



AGENDA
July 27, 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 JUNE 22, 2017

4.2. NIPA PCL 50 - OFFICE CONDO CONVERSION - 9001 FOOTHILLS BLVD. - FILE # PL17-0137

Recommendation: Pass a motion to

A. Adopt the three (3) findings of fact for the Tentative Subdivision Map and approve the Tentative Subdivision Map subject to fourteen (14) conditions of approval; and,

B. Approve the applicant's request to waive the requirement for a Final Map as provided for in the City's Subdivision Ordinance.

Applicant: Timothy G. Blair, Surveyors Group, Inc. Owner: Stephen Fassler, Fassler LLC. (Ogden)

5. NEW BUSINESS

5.1. INFILL PCL 187 - MCDONALD'S REBUILD & PARKING REDUCTION - 120 HARDING BLVD. - FILE #PL17-0028

Recommendation: 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 eighty-two (82) conditions of approval;

B. Adopt the three (3) findings of fact for the Administrative Permit; and approve the Administrative Permit subject to three (3) conditions of approval;

Owner: Griffin Williamson, Franchise Realty Interstate Co. **Applicant:** Cedrick Brooks/Rob Forloine, PM Design Group. (Miller)

5.2. WRSP PCL W-32, W-33, W-54 VILLAGE CENTER RZ, GPA, SPA, DAA,

TENTATIVE PARCEL MAP AND TENTATIVE SUBDIVISION MAPS -
2300, 2350 & 2400 PLEASANT GROVE BLVD. - FILE #PL17-0058

Recommendation: Pass a motion to:

- A. Consider the Addendum to the West Roseville Specific Plan Final EIR;
- B. Recommend that the City Council adopt the two (2) findings of fact and approve the Rezone;
- C. Recommend that the City Council approve the General Plan Amendment;
- D. Recommend that the City Council approve the amendments to the West Roseville Specific Plan;
- E. Recommend that the City Council adopt the five (5) findings of fact and approve the 8th Development Agreement Amendment related to the West Roseville Specific Plan;
- F. Adopt the three (3) findings of fact and approve the Tentative Parcel Map subject to forty-eight (48) conditions of approval;
- G. Adopt the three (3) findings of fact and approve the Tentative Subdivision Map (Parcel W-28) subject to fifty-nine (59) conditions of approval; and
- H. Adopt the three (3) findings of fact and approve the Tentative Subdivision Map (Parcel W-29) subject to fifty-nine (59) conditions of approval.

Owner: Jeff Jones, VC Roseville, LLC. **Applicant:** John Tallman, VC Roseville, LLC. (Stewart)

5.3. INFILL PCL 241 - JOHN ADAMS ACADEMY MULTI-PURPOSE
BUILDING DRP MOD - 1 SIERRA GATE PLAZA - FILE #PL15-0283

Recommendation: Pass a motion to

- A. Adopt the Mitigated Negative Declaration;
- B. Adopt the two (2) findings of fact for the Design Review Permit Modification; and, approve the Design Review Permit Modification subject to seventy-eight (78) conditions of approval;
- C. Adopt the two (2) findings of fact for the Tree Permit; and approve the Tree Permit subject to twenty-one (21) conditions of approval.

Owner/Applicant: Dean Forman, John Adams Academy. (Miller)

6. REPORTS: COMMISSION/STAFF

6.1. ELECTION OF PLANNING COMMISSION CHAIR AND VICE CHAIR

6.2. ELECTION OF DESIGN COMMITTEE REPRESENTATIVE AND
ALTERNATE

7. ADJOURNMENT



PLANNING COMMISSION

Title: MINUTES OF JUNE 22, 2017

Meeting Date: 7/27/2017
Item #: 4.1.

ATTACHMENTS:

Description

Minutes of June 22, 2017 - Draft



**Planning Commission Meeting
June 22, 2017 – 7:00 p.m.
Draft Minutes**

I. ROLL CALL

Planning Commissioners Present

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

Staff Present

Greg Bitter, Planning Manager
Ron Miller, Associate Planner
Tara Gee, Park Planning & Development Superintendent
Michelle Sheidenberger, Assistant City Attorney
Lupe Nelson, Recording Secretary

Planning Commissioners Absent

None

II. PLEDGE OF ALLEGIANCE

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

III. ORAL COMMUNICATION

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

IV. CONSENT CALENDAR

Chair Bernasconi asked if anyone wished to remove any of the items from the Consent Calendar for discussion.

Commissioner Caporusso requested that the items be discussed separately.

A. MINUTES OF MAY 25, 2017

MOTION

Commissioner Houdesheldt made the motion, which was seconded by Commissioner Mendonsa, to approve Item IV. A. of the Consent Calendar item.

The motion passed with the following vote:

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

Noes: None

Abstain: Caporusso

B. DEVELOPMENT AGREEMENT AMENDMENT – WEST ROSEVILLE SPECIFIC PLAN (WRSP) FIDDYMENT RANCH DA AMENDMENT #7 – 4270 CRAWFORD PARKWAY – FILE # PL16-0442

MOTION

Commissioner Caporusso made the motion, which was seconded by Commissioner Mendonsa, to approve the Consent Calendar item.

The motion passed with the following vote:

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

Noes: None

Abstain: None

V. NEW BUSINESS

A. INFILL PCL 326 – VERIZON WIRELESS MONOPOLE CUP EXTENSION – 1550 MAIDU DRIVE ADDRESS – FILE # PL 17-0027.

Associate Planner, Ron Miller, presented the staff report and responded to questions.

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

Applicant, Aaron Delao, 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.

The following resident spoke in opposition:

- Steve Saxton

Public Comment:

- Have alternate sites for the location of equipment been looked at?
- The radius list for the Public Notice was too narrow.
- Area of current AT & T equipment is visually unpleasing.
- Concerns with lack of landscaping.

Commission Discussion:

- Improvement and serviceability discussion.
- Lease terms.
- Is there a public benefit? Free Wi-Fi to public?
- Is there a public safety (fire, police) benefit?
- Is there a hole in coverage? Will service area increase?
- Will the new site be fenced similar to the AT & T site?
- Landscaping concerns.

- What is next - other providers?
- When was the AT & T equipment installed?
- Is it possible to cover the equipment with different materials?
- Will this pole provide a future place for another carrier?
- Why is this height necessary?
- High voltage towers.
- Did staff look other areas to place equipment?

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

MOTION

Commissioner Houdesheldt made the motion, which was seconded by Commissioner Mendonsa, to:

- A. Adopt the two (2) findings of fact for the Conditional Use Permit Extension; and, approve the Conditional Use Permit Extension subject to the seven (7) conditions of approval.

The motion passed with the following vote:

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

Noes: None

Abstain: None

B. INFILL PCL 241 – JOHN ADAMS ACADEMY MULTI-PURPOSE BUILDING DESIGN REVIEW PERMIT MODIFICATION AND TREE PERMIT – 1 SIERRA GATE PLAZA – FILE # PL15-0283.

Staff requested that this item be continued to the July 27, 2017 Planning Commission Meeting.

MOTION

Commissioner Krafka made the motion, which was seconded by Commissioner McCaslin, to continue the Infill PCL 241 – John Adams Academy Multi-purpose Building Design Review Permit Modification and Tree Permit item until the July 27, 2017 Planning Commission Meeting.

The motion passed with the following vote:

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

Noes: None

Abstain: None

VI. REPORTS: COMMISSION/STAFF

Staff Reports

- The City Council has appointed members to the Communities Priorities Advisory Committee. The first meeting is scheduled for July 12, 2017.

- The City Council approved the Kaiser project. Commissioners should have received invitations to the groundbreaking ceremony.
- In the near future, staff will be providing an informational report on SB649 wireless telecommunications facilities.
- The City is moving to electronic agendas and staff reports for all City Commissions and Committees. Changes to the Planning Commission packet will be appearing in late 2017/early 2018.
- Ron Miller last Planning Commission Meeting will be July 27, 2017 as he will be retiring in early August.

Commissioner Reports

- Commissioner Mendonsa requested that staff verify the RCONA contacts.

VII. ADJOURNMENT

Commissioner Bernasconi asked for a motion to adjourn the meeting.

MOTION

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

The motion passed unanimously at 7:56 p.m.



PLANNING COMMISSION

Title:

NIPA PCL 50 - OFFICE CONDO COVERSON - 9001 FOOTHILLS BLVD. -
FILE # PL17-0137

Meeting Date: 7/27/2017

Item #: 4.2.

ATTACHMENTS:**Description**

Staff Report

Chapter 18 Subdivision Ordinance

Tentative Subdivision Map

Revised Condition

Binder



**PLANNING DIVISION STAFF REPORT
PLANNING COMMISSION MEETING**

July 27, 2017

Prepared by: Derek Ogden, Senior Planner

ITEM IV-B: TENTATIVE SUBDIVISION MAP – 9001 FOOTHILLS BL. – NIPA PARCEL 50 - OFFICE CONDO CONVERSION – FILE # PL17-0137

REQUEST

The applicant requests approval of a Tentative Subdivision Map to create nine (9) for sale office condominium units in the existing light industrial building. The application also includes a request to waive the requirement for a final map.

Applicant: Timothy G. Blair, Surveyors Group, Inc.
Owner: Stephen Fassler, Fassler LLC.

SUMMARY RECOMMENDATION

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

- A. Adopt the three (3) findings of fact for the Tentative Subdivision Map; and approve the Tentative Subdivision Map subject to fourteen (14) conditions of approval; and
- B. Approve the applicant's request to waive the requirement for a Final Map as provided for in the City's Subdivision Ordinance.

SUMMARY OF OUTSTANDING ISSUES

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

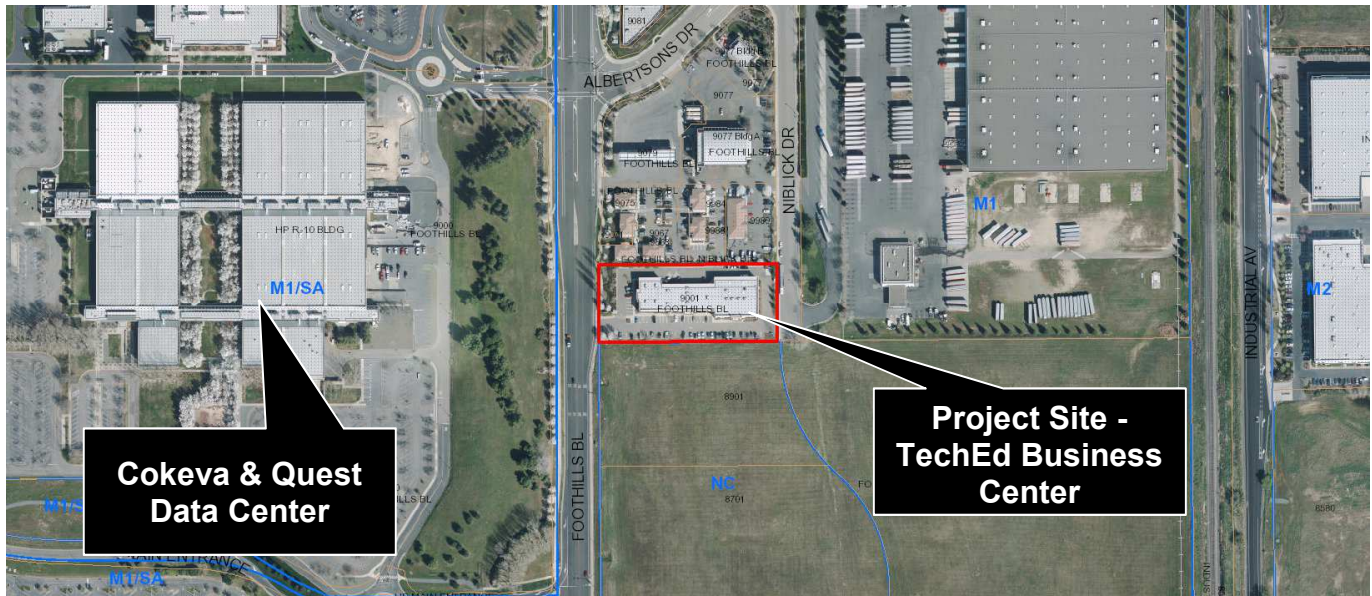
BACKGROUND

The project site is located at 9001 Foothills Bl. within the North Industrial Planning Area (NIPA) of the City (see Figure 1, next page). The property is zoned Light Industrial (M1) and has a land use designation of Light Industrial (LI) and is surrounded to the north, east and west by industrial properties. To the south is a vacant neighborhood commercial zoned parcel.

On March 28, 2002 the Planning Commission approved a Design Review Permit (DRP 01-78) to construct a 23,667 light industrial building with associated parking, lighting and landscape improvements. Subsequently in 2007, a Design Review Permit Modification (2006PL-221) was approved and a building permit was issued that allowed the conversion of approximately 6,000 square feet of warehouse area to an office use.

The current request includes a Tentative Subdivision Map to create nine (9) "for-sale" industrial and office condominiums within the existing building of the TechEd Business Center. The applicant has also applied for a waiver of the Final Map per the City's Subdivision Ordinance and the California Subdivision Map Act.

Figure 1: Aerial Photograph



FINDINGS & EVALUATION

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

- 1. The size, design, character, grading, location, orientation, and configuration of lots, roads and all improvements for the tentative subdivision map are consistent with the density, uses, circulation and open space systems, applicable policies and standards of the General Plan and the Community Design Guidelines, and the design standards of Title 18 (Subdivision Ordinance) of the Roseville Municipal Code.***

The request is to subdivide the single building into nine (9) condominiums that can be sold to individual tenants. The proposed Subdivision Map will not affect the design of the approved development. The configuration of airspace units will not impact the density, use, circulation, or other applicable policies. Additionally, the Map Act and Subdivision Ordinance do not contain any maximum or minimum lot/condo sizes, just as there are no restrictions on the number or size of lease spaces that may be created.

Staff has included Condition #4 to ensure that the condominium owners participate in the TechEd Business Center Owners Association. The Owners Association will be the mechanism for ensuring that the conditions of approval for the business center are adhered to and that all common areas (landscape areas, drive aisles, parking lot, building, etc.) are maintained properly.

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

The Tentative Subdivision Map will create air-space lots within the existing building and provide for individual office condominium units. During staff review of the Tentative Subdivision Map application, it was determined that the creation of nine (9) condominium units will not create any impractical or unusable units.

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

The water quality impacts associated with the project and the expected discharge of waste for this project are consistent with what has been anticipated by the General Plan. In addition, the design of the sewer lines in the project area and treatment capacity at the City's sewage treatment plant has adequate conveyance and capacity to accommodate the existing and approved development. Approval of the Condominium Map will not increase the development intensity beyond that approved with the original Design Review Permit.

FINAL MAP WAIVER REQUEST

Section 18.06.330 of the City's Subdivision Ordinance (see Attachment 1) allows an applicant to request a final map waiver in certain, specific situations. The Subdivision Ordinance provides that if the land being subdivided consists of a lot or parcels shown on a recorded final map and the full street, water supply, sanitary sewer, electrical, natural gas, cable and telephone improvements have been constructed and easements have been completed, and monumentation is evident, a map waiver maybe applied for. In this case, the NIPA Parcel 50 Tentative Map is being proposed within an existing office building. All of the utilities that serve the buildings have been installed and easements have been recorded. Given this fact, Staff supports the request for the Final Map waiver.

The Subdivision Ordinance allows the approving authority of the map, in this case, the Planning Commission, the ability to waive the final map and issue a certificate of compliance if the required findings for approval of the tentative map have been made. As outlined above, the required findings have been made to approve the map. The Subdivision Ordinance also allows the Planning Commission the ability to place conditions on the project to ensure development of the condominium parcels are in conformance with City Codes and Ordinances. The Planning Division has added Condition #2 to require the applicant receive approval of a Certificate of Compliance prior to the expiration of the Tentative Map.

SUMMARY / CONCLUSION

Based on the evaluation above, staff believes that the Planning Commission can make the required findings and approve the Tentative Subdivision Map. In addition, as mentioned above, the applicant has asked for a waiver of the City's Final Map process. Staff has routed this request to all affected departments and has not identified any issues with granting this request. The City's Development Services-Engineering Division will issue a Certificate of Compliance (COC) for the Condominium Map. The COC will satisfy the Placer County recording and California Department of Real Estate requirements for recording the map and offering the air-space units for sale.

ENVIRONMENTAL DETERMINATION

This project is categorically exempt from the environmental review requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15315 of the CEQA Guidelines pertaining to minor land divisions and pursuant to Section 305 of the Roseville CEQA Implementing Procedures.

