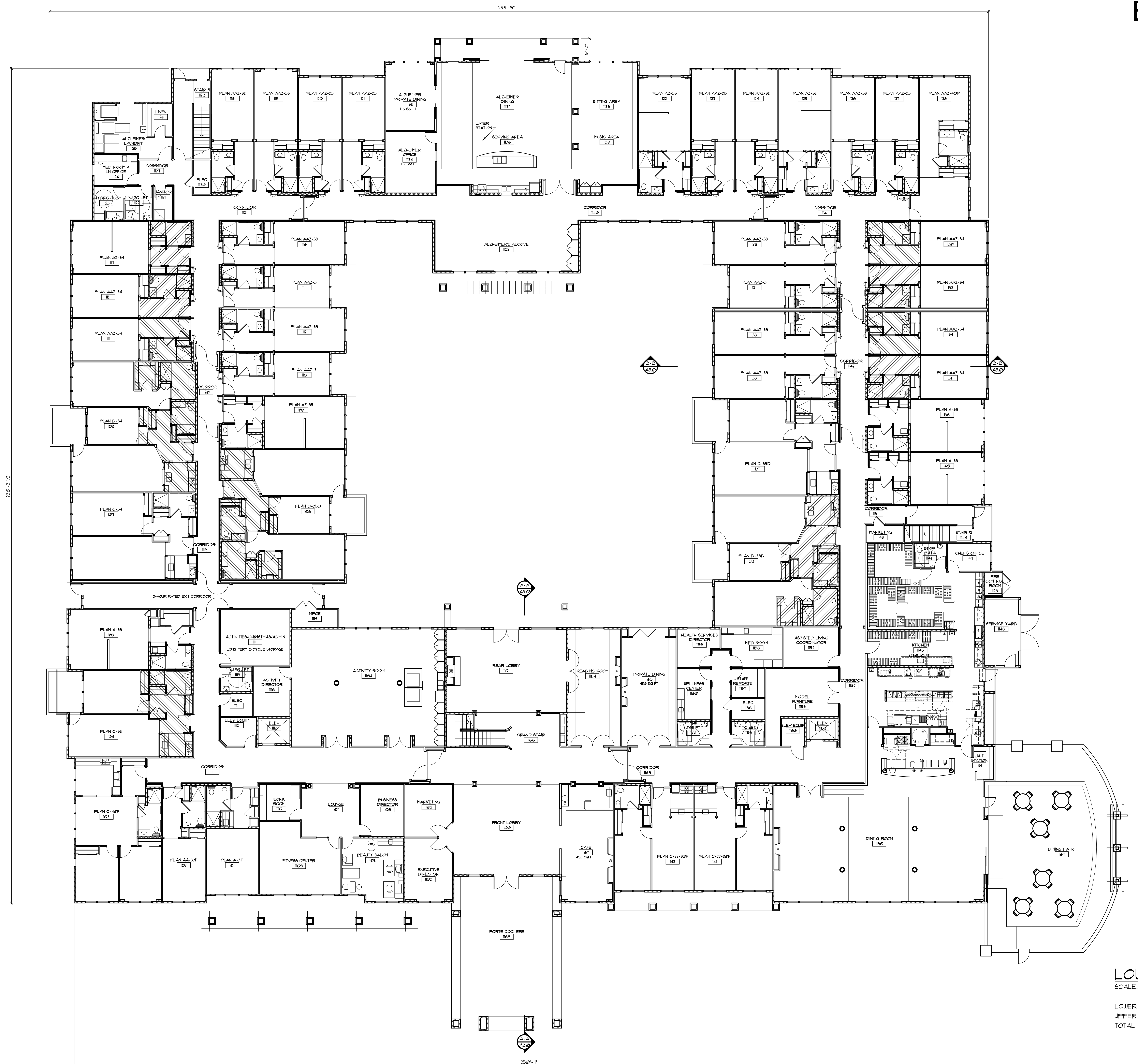
OAKMONT OF WESTPARK
2400 TOWN CENTER DRIVE, ROSEVILLE, CA

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VISIONS:
Y 2017
14, 2017

HEET NO:

A2.1



LOWER FLOOR PLAN
SCALE: 3/32" = 1'-0"

LOWER FLOOR AREA = 45,158 SQ. FT.
UPPER FLOOR AREA = 43,288 SQ. FT.
TOTAL FLOOR AREA = 88,446 SQ. FT.

UPPER FLOOR PLAN

SCALE: 3/32" = 1'-0"

UPPER FLOOR AREA = 43,831 SQ. FT.



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WINDSOR, CA. 95432
PH: 707-535-3200

9H-1

R-1

W-1

B-1

TR-2

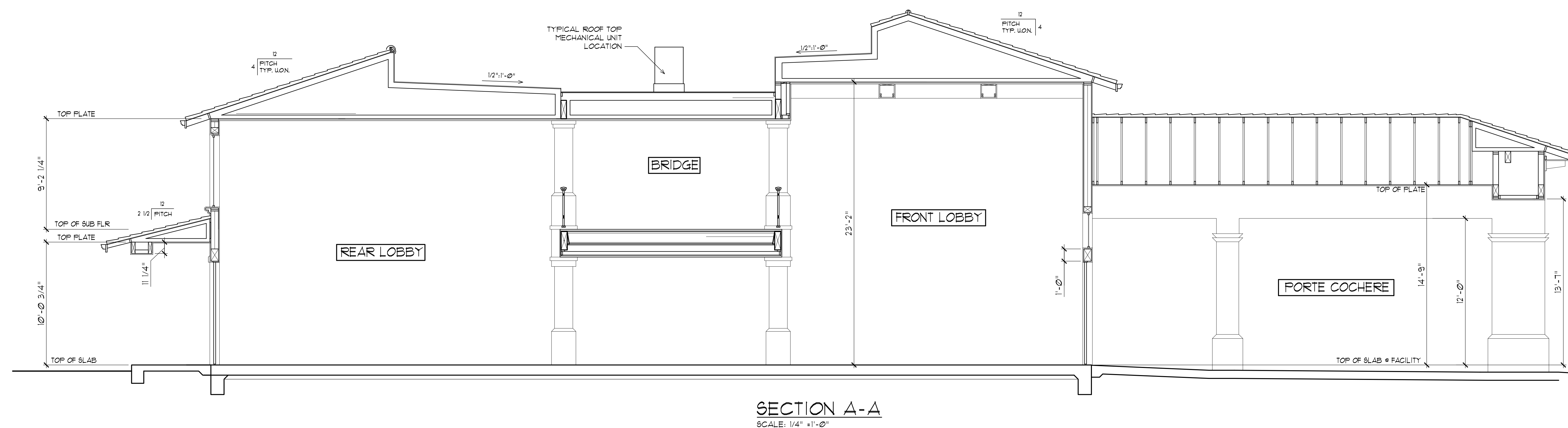
TR-1

EXPANSION JOINT

SHAPED ROOF RILL WRAPPED IN STUCCO TYP. IN COURTYARD

WEST ELEVATION

SCALE: 3/32" = 1'-0"



COURTYARD ELEVATIONS
& BUILDING SECTIONS
OAKMONT OF WESTPARK

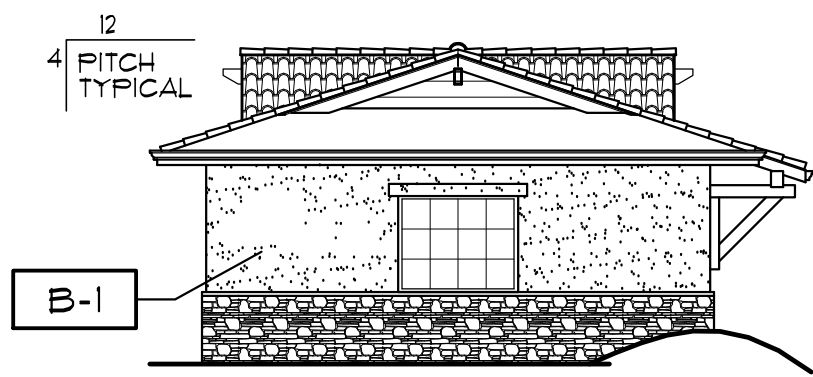
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JULY 2017

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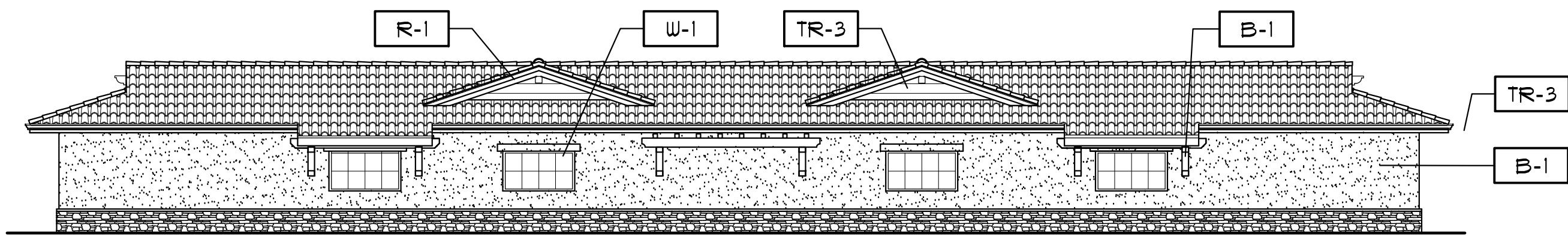
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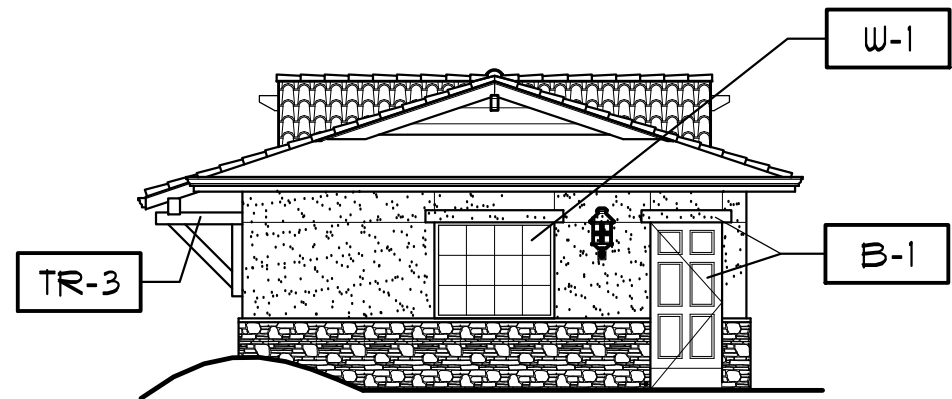
FRONT ELEVATION - GARAGE



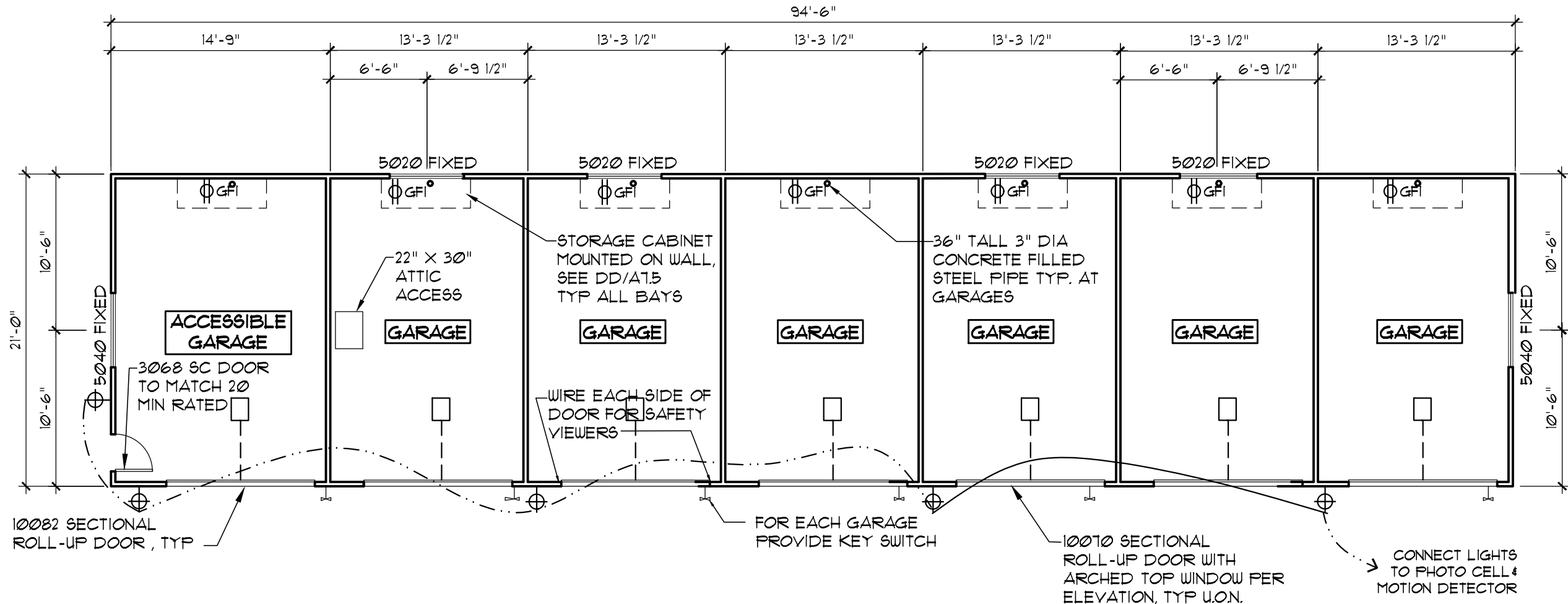
RIGHT ELEVATION



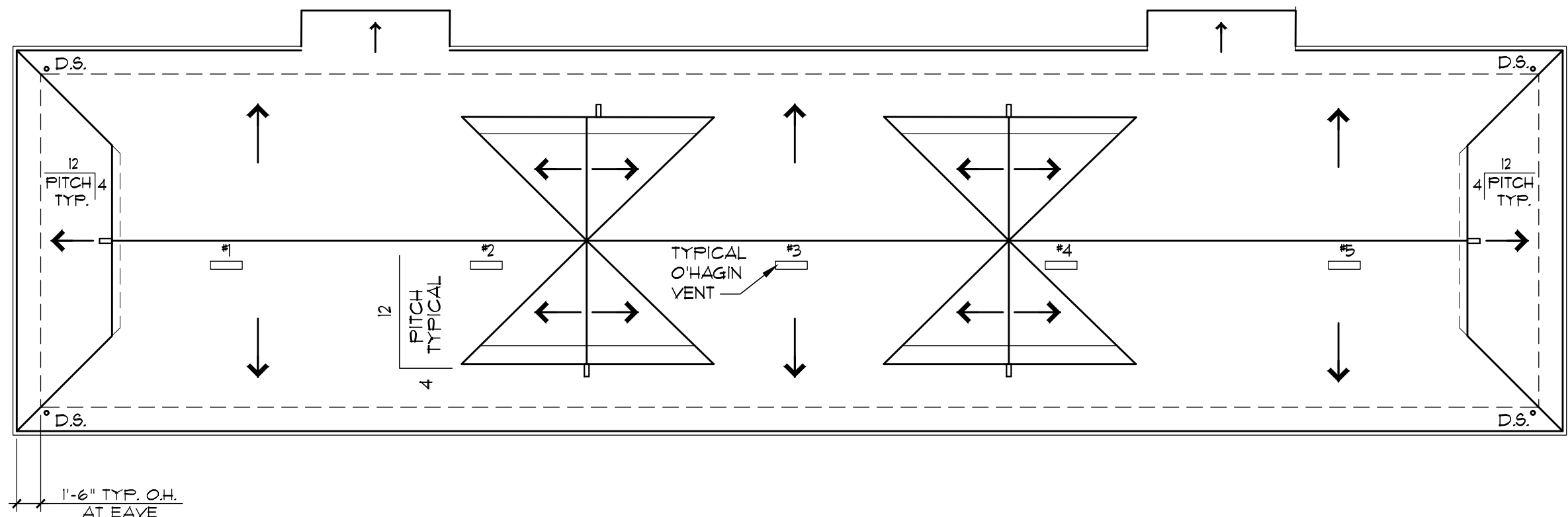
BACK ELEVATION - GARAGE



LEFT ELEVATION



FLOOR PLAN - 1-CAR GARAGE



ROOF PLAN - 1-CAR GARAGE

GARAGE PLANS

SCALE : 1/8" = 1'-0"

COLOR AND MATERIAL SCHEDULE			
FINISH TAG	SUBJECT	MANUFACTURER/ MATERIAL	COLOR
R-1	ROOF	18" TILE 18" TYPE HIBSON STYLE CLAY ROOF TILES	'OLD WORLD BLEND'
B-1	BODY	'EXTERIOR STUCCO FINISH' 20/30 SAND FINISH	'KELLY MOORE' CANNERY PARK #01B111-2
B-2	BODY	'EXTERIOR STUCCO FINISH' 20/30 SAND FINISH	'KELLY MOORE' LAP DOG #01B188-3
TR-1	TRIM	MATERIAL VARIES SEE ELEVATIONS FOR DETAIL KEYS AND CALL-OUTS	'KELLY MOORE' SWISS COFFEE #3
TR-3	TRIM	MATERIAL VARIES SEE ELEVATIONS FOR DETAIL KEYS AND CALL-OUTS	'KELLY MOORE' AC311-5 VERNEER'S FIELD6
W-1	WINDOWS	VINYL FRAMES	ALMOND INSIDE ALMOND OUTSIDE
MTL-1	WROUGHT IRON	MANUFACTURER VARIES	ALL WROUGHT IRON TO BE POWDER COATED COLOR: FLAT BLACK
ST-1	CAST STONE TRIM	EL DORADO STONE OR EQUAL	CAST STONE TO MATCH KELLY MOORE 'NAVAJO WHITE #36'
ST-2	STONE VENEER	EL DORADO STONE	CASCADE RUSTIC LEDGE W/ TUSCANY COUNTRY RUBBLE. GROUT: RAKED JOINTS GROUT COLOR: DAVIS COLORS #4027