RECOMMENDATION

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

- A. Adopt the three findings of fact as stated in the staff report and approve the **TENTATIVE SUBDIVISION MAP – 9001 Foothills Bl. – NIPA PARCEL 50 - OFFICE CONDO CONVERSION – FILE # PL17-0137**; subject to fourteen (14) conditions of approval; and
- B. Approve the applicant's request to waive the requirement for a Final Map as provided for in the City's Subdivision Ordinance (RMC, Section 18.06.330).

CONDITIONS OF APPROVAL FOR THE TENTATIVE SUBDIVISION MAP FILE # PL17-0137:

- 1. The project is approved as shown in Exhibit A and as conditioned or modified below. (Planning)
- 2. This map shall be valid for a period of two (2) years from this date and shall expire on **July 27, 2017**. Prior to said expiration date, the applicant may apply for an extension of time, provided, however, that this approval shall be extended for no more than six (6) years from **July 27, 2017**. Before the expiration of the Tentative Map the applicant shall receive approval of a Certificate of Compliance from the Public Works Director or his designee. (Planning, Engineering)
- 3. In Accordance with Section 66427 of the Subdivision Map Act, the following shall be added to the face of the Final Map, unless a Certificate of Compliance Parcel Map Waiver is approved, then these four conditions will be waived:
 - a) The Title of the project shall clearly state "An Office Condominium Project";
 - b) The number of approved Condominium Units is clearly displayed;
 - c) A separate information sheet shall be added to the map that depicts each lot and business owners association, the footprint of each condominium building within each lot, and the number of units and unit number within each building; and
 - d) All common land within each phase of the project shall be owned and maintained by the separate Business Owners Associations. The Business Owners Association shall operate and maintain all common land for the owners of the units. (Engineering)
- 4. Separate declaration of Conditions, Covenants and Restrictions (CC&Rs) for each parcel or condominium shall be approved by the City Attorney prior to issuance of the Certificate of Compliance. The CC&Rs shall include the following items:
 - a) Incorporation of the units into the TechEd Business Park Owners Association.
 - b) The Owners Association shall be responsible for maintenance of all common areas including landscaping, parking areas, hallways, and drive aisles. (Planning)
 - c) The common areas provide reciprocal access, parking, and utilities (including drainage) for the mutual benefit of all condominium units and all tenants within the TechEd Business Park. (Engineering)

- d) Language stating that access is to be granted for maintenance and repair of water and sewer services across lots that the utility crosses. (Environmental Utilities)
 - e) Provisions for title to common areas to be held by the Owners Association for and on behalf of all owners of each condominium unit. (Attorney, Planning, Environmental Utilities)
 - f) A clause stating that the property owners within this subdivision shall agree to participate in a Transportation Systems Management (TSM) Plan and shall agree to enter into a Transportation Management Agreement with the City of Roseville. (Alternative Transportation)
 - g) A clause prohibiting the amendment, revision or deletion of any sections in the CC&Rs required by these conditions of approval without the prior written consent of the City Attorney. (City Attorney)
5. The applicant shall establish a Business Owners Association/Condo Association, which shall be billed by the City for water consumption. At the request of the City additional information will be required of the Business Owners Association/Condo Association on an ongoing basis. The Business Owners Association/Condo Association will be required to submit a copy of their annual statement to the City every year. If the Business Owners Association/Condo Association is in arrears on the water bill three months in a row, the Business Owners Association/Condo Association must give the City access to their books for auditing purposes. If the Business Owners Association/Condo Association should become inactive, each individual condominium owner must enroll and pay separately for water service. A notice to this effect shall be placed in the CC&R's for the condominium project. (Environmental Utilities)
6. Minimum fire flow is 3,000 gallons per minute with 20 lbs. psi residual pressure. A change in any of the conditions may increase the required fire flow. (Fire)
7. The subdividing of this parcel shall not reduce the responsibilities of each owners of this project from maintaining all on-site fire systems including all common adjoining fire sprinkler-piping penetrations and all on-site fire mains and private hydrants. A common easement agreement shall be written and approved by all owners. There shall be clear language regarding maintenance and common easements agreement for service. A service company shall be obtained to maintain all on-site fire protection systems. (Fire)
8. 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)
9. Power for all suites shall be provided from an existing single metered electric service. Please contact Roseville Electric if any changes are to be made from the existing electric service infrastructure. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
10. The applicant shall pay City's actual costs for providing plan check, installation and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Environmental Utilities, Engineering)

11. Bike parking and clean air vehicle spaces shall be provided per the California Green Building Standards. Bike rack/locker design and location shall be approved by Alternative Transportation. (Alternative Transportation)
12. The applicant/developer shall prepare a Transportation System Management (TSM) Plan to be reviewed and approved by the Transportation Commission. (Alternative Transportation)
13. The applicant/developer shall prepare a Transportation Systems Management (TSM) Agreement to be reviewed and approved by the City Manager. (Alternative Transportation)
14. This project shall be addressed as follows:
 - Common Area Improvements/Project Address: 9001 Foothills Bl.;
 - Tentative Map Proposed Unit 1: 9001 Foothills Bl., Suite 100;
 - Tentative Map Proposed Unit 2: 9001 Foothills Bl., Suite 120;
 - Tentative Map Proposed Unit 3: 9001 Foothills Bl., Suite 130;
 - Tentative Map Proposed Unit 4: 9001 Foothills Bl., Suite 140;
 - Tentative Map Proposed Unit 5: 9001 Foothills Bl., Suite 150;
 - Tentative Map Proposed Unit 6: 9001 Foothills Bl., Suite 160;
 - Tentative Map Proposed Unit 7: 9001 Foothills Bl., Suite 170;
 - Tentative Map Proposed Unit 8: 9001 Foothills Bl., Suite 180; and
 - Tentative Map Proposed Unit 9: 9001 Foothills Bl., Suite 190. (Business Services)

ATTACHMENT

1. Subdivision Ordinance Chapter 18.06.330

EXHIBIT

- A. Tentative Subdivision Map (Condominium Map)

Note to Applicant and/or Developer: Please contact the Planning Department 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 Director at, or prior to, the public hearing.

Title 18

SUBDIVISIONS

Chapters:

- 18.02 General Provisions**
- 18.04 City Council, Commission & Committee Powers**
- 18.06 Tentative Map Applications**
- 18.08 Subdivision Design Standards**
- 18.10 Lot Line Adjustments and Voluntary Mergers**
- 18.12 Reversions to Acreage**
- 18.14 Certificate of Compliance**
- 18.16 Final Maps and Parcel Maps**
- 18.18 Final and Parcel Map Amendments and
Corrections**
- 18.20 Subdivision Improvements**
- 18.22 Surveys and Monuments**
- 18.24 Appeals**
- 18.26 Enforcement**

before action by the Advisory Agency which originally acted upon the tentative map. (Ord. 2747 § 1 (part), 1993.)

18.06.320 Action to modify does not extend time period for approval.

Action by the Advisory Agency to modify a tentative map application shall not change the expiration date for filing the required documents with the City Engineer, such as a final map or parcel map. (Ord. 2747 § 1 (part), 1993.)

18.06.330 Parcel map waivers.

- A. At the time of submitting a tentative map application a subdivider may request that the Advisory Agency waive the requirement to submit and process a parcel map as otherwise required pursuant to Chapter 18.16. The request to waive the requirement of a parcel map shall also include an application for a certificate of compliance and new legal descriptions for all new parcels pursuant to Chapter 18.14.
- B. A parcel map may be waived by the Advisory Agency if it is provided with evidence that:
 1. The site is a portion of the operating right-of-way of a railroad corporation, as defined by Section 230 of the Public Utilities Code, and will be created by a short-term lease (terminable by either party on not more than 30-days' notice); or,
 2. At least two-thirds of the owners of mobile homes who are tenants in a mobile home park sign a petition as shown in § 66428.1(b) of the subdivision map act indicating their intent to buy the mobile home park for purposes of converting the park to resident ownership, and a field survey has been performed, the requirement for a final or parcel map shall be waived unless any of the conditions listed in § 66428.1 of the Subdivision Map Act exist; or
 3. The land is being conveyed to or from a governmental agency, public entity, public

utility, or the land is being conveyed to a subsidiary of a public utility for conveyance to that public utility for rights-of-way, unless a showing is made in individual cases, upon substantial evidence, that public policy necessitates a parcel map; or

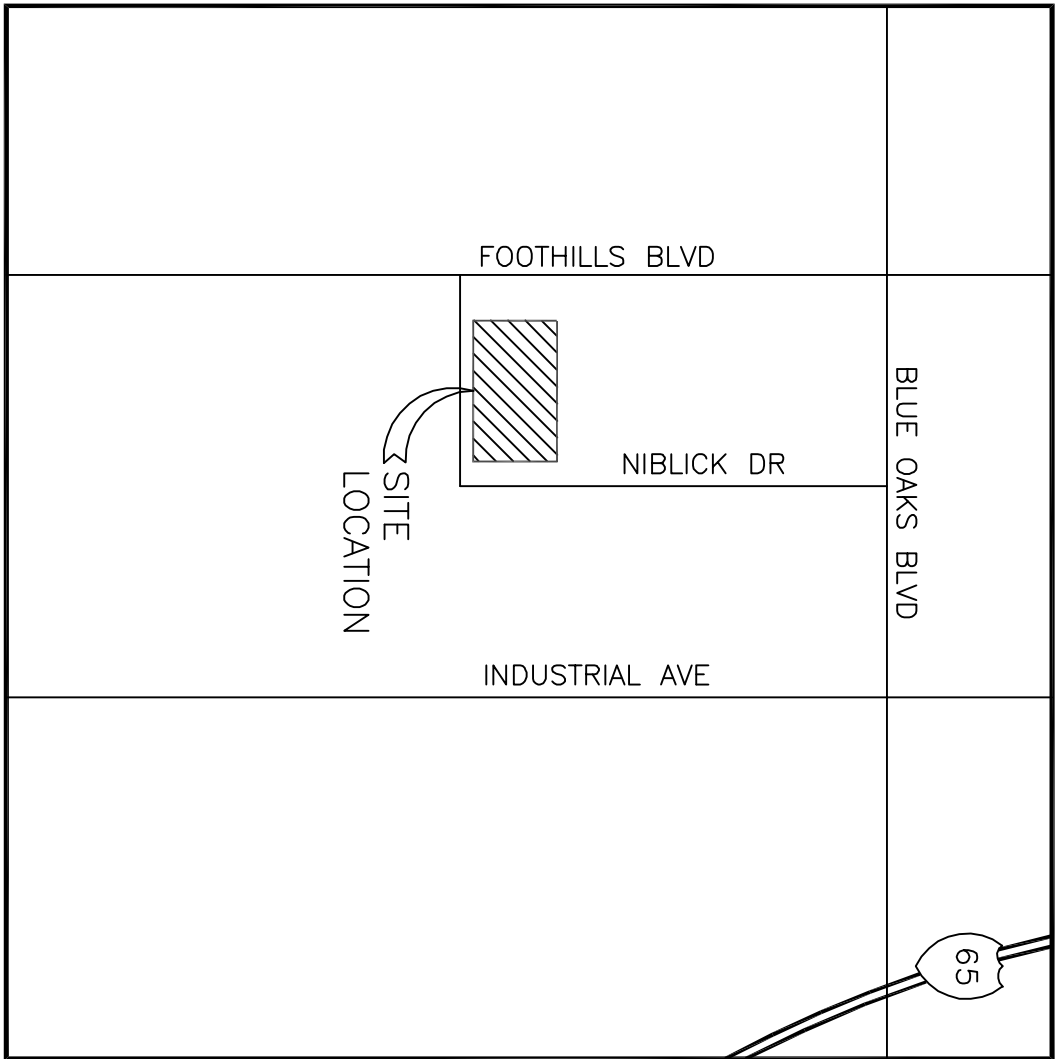
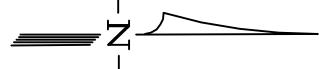
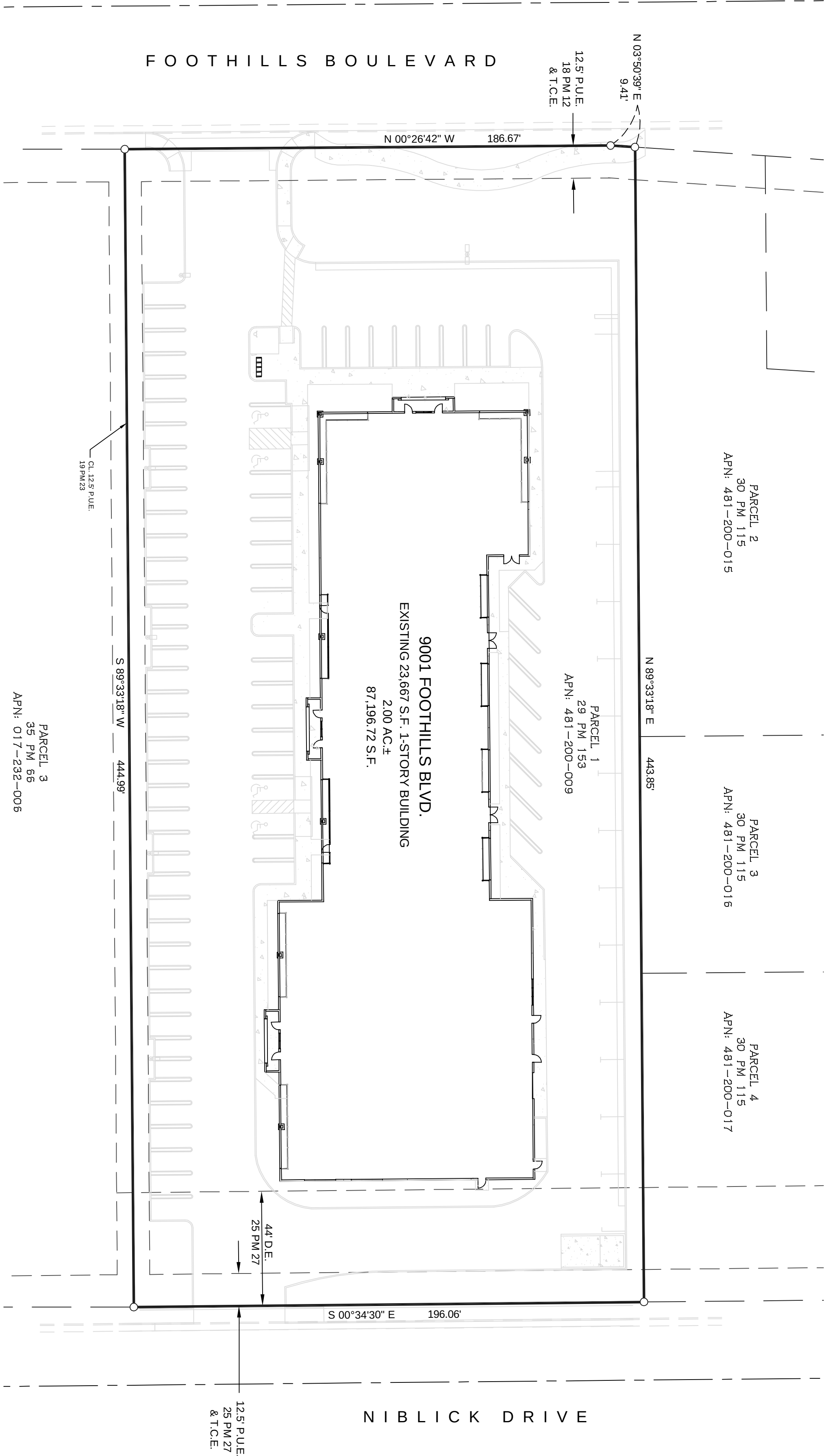
4. The land being divided consists of a lot or parcels shown on a recorded parcel map or final map and the full street improvements, flood and drainage improvements, water supply improvements, sanitary sewer improvements, electrical improvements, natural gas, cable and telephone improvements, have been constructed and dedication of all necessary rights of way and easements have been completed, and monumentation is evident.
- C. The Advisory Agency acting upon the tentative map and the request to waive the parcel map shall make the findings of § 18.06.180. The Advisory Agency may grant the waiver and will issue a certificate of compliance if:
 1. The subdivider files an application with the City Engineer, including any fees required, verifying the existence of monumentation, the existence of improvements and completion of dedications and easements; and,
 2. The Advisory Agency finds that the tentative map complies with requirements of this Title and the Subdivision Map Act.
- D. The Advisory Agency may, pursuant to Chapter 18.14, place conditions in the Certificate of Compliance to be fulfilled and implemented prior to issuance of a permit or other grant of approval for development of the property.
- E. Upon the waiver of a parcel map pursuant to this Section, the City Engineer shall file with the County Recorder a Certificate of Compliance or Conditional Certificate of Compliance in accordance with § 18.14.020 of this Title for each new parcel created.

(Ord. 2747 § 1 (part), 1993.)

9001 FOOTHILLS BOULEVARD

TENTATIVE CONDOMINIUM MAP

A.P.N.: 481-200-009-000 PARCEL 1 OF 29 PM 153
9001 FOOTHILLS BOULEVARD
CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA



VICINITY MAP
N.T.S.

OWNER:

FASSLER, LLC
5708 GRANITE BEND COURT
GRANITE BAY, CA 95746

ENGINEER:

SURVEYORS GROUP, INC.
9001 FOOTHILLS BLVD., SUITE 170
ROSEVILLE, CA 95747
(916) 789-0822

ELECTRICITY: CITY OF ROSEVILLE

FIRE PROTECTION: ROSEVILLE CITY FIRE DISTRICT

SEWER: CITY OF ROSEVILLE

WATER: CITY OF ROSEVILLE

TELEPHONE: CONSOLIDATED COMMUNICATIONS

SCHOOL DISTRICT: ROSEVILLE ELEMENTARY & ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT

PRESENT LAND USE DESIGNATION/ZONING: BP/SA-SR-BUSINESS PROFESSIONAL/SPECIAL AREA

PROPOSED LAND USE DESIGNATION/ZONING: BP/SA-SR-BUSINESS PROFESSIONAL/SPECIAL AREA

PROPOSED LAND USE DESIGNATION/ZONING: BP/SA-SR-BUSINESS PROFESSIONAL/SPECIAL AREA

EXISTING USE: OFFICE GENERAL

PROPOSED USE: OFFICE GENERAL

ASSESSOR PARCEL NUMBER: APN: 481-200-009-000

PROPERTY ADDRESS: 9001 FOOTHILLS BLVD, ROSEVILLE, CA

LAND AREA: PARCEL 1 = 2.00± GROSS ACRES

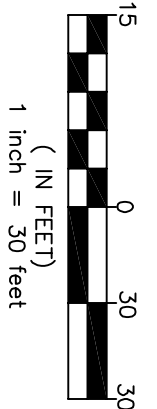
CONDOMINIUM PLAN:

CERTIFICATE OF COMPLIANCE: 9 UNITS & 1 BUILDING COMMON AREA (B.C.A.)



SCALE: 1" = 30'

GRAPHIC SCALE



TITLE
TENTATIVE CONDOMINIUM MAP

A.P.N.: 481-200-009-000 PARCEL 1 OF 29 PM 153
9001 FOOTHILLS BOULEVARD
CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA

REV NO	REVISION	DESCRIPTION	DATE	BY

SURVEYED	R. STRAWMEIR
DRAWN	A. COCCHI
CHECKED	T. BLAIR
DATE	5-15-17
SCALE	1" = 30'

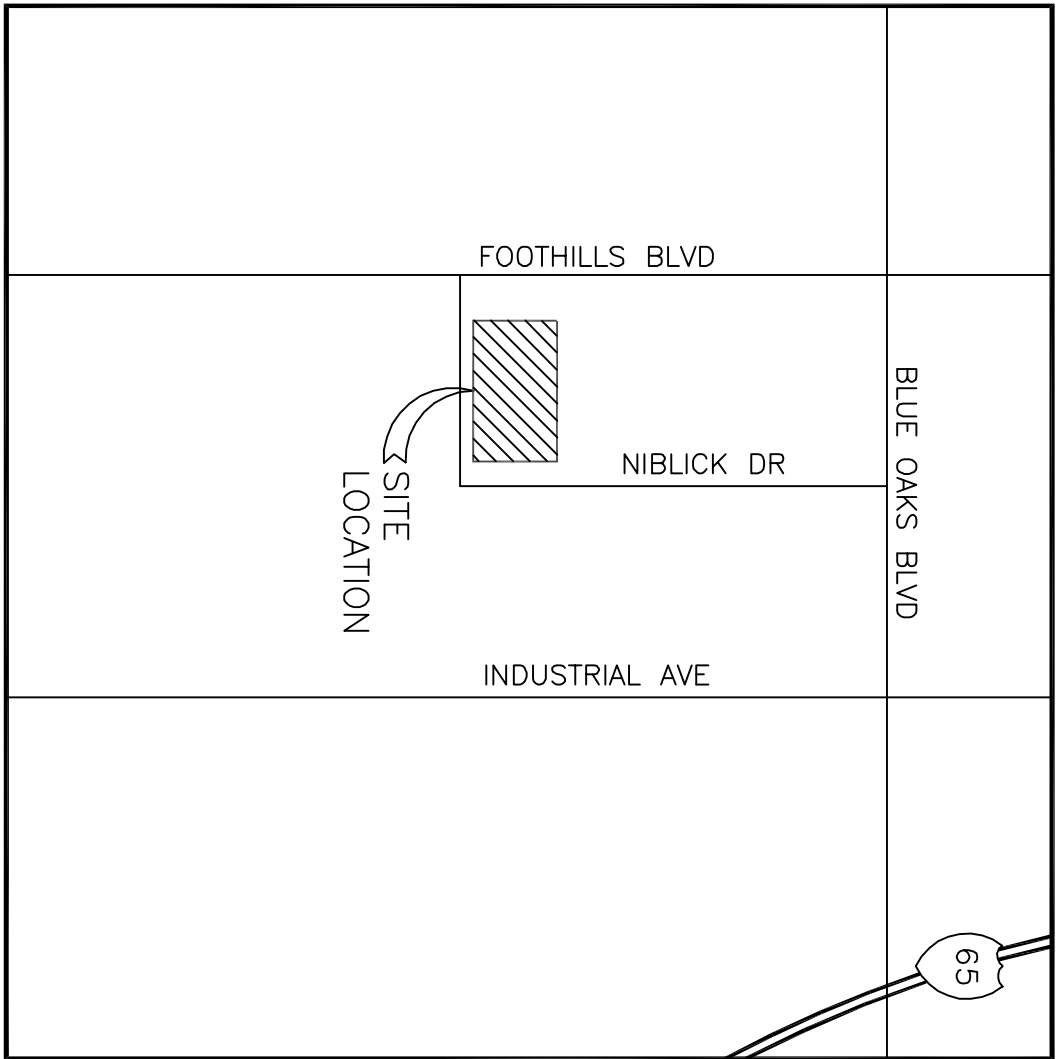
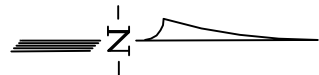
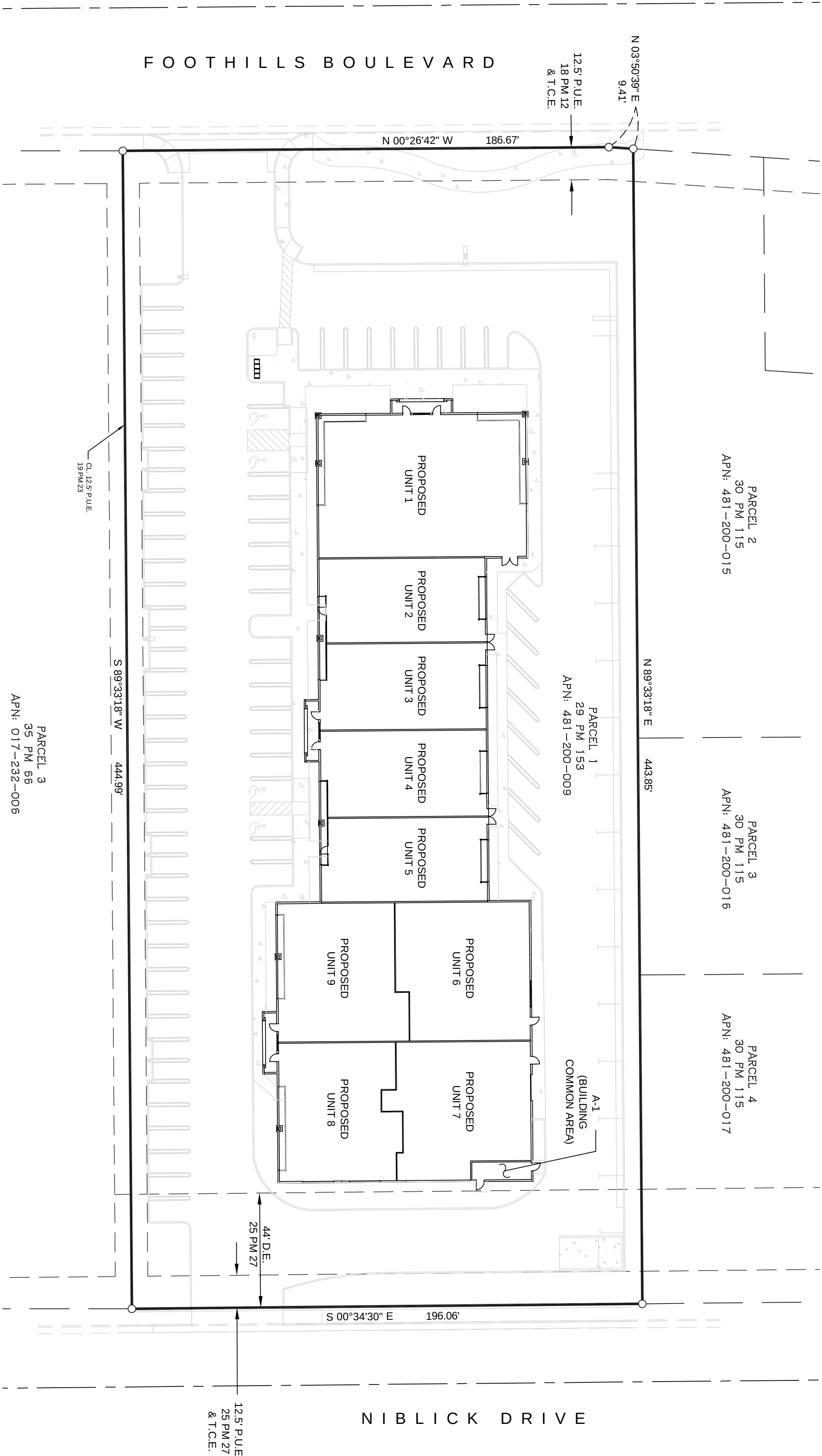
SGI COMPANIES

SGI CIVIL • SGI 3D • SURVEYORS GROUP, INC.
9001 Foothills Blvd., Suite 170
Roseville, CA 95747
(916) 789-0822 (916) 789-0824 (Fax)
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9001 FOOTHILLS BOULEVARD

SITE PLAN - CONDOMINIUM PLAN

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ENGINEER:

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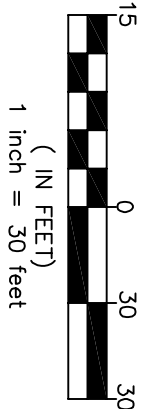
CONDOMINIUM PLAN:

CERTIFICATE OF COMPLANCE: 9 UNITS & 1 BUILDING COMMON AREA (B.C.A.)



SCALE: 1" = 30'

GRAPHIC SCALE



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**PLANNING DIVISION STAFF REPORT
PLANNING COMMISSION MEETING**

JULY 27, 2017

Prepared by: Derek Ogden, Senior Planner

REVISED CONDITION

ITEM IV-B: TENTATIVE SUBDIVISION MAP – 9001 FOOTHILLS BL. – NIPA PARCEL 50 - OFFICE CONDO CONVERSION – FILE # PL17-0137

2. This map shall be valid for a period of two (2) years from this date and shall expire on **July 27, 2017~~9~~**. Prior to said expiration date, the applicant may apply for an extension of time, provided, however, that this approval shall be extended for no more than six (6) years from **July 27, 2017~~9~~**. Before the expiration of the Tentative Map the applicant shall receive approval of a Certificate of Compliance from the Public Works Director or his designee. (Planning, Engineering)

Title 18

SUBDIVISIONS

Chapters:

- 18.02 General Provisions**
- 18.04 City Council, Commission & Committee Powers**
- 18.06 Tentative Map Applications**
- 18.08 Subdivision Design Standards**
- 18.10 Lot Line Adjustments and Voluntary Mergers**
- 18.12 Reversions to Acreage**
- 18.14 Certificate of Compliance**
- 18.16 Final Maps and Parcel Maps**
- 18.18 Final and Parcel Map Amendments and
Corrections**
- 18.20 Subdivision Improvements**
- 18.22 Surveys and Monuments**
- 18.24 Appeals**
- 18.26 Enforcement**

before action by the Advisory Agency which originally acted upon the tentative map. (Ord. 2747 § 1 (part), 1993.)

18.06.320 Action to modify does not extend time period for approval.

Action by the Advisory Agency to modify a tentative map application shall not change the expiration date for filing the required documents with the City Engineer, such as a final map or parcel map. (Ord. 2747 § 1 (part), 1993.)

18.06.330 Parcel map waivers.

- A. At the time of submitting a tentative map application a subdivider may request that the Advisory Agency waive the requirement to submit and process a parcel map as otherwise required pursuant to Chapter 18.16. The request to waive the requirement of a parcel map shall also include an application for a certificate of compliance and new legal descriptions for all new parcels pursuant to Chapter 18.14.
- B. A parcel map may be waived by the Advisory Agency if it is provided with evidence that:
 - 1. The site is a portion of the operating right-of-way of a railroad corporation, as defined by Section 230 of the Public Utilities Code, and will be created by a short-term lease (terminable by either party on not more than 30-days' notice); or,
 - 2. At least two-thirds of the owners of mobile homes who are tenants in a mobile home park sign a petition as shown in § 66428.1(b) of the subdivision map act indicating their intent to buy the mobile home park for purposes of converting the park to resident ownership, and a field survey has been performed, the requirement for a final or parcel map shall be waived unless any of the conditions listed in § 66428.1 of the Subdivision Map Act exist; or
 - 3. The land is being conveyed to or from a governmental agency, public entity, public

utility, or the land is being conveyed to a subsidiary of a public utility for conveyance to that public utility for rights-of-way, unless a showing is made in individual cases, upon substantial evidence, that public policy necessitates a parcel map; or