ALI IQBAL
3240 OLD REDWOOD HWY, STE. 200
WINDSOR, CA. 95492
PH: 707-535-3200



COURTYARD SHADE STRUCTURE
FLOOR PLAN
SCALE: 1/4" = 1'-0"



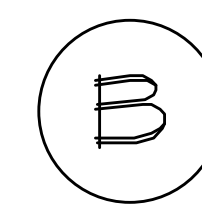
SECTION
SCALE: 1/4" = 1'-0"



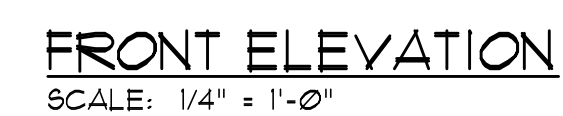
REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"



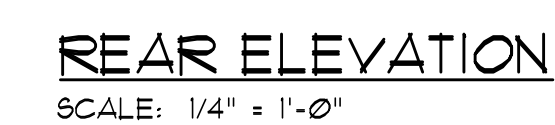
ROOF PLAN
SCALE: 1/4" = 1'-0"



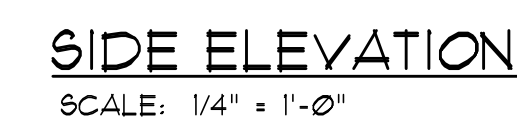
TRASH ENCLOSURE FLOOR PLAN
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



SIDE ELEVATION
SCALE: 1/4" = 1'-0"

COLOR AND MATERIAL SCHEDULE			
FINISH TAG	SUBJECT	MANUFACTURER/ MATERIAL	COLOR
R-1	ROOF	"38 TILE" "S" TYPE MISSION STYLE CLAY ROOF TILES	"OLD WORLD BLEND"
B-1	BODY	"EXTERIOR STUCCO FINISH" 20/30 SAND FINISH	"KELLY MOORE" CANNERY PARK #C91811-2
B-2	BODY	"EXTERIOR STUCCO FINISH" 20/30 SAND FINISH	"KELLY MOORE" LAP DOG #K91818-3
TR-1	TRIM	MATERIAL VARIES SEE ELEVATIONS FOR DETAIL KEYS AND CALL-OUTS	"KELLY MOORE" SLOUGH COFFEE #3
TR-3	TRIM	MATERIAL VARIES SEE ELEVATIONS FOR DETAIL KEYS AND CALL-OUTS	"KELLY MOORE" AC315-VERNIEER'S FIELD#
W-1	WINDOWS	VINYL FRAMES	ALMOND INSIDE ALMOND OUTSIDE
MTL-1	WROUGHT IRON	MANUFACTURER VARIES	ALL WROUGHT IRON TO BE POWDER COATED COLOR: FLAT BLACK
ST-1	CAST STONE TRIM	EL DORADO STONE OR EQUAL	CAST STONE TO MATCH KELLY MOORE NAVAJO WHITE #36"
ST-2	STONE VENEER	EL DORADO STONE	CASCADE RUSTIC LEDGE W/ TUSCANY COUNTRY RUBBLE GROUT, RACED JOINTS GROUT COLOR: DAVIS COLORS M492

PLANS AND ELEVATIONS
ACCESSORY STRUCTURES
OAKMONT OF WESTPARK
4400 TOWN CENTER DRIVE, ROSEVILLE, CA

JOB NO:
SCALE:
AS SHOWN
DRAWN BY:
RWELLER
DATE:
MAY 3 2017
COPYRIGHT
REVISIONS:
JULY 2017

SHEET NO:

A3.2

Franceasi Collection
Outdoor Wall 1Lt
49228OZ (Olde Bronze)



Dimensions

Height	22.00"
Width	8.50"

ROSEVILLE - WEST
PARK

Alternate Lamps

Lamp Included	Bulb Listing	Light Source	Max Wattage/Range	Bulb Product ID	Dimming
No	Hybrid	CFL	23-30W		

Exhibit L

Project Name: _____
Location: _____
Type: _____
Qty: _____
Comments: _____

Ordering Information

Product ID	49228OZ
Finish	Olde Bronze
Available Finishes	OZ, OZ
Collection	Franceasi Collection

Dimensions

Extension	10.50"
Height from center of Wall opening	7.50"
Base Backplate	5.25 X 18.50
Weight	8.00 LBS

Specifications

Material	Aluminum
Glass Description	Light Umber Seeded

Electrical

Voltage	120V
---------	------

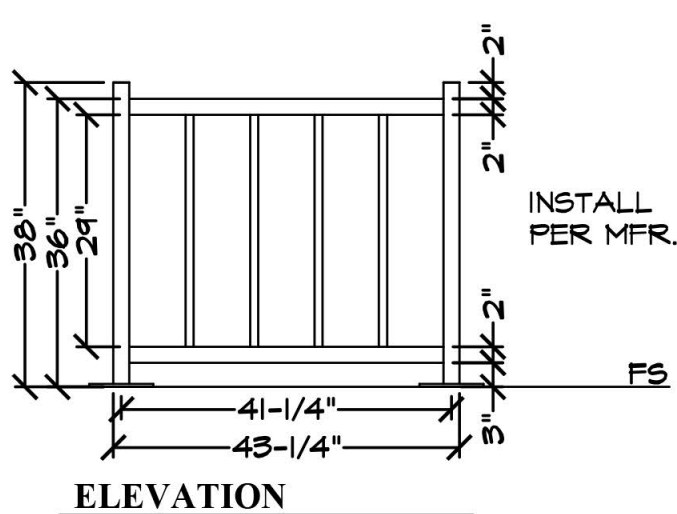
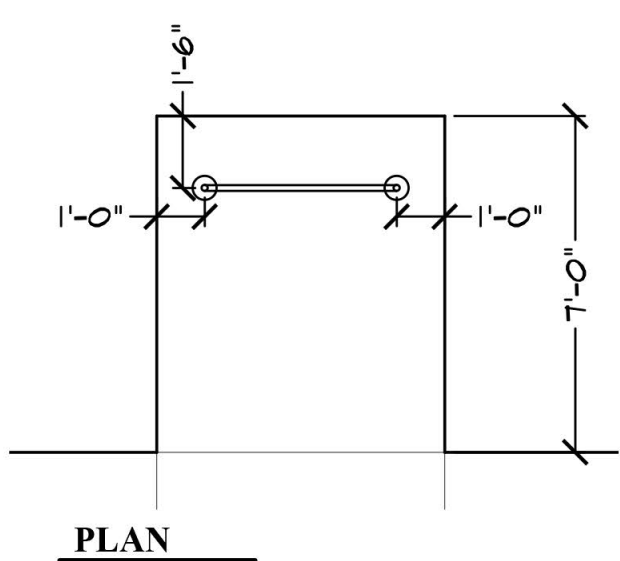
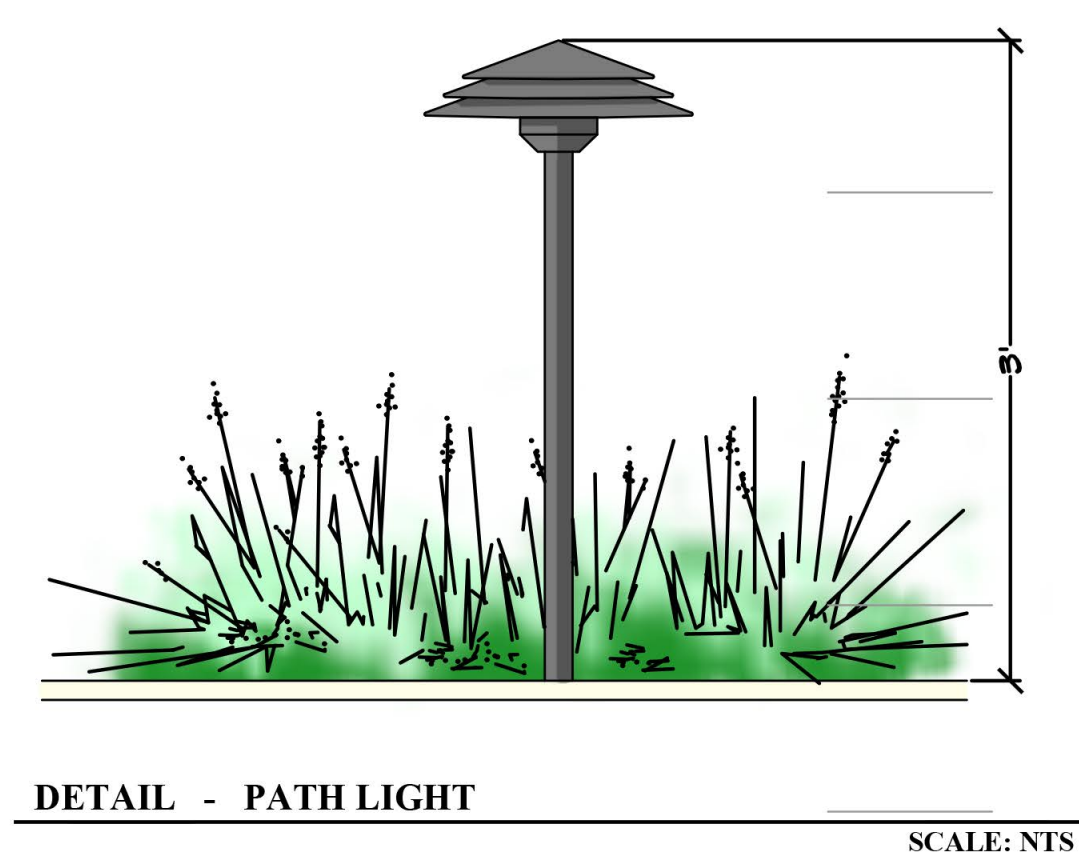
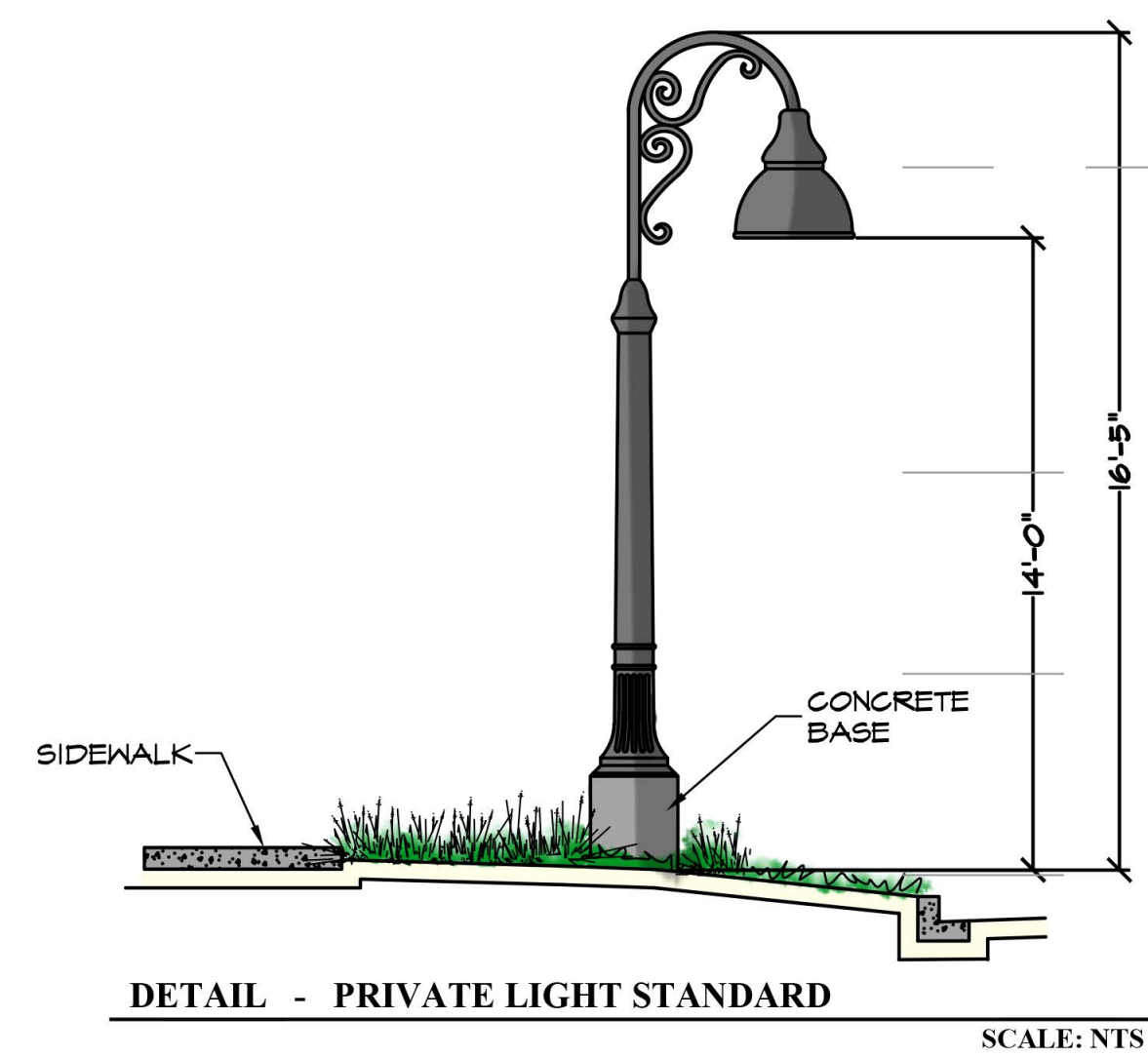
Qualifications

Safety Rated	Wet
Warranty	www.kichler.com/warranty

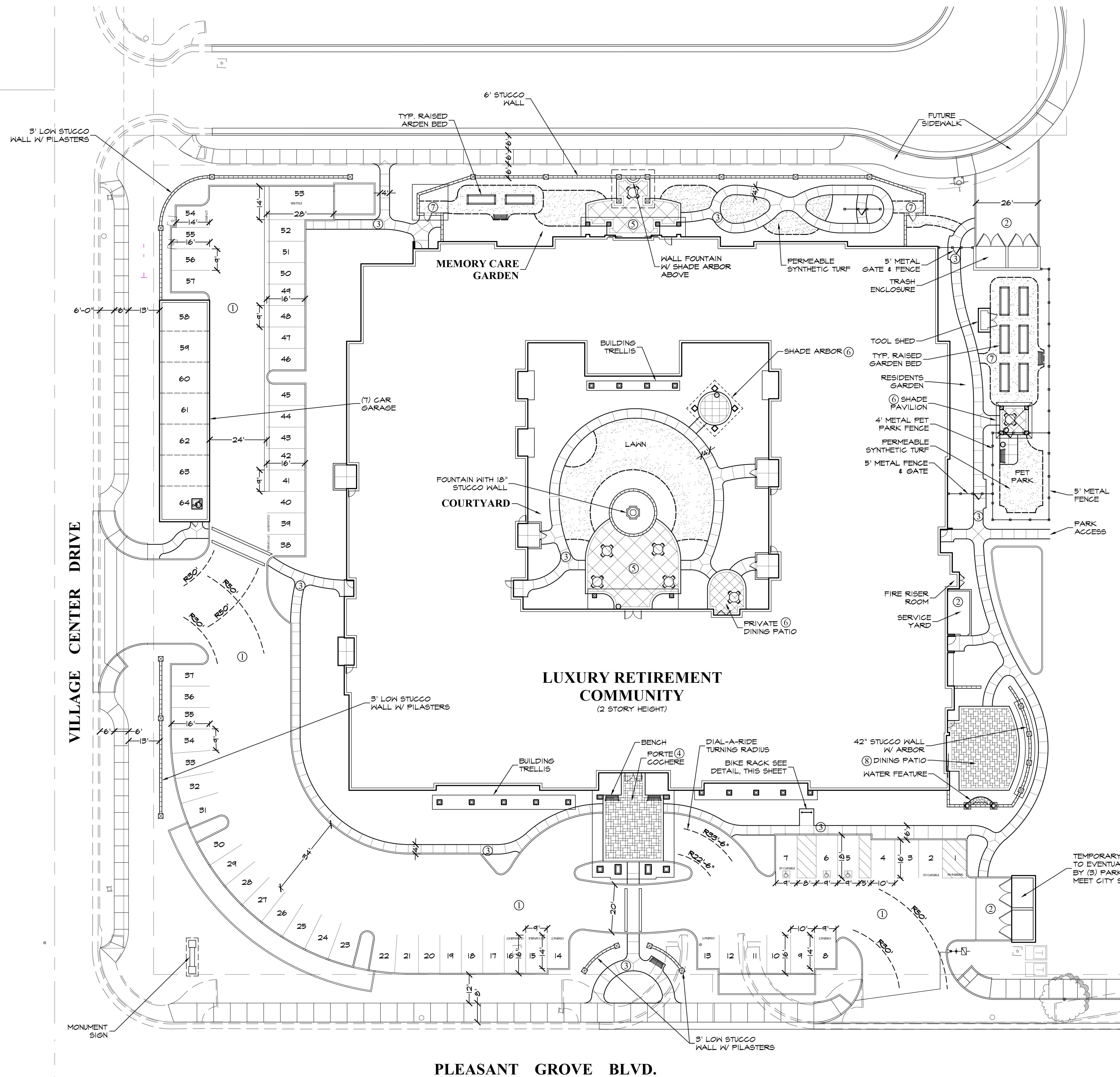
Primary Lamping

Light Source	Incandescent
Lamp Included	Not Included
Number of Lights/LEDs	1
Max or Nominal Watt	100W
Socket Wire	150
Socket Type	Medium
Lamp Type	A19

Exhibit A



1 **DETAIL** **BIKE RACK** 1/2" = 1'



PAVING LEGEND

- | | | | |
|---|--|---|--|
| ① | A.C. DRIVE AISLE AND PARKING LOT. SEE GRADING PLAN FOR CURB & GUTTERS. | ⑤ | COLORADO CONCRETE W/ 3'X3' GRID & SALT FINISH, WITH CONCRETE BANDS. DAVIS COLOR: TED |
| ② | STD. CONCRETE TO BE BROOM FINISHED PER CITY STANDARD. SEE GRADING PLAN | ⑥ | COLORADO CONCRETE W/ 3'X3' GRID & SALT FINISH, WITH CONCRETE BANDS. DAVIS COLOR: TED |
| ③ | COLORADO CONCRETE W/ SALT FINISH. DAVIS COLOR: TED | ⑦ | DECOMPOSED GRANITE WITH W BINDER |
| ④ | GALSTONE CONCRETE PAVERS: WITH PAVER BORDER | ⑧ | TILE PER OWNER, SET ON CONCRETE |

PROJECT INFORMATION

EXISTING ZONING:

SPECIFIC PLAN:

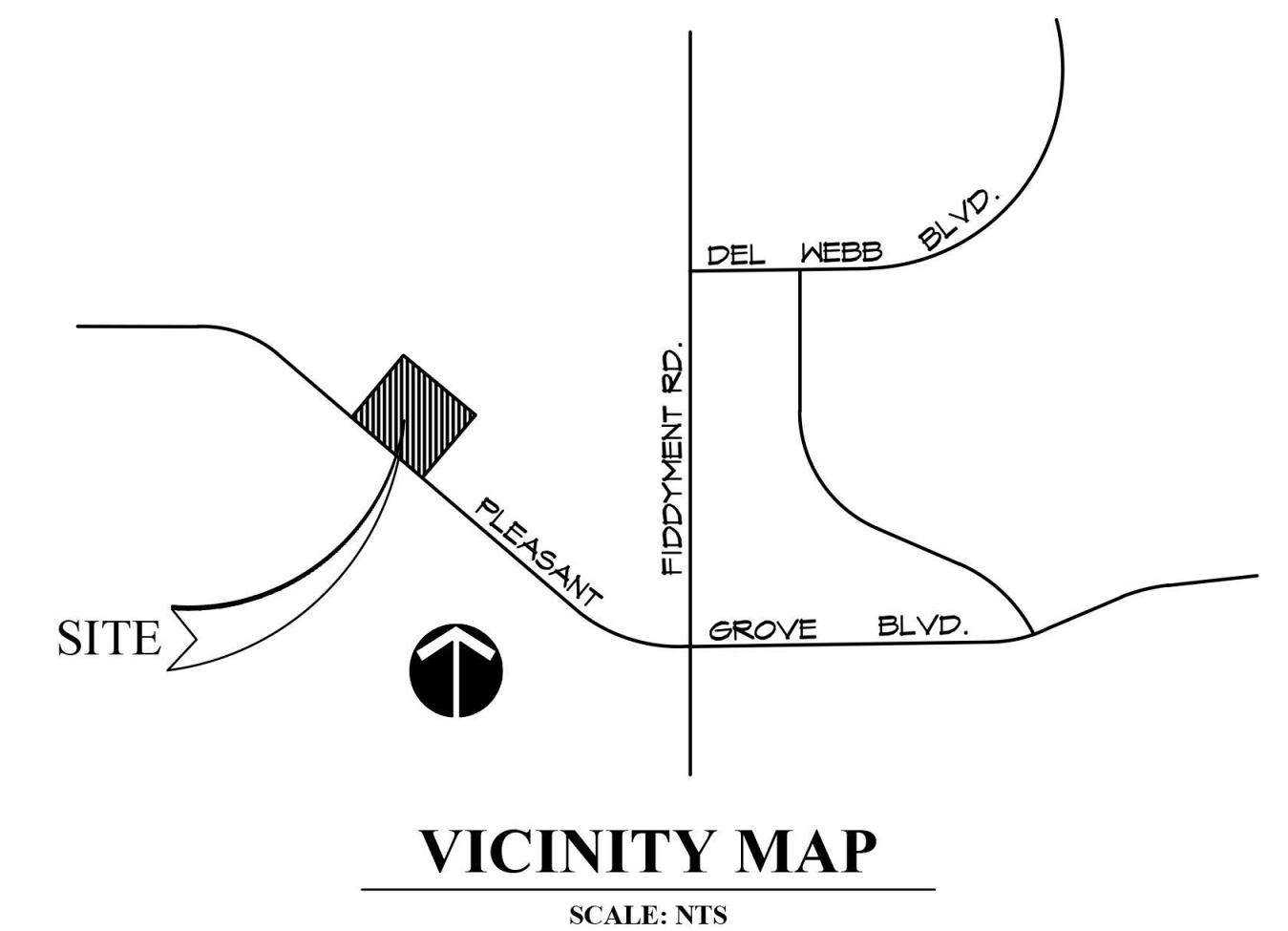
PROPOSED PARCEL SIZE:

PROPOSED BUILDING SIZE:

PARKING REQUIRED:

PARKING PROVIDED: 63 SPACES

<u>SURFACE:</u>	55 (3 ACCESSIBLE)
<u>GARAGE:</u>	7 (1 ACCESSIBLE)
<u>SHUTTLE:</u>	1



VICINITY MAP

SCALE: NTS

OAKMONT OF ROSEVILLE

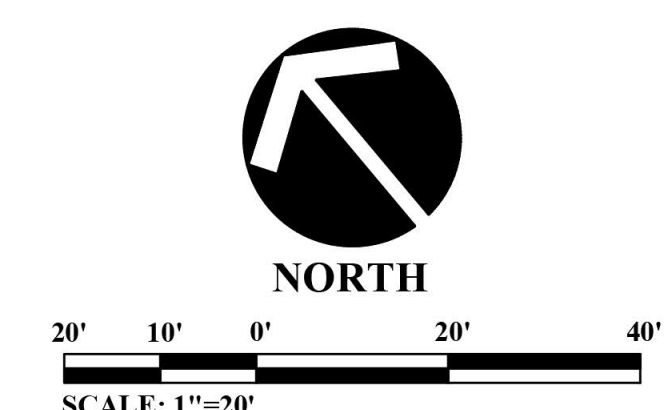
SITE PLAN

LANDESIGN GROUP
3344 GRAVENSTEIN HWY. N. SEBASTOPOL, CA
(707) 829-2580

AUGUST, 2017

2400 PLEASANT GROVE BLVD & VILLAGE CENTER DRIVE
ROSEVILLE, CALIFORNIA

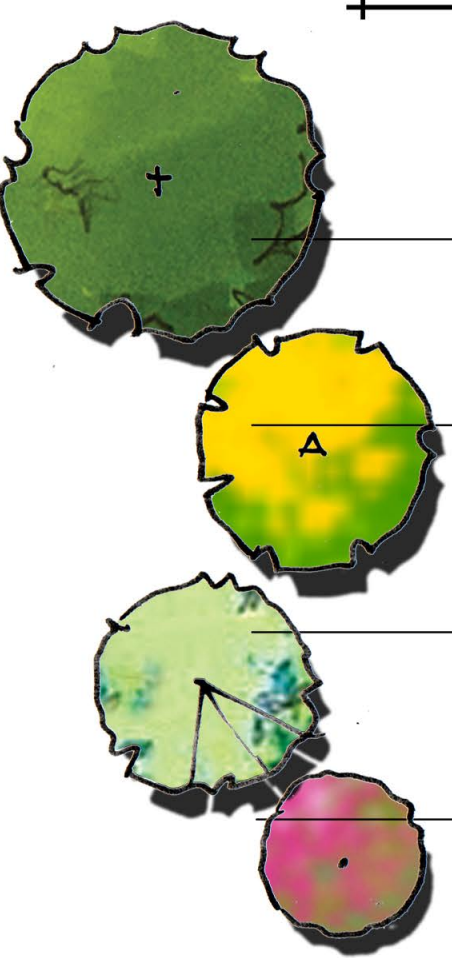
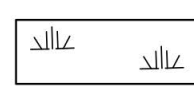
OAKMONT SENIOR LIVING



SHEET:

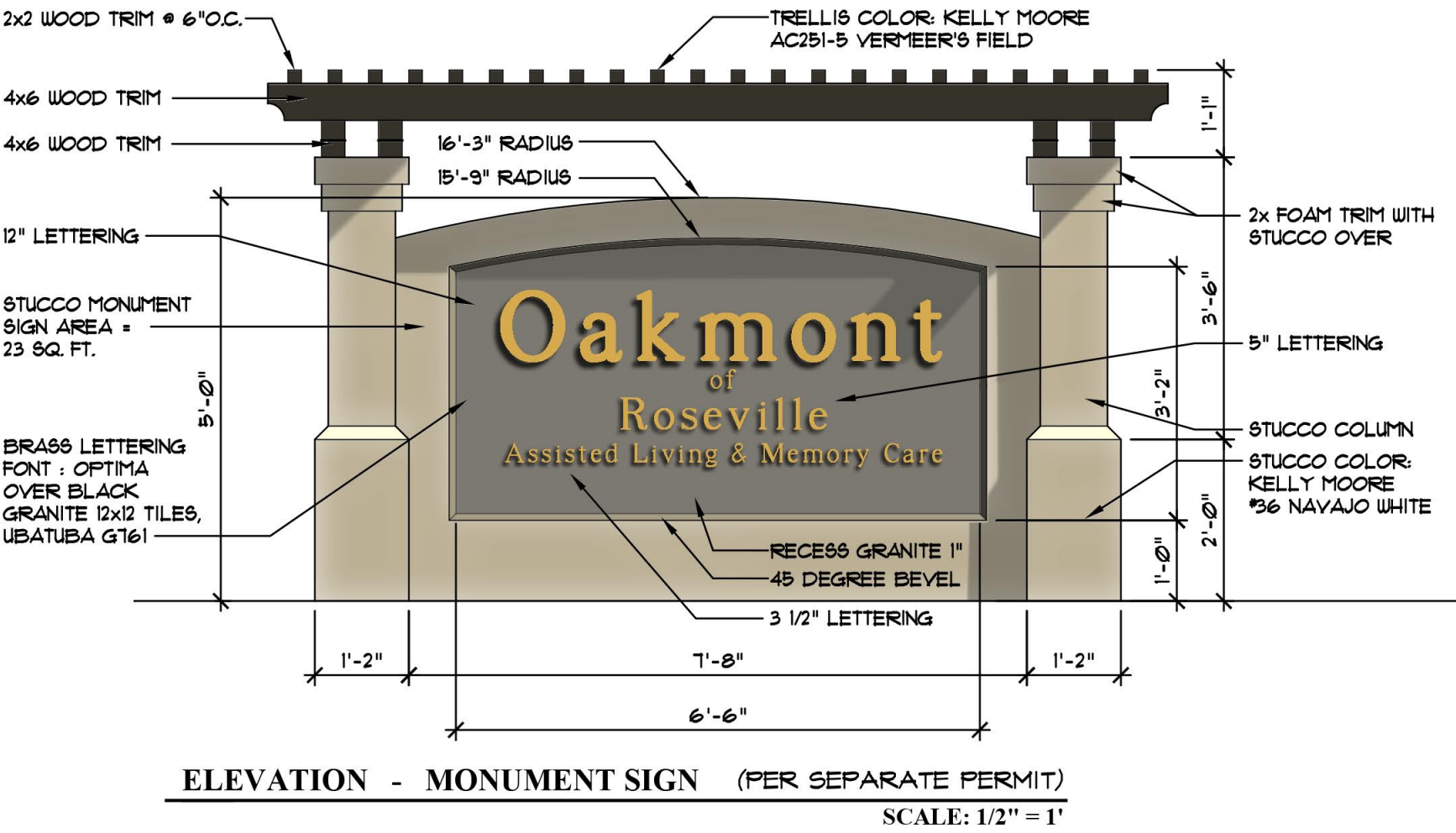
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LANDSCAPE LEGEND

	BOTANICAL NAME	COMMON NAME	WTR USE (WUCOLS)	SIZE	
	TREES				
	QUERCUS RUBRA	RED OAK	L	24" BOX	
	ZELKOVA SERRATA	ZELKOVA	M	24" BOX	
	ULMUS PARVIFOLIA	DRAKES ELM	M	24" BOX	
	GINKGO BILOBA	MAIDENHAIR TREE	M	24" BOX	
	KOELREUTERIA PINICULATA	GOLDEN RAIN TREE	M	24" BOX	
	ACER RUBRUM	RED MAPLE	M	36" BOX	
	PISTACIA CHINENSIS 'KIETH DAVEY'	CHINESE PISTACHE	L	24" BOX	
	CERCIS CANADENSIS	EASTERN REDBUD	L	24" BOX	
	LAGERSTROEMIA INDICA 'WATERMELON'	CRAPPE MYRTLE	L	24" BOX	
PRUNUS CERACIFERA 'KRATER VESUVIUS'	PURPLE LEAF PLUM	L	24" BOX		
	BOTANICAL NAME				
	LARGE SHRUBS				
	ARBUTUS UNEDO 'COMPACTA'	STRAWBERRY SHRUB	L	15 GAL.	6'x6'
	RHAPHIOLEPIS INDICA 'MAJESTIC BEAUTY'	INDIA HAWTHORN	L	5 GAL.	4'x4'
	XYLOSMA CONGESTUM	SHINY XYLOSMA	L	15 GAL.	8'x8'
	PITTOSPORUM TOBIRA	MOCK ORANGE	M	5 GAL.	10'x4'
	PHORMIUM TENAX 'SUNDOWNER'	NEW ZEALAND FLAX	L	15 GAL.	5'x6'
	VIBURNUM OPULUS 'ROSEUM'	CRANBERRY BUSH	M	5 GAL.	6'x6'
	CAMELLIA SASANQUA	CAMELLIA	M	5 GAL.	6'x6'
	LIGUSTRUM JAPANICUM 'TEXANUM'	TEXAS PRIVET	M	5 GAL.	6'x6'
	COMMON NAME				
	MEDIUM SHRUBS				
	BERBERIS THUNBERGII 'ATROPURPUREA'	RED LEAF JAPANESE	L	5 GAL.	3'x4'
	NANDINA DOMESTICA	HEAVENLY BAMBOO	L	5 GAL.	3'x3'
	ABELIA GRANDIFLORA 'ED GOUCHER'	GLOSSY ABELIA	M	5 GAL.	3'x4'
	ROSA SPP.	SHRUB ROSES	L	5 GAL.	3'x6'
	BUXUS MICROPHYLLA JAPONICA	JAPANESE BOXWOOD	M	5 GAL.	4'x3'
	ESCALLONIA TERRI	ESCALLONIA	M	5 GAL.	3'x4'
	RHAPHIOLEPIS INDICA 'JACK EVANS'	JACK EVANS	M	5 GAL.	3'x4'
	XYLOSMA C. 'COMPACTA'	DWARF XLOSMSA	M	5 GAL.	3'x5'
GREVILLEA NOELLII	GREVILLEA	L	5 GAL.	3'x5'	
PLUMBAGO CAPENSIS	CAPE PLUMBAGO	L	5 GAL.	3'x5'	
	WTR USE (WUCOLS)				
	SMALL SHRUBS & GRASSES				
	CISTUS x SKANBERGII	ROCKROSE	L	5 GAL.	1'x2'
	CISTUS 'SUNSET'	SUNSET ROCKROSE	L	5 GAL.	1'x2'
	NANDINA DOMESTICA 'NANA'	HEAVENLY BAMBOO	L	5 GAL.	3'x3'
	TULBAGHIA VIOLACEA	SOCIETY GARLIC	L	5 GAL.	3'x3'
	SALVIA GREGGI	AUTUMN SAGE	L	5 GAL.	3'x3'
	RAPHIOLEPIS BALLERINA	DWARF RAPHIOLEPIS	L	5 GAL.	3'x3'
	PERENNIALS & VINES				
	ERIOGONUM SPP. (N)	CALIFORNIA BUCKWHEAT	L	1 GAL.	2'x2'
CLYTOSTOMA CALLISTEGIOIDES	VIOLET TRUMPET VINE	M	5 GAL.	12'x12'	
GERANIUM 'ROZANNE'	ROZANNE'S GERANIUM	M	1 GAL.	1'x3'	
HEMEROCALLIS SPP.	DAYLILIES	M	1 GAL.	2'x2'	
PENSTEMON GLOXINOIDES	BEARDED TONGUE	M	1 GAL.	2'x2'	
	GROUNDCOVERS				
	ARCTOSTAPHYLOS 'EMERALD CARPET' (N)	CREeping MANZANITA	L	1 GAL. @ 24" O.C.	
	COPROSMA PUMILIA 'VERDE VISTA'	COPTOSMA	L	1 GAL. @ 36" O.C.	
	ROSMARINUS OFFICINALIS	PROSTRATE ROSEMARY	L	1 GAL. @ 12" O.C.	
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	M	1 GAL. @ 12" O.C.	
	ANNUALS PER OWNER				
	SODDED TURF	BEDDING PLANTS	H		
		LAWN GRASS	H		
		VEGETATED SWALE/ INFILTRATION			
		(N) INDICATES CALIFORNIA NATIVE PLANT	VARIOUS SPP.	L	

PARKING LOT SHADE CALCULATION

BOTANICAL NAME/ COMMON NAME	QTY. AT FULL SHADE / SQ. FT.	QTY. AT 1/2 SHADE / SQ. FT.	QTY. AT 1/4 SHADE / SQ. FT.
PARKING LOT SHADE CALCULATION			
55' LARGE TREES	(3) X 462 = 2886 SF	(20) X 481 = 9620 SF	(0) X 240 = 0 SF
20' SMALL TREES	(3) X 442 = 0 SF	(3) X 151 = 785 SF	(4) X 74 = 516 SF
TOTAL = 14549 SF			
TOTAL AREA OF PARKING LOT PAVING = 22497 SF			
AREA REQUIRED TO BE SHADED: 22497 X 50% = 11499 SF			
AREA PROVIDED TO BE SHADED: 14549 SF > 11499 SF			
SHADE PROVIDED EXCEEDS AMOUNTS REQUIRED.			