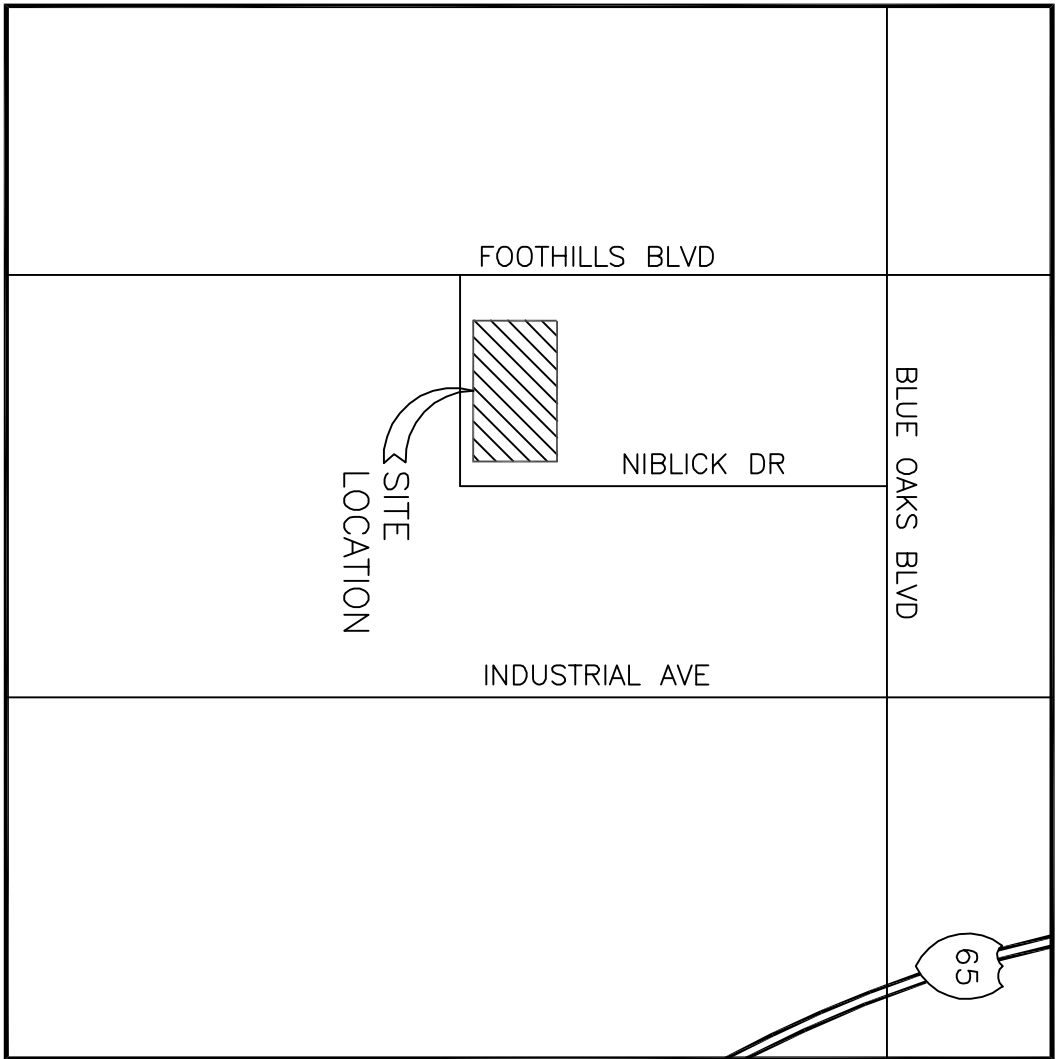
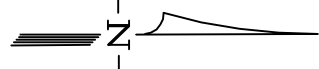
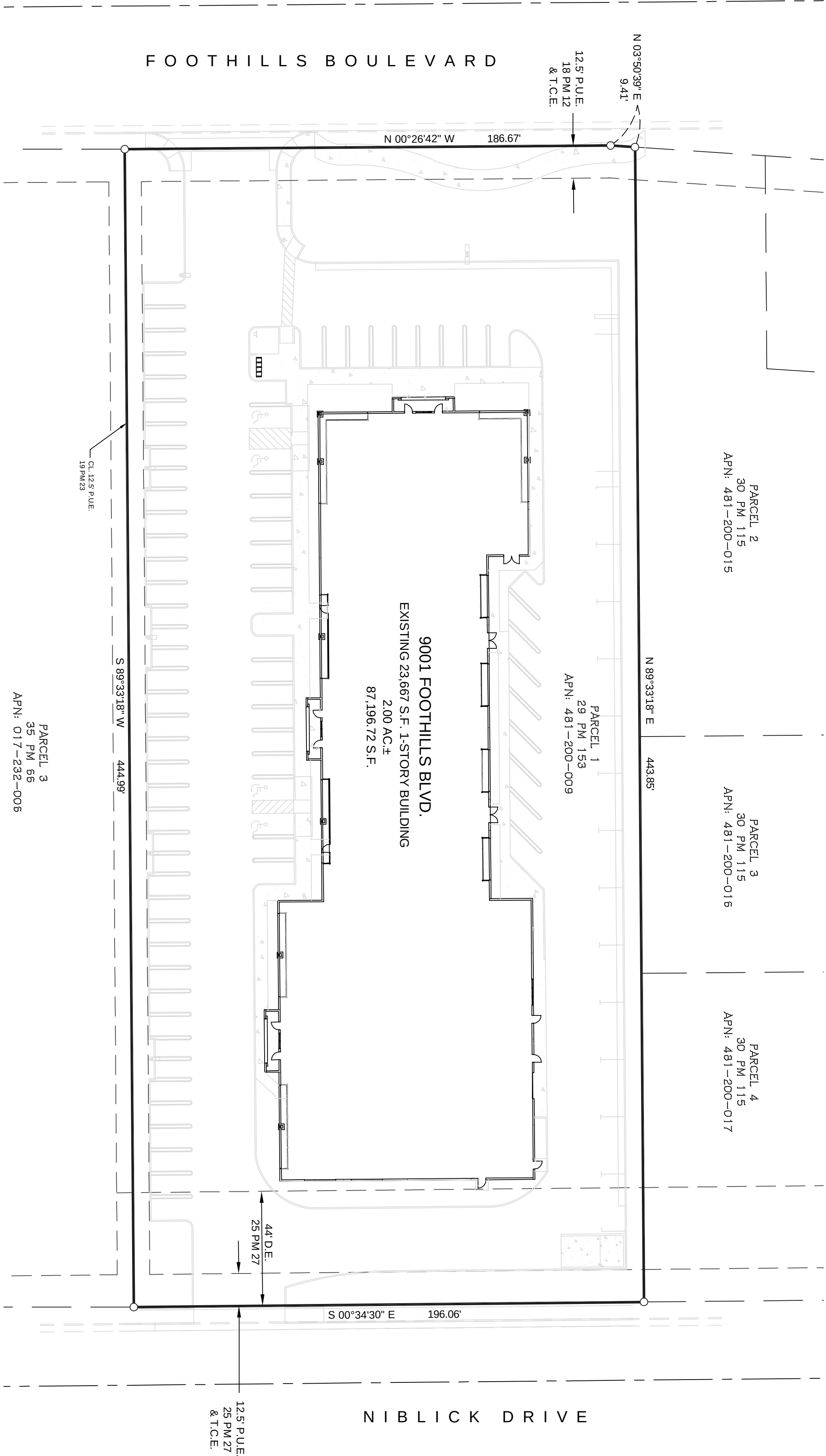
- 4. The land being divided consists of a lot or parcels shown on a recorded parcel map or final map and the full street improvements, flood and drainage improvements, water supply improvements, sanitary sewer improvements, electrical improvements, natural gas, cable and telephone improvements, have been constructed and dedication of all necessary rights of way and easements have been completed, and monumentation is evident.
- C. The Advisory Agency acting upon the tentative map and the request to waive the parcel map shall make the findings of § 18.06.180. The Advisory Agency may grant the waiver and will issue a certificate of compliance if:
 - 1. The subdivider files an application with the City Engineer, including any fees required, verifying the existence of monumentation, the existence of improvements and completion of dedications and easements; and,
 - 2. The Advisory Agency finds that the tentative map complies with requirements of this Title and the Subdivision Map Act.
- D. The Advisory Agency may, pursuant to Chapter 18.14, place conditions in the Certificate of Compliance to be fulfilled and implemented prior to issuance of a permit or other grant of approval for development of the property.
- E. Upon the waiver of a parcel map pursuant to this Section, the City Engineer shall file with the County Recorder a Certificate of Compliance or Conditional Certificate of Compliance in accordance with § 18.14.020 of this Title for each new parcel created.

(Ord. 2747 § 1 (part), 1993.)

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ENGINEER:

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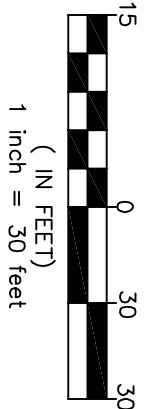
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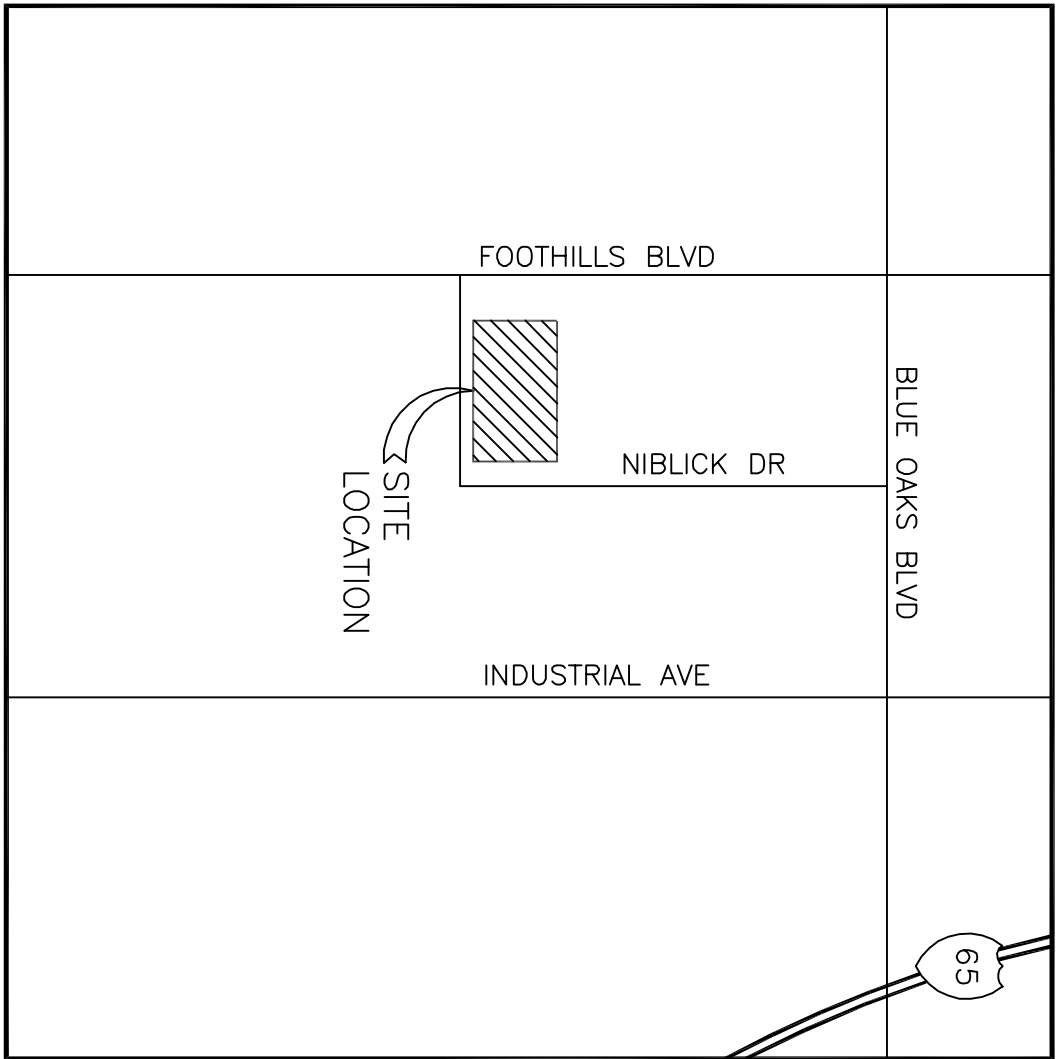
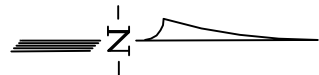
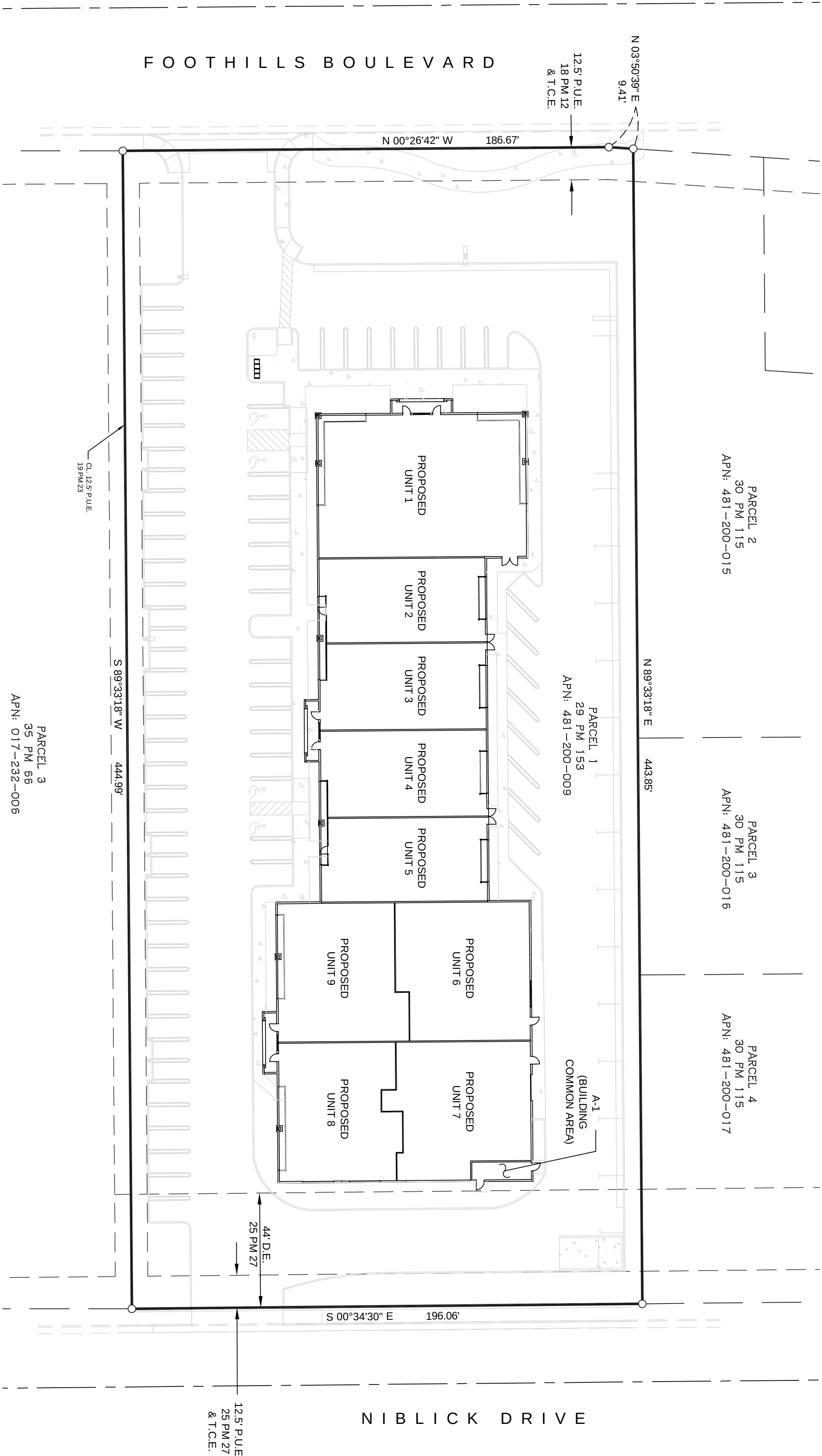
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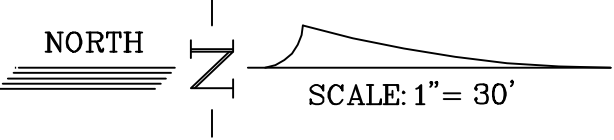
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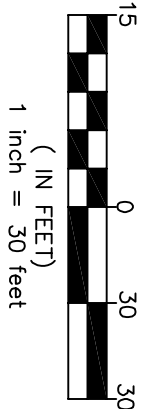
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PLANNING COMMISSION

Title:

INFILL PCL 187 - MCDONALD'S REBUILD & PARKING REDUCTION - 120
HARDING BLVD. - FILE #PL17-0028

Meeting Date: 7/27/2017

Item #: 5.1.

ATTACHMENTS:**Description**

Attachment 1-Colored Elevations

Attachment 2-Kimley-Horn Parking Study-January 2017

Attachment 3-McDonald's Operational Statement

Exhibit A-Site Plan

Exhibit B-Preliminary Grading Plan

Exhibit C-Stormwater Plan

Exhibit D-Elevations (2 Sheets)

Exhibit E-Floor Plan

Exhibit F-Utility Plan

Exhibit G-Landscape Plan

Staff Report

PL17-0028 BINDER ATTACH-EXHIBITS



MATERIAL LEGEND



BENJAMIN MOORE
MINK
2112-10



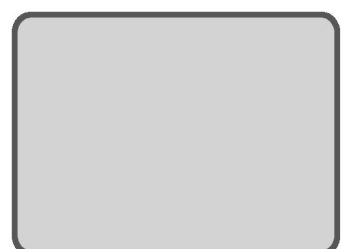
BENJAMIN MOORE
HUNTINGTON BEIGE
HC-21



BENJAMIN MOORE
SNOW WHITE
2122-70



GOLD



CORRUGATED METAL
PANEL: CITYSCAPE BY
METAL ERA

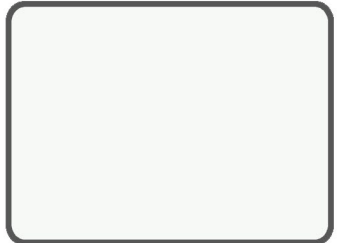




MATERIAL LEGEND



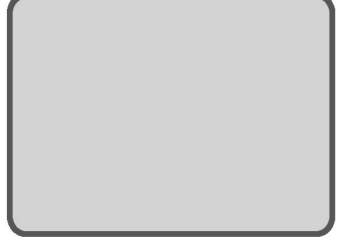
BENJAMIN MOORE
MINK
2112-10



BENJAMIN MOORE
SNOW WHITE
2122-70



GOLD



CORRUGATED METAL
PANEL: CITYSCAPE BY
METAL ERA

Memorandum

To: Jeff Holzer
PM Design Group, Inc.

From: Chris Gregerson, P.E.
Matt Weir, P.E., T.E., PTOE

Re: **McDonald's #2280, Roseville Harding**
Parking Study
Roseville, California

Date: January 17, 2017

Per your request and authorization, we have prepared this traffic evaluation for the above referenced project.

Project Understanding

Kimley-Horn understands that McDonald's plans to rebuild the existing restaurant located at 120 Harding Boulevard in Roseville. The 4,267-square foot rebuild will replace the existing 3,600-square foot restaurant. The current restaurant has 63 parking stalls while the rebuild, through its expansion and setback requirements, is anticipated to provide a total of 61 parking stalls. You have noted that the City's zoning code requires one parking stall per 50-square feet, or 86 total stalls.

We also understand that the project site is included in a 1961 reciprocal parking agreement with the two adjacent parcels, both of which are currently operating as restaurants (Waffle Square and Fish & Chips). Although not the focus of this effort, you have also requested we consider how the three uses' parking dynamics are currently interacting. In the event the project site was found to have insufficient parking supply, it may have been necessary to look at the three parcels comprehensively to achieve the parking conditions ultimately required by the City.

The purpose of this study was to document the existing restaurant's parking conditions to enable us to more accurately project the anticipated parking operations on the project site with the store's rebuild. We have also documented the parking conditions for the two adjacent parcels (Waffle Square and Fish & Chips) to enable a comprehensive evaluation of the three uses that are included in the existing reciprocal parking agreement. Finally, as you have requested, we have also surveyed two similar local McDonald's stores to document their parking and drive-thru dynamics for the purpose of bolstering the Harding Boulevard site's parking conditions and comparison to the City's requirements.

Data Collection

We completed a site visit to observe the site's parking supply, designations, access, circulation, drive-thru configuration/operations, and other readily apparent features that were deemed by Kimley-Horn to be relevant to the Scope of Services. In addition, the following data were collected to complete this study:

- **Harding Boulevard Site**
 - Inventory of existing parking supply for the project site and two adjacent sites (Waffle Square and Fish & Chips)
 - Parking occupancy and drive-thru observations at 15-minute intervals on a typical weekday: 6:00 am – 2:00 pm (8 hours) for all three Harding Boulevard sites (Waffle Square, Fish & Chips, and existing McDonald's)

- **Sample Sites** (3994 Foothills Blvd, Roseville, and 7850 Lichen Dr, Citrus Heights)
 - Inventory of existing parking supply.
 - Parking occupancy and drive-thru observations at 15-minute intervals on a typical weekday: 6:00 am – 2:00 pm (8 hours).

The data collected for the **Harding Boulevard site** enabled the following conclusions (see data summary table provided as **Attachment A** to this memorandum):

- The comprehensive three-parcel site experiences a maximum parking occupancy during the 15-minute interval between 12:15 pm - 12:30 pm (48 total parked vehicles, 38-percent occupancy).
 - Although not included in the **Attachment A** data, the three individual parcels (McDonald's, Waffle Square, and Fish & Chips) experience individual parking occupancy maximums of 39-percent, 21-percent, and 95-percent respectively.
- Because the three parcels do not exceed their individual parking supplies, it was determined that the Harding Boulevard site would be considered independently from the two adjacent parcels for the purpose of this evaluation.
- The existing McDonald's site was observed to have peak parking occupancy less than 40-percent (23 total parked vehicles, 38-percent occupancy).

Furthermore, the data collected for the **Sample Sites** enable the following conclusions (see data summary table provided as **Attachment A** to this memorandum):

- The two sample sites were observed to have peak parking occupancy of less than 50-percent (45-percent at 3994 Foothills Boulevard, 47-percent at 7850 Lichen Drive).
- Similar to the Harding Boulevard site, both of the sample sites' data collection included adjacent parking supply outside the immediate McDonald's parking lot to ensure an accurate parking demand (and therefore occupancy) was captured. As noted above, because both McDonald's parking lots had adequate parking supply (parking occupancy less than 50-percent), the adjacent parking supplies were not included in this evaluation.

Attachment A also includes a summary graph in which each of the three sites' parking occupancy is plotted over the course of the study period (6:00 a.m. – 2:00 p.m.).

Parking Evaluation

As noted above, we completed a parking occupancy study for the existing project site, as well as the two sample sites. This study determined the sites' current observed peak parking occupancy and peak generation rate (number of spaces per thousand square feet). This data is summarized in **Table 1** below.

Table 1 – Parking Rates

McDonald's Location	Building Size (sf)	Peak Parking (# Occupied Spaces)	Peak Parking Rate (# Occupied Spaces / 1,000 sf)
120 Harding Blvd	3,600	23	6.39
3994 Foothills Blvd	4,375	26	5.94
7850 Lichen Dr	3,800	15	3.95
Average:	3,925	21	5.44

As depicted in **Table 1**, the existing McDonald's located at 120 Harding Boulevard exhibits the highest peak parking rate (6.39 occupied spaces per 1,000 square feet), while the average of the three sites equates to 5.44 occupied spaces per 1,000 square feet. Accordingly, when the average local rate is used along with the published Institute of Transportation Engineers' (ITE) rate, it is possible to compare the proposed number of parking spaces (61) to the projected peak parking demand at the project site. This data is presented in **Table 2**. Only the ITE 85th percentile peak period demand exceeds the proposed parking supply (65 vs. 61).

Table 2 – Projected Parking Demand

Source of Parking Generation Rate	Proposed Size (sq. ft.) (A)	Peak Parking Rate (# Occupied Spaces / 1,000 sf) (B)	Peak Parking (# Occupied Spaces) ((A)*(B)/1000)
Average Local Rate	4,267	5.44	24
ITE Avg Peak ⁺	4,267	9.98	43
ITE 85th Percentile ⁺	4,267	15.13	65

⁺ Source: *Parking Generation, 4th Edition*, ITE.

Finally, drive-thru queuing was also considered as part of this evaluation (data provided as **Attachment B** to this memorandum). The primary observations were as follows:

- The site with a single drive-thru lane (120 Harding) has a maximum queue that is only one vehicle longer than the largest queue of the sites with dual drive-thru lanes (13 vs. 12).
- Without additional data and observations, it is unclear if or how the queue length is correlated with the amount of parking spaces occupied or vice versa, or if the two are just increasing as demand is increasing separately. Considering the number of available parking spaces and the queue lengths, it is possible that there is some tangential connection.

Conclusions

The following are the primary conclusions based on the analyses discussed herein:

- The proposed project includes 61 parking spaces compared to the 63 existing and 86 required per the City of Roseville's zoning code. The existing McDonald's on the project site was observed to experience a peak parking occupancy of 23 spaces (38-percent).
- The combination of the two local sample sites with the existing McDonald's on the project site results in an average peak parking rate of 5.44 occupied spaces per 1,000 square feet.
- Applying the calculated average local rate (5.44 spaces per 1,000 square feet) and ITE parking generation rates (9.98 spaces per 1,000 square feet, average peak; and 15.13 spaces per 1,000 square feet, 85th percentile) to the proposed rebuild (4,267 square feet), the projected peak parking demand is estimated to range from 24 to 65 spaces.
- Considering the quality and applicability of the local data collected, including the unique operational dynamics of the existing use on the project site, the proposed parking supply of 61-spaces appears to be adequate to accommodate the typical weekday parking demands of the proposed project.

Attachments:

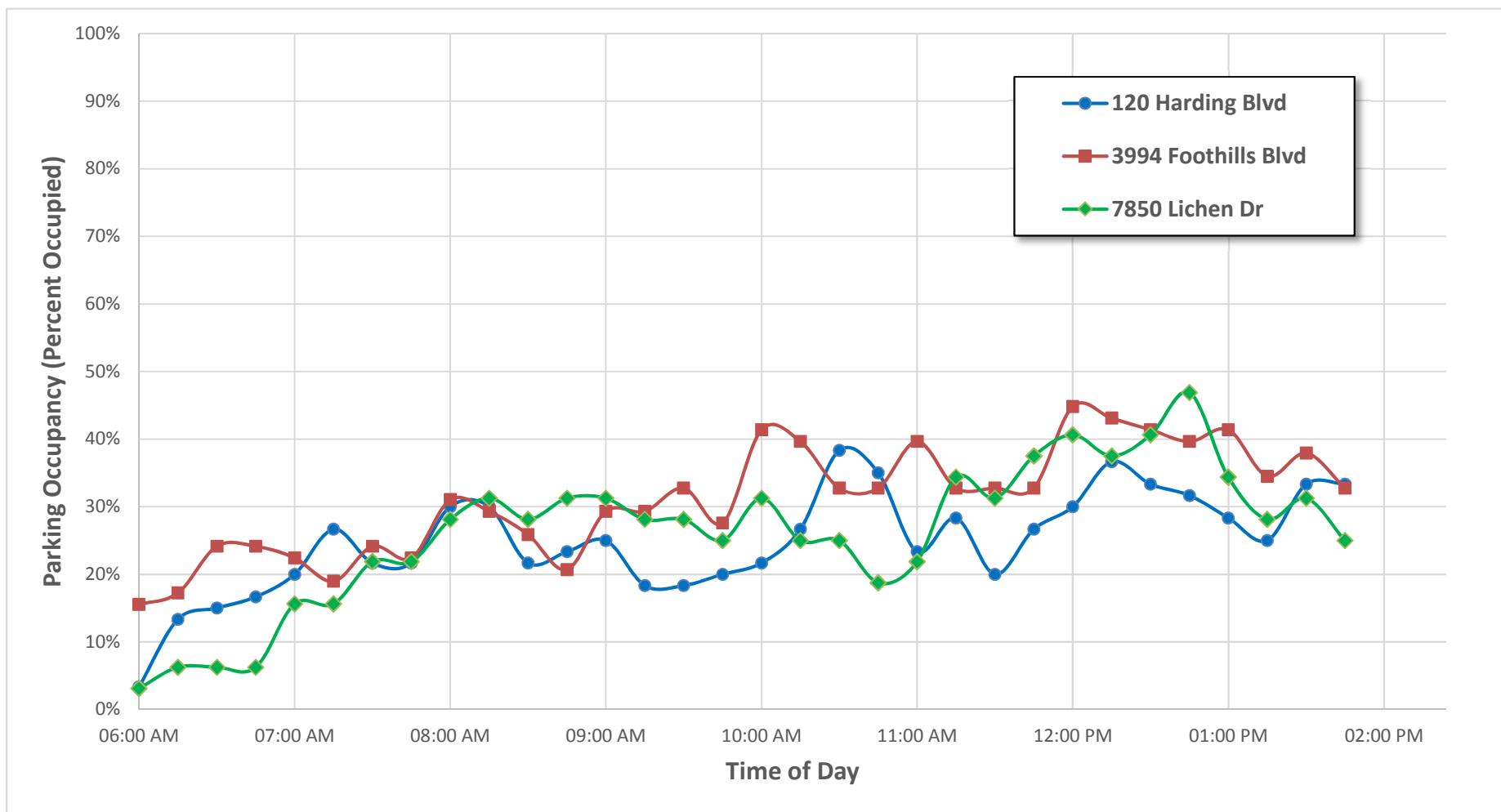
Attachment A – Summary Data Table and Graph

Attachment B – Drive-thru Queue Data

Attachment A
Summary Data Table and Graph

Time	120 Harding Boulevard									Grand Total	Occupancy Percentage
	Zone 1 McDonalds					Zone 2 Waffle Square		Zone 3 Fish & Chips			
	Regular	HC	Compact	Motorcycle	Reserved (Drive Thru)	Regular	HC	Regular	HC		
06:00 AM	1	0	1	0	0	1	0	0	0	3	2%
06:15 AM	7	0	1	0	0	4	0	1	0	13	10%
06:30 AM	7	0	2	0	0	5	0	3	0	17	13%
06:45 AM	8	0	2	0	0	6	0	3	0	19	15%
07:00 AM	9	1	2	0	0	7	0	3	0	22	17%
07:15 AM	13	1	2	0	0	6	0	3	0	25	20%
07:30 AM	10	1	2	0	0	6	0	3	0	22	17%
07:45 AM	10	1	2	0	0	7	0	3	0	23	18%
08:00 AM	15	1	2	0	0	6	0	3	0	27	21%
08:15 AM	15	1	2	0	0	5	0	4	0	27	21%
08:30 AM	10	0	3	0	0	4	0	3	0	20	16%
08:45 AM	11	0	3	0	0	3	0	4	0	21	17%
09:00 AM	12	0	3	0	0	3	0	4	0	22	17%
09:15 AM	9	0	2	0	0	6	0	4	0	21	17%
09:30 AM	10	0	1	0	0	7	0	4	0	22	17%
09:45 AM	11	0	1	0	0	6	0	4	0	22	17%
10:00 AM	12	0	1	0	0	7	0	4	0	24	19%
10:15 AM	15	0	1	0	0	7	0	3	0	26	20%
10:30 AM	21	1	1	0	0	9	1	5	0	38	30%
10:45 AM	18	2	1	0	0	9	1	4	0	35	28%
11:00 AM	12	0	2	0	0	7	1	5	0	27	21%
11:15 AM	16	0	1	0	0	8	0	6	0	31	24%
11:30 AM	10	0	2	0	0	8	0	5	0	25	20%
11:45 AM	12	2	2	0	0	8	0	7	1	32	25%
12:00 PM	16	0	2	0	0	9	0	13	1	41	32%
12:15 PM	18	0	4	0	0	8	0	17	1	48	38%
12:30 PM	17	0	3	0	0	7	0	16	0	43	34%
12:45 PM	16	1	2	0	0	8	1	18	0	46	36%
01:00 PM	14	0	3	0	1	9	1	14	1	43	34%
01:15 PM	13	0	2	0	0	6	1	10	1	33	26%
01:30 PM	18	0	2	0	0	7	0	8	1	36	28%
01:45 PM	18	0	2	0	0	8	0	8	0	36	28%
Inventory	44	3	13	2	2	42	1	19	1	127	

Time	120 Harding Blvd			3994 Foothills Blvd			7850 Lichen Dr		
	Occupied Spaces: Regular and Compact	Occupied Spaces: Regular, Compact, and HC	Occupied Spaces: Regular, Compact, and HC (% Occupied)	Occupied Spaces: Regular	Occupied Spaces: Regular + HC	Occupied Spaces: Regular + HC (% Occupied)	Occupied Spaces: Regular	Occupied Spaces: Regular + HC	Occupied Spaces: Regular + HC (% Occupied)
06:00 AM	2	2	3%	9	9	16%	1	1	3%
06:15 AM	8	8	13%	10	10	17%	2	2	6%
06:30 AM	9	9	15%	14	14	24%	1	2	6%
06:45 AM	10	10	17%	14	14	24%	2	2	6%
07:00 AM	11	12	20%	13	13	22%	4	5	16%
07:15 AM	15	16	27%	10	11	19%	4	5	16%
07:30 AM	12	13	22%	13	14	24%	6	7	22%
07:45 AM	12	13	22%	13	13	22%	6	7	22%
08:00 AM	17	18	30%	18	18	31%	8	9	28%
08:15 AM	17	18	30%	17	17	29%	8	10	31%
08:30 AM	13	13	22%	15	15	26%	7	9	28%
08:45 AM	14	14	23%	12	12	21%	9	10	31%
09:00 AM	15	15	25%	17	17	29%	9	10	31%
09:15 AM	11	11	18%	16	17	29%	8	9	28%
09:30 AM	11	11	18%	18	19	33%	8	9	28%
09:45 AM	12	12	20%	15	16	28%	7	8	25%
10:00 AM	13	13	22%	24	24	41%	10	10	31%
10:15 AM	16	16	27%	23	23	40%	7	8	25%
10:30 AM	22	23	38%	18	19	33%	7	8	25%
10:45 AM	19	21	35%	18	19	33%	6	6	19%
11:00 AM	14	14	23%	22	23	40%	7	7	22%
11:15 AM	17	17	28%	19	19	33%	11	11	34%
11:30 AM	12	12	20%	18	19	33%	10	10	31%
11:45 AM	14	16	27%	19	19	33%	12	12	38%
12:00 PM	18	18	30%	24	26	45%	13	13	41%
12:15 PM	22	22	37%	23	25	43%	11	12	38%
12:30 PM	20	20	33%	22	24	41%	11	13	41%
12:45 PM	18	19	32%	21	23	40%	13	15	47%
01:00 PM	17	17	28%	23	24	41%	10	11	34%
01:15 PM	15	15	25%	20	20	34%	9	9	28%
01:30 PM	20	20	33%	21	22	38%	10	10	31%
01:45 PM	20	20	33%	19	19	33%	8	8	25%
Inventory	57	60	-	55	58	-	30	32	-