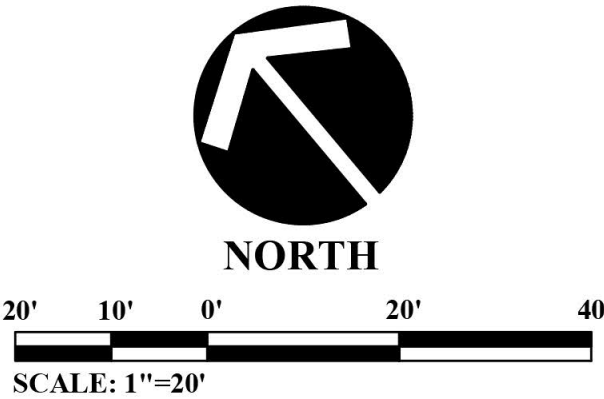


OAKMONT OF ROSEVILLE

2400 PLEASANT GROVE BLVD & VILLAGE CENTER DRIVE
ROSEVILLE, CALIFORNIA

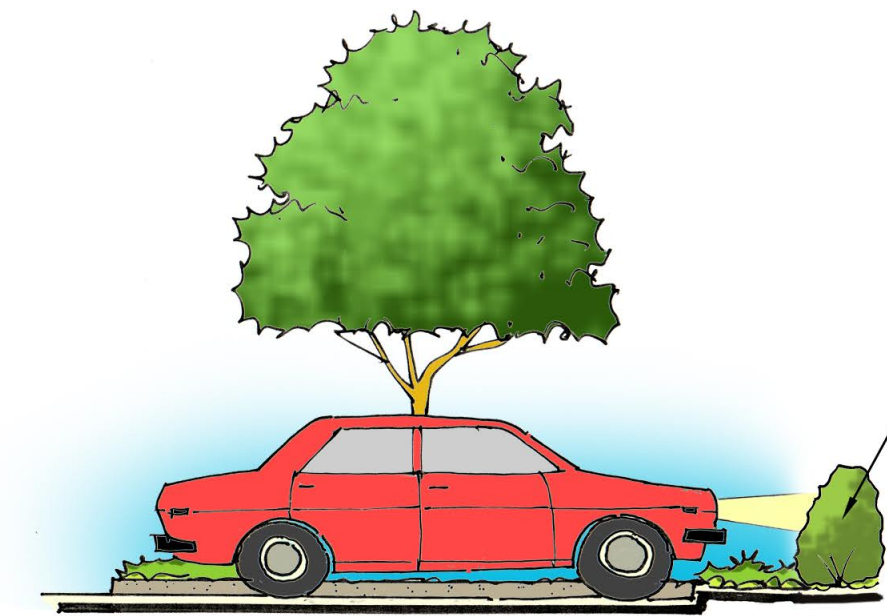
CONCEPTUAL LANDSCAPE PLAN

OAKMONT SENIOR LIVING

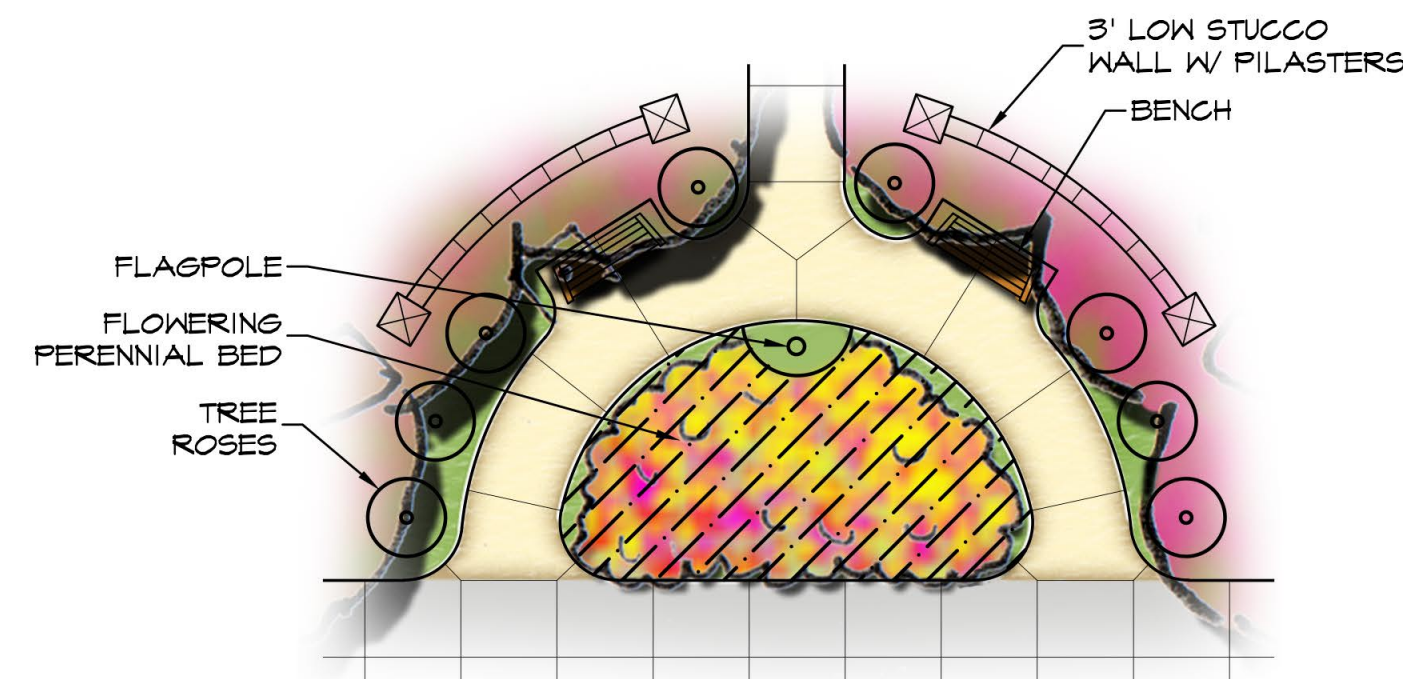


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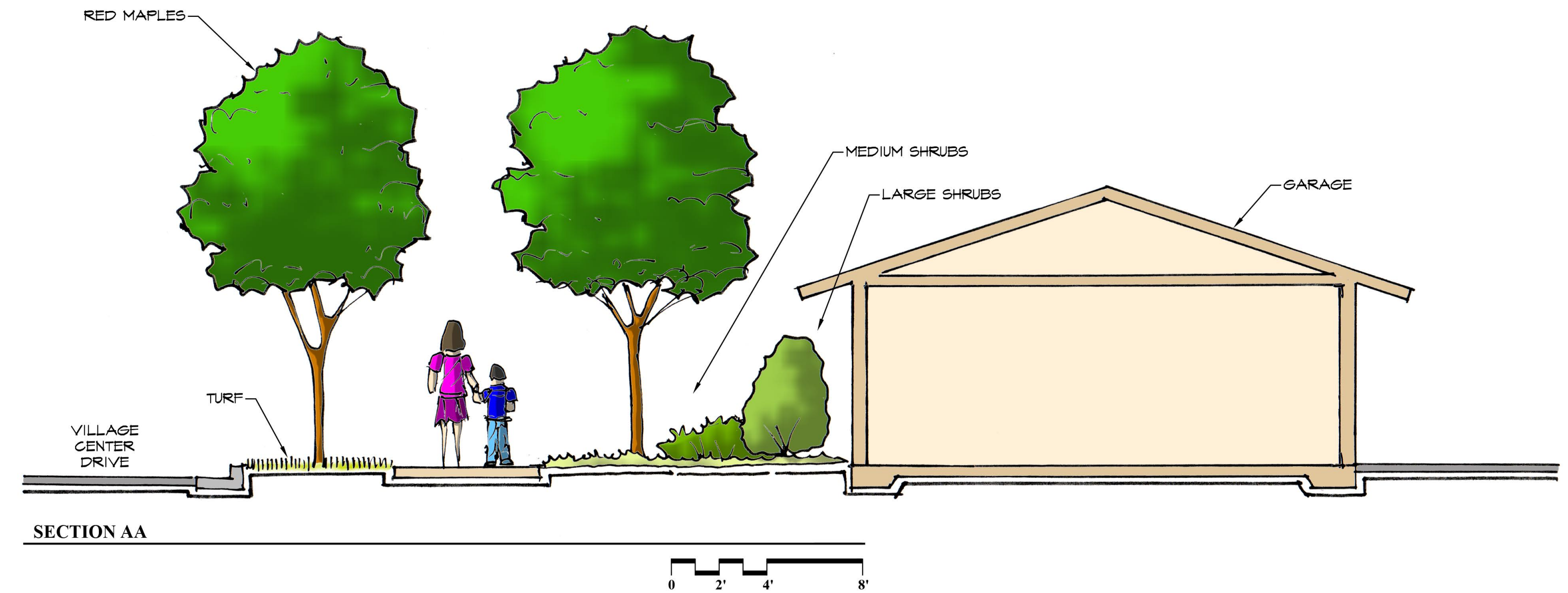
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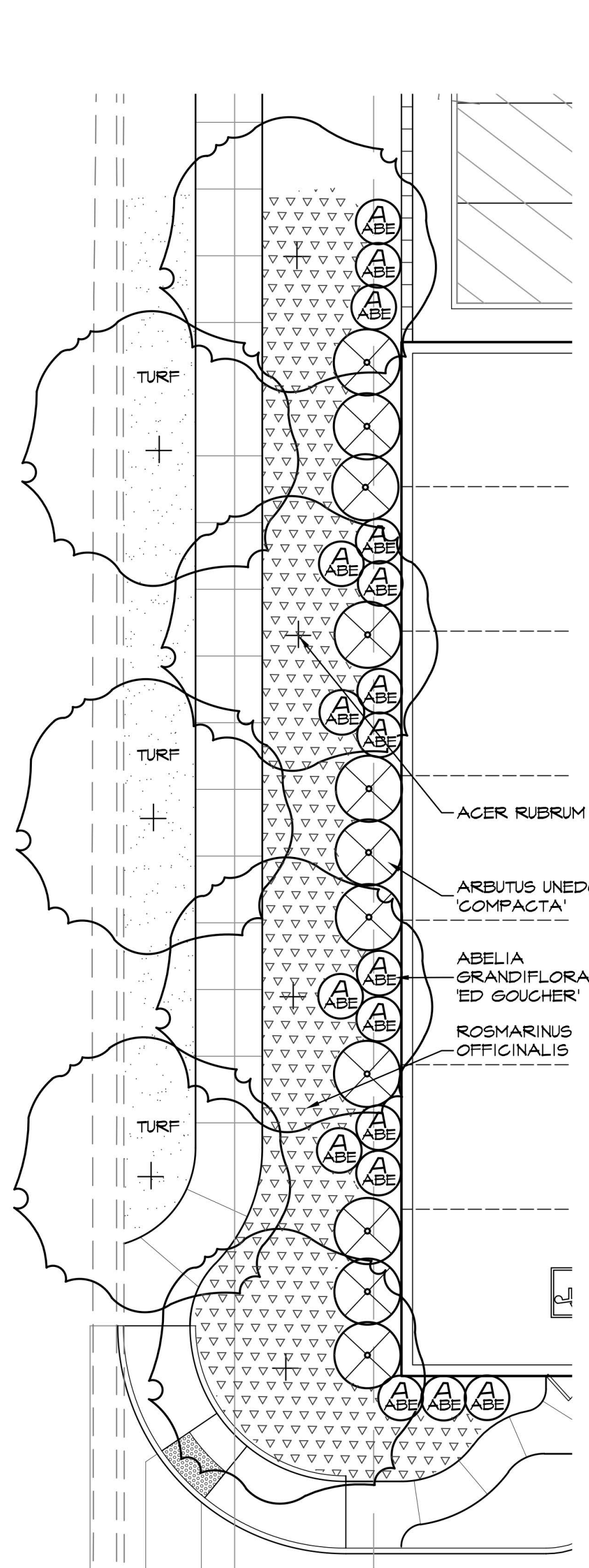
PARKING LOT SCREENING HEDGE
SCALE: NTS



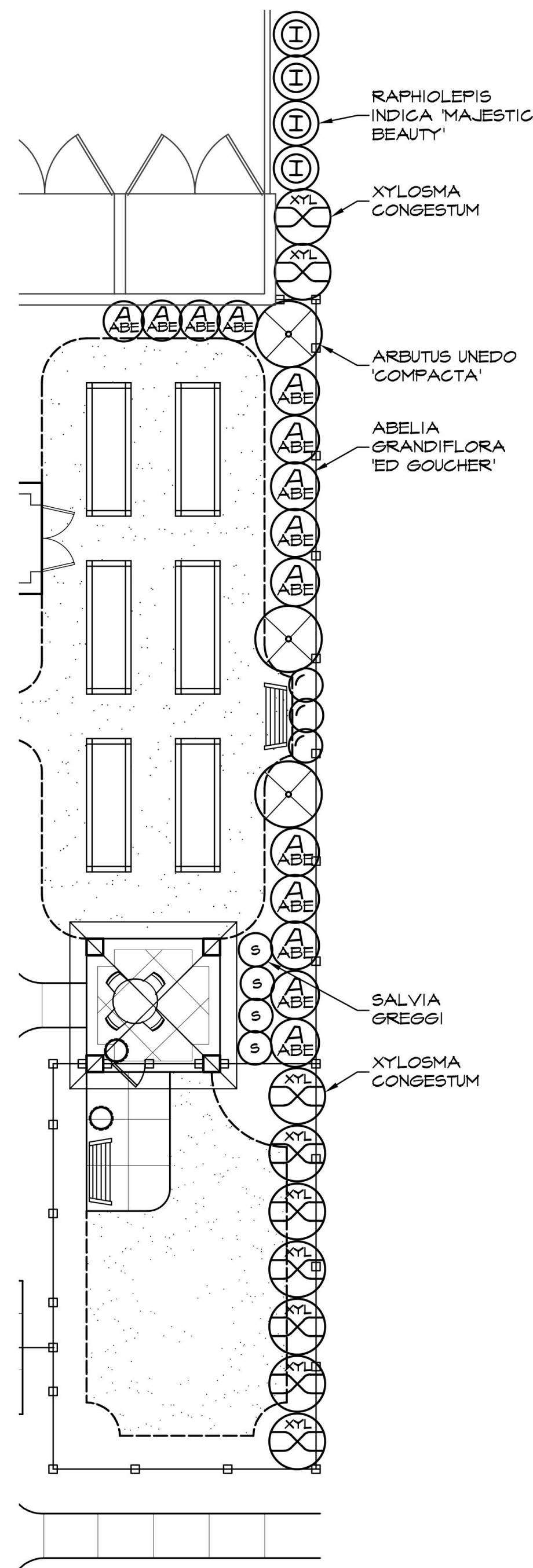
ENLARGEMENT - ENTRY PLAZA
SCALE: 1/2" = 1'



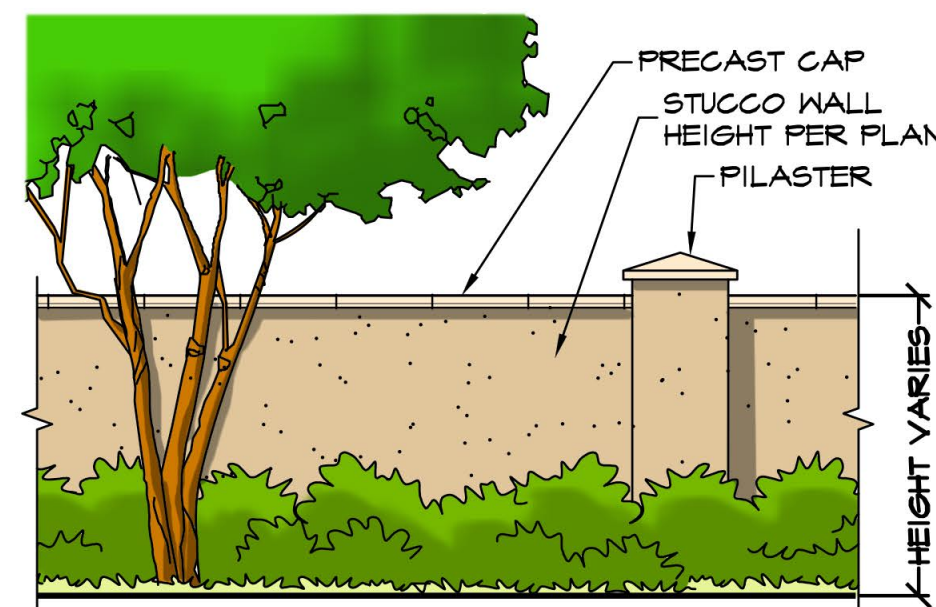
SECTION AA



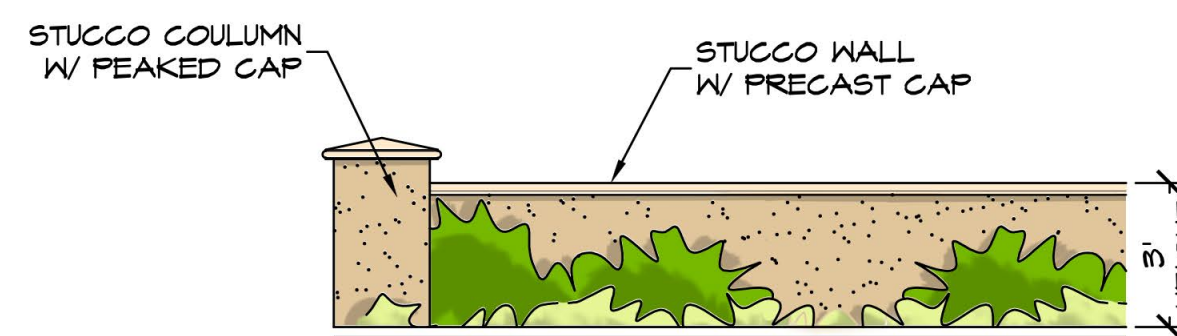
GARAGE PLANTING
SCALE: 1" = 10'