Attachment B
Drive-thru Queue Data

Time	120 Harding Blvd Drive Thru Queue (single)	3994 Foothills Blvd Drive Thru Queue (dual)	7850 Lichen Dr Drive Thru Queue (dual)
06:00 AM	1	1	1
06:15 AM	2	2	3
06:30 AM	3	1	6
06:45 AM	1	3	6
07:00 AM	5	4	3
07:15 AM	4	6	5
07:30 AM	1	7	3
07:45 AM	5	6	10
08:00 AM	3	1	7
08:15 AM	2	7	0
08:30 AM	4	9	11
08:45 AM	3	10	5
09:00 AM	0	6	3
09:15 AM	1	4	7
09:30 AM	2	3	4
09:45 AM	2	1	3
10:00 AM	3	2	9
10:15 AM	2	1	3
10:30 AM	2	5	2
10:45 AM	5	4	2
11:00 AM	6	1	2
11:15 AM	10	8	2
11:30 AM	10	4	3
11:45 AM	7	1	11
12:00 PM	7	2	10
12:15 PM	13	4	7
12:30 PM	8	10	3
12:45 PM	5	11	4
01:00 PM	7	5	12
01:15 PM	3	8	2
01:30 PM	2	11	9
01:45 PM	12	4	0



PM Design Group, Inc.
 3860 Broadway Street, Suite 110
 American Canyon, CA 94503

January 20, 2017

Derek Ogden
 Development Services Department – Planning Division
 City of Roseville
 311 Vernon Street
 Roseville, CA 95678

RE: **MCDONALD'S RESTAURANT REBUILD**
 120 Harding Blvd.
 Roseville, CA 95678
 PMDG JOB NO. MCD16025.0

Operational Statement

Dear: Derek Ogden,

Project Description:

The enclosed Architectural drawings are being submitted by PM Design Group Inc. on behalf of McDonald's USA LLC and pertains to the .99 acres of property located at 120 Harding Blvd. Roseville, CA, APN: 013-212-038
 Zoned: C-C – Community Commercial
 Planned Use: Restaurant with drive thru

The nature of this proposal is to remove the existing McDonalds restaurant building which has reached the end of its anticipated life cycle and is architecturally outdated. The proposed re-construction will result in an enhanced building design and a more efficient drive through layout. Day to day functions and facility processes will largely remain the same. The existing rear vacant lot is not a part of this project and no work will be done in this area.

There currently is a McDonald's restaurant with drive through operating at this location. The proposal is to completely replace the stand alone restaurant building and enhance the drive through with a double entry lane type which allows more vehicle staging and less impacts on parking and site entry points.

The proposed hours of operation are from 5:30am to 11:00pm 7 days a week.

The current hours of operation at this location are 5:30am to 10:00pm Monday – Friday and 6:00am – 10:00pm on Sunday.

Periods of peak use are generally 6:00am-8:00am, 1130am-1:00pm, and 5:00pm-7:00pm.

The general number of employees ranges from 5-6 at regular hours to 10-12 during peak hours.

The McDonalds deliveries will remain unchanged. The trucks will utilize the same truck routes/times which were likely reviewed and approved by the city in the past.

Waste is collected in approved receptacles inside a masonry trash enclosure. Waste is off-hauled by a contracted refuse hauler. The trash enclosure is shown on the site plan.

The proposed use is the same as the existing use and therefore McDonalds will continue to operate with the same relations to all nearby uses.

The proposed structures, restaurant and trash enclosure, will be used in the same capacity to what is being replaced. The restaurant building is 4,267 SF. and the trash enclosure is 336 SF.

Operational Narrative:

McDonald's is a dedicated brand that aims to deliver an exceptional dining experience throughout the world.

With the new restaurant at an existing established location, McDonald's will provide numerous career opportunities, promote diversity as well as supporting children and families through its Ronald McDonald House Charities.

Respectfully,



Cedric Brooks
PM Design Group, Inc.
3860 Broadway Drive Suite #110
American Canyon, Ca. 94503
P: 707.623-1938
cbrooks@pmdginc.com



DIALERT

DIAL TOLL FREE

811 / 1-800-227-2600

AT LEAST TWO DAYS
BEFORE YOU DIG



UNDERGROUND SERVICE ALERT OF NORTHERN CALIFORNIA

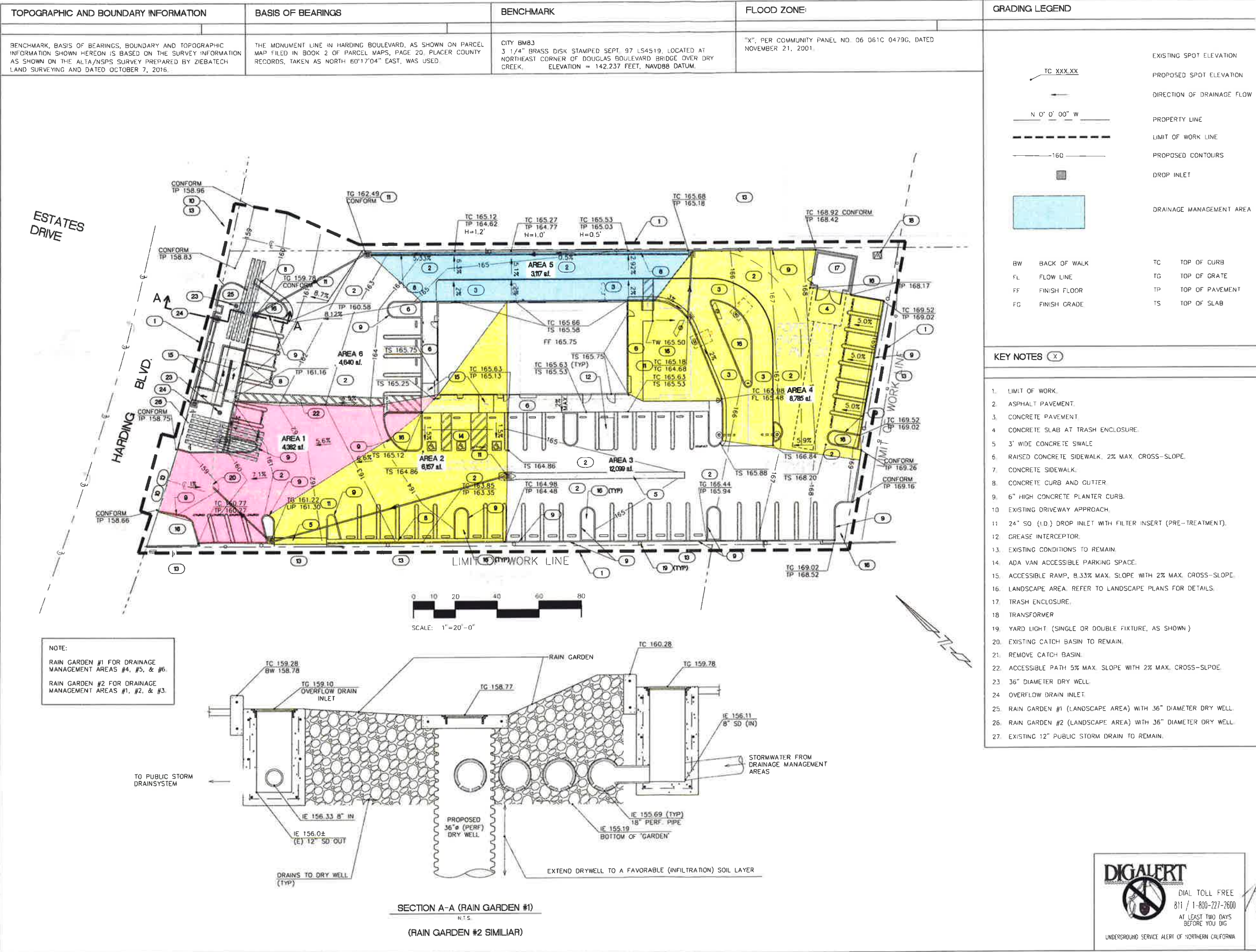
01/19/2017



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TITLE	PRELIMINARY GRADING PLAN	DRAWN BY ME
DESCRIPTION	WOOD BEARING WALLS W/4" BRICK EXT. FINISH WOOD ROOF TRUSS FRAMING E.L.T.S. EXTERIOR FINISH ARCADE/ENTRY	STD. ISSUE DATE 2017-???
SITE ID	120 ADDRESS	REVIEWED BY —
004 - 0345	102 HARDING BOULEVARD	DATE ISSUED 2017-??
		ROSEVILLE, CA 95678

EXHIBIT C



Z:\Projects\McDonald's\McDonald's - 214 Roseville 04-0345 120 Harding Way\DWG\C-11 - STORMWATER PLAN - Layer.dwg Onscale 150 LTScale 0.7 Plot:[Time:Jan192017-08:27am Login:MLB Engineering] Pre-plot[DEC 19, 2017 11:02 - aguilera] xrefs: "MLB 7x36 - P15436a" "x16025_site" - MLB-MOD "16025_survey" "k-base" "x0-base_4587-3ump" - MLB-MOD Images "MLB_bullet only" "Signature.jpg"

MLB ENGINEERING
1488 GEORGIA COURT
ROHNERT PARK,
CALIFORNIA 94928
TEL (707) 585-1369

MLB ENGINEERING

McDonald's USA, LLC

PREPARED FOR: McDonald's USA, LLC
DRAWN BY: ME
DATE: 2017-??
REVIEWED BY: ME
DATE ISSUED: 2017-??
DESCRIPTION: WOOD BEARING WALLS W/4" BRICK EXT FINISH
WOOD ROOF TRUSS FRAMING
E.I.F.S. EXTERIOR FINISH AREA/ENTRY
SITE ID: 004-0345
SITE ADDRESS: 120 HARDING BOULEVARD
ROSEVILLE, CA 95678

STORMWATER PLAN

C-2

01/19/2017

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BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF NORTHERN CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
No. 11852
CIVIL
EXP. 3/18
STATE OF CALIFORNIA

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KEY NOTES:

- C1 ALUMINUM CANOPY SYSTEM (COLOR: GOLD)
C2 ALUMINUM CANOPY TIE-BACK SYSTEM
CM CORRUGATED METAL PANEL - SEE 1B/A5.0
C1-COLOR:
C1 = "CITYSCAPE" BY METAL-ERA
D HOLLOW METAL DOOR - PAINT TO MATCH COLOR OF SURROUNDING MATERIAL

- EJ EXPANSION JOINT, SEE DETAIL 7/A4.1
FB C02 = BULK C02 FILL BOX (EQPM SCHEDULE ITEM 49.00)
BO = BULK OIL FILL BOX (EQPM SCHEDULE ITEM 700.18) - CONFIRM USE WITH MCD PROJECT MANAGER
GR GUARD RAIL -SEE SITE PLAN FOR EXACT LOCATION AND LENGTH
L LIGHT FIXTURE (WALL SCONCE) - SEE ELECTRICAL
L1-L1 = UP AND DOWN FIXTURE
L2 = DOWN ONLY FIXTURE

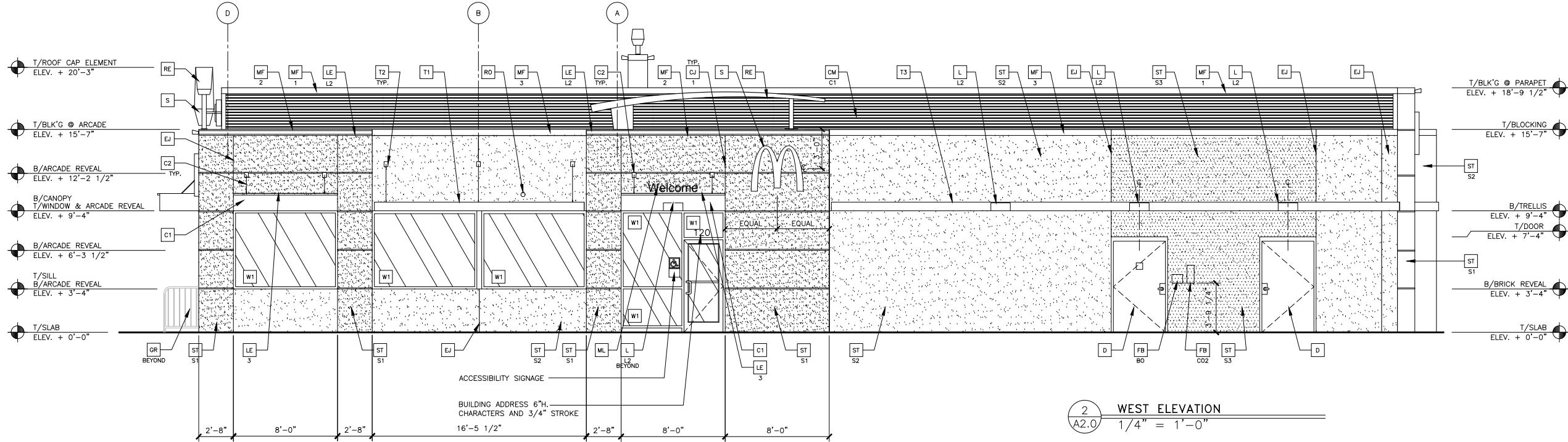
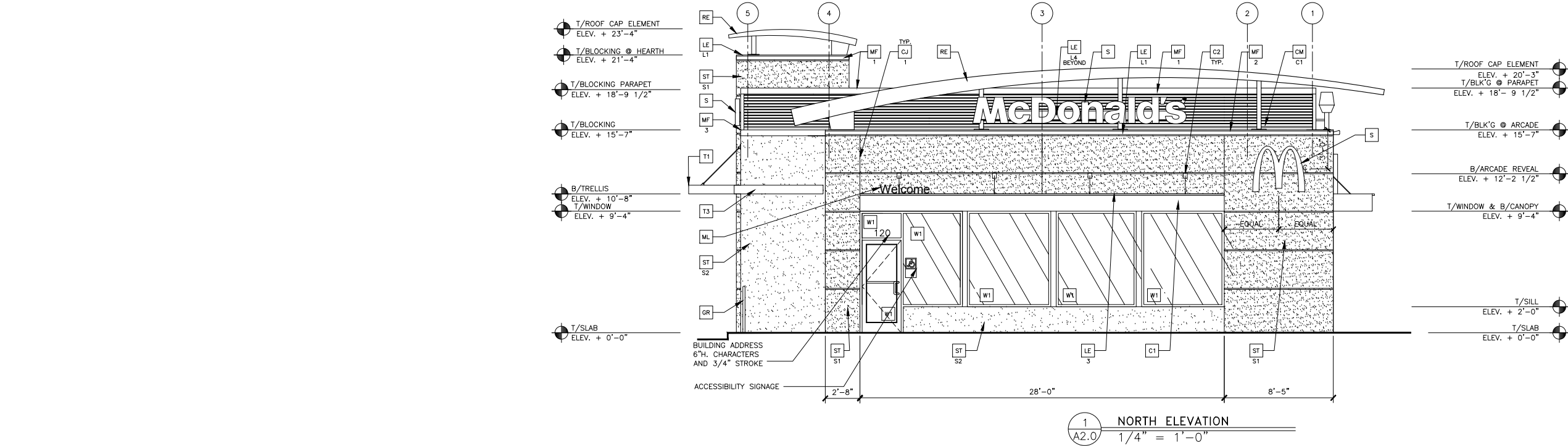
- LE ACCENT LIGHTING - SEE ELECTRICAL
L1-LED LIGHT:
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MF METAL FASCIA - COLOR TO MATCH CORRUGATED METAL PANEL - SEE 1/A5.0
1-TYPE:
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2 = PRE-FAB CUSTOM ARCADE FASCIA
3 = PRE-FAB MASONRY CAP FASCIA

- PB PIPE BOLLARD - PAINTED YELLOW
PT (RMHC) COIN COLLECTOR UNIT #WPT DT2000 STD CALL 1-888-743-7435 TO ORDER
RE ROOF CAP ELEMENT BY OTHERS
RO ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL
T1 ALUMINUM TRELLIS SYSTEM
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- T3 ALUMINUM TRELLIS 2" x 8" WALL FASCIA SYSTEM - REFER TO SIM. DETAIL 3 ON SHEET A5.1
S McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT.
ST STUCCO EXTERIOR FINISH - TO BE PAINTED
S1 COLOR DESIGNATION:
S1 = "SNOW WHITE" BM 2122-70
S2 = "MINK" BM 2112-10
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- W1 EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS - SEE ASSEMBLY NOTES
W2 DRIVE-THRU WINDOW BY READY ACCESS 600 SERIES, 36" SERVICE HEIGHT WITH TRANSOM - MANUAL OPEN; ELECTRONIC RELEASE
XX SLIDE DIRECTION: RL = RIGHT TO LEFT
LR = LEFT TO RIGHT

CHOCOLATE SCHEME



REV	DATE	DESCRIPTION	BY
05/23/17		REISSUED FOR DRP & AP REVIEW	RMF
01/20/17		ISSUED FOR DRP & AP REVIEW	CRB
10/26/16		ISSUED FOR BRAND REVIEW	CRB
10/13/16		ISSUED FOR CLIENT REVIEW	CRB

Professional of Record:

PM
DESIGN
Architectural
Solutions Group

2455 Bennett Valley Rd.
Suite C-102
Santa Rosa, CA. 95404

Seal

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McDonald's USA, LLC

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PREPARED FOR

DRAWN BY

CRB

STD

DATE

BR10/26/16

REVIEWED BY

RMF

DATE ISSUED

01/20/17

DESCRIPTION

REBUILD

SHEET NO.

TITLE

McDonald's #2280

ROSEVILLE HARDING

REBUILD

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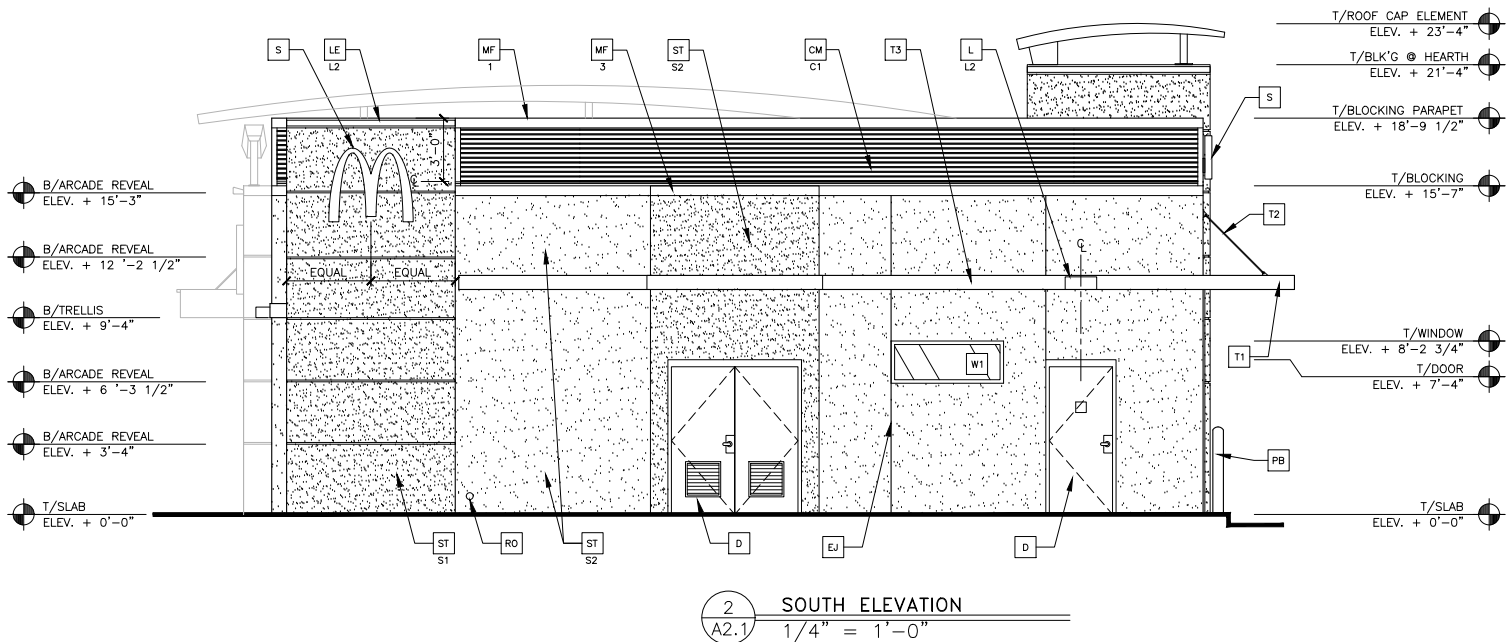
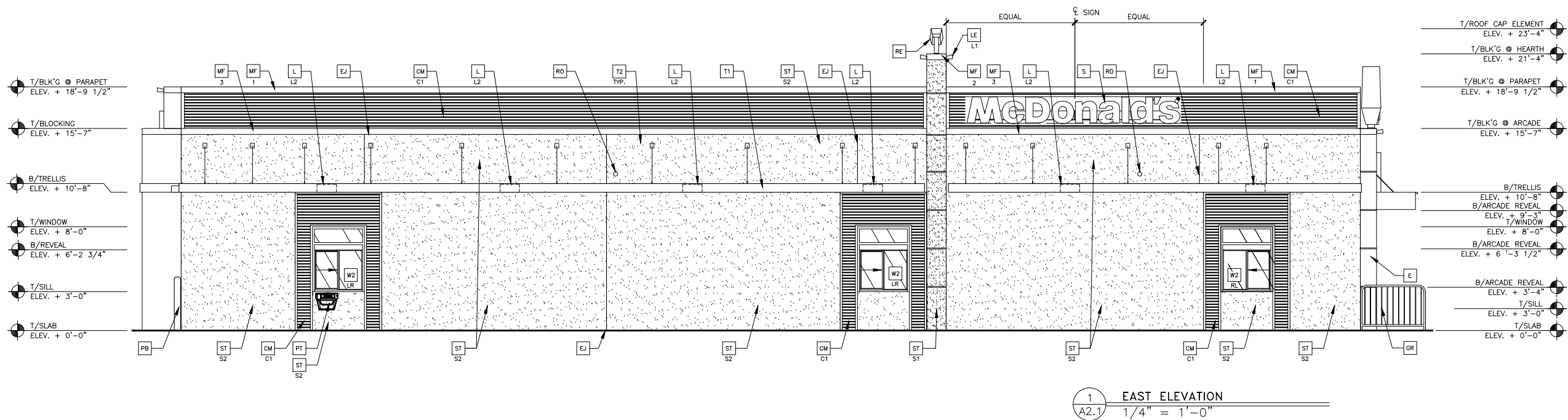
McDonald's #2280

ROSEVILLE HARDING

REBUILD

DESCRIPTION

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BO = BULK OIL FILL BOX (EOPM SCHEDULE ITEM 700.18) -
CONFIRM USE WITH MCD PROJECT MANAGER

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FOR EXACT LOCATION AND LENGTH

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XX SLIDE DIRECTION: RL = RIGHT TO LEFT
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BY	DESCRIPTION	REV	DATE
RMF	REISSUED FOR DRP & AP REVIEW	05/23/17	
CRB	ISSUED FOR DRP & AP REVIEW	01/20/17	
CRB	ISSUED FOR BRAND REVIEW	10/26/16	
CRB	ISSUED FOR CLIENT REVIEW	10/13/16	

Professional of Record:

PM DESIGN
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DRAWN BY	STD ISSUE DATE	REVIEWED BY	DATE ISSUED
CRB	BR10/26/16	RMF	01/20/17

McDonald's #2280
ROSEVILLE HARDING

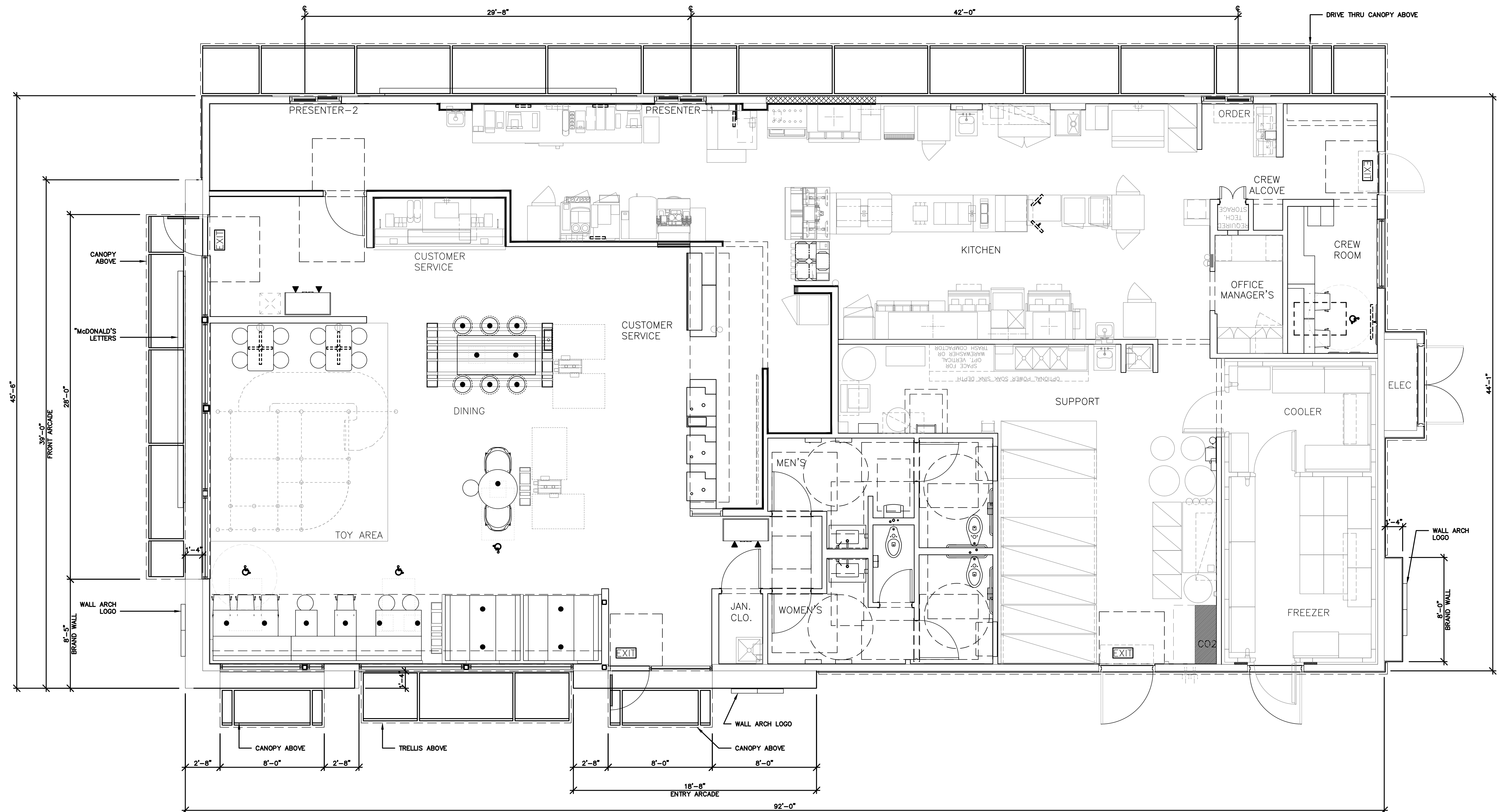
REBUILD

SITE @
004-0345

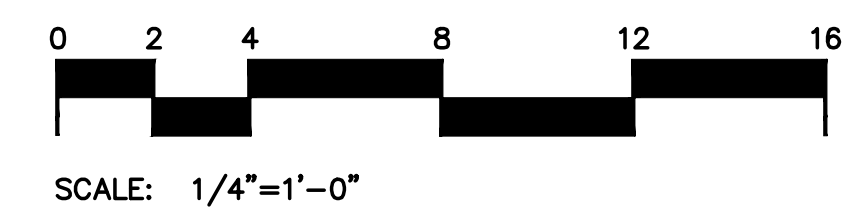
SITE ADDRESS
120 HARDING BLVD., ROSEVILLE, CA 95678

SHEET NO.
A2.1
ELEVATIONS

MCD16025.0

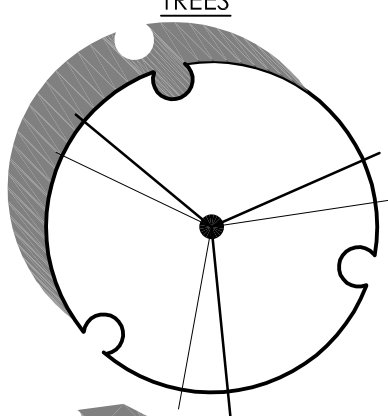
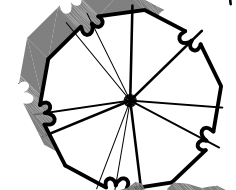
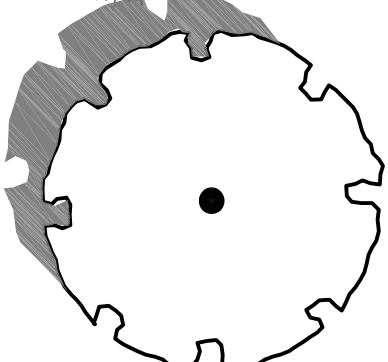
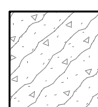


4587 w/ 5' DINING ADDITION
4,267 GROSS SQ. FT
43 SEATS (3 ACCESSIBLE SEATS)





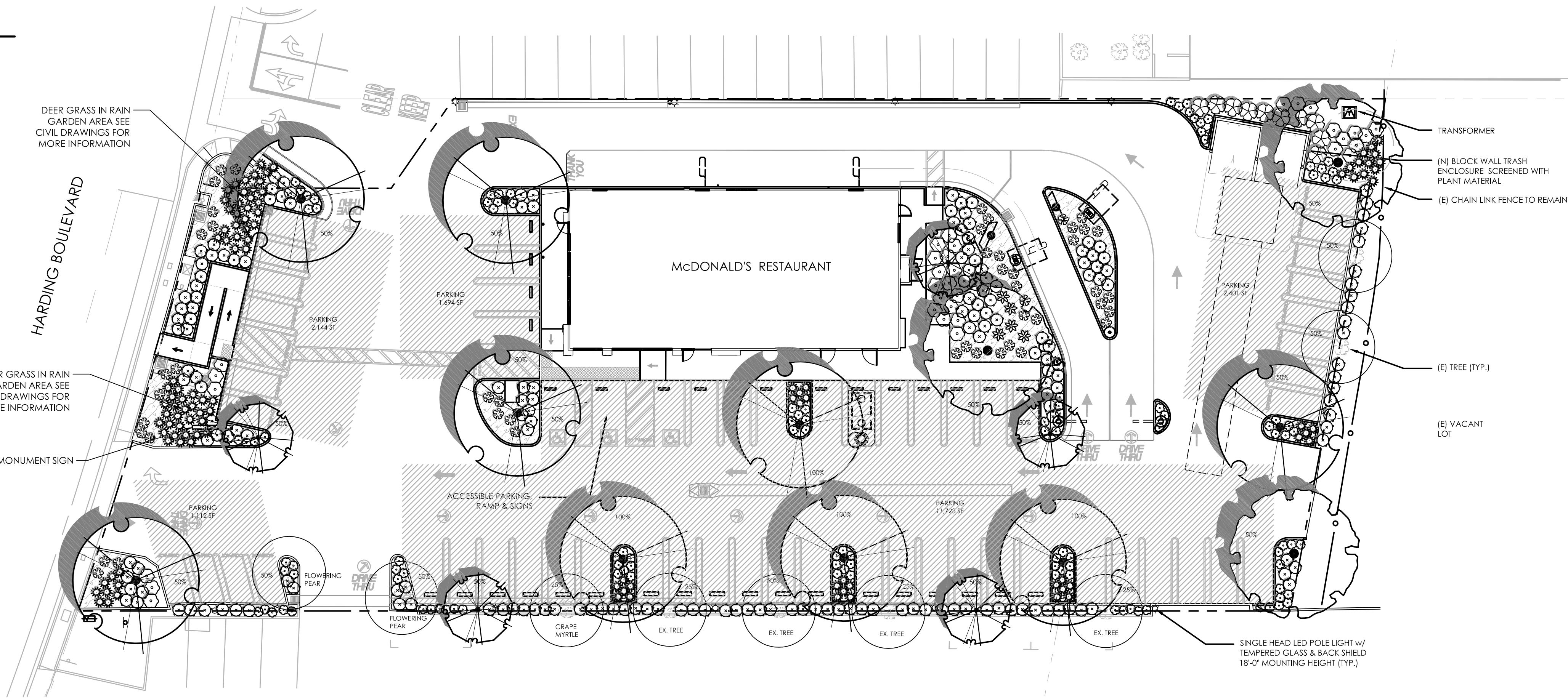
PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	WUCOLS	
	9	Acer rubrum	Red Maple	15 gal	Moderate	
	5	Lagerstroemia indica 'Red Rocket'	Crape Myrtle	15 gal	Low	
	3	Quercus suber	Cork Oak	15 gal	Low	
DEER GRASS GARDEN CIVIL DR MORE IN						
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	
	188	Callistemon viminalis 'Little John'	Dwarf Weeping Bottlebrush	5 gal	Low	
	105	Dietsa x 'Lemon Drop'	Fortnight Lily	1 gal	Low	
	37	Grevillea x 'Noellii'	Grevillea	5 gal	Low	
	110	Muhlenbergia rigens	Deer Grass	5 gal	Low	
	4	Myrica californica 'Buxifolia'	Pacific Wax Myrtle	5 gal	Low	
	5	Phormium tenax 'Maori Queen'	New Zealand Flax	5 gal	Low	
	48	Yucca x 'Bright Star'	Variegated Spanish Dagger	5 gal	Low	
/						
VINE/ESPALIER	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	
	1	Magnolia grandiflora 'Little Gem' Espallier	Dwarf Southern Magnolia	5 gal	moderate	
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	WUCOLS	SPACING
	315	Verbena peruviana 'Red Devil'	Peruvian Verbena	1 gal	Low	24" o.c.