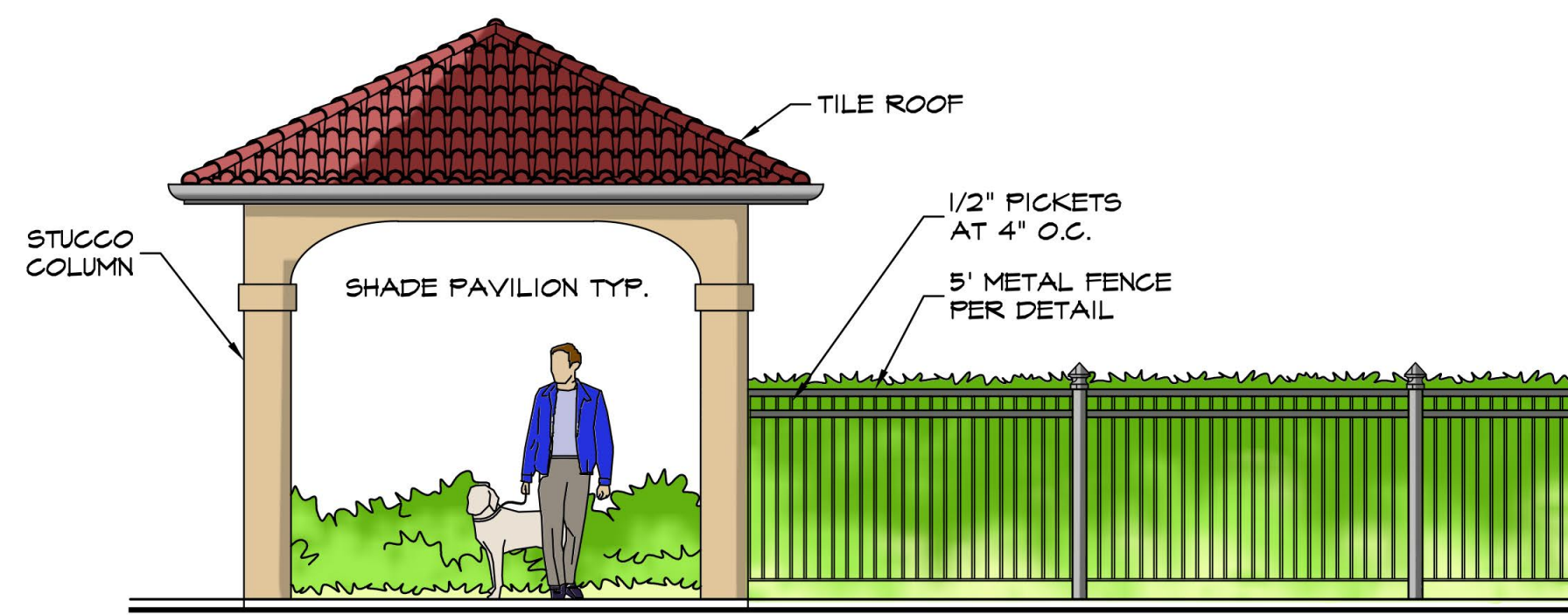
RESIDENT GARDEN/PET PARK PLANTING
SCALE: 1" = 10'



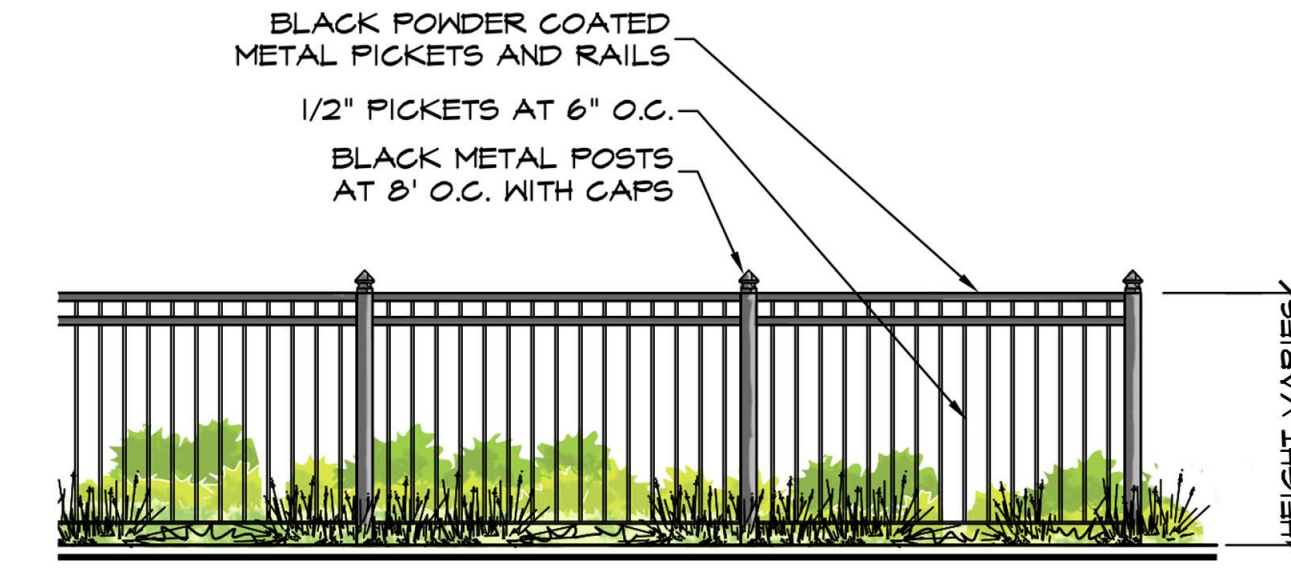
TYP. STUCCO WALL W/ PRECAST CAP
1/4" = 1'



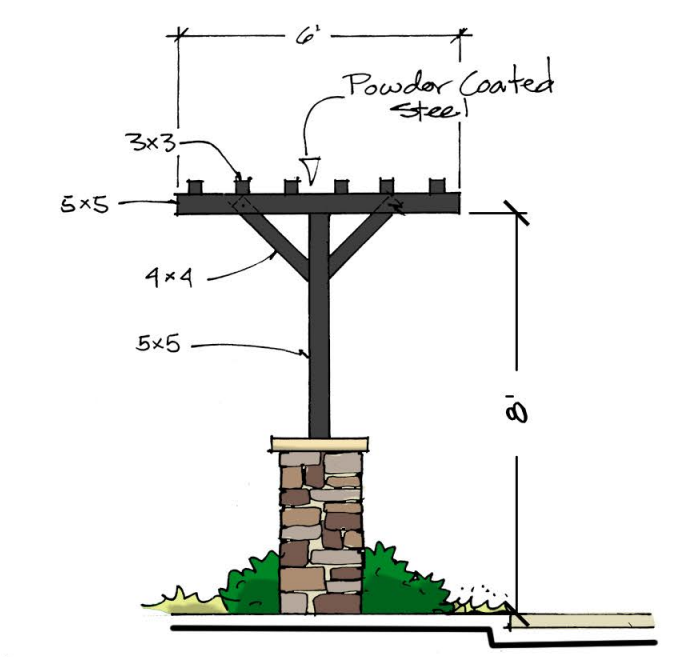
ELEVATION - 3' STUCCO WALL W/ PRECAST CAP
SCALE: 1/4" = 1'



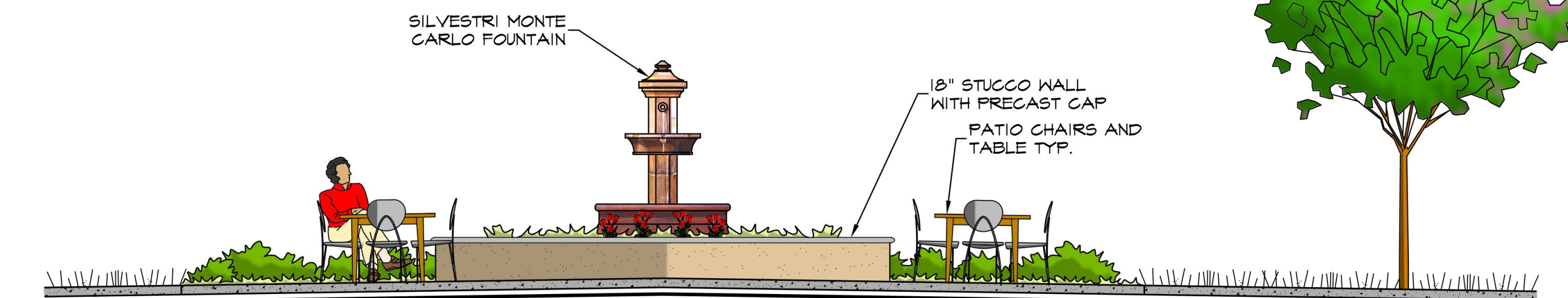
ELEVATION PET PARK
1/4" = 1'



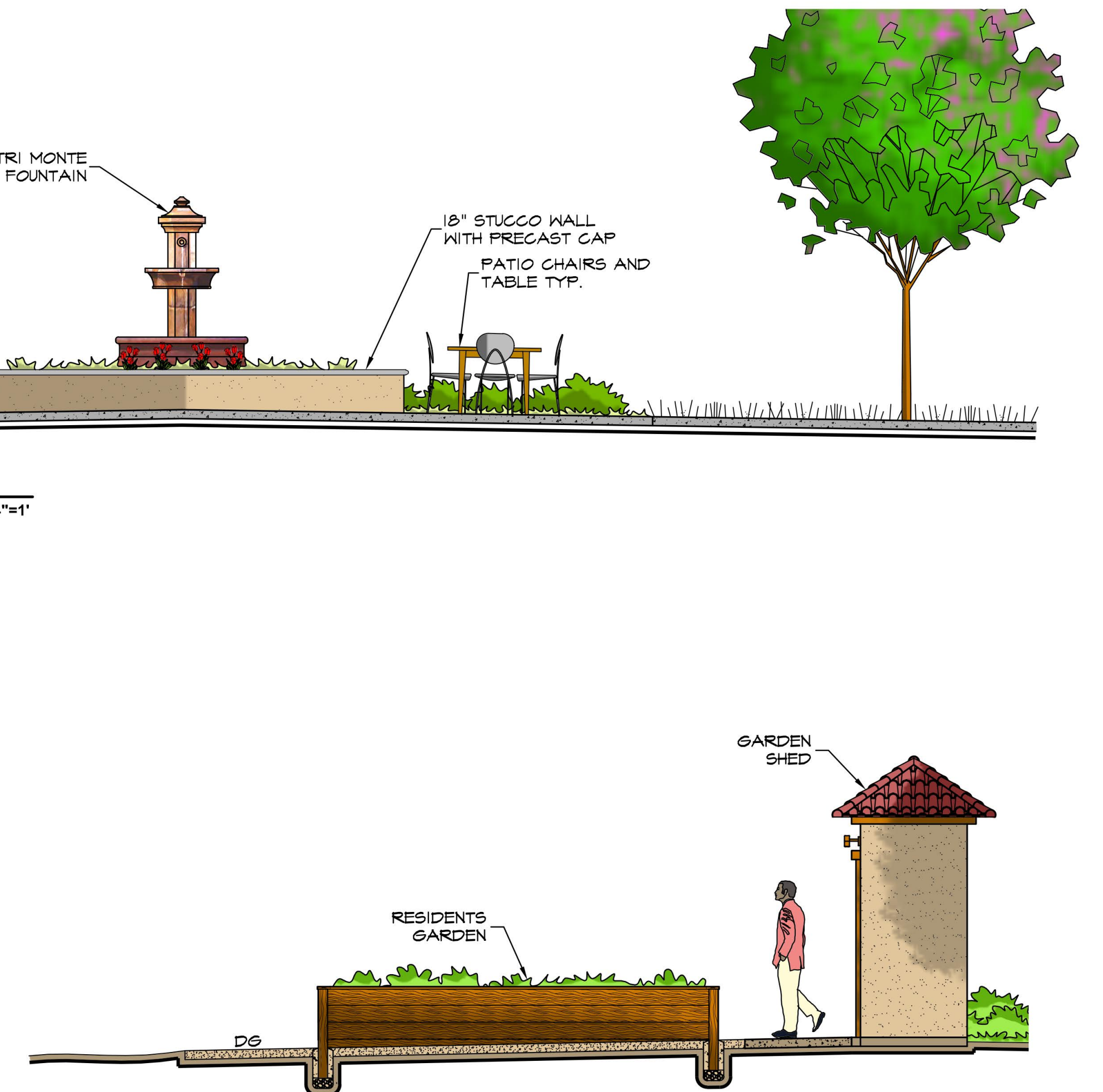
TYPICAL METAL FENCE
1/4" = 1'



SECTION - METAL ARBOR AT DINING PATIO
SCALE: 1/4" = 1'

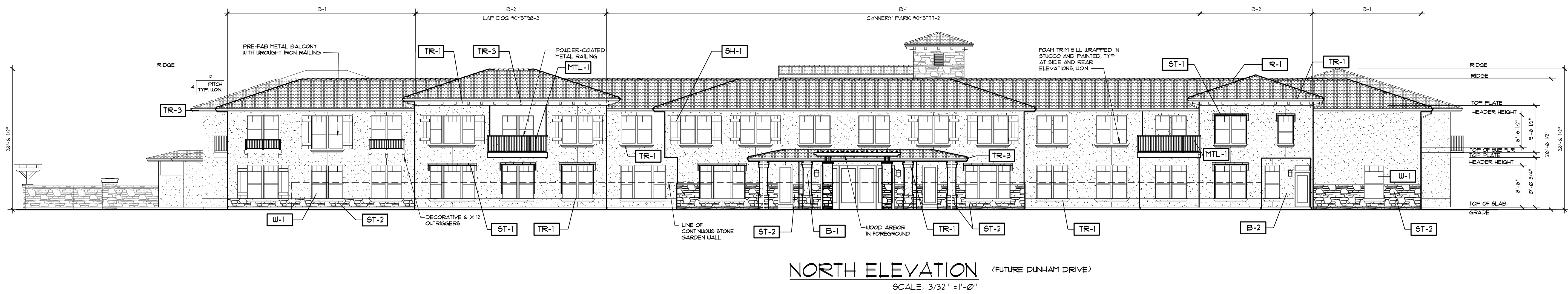
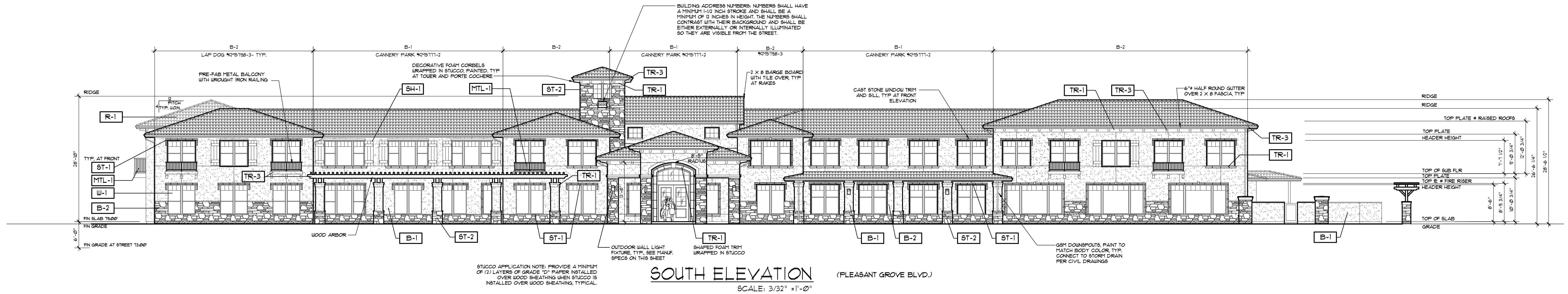


SECTION / ELEVATION COURTYARD
1/4" = 1'



SECTION RESIDENTS GARDEN
1/4" = 1'

Drawn: July 2, 2017. 1. Cedar Properties, Inc. (Cedar Properties) is the owner of the project. Cedar Properties is not responsible for the accuracy of the information provided by the owner.



COLOR AND MATERIAL SCHEDULE			
FINISH TAG	SUBJECT	MANUFACTURER/ MATERIAL	COLOR
R-1	ROOF	18" X 36" TYPED TRUSS 'S' TYPE TRUSSON STYLE CLAY ROOF TILES	'OLD WORLD BLEND'
B-1	BODY	'EXTERIOR STUCCO FINISH' '2000 SAND FINISH'	'KELLY MOORE' CANNERY PARK #05111-2
B-2	BODY	'EXTERIOR STUCCO FINISH' '2000 SAND FINISH'	'KELLY MOORE' LAP DOG #05198-3
TR-1	TRIM	'MATERIAL VARIES SEE ELEVATIONS FOR DETAIL KEYS AND CALL-OUTS'	'KELLY MOORE' BURNS COFFEE #3
TR-3	TRIM	'MATERIAL VARIES SEE ELEVATIONS FOR DETAIL KEYS AND CALL-OUTS'	'KELLY MOORE' ACORN-5 VENEER'S FIELDS
W-1	WINDOWS	VINYL FRAMES	ALMOND INSIDE ALMOND OUTSIDE
MTL-1	WROUGHT IRON	MANUFACTURER VARIES	ALL WROUGHT IRON TO BE POWDER COATED COLOR: FLAT BLACK
ST-1	CAST STONE TRIM	EL DORADO STONE OR EQUAL	CAST STONE TO MATCH 'KELLY MOORE' NAVAJO WHITE #6"
ST-2	STONE VENEER	EL DORADO STONE	CASCADE RUBING LEDGE W/ TUSCAN COUNTRY RUBBLE GROUT RAKED JOINTS GROUT COLOR: CAVE'S COLORED MARBLE
SH-1	SHUTTERS	ATLANTIC PREMIUM SHUTTERS	'101 DEEP SEA BLUE



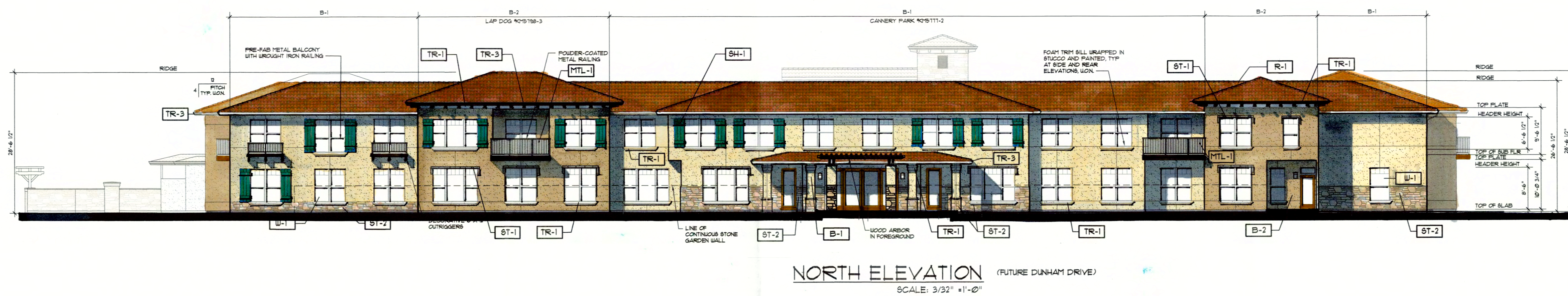
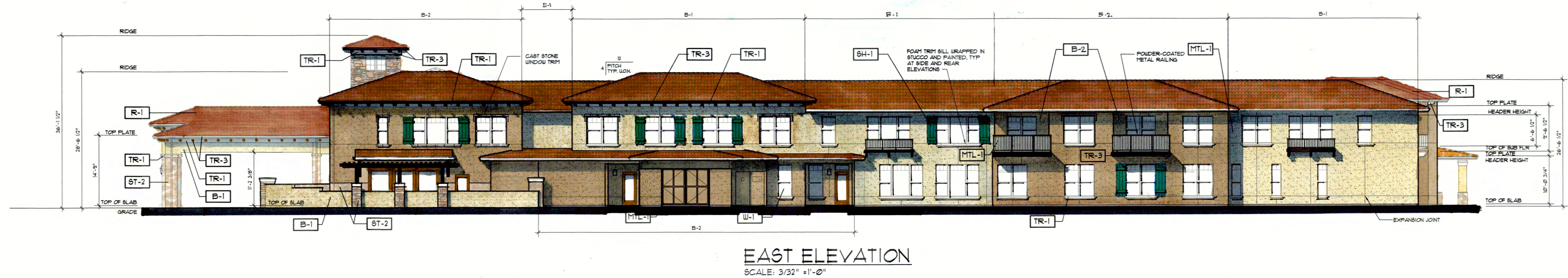
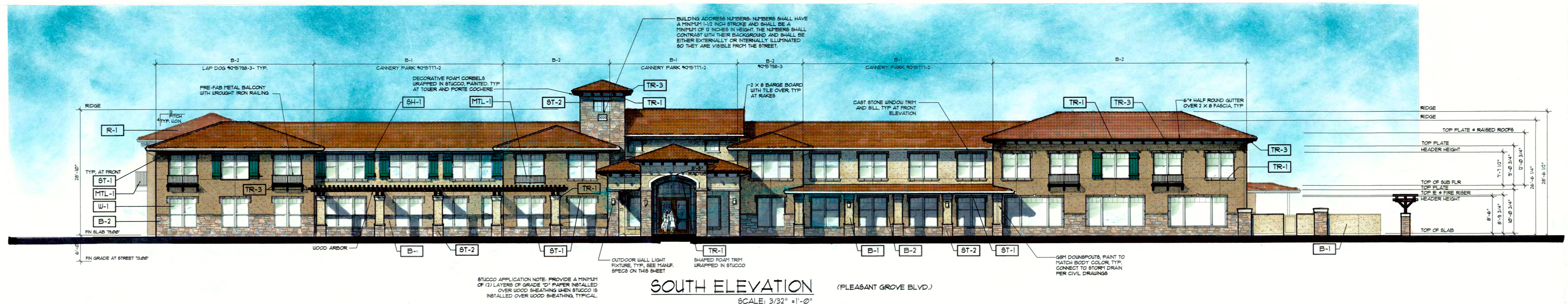
ALI IQBAL
9240 OLD REDWOOD HWY STE. 200
UNION CITY, CA 94587
PH: 415-538-3300

OAKMONT
Senior Living, LLC

EXTERIOR ELEVATIONS
OAKMONT OF WESTPARK
2400 TOWN CENTER DRIVE, ROSEVILLE, CA

JOB NO:
SCALE:
AS SHOWN
DRAIN BY:
DATE:
MAY 3 2017
COPYRIGHT
REVISIONS:
JULY 2017

SHEET NO:
A1.1



FINISH TAG	SUBJECT	MANUFACTURER/MATERIAL	COLOR
R-1	ROOF	1/2" TYPE PENSION STYLE CLAY ROOF TILES	'OLD WORLD BLEND'
B-1	BODY	'EXTERIOR STUCCO FINISH' 2000 SAND FINISH	'KELLY MOORE' CANNERY PARK #05111-2
B-2	BODY	'EXTERIOR STUCCO FINISH' 2000 SAND FINISH	'KELLY MOORE' LAP DOG #05158-3
TR-1	TRIM	MATERIAL VARIES SEE ELEVATIONS FOR DETAIL KEYS AND CALL-OUTS	'KELLY MOORE' BUBBA COFFEE #3
TR-3	TRIM	MATERIAL VARIES SEE ELEVATIONS FOR DETAIL KEYS AND CALL-OUTS	'KELLY MOORE' ACORN-5 VENEER'S FIELDS
W-1	WINDOWS	VINYL FRAMES	ALMOND INSIDE ALMOND OUTSIDE
MTL-1	UNBOUGHT IRON	MANUFACTURER VARIES	ALL UNBOUGHT IRON TO BE POWDER COATED COLOR FLAT BLACK
ST-1	CAST STONE TRIM	EL DORADO STONE OR EQUAL	CAST STONE TO MATCH 'KELLY MOORE' NAVADO WHITE #6"
ST-2	STONE VENEER	EL DORADO STONE	CANIGAGE MURTO LEDGE BY TURCANY COUNTRY RUBBLE GROUT RANDED JOINTS GROUT COLOR: DAVIS COLOR# N202
SH-1	SHUTTERS	ATLANTIC PREMIUM SHUTTERS	#01 DEEP SEA BLUE





R-1 ROOFING: US TILE
8\"/>



B-1 BODY:
STUCCO 20/30 SAND FINISH
KELLY MOORE:
#MBT1-2 CANNERY PARK



B-2 BODY:
STUCCO 20/30 SAND FINISH
KELLY MOORE:
#MBT58-3 LAP DOG



TR-1 TRIM:
MATERIAL VARIES SEE
ELEVATION FOR DETAIL
KEYS & CALL-OUTS
KELLY MOORE:
#23 SWISS COFFEE



TR-3 TRIM:
MATERIAL VARIES SEE
ELEVATION FOR DETAIL
KEYS & CALL-OUTS
KELLY MOORE:
#AC251-5 VERMEER'S FIELDS



W-1 WINDOWS: VINYL
COLOR: ALMOND



MTL-1: WROUGHT IRON
COLOR: FLAT BLACK



SH-1: ATLANTIC PREMIUM
SHUTTERS
COLOR: DEEP SEA BLUE



ST-1 STONE:
CAST STONE TRIM
EL DORADO STONE
KELLY MOORE:
#NAVAJO WHITE #36



ST-2 STONE: VENEER
EL DORADO STONE
CASCADE RUSTIC III/
TUSCANY COUNTRY
GROUT COLOR: DAVIS
COLORS #4002

OAKMONT OF ROSEVILLE

Planning Division

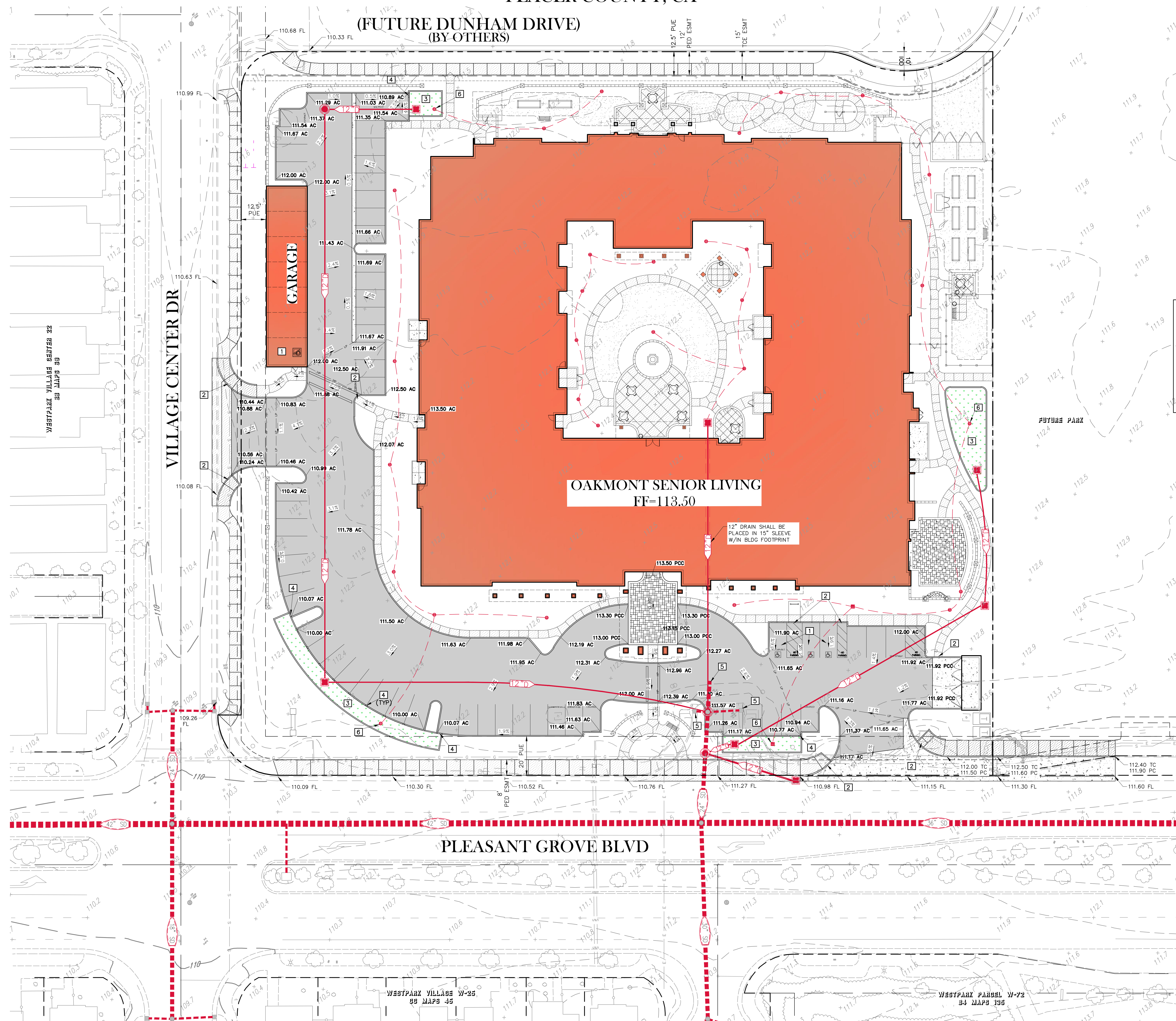
JUL 17 2017

RECEIVED

PRELIMINARY GRADING PLAN
OAKMONT OF ROSEVILLE

2450 PLEASANT GROVE BLVD, ROSEVILLE
NEC PLEASANT GROVE BLVD & VILLAGE CENTER DR
PLACER COUNTY, CA

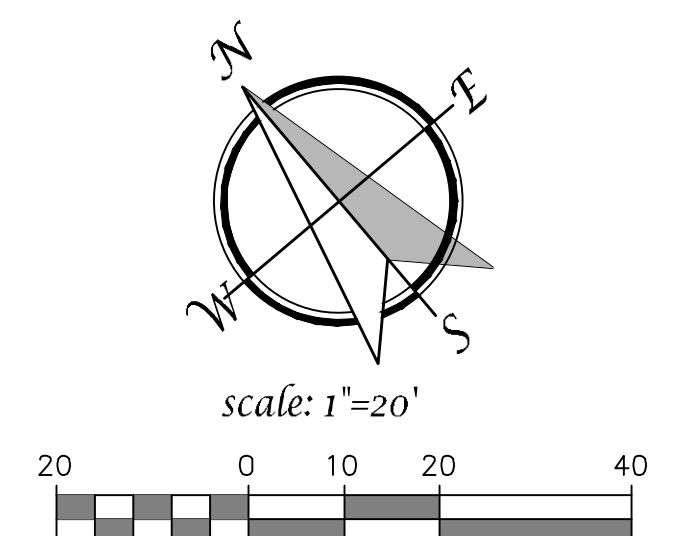
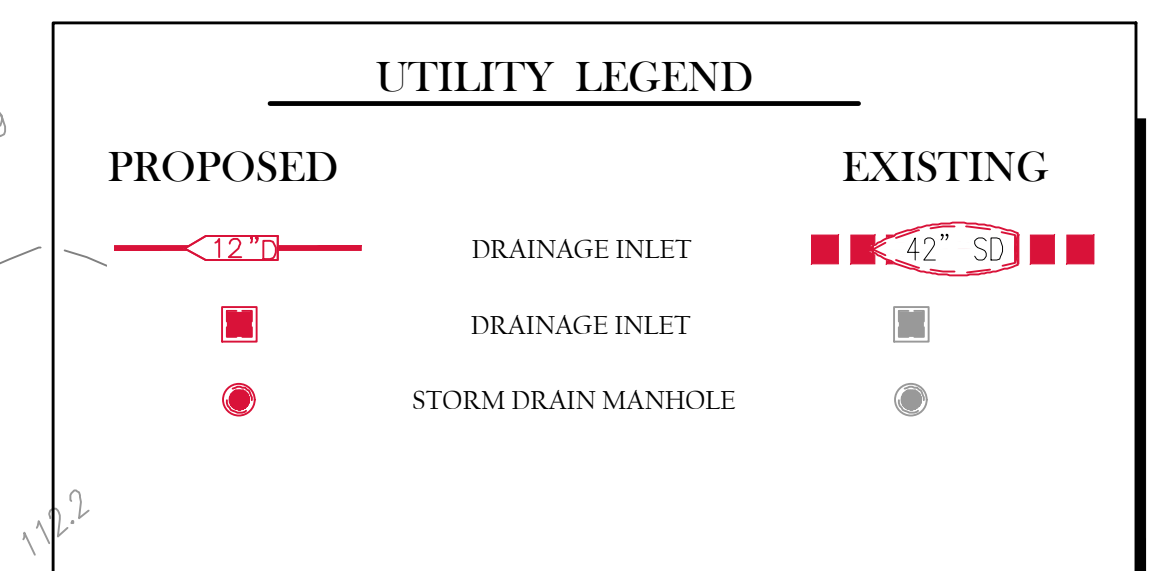
Exhibit E



- GRADING NOTES:**
- 1] ACCESSIBLE PARKING ~ SLOPE IN ANY DIRECTION NOT TO EXCEED 2%
 - 2] CURB RAMP (1:12 MAX)
 - 3] BIO-RETENTION BASIN (C/SPS)
 - 4] CURB OPENING FOR DRAINAGE LOCATED AT END OF STRIPES
 - 5] ABANDON EXISTING STORM
 - 6] OUTLET SIPHON FOR LANDSCAPE AND ROOF DRAINS

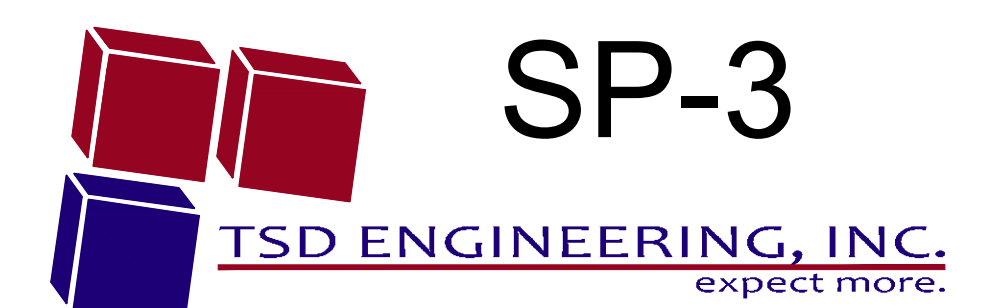
EARTHWORK CALCULATIONS:

(FOLLOWING NUMBERS ARE RAW ESTIMATES AND ARE PRELIMINARY IN NATURE:
CUT: 3,000± CU.YD.
FILL: 1,200± CU.YD.
NET: 1,800± CU.YD. CUT



PRELIMINARY GRADING PLAN

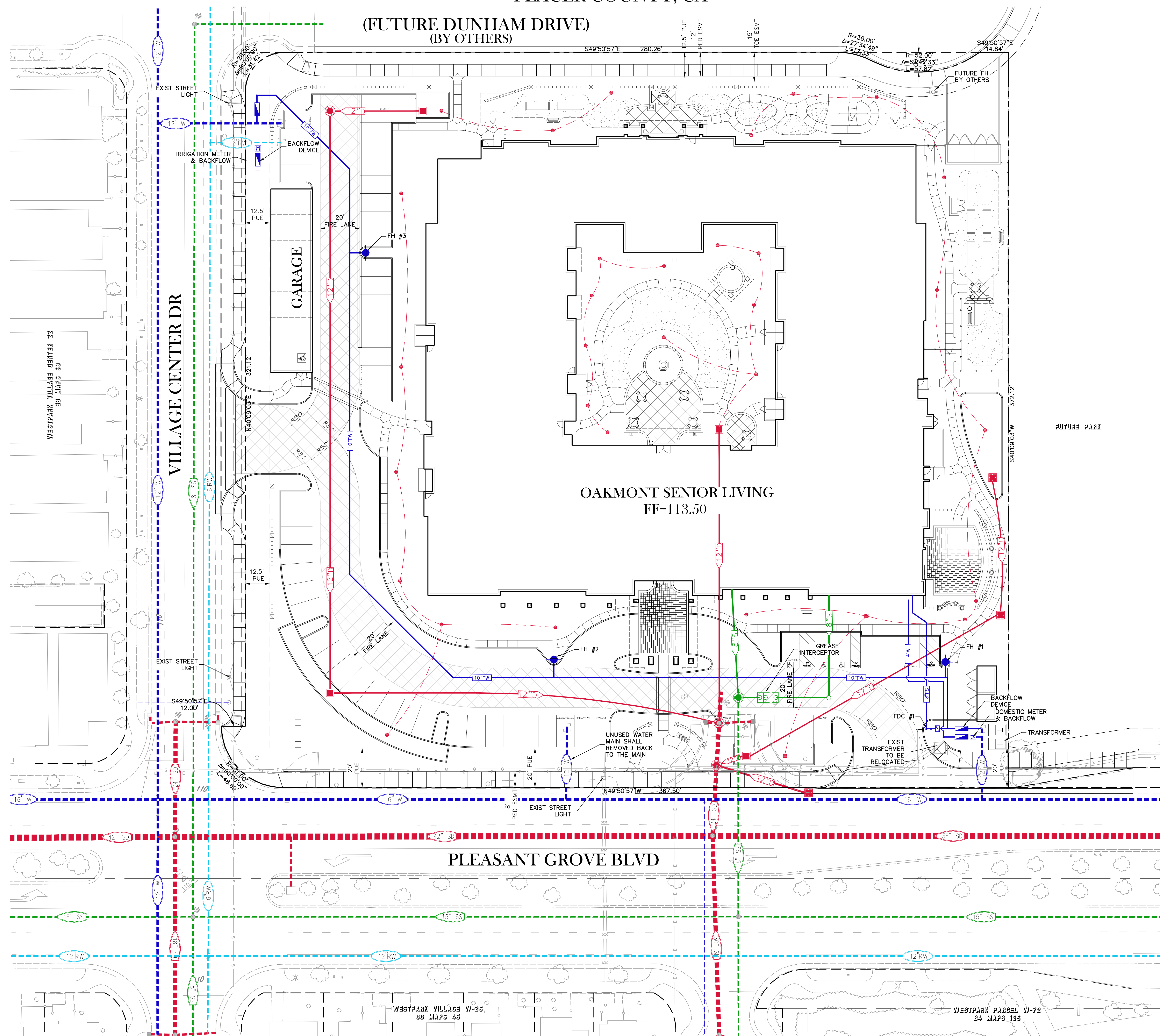
05/01/2017
REVISED 08/18/2017

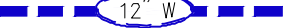
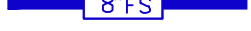
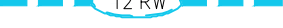


785 Orchard Drive, Suite #110
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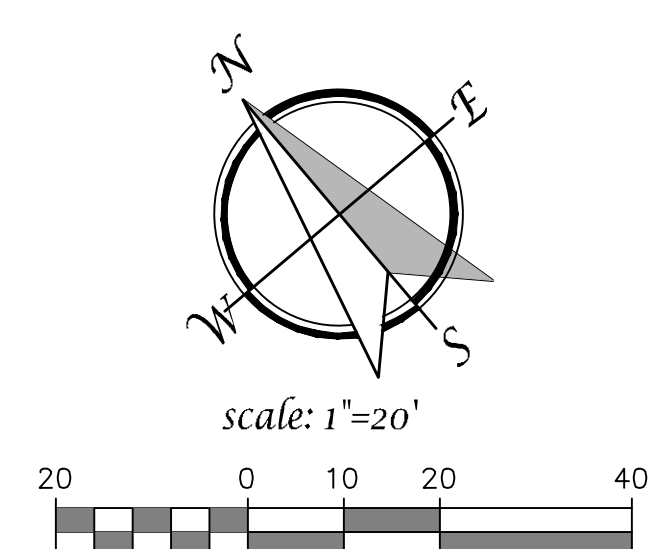
2450 PLEASANT GROVE BLVD, ROSEVILLE
NEC PLEASANT GROVE BLVD & VILLAGE CENTER DR
PLACER COUNTY, CA

Exhibit F



PROPOSED		EXISTING	
	SANITARY SEWER MANHOLE		
	SANITARY SEWER LINE		
	WATER MAIN		
	FIRE SERVICE MAIN		
	RAW WATER MAIN		
	WATER METER & BACKFLOW		
	FIRE BACKFLOW DEVICE		
	FIRE HYDRANT		
	FIRE DEPARTMENT CONNECTION & BACKFLOW PREVENTOR		
	DRAINAGE INLET		
	DRAINAGE INLET		
	STORM DRAIN MANHOLE		
	FIRE LANE		
	GAS LINE		
	ELECTRICAL LINE(S)		
	STREET LIGHT CONDUIT		

NOTE: 1. ONSITE WATER MAINS ARE PRIVATE FACILITIES. 2. ONSITE STORM DRAINS ARE PRIVATE FACILITIES. 3. ONSITE SANITARY SEWER SYSTEM IS PRIVATE.
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PRELIMINARY UTILITY PLAN
05/01/2017
REVISED 08/18/17

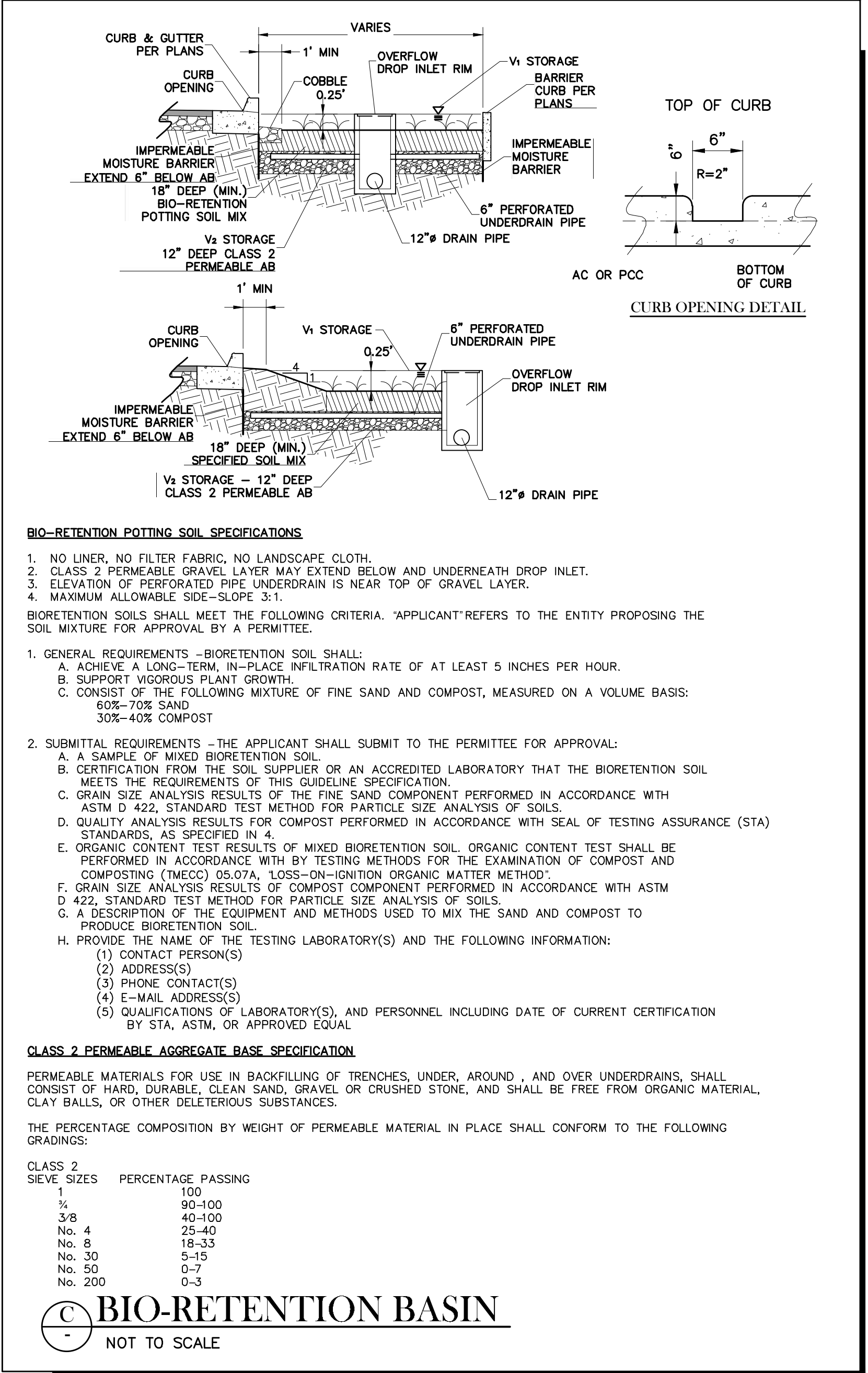
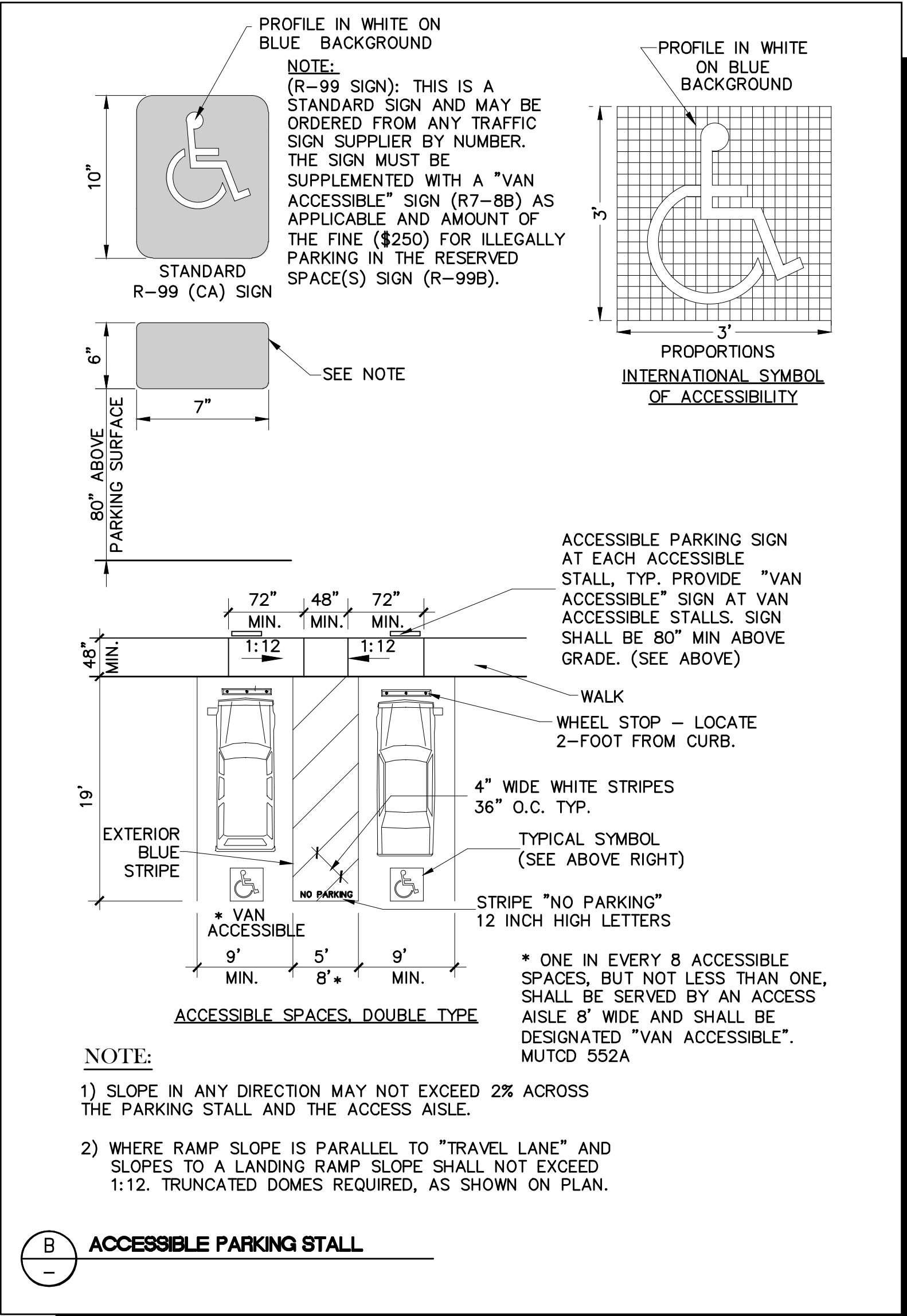
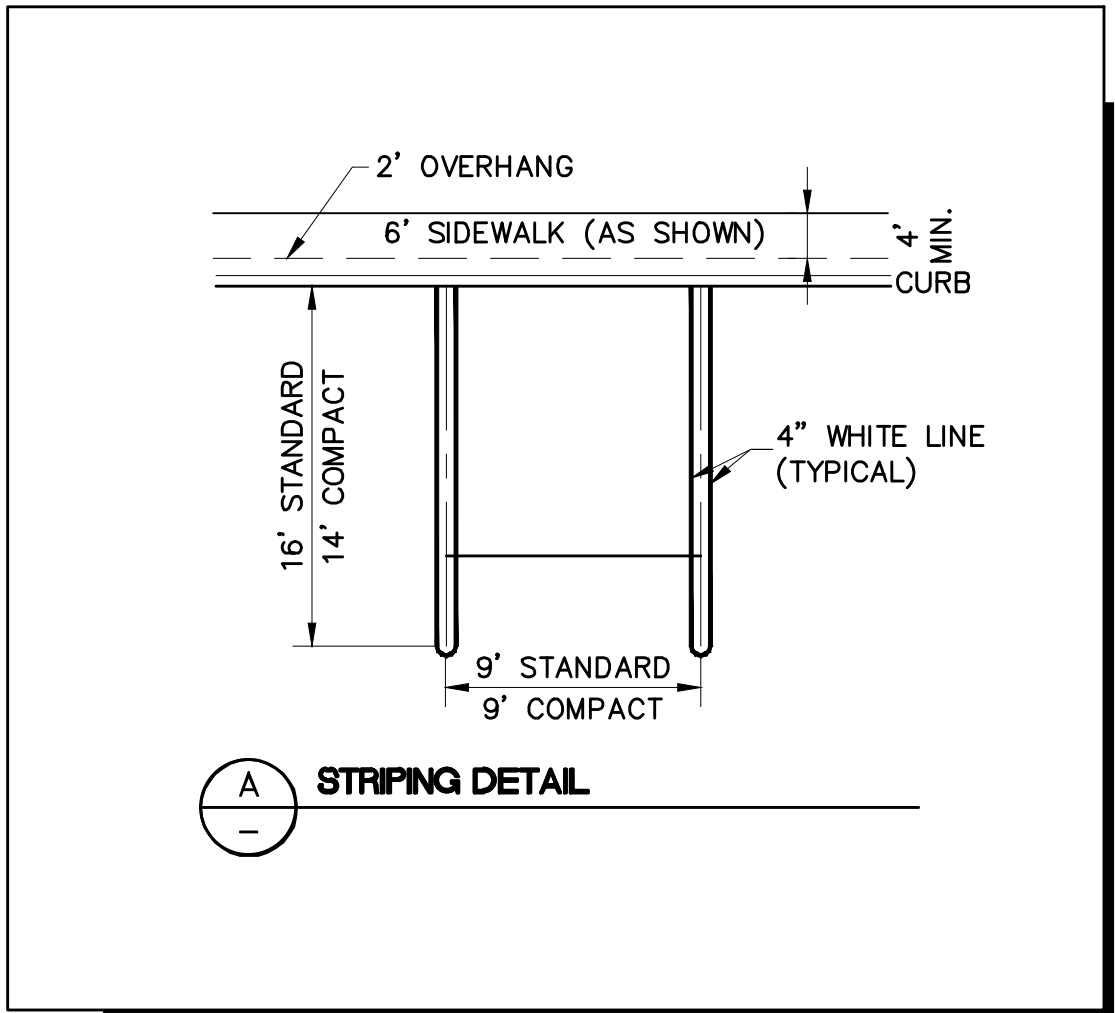


PRELIMINARY SITE DETAILS

OAKMONT OF ROSEVILLE

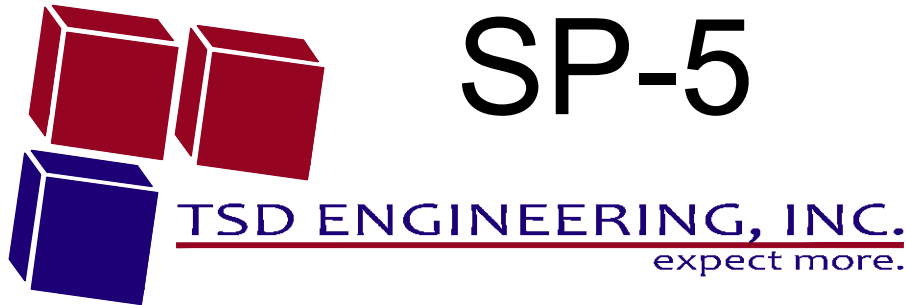
2450 PLEASANT GROVE BLVD, ROSEVILLE
NEC PLEASANT GROVE BLVD & VILLAGE CENTER DR
PLACER COUNTY, CA

Exhibit G

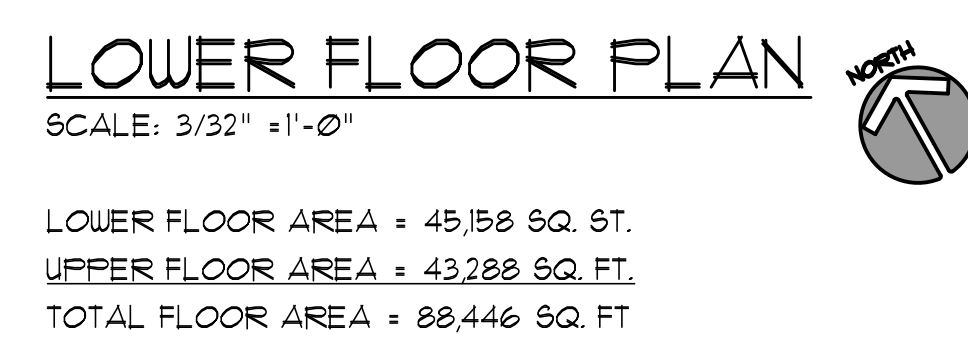


PRELIMINARY SITE DETAILS

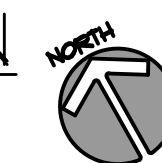
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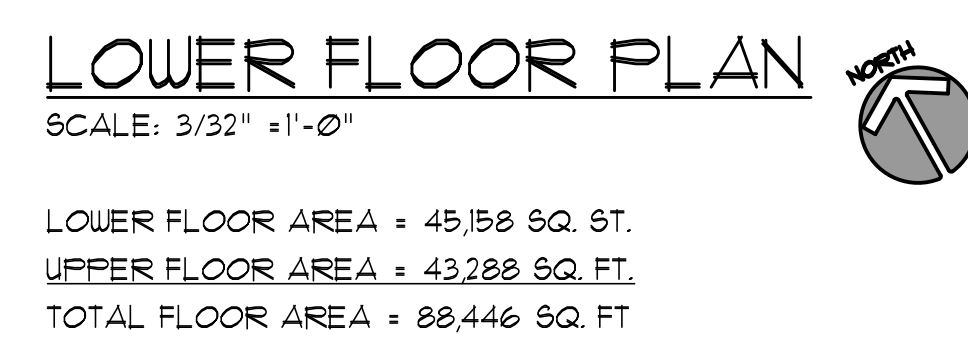


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Fax: (916) 608-0701



UPPER FLOOR AREA = 43,831 SQ. FT.

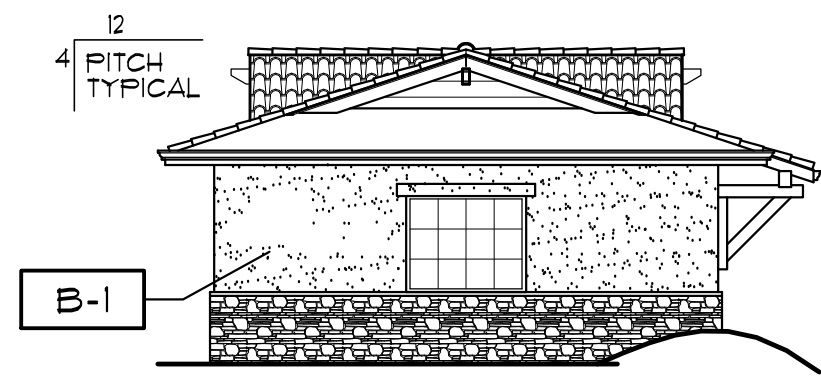




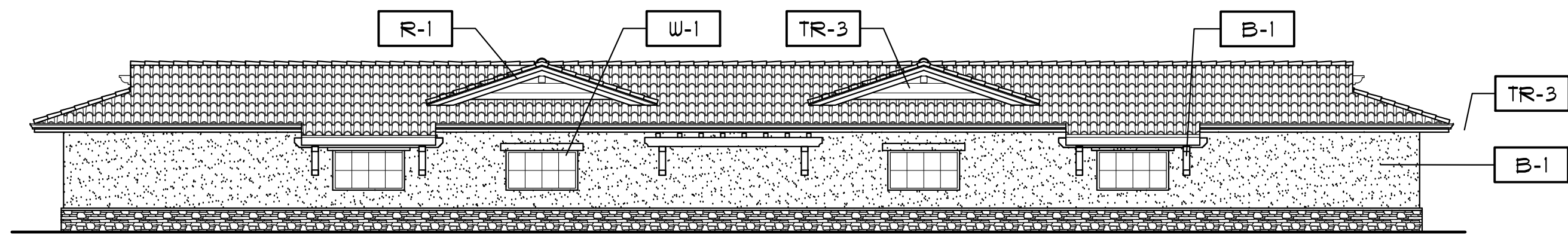
Drawn: July 10, 2017, by: [Redacted] Project: [Redacted] Title: [Redacted] Scale: [Redacted] Date: [Redacted] Drawn by: [Redacted] Project: [Redacted] Title: [Redacted] Scale: [Redacted] Date: [Redacted] Drawn by: [Redacted]



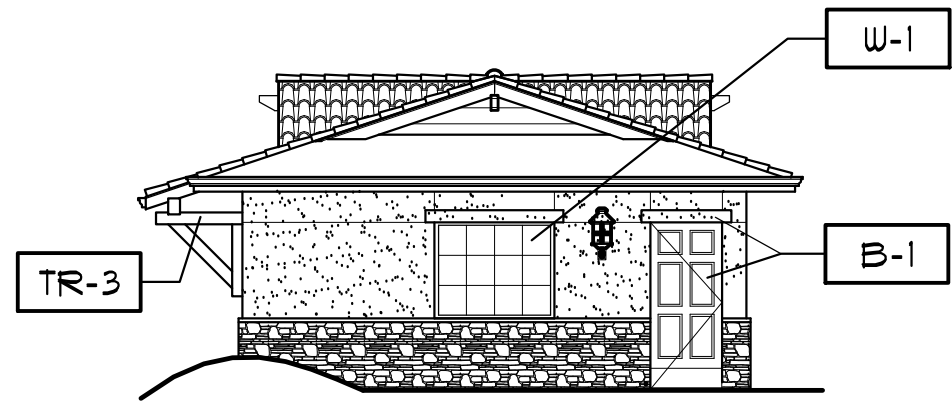
FRONT ELEVATION - GARAGE



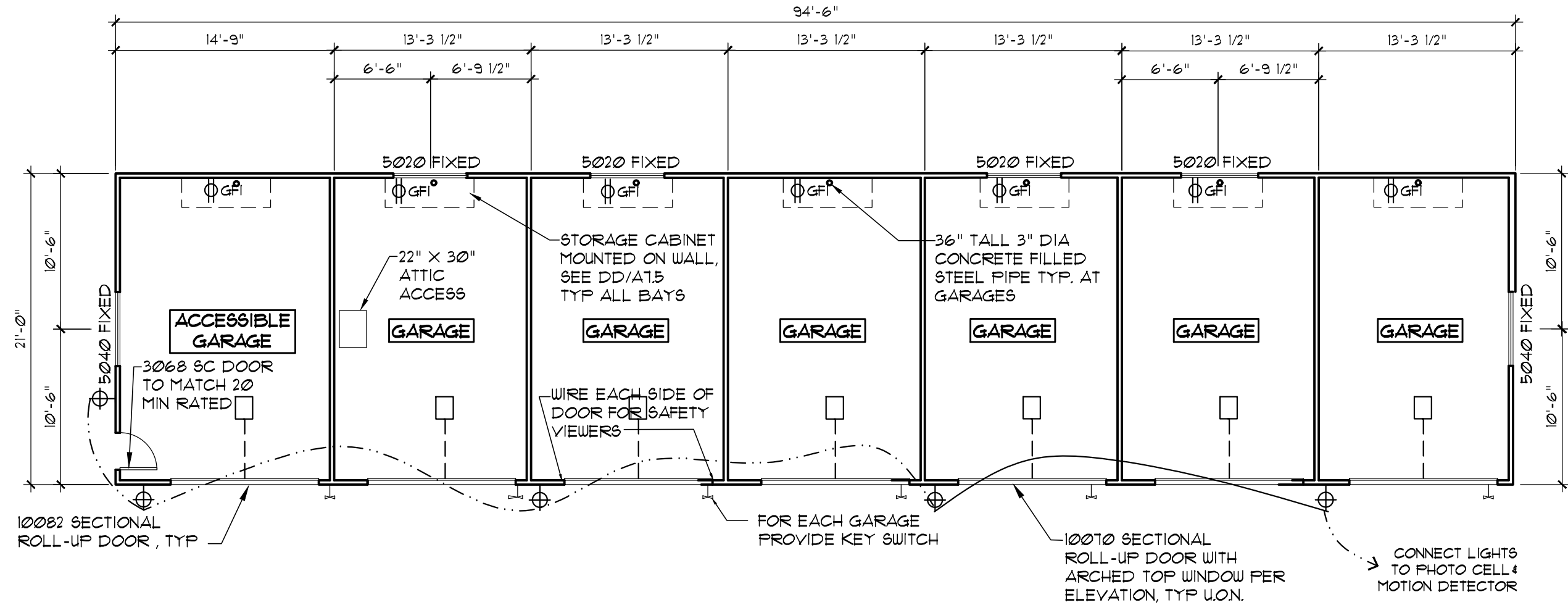
RIGHT ELEVATION



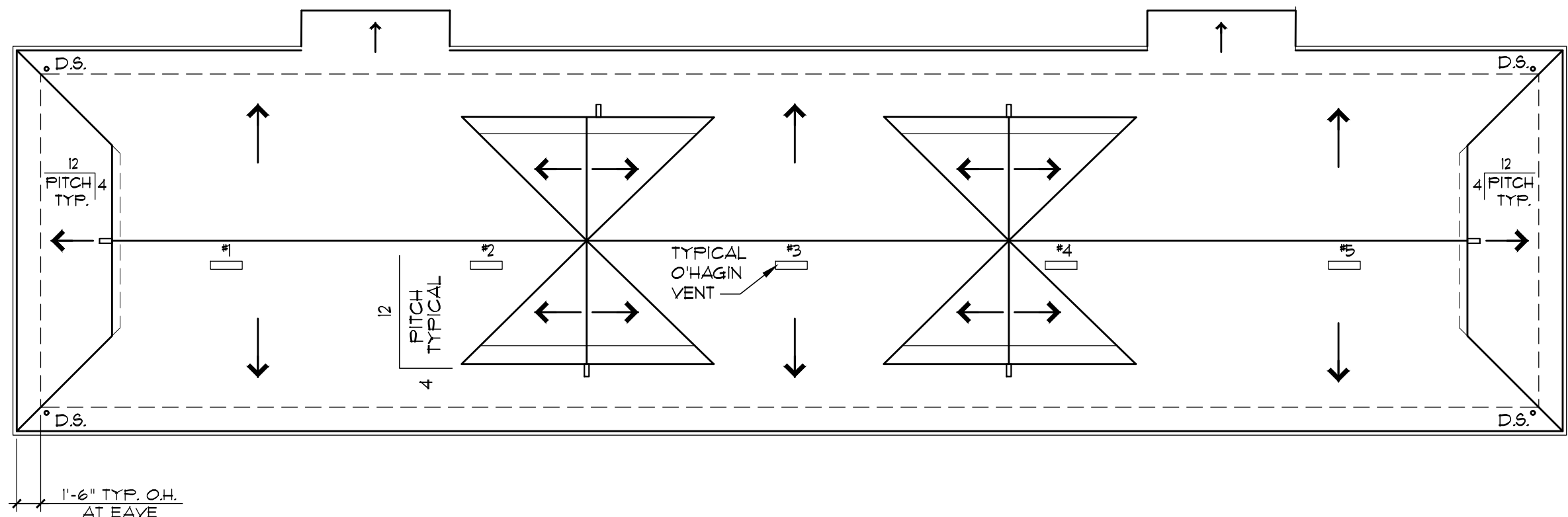
BACK ELEVATION - GARAGE



LEFT ELEVATION



FLOOR PLAN - 1-CAR GARAGE

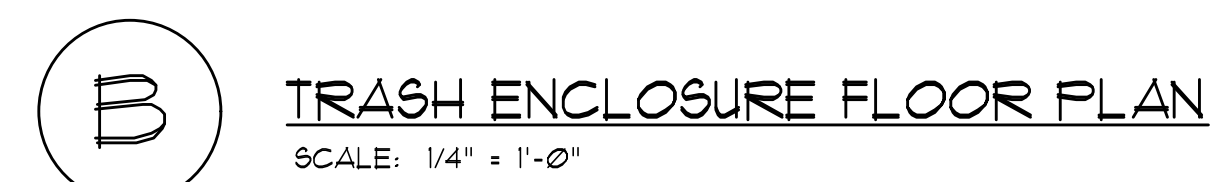
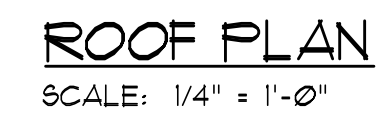


ROOF PLAN - 1-CAR GARAGE

GARAGE PLANS

SCALE: 1/8" = 1'-0"

COLOR AND MATERIAL SCHEDULE			
FINISH TAG	SUBJECT	MANUFACTURER/ MATERIAL	COLOR
R-1	ROOF	18" TILE 18" TYPE HISSON STYLE CLAY ROOF TILES	'OLD WORLD BLEND'
B-1	BODY	'EXTERIOR STUCCO FINISH' 20/30 SAND FINISH	'KELLY MOORE' CANNERY PARK #01B111-2
B-2	BODY	'EXTERIOR STUCCO FINISH' 20/30 SAND FINISH	'KELLY MOORE' LAP DOG #01B188-3
TR-1	TRIM	MATERIAL VARIES SEE ELEVATIONS FOR DETAIL KEYS AND CALL-OUTS	'KELLY MOORE' SWISS COFFEE #3
TR-3	TRIM	MATERIAL VARIES SEE ELEVATIONS FOR DETAIL KEYS AND CALL-OUTS	'KELLY MOORE' AC311-5 VERNEER'S FIELD6
W-1	WINDOWS	VINYL FRAMES	ALMOND INSIDE ALMOND OUTSIDE
MTL-1	WROUGHT IRON	MANUFACTURER VARIES	ALL WROUGHT IRON TO BE POWDER COATED COLOR: FLAT BLACK
ST-1	CAST STONE TRIM	EL DORADO STONE OR EQUAL	CAST STONE TO MATCH KELLY MOORE 'NAVAJO WHITE #36'
ST-2	STONE VENEER	EL DORADO STONE	CASCADE RUSTIC LEDGE W/ TUSCANY COUNTRY RUBBLE. GROUT, RAKED JOINTS GROUT COLOR: DAVIS COLORS #4027



ALI IQBAL
9240 OLD REDWOOD HWY, STE. 200
WINDSOR, CA. 95492
PH: 707-535-3200

OKMONT
Senior Living, LLC

PLANS AND ELEVATIONS
ACCESSORY STRUCTURES
OAKMONT OF WESTPARK
2400 TOWN CENTER DRIVE, ROSEVILLE, CA

[illegible]

Franceasi Collection
Outdoor Wall 1Lt
49228OZ (Olde Bronze)



Dimensions

Height	22.00"
Width	8.50"

ROSEVILLE - WEST
PARK

Alternate Lamps

Lamp Included	Bulb Listing	Light Source	Max Wattage/Range	Bulb Product ID	Dimming
No	Hybrid	CFL	23-30W		

Exhibit L

Project Name: _____
Location: _____
Type: _____
Qty: _____
Comments: _____

Ordering Information

Product ID	49228OZ
Finish	Olde Bronze
Available Finishes	OZ, OZ
Collection	Franceasi Collection

Dimensions

Extension	10.50"
Height from center of Wall opening	7.50"
Base Backplate	5.25 X 18.50
Weight	8.00 LBS

Specifications

Material	Aluminum
Glass Description	Light Umber Seeded

Electrical

Voltage	120V
---------	------

Qualifications

Safety Rated	Wet
Warranty	www.kichler.com/warranty

Primary Lamping

Light Source	Incandescent
Lamp Included	Not Included
Number of Lights/LEDs	1
Max or Nominal Watt	100W
Socket Wire	150
Socket Type	Medium
Lamp Type	A19