LANDSCAPE/ PLANTING NOTES

- All new and existing landscape/planting areas shall receive a uniform 3-4" layer of organic mulch. Shredded bark (Guerilla hair) is not an acceptable mulch.
- Preserve and protect all existing trees and plants (to remain) to the fullest extent possible.
- All new plant material shall be irrigated with drip irrigation and a smart controller. Landscape Plans will comply with City of Roseville Water Conservation Standards.



WATER EFFICIENT LANDSCAPE WORKSHEET

HYDROZONE/PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIG. METHOD	IRRIG. EFFICIENCY (IE)	ETAF (PF/IE)	LANDSCAPE AREA (Sq. Ft.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)
REGULAR LANDSCAPE AREA							
LOW WATER USE PLANTS	.3	DRIP	.81	.37	5,301	1,961	63,466 GAL.
MEDIUM WATER USE PLANTS	.5	DRIP	.81	.62	316	196	6,343 GAL.
HIGH WATER USE PLANTS	-	-	-	-	-	-	-
TOTALS					(A) 5,617	(B) 2,157	
ETWU Total							69,809 GAL.

Maximum Applied Water Allowance (MAWA). $MAWA = \frac{(ET_o) (Conversion\ factor)}{(52.2) (.62)} \left(\frac{[(ETAF)(Landscape\ Area)]}{(.45 \times 5,617)} + \frac{[(1-ETAF) \times SLA]}{(1-.45)} \right) \times 0 = 81,805 \text{ GALLONS}$

Estimated Total Water use (ETWU). $ETWU = \frac{(ET_o)}{(52.2)} \left(\frac{[Conversion\ factor]}{(.62)} \right) \left(\frac{[(ETAF) (Area)]}{(2,157)} \right) = 69,809 \text{ GALLONS}$

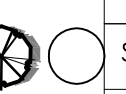
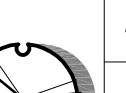
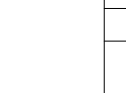
ETAF Calculations

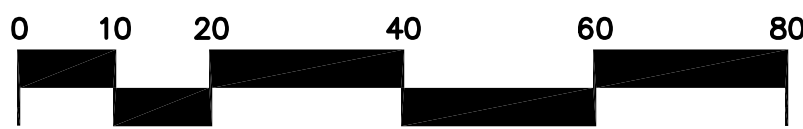
Regular Landscape Areas

Total ETAF x Area	(B) 2,157
Total Area	(A) 5,617
Average ETAF	(B / A) .38

Note:
1. Average ETAF for Regular Landscape Areas must be below .55 for residential areas and .45 for non-residential areas.

PARKING LOT SHADE CALCULATIONS

Symbol	Botanical Name/ Common Name	Qty.-full shade (Sq. Ft.)	Qty.-3/4 Shade (Sq. Ft.)	Qty.-1/2 shade (Sq. Ft.)	Qty.-1/4 shade (Sq. Ft.)	Total (Sq. Ft.)
	Accent Trees	0 @ 100 SF	0 @ 75 SF	0 @ 50 SF	0 @ 25 SF	0 SF
	Small Shade Tree	0 @ 314 SF	0 @ 236 SF	8 @ 157 SF	4 @ 79 SF	1,572 SF
	Medium Shade Tree	0 @ 491 SF	0 @ 368 SF	0 @ 246 SF	0 @ 123 SF	0 SF
	Large Shade Tree	4 @ 962 SF	0 @ 722 SF	9 @ 481SF	0 @ 240 SF	8,177 SF
TOTAL TREE SHADE 9,749 SF						
Parking Lot [see hatched area on plan]						
TOTAL PARKING AREA =						19,074 SF
SHADE AREA REQUIRED (50%) =						9,537 SF
TOTAL SHADE PROVIDED =						9,749 SF
PERCENT SHADE =						51.1 %



SCALE: 1"=20'-0"



NORTH

BY	DESCRIPTION	REV	DATE
RLS	REVISED PER PLANNING COMMENTS	05/19/17	
CRB	ISSUED FOR DRP & AP REVIEW	01/20/17	
CRB	ISSUED FOR BRAND REVIEW	10/26/16	
CRB	ISSUED FOR CLIENT REVIEW	10/13/16	

Professional of Record:

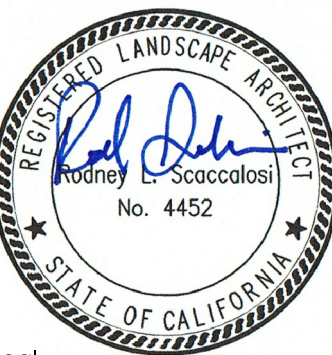


Architectural Solutions Group

2455 Bennett Valley Rd.
Suite C-102
Santa Rosa, CA. 95404

ROD SCACCALOSI
LANDSCAPE ARCHITECT

PO Box 2083
Petaluma CA 94952
707-280-8990
olivestreetlandscape.com
rscac@sbcbglobal.net



Seal

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McDonald's USA, LLC

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PREPARED FOR:

DRAWN BY	CRB	DATE	BR	07/26/16	REVIEWED BY	RMF	DATE	ISSUED	01/20/17
TITLE	McDONALDS #2280 ROSEVILLE HARDING								
DESCRIPTION	REBUILD								
SITE ID	004-0345								
SITE ADDRESS	120 HARDING BLVD., ROSEVILLE, CA 95678								

SHEET NO. L1 PRELIM. LANDSCAPE PLAN

MCD16025.0



**PLANNING DIVISION STAFF REPORT
PLANNING COMMISSION MEETING**

JULY 27, 2017

Prepared by: Ron Miller, Associate Planner

ITEM V-A: DESIGN REVIEW PERMIT & ADMINISTRATIVE PERMIT – 120 HARDING BOULEVARD – INFILL PCL 187 – MCDONALD’S REBUILD & PARKING REDUCTION – FILE# PL17-0028.

REQUEST

The applicant proposes to demolish the existing McDonald’s restaurant and trash enclosures and construct a new 4,267 square foot McDonald’s restaurant with a two lane drive thru and associated site improvements, including parking, lighting and landscaping. The applicant also requests a parking reduction for the site.

Applicant: Cedrick Brooks/Rob Forloine, PM Design Group
Owner: Griffin Williamson, Franchise Realty Interstate Co.

SUMMARY RECOMMENDATION

The Planning Department recommends that the Planning Commission:

- A. Adopt the four findings of fact for the Design Review Permit; and approve the Design Review Permit subject to eighty-two (82) conditions of approval;
- B. Adopt the three findings of fact for the Administrative Permit; and approve the Administrative Permit subject to three (3) conditions of approval;

SUMMARY OF OUTSTANDING ISSUES

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

BACKGROUND

The project site is approximately one acre in size and is located on the east side of Harding Boulevard, at the intersection of Estates Drive and Harding Boulevard (see Figure 2 & Exhibit A). The site is within the City’s Infill area and has zoning and land use designations of Community Commercial (CC).

Typically, requests for a Design Review Permit (DRP) would be reviewed by the City’s Design Committee. However, in this case, because the request includes a parking reduction for a restaurant, Zoning Ordinance Chapter 19.26.030.C.4 requires Planning Commission approval of the request for a Parking Reduction.

The project site is currently developed with a ±3,000 square-foot single-story restaurant building and adjacent outdoor play area of approximately 1,450 square feet. The restaurant on site was constructed in August 1972. The City’s site plan and landscape review ordinance was not adopted until 1974; therefore the Building Department issued permits for the building, since it met applicable standards and requirements at the time. There have been minor additions and modifications that

have taken place since the restaurant's construction, including a 756 square foot dining room addition approved by the Design Review Commission in July 1986 (SR 86-41).

The project site is bordered by a restaurant to the north, the Interstate 80 freeway to the east, a restaurant and indoor sky diving facility to the south, and Harding Boulevard to the west (with an auto parts store beyond).

Figure 1: Existing McDonald's Site – View from Harding Boulevard



The project request includes demolition and removal of the existing building and play area and construction of a new single-story restaurant building of approximately 4,300 square feet with associated parking, lighting and landscaping. There will not be a play area associated with the new restaurant.

Figure 2: Surrounding Land Use and Zoning Map



SITE INFORMATION

- A. **Project Location:** 120 Harding Boulevard
- B. **Applicable Specific Plan:** Infill – Parcel 187
- C. **Public Outreach/Roseville Coalition Of Neighborhood Associations (RCONA):** RCONA #17, Folsom Road/Enwood Neighborhood Association. The Folsom Road/Folsom Road Neighborhood Association is currently active. Staff mailed a letter to the RCONA Board members on February 24, 2017, informing the Board of the application on file. On July 13, 2017 staff mailed a Public Hearing Notice. To date staff has not received any correspondence from the RCONA Board or neighboring property owners.
- D. **Total Acreage:** ±1.03 acres
- E. **Grading:** The site is currently developed with a McDonald's restaurant with associated parking, lighting and landscaping. Only minimal grading is anticipated for the new building pad, following demolition of the existing structures. The project site gradually slopes from the northeast to the southwest (from the rear of the property to the street).
Earthwork is expected to be balanced on-site.
- F. **Site Access:** The site is accessed via two driveway entrances off Harding Boulevard. The subject property has a shared parking and circulation agreement with adjacent properties, and may be accessed via drive aisles to the north and south. The entry driveway configurations will remain as they are today. The southern entry drive has restricted turning movements (right in/right out) and northern shared drive is a signal-controlled intersection with full turning movements.

The proposed project is consistent with the land uses contemplated by the City's General Plan.

ZONING/SPECIFIC PLAN REGULATIONS

Development Standard	Required	Proposed
Building Setbacks	None required	±104' – Harding Boulevard ±24' – North property line ±130' – East property line ±72' – South property line
Landscape Setbacks	20' – Harding Boulevard (per CDG)	20' – Harding Boulevard Drive-thru and exit drive abut adjacent restaurant property to the north. Four foot (4') planter strip with landscape islands for tree plantings along south and east property lines
Building Height Limit	50' – CC Zone District	23'-4" to top of highest roof cap element 18'-9" to top of parapet
Building Coverage	20% - 40% per General Plan	9.9%
Parking Spaces (Total)	85 spaces total 1 per 50 sq. ft. for Fast Food with Drive	59

# of accessible spaces	3	3
% of shaded parking	50% min.	51.1%

EVALUATION

DESIGN REVIEW PERMIT MODIFICATION

The evaluation of the DRP for the proposed project has been based on the applicable development standards within the City's Zoning Ordinance, and the design standards of the City's Community Design Guidelines (CDG). Staff reviewed the proposal for consistency with all applicable standards and found the project to be consistent with the requirements and guidelines in each. The following discussion is provided as clarification on areas of interest.

As proposed and conditioned, the project complies with the applicable guidelines identified in the above listed documents. The remainder of the Design Review Permit evaluation section will focus on design guidelines that warrant additional review and consideration by the Planning Commission.

Architecture: Per information provided by the applicant, the existing restaurant facility has reached the end of its anticipated life cycle and is architecturally outdated. The proposed re-construction will result in an enhanced building design representative of McDonald's corporate branding and a more efficient drive through layout.

The new restaurant's exterior materials will include a painted stucco finish on the buildings walls consisting of three colors; Benjamin Moore paint colors of Mink, Huntington Beige, and Snow White. The upper three feet (approximate) of the building will feature a corrugated metal panel with a metal fascia at the top of the parapet, serving as cornice treatment.

Arched roof cap elements, gold in color, will be featured above the main entry and the front of the building facing Harding Boulevard. A gold canopy element will be included above the main entry door doors on the side and front of the building. An aluminum trellis system will add additional visual interest on the south, north and east elevations (see Figure 3).

Figure 3: Building Elevations



The building's architecture is similar in design to other McDonald's restaurants in the area, including the restaurant on Foothills Boulevard. The Foothills Boulevard restaurant's exterior architecture was upgraded in 2012 (Planning File #2012PL-023).

The proposed architecture provides varied materials, colors, architectural elements, and visual interest, and therefore, meets the design intent of the CDG. Given these facts, staff supports the design of the building's architecture.

Site Design, Circulation: As referenced above, the site will be accessed via two existing entry drives off Harding Boulevard. Circulation within the site will remain as it is today, with a counterclockwise circulation pattern around the building and through the site.

The site design and circulation will be modified to include a two-lane drive-thru vs. the existing single-lane drive thru. The two-lane drive-thru will allow additional vehicle staging and will reduce impacts on parking and site entry points.

Lighting: Site lighting will be provided via LED light standards, 18 feet in height. The fixtures will include back shields to reduce off-site glare.

Landscaping: The proposed landscape plans show a landscape setback of 20 feet on Harding Boulevard, with four-foot wide planting strips with landscape islands for tree plantings on the south and east property lines. The landscape areas will include a variety of trees and understory shrubs. The parking areas include landscape islands (approximately 7' x 12' in width) which will include tree and shrubby plantings.

Landscape plans submitted as part of this project must comply with the City's Water Efficient Landscape Ordinance (see Condition 17).

DESIGN REVIEW PERMIT CONCLUSION

Section 19.78.060(B) of the Zoning Ordinance requires that two findings be made in order to approve a Design Review Permit. Based on the analysis contained in this staff report and with the project conditions, the required findings can be made for the proposed Design Review Permit. The two findings for approval of the Design Review Permit are contained in the Recommendation section of this report.

ADMINISTRATIVE PERMIT – PARKING REDUCTION

Section 19.26.030.C.3 of the City of Roseville Zoning Ordinance contains provisions for requesting and evaluating Parking Reductions for an Individual Use. An applicant may apply for an Administrative Permit to allow a parking reduction for an individual use where they believe the number of parking spaces required for their use as specified in the Zoning Ordinance is not applicable because their use functions differently than the Zoning-Ordinance-specified use type. The applicant has the burden of proof for providing documentation substantiating their request. The approving authority shall only approve reduced parking if the criteria in ***bold, italics*** below are met.

- 1. Satisfactory evidence is provided describing the nature of the use, the operation and data from other facilities or similar facilities so as to demonstrate that the required parking standards are excessive and the proposed parking standards are appropriate.***

The Zoning Ordinance Off-Street Parking requirement for a Fast Food Restaurant with Drive-thru is one space per 50 square feet of restaurant space. As referenced above, the McDonald's site has a

reciprocal parking agreement with the two adjacent parcels, both of which are operating as restaurants (Waffle Square and Fish & Chips).

In January 2017, a Parking Study for the site was performed by Kimley-Horn. Inventory of existing parking supply, parking occupancy and drive-thru observations were done at 15-minute intervals on a typical weekday (6:00 am – 2:00 pm). Two additional McDonald's sites were also observed during the same weekday time periods for comparison purposes (3994 Foothills Boulevard & 7850 Lichen Drive, Citrus Heights).

The data collected for the Harding Boulevard site resulted in the following conclusions.

- The Harding Boulevard site was observed to have peak parking occupancy less than 40-percent (23 total parked vehicles, 38-percent occupancy).
- The two additional sample sites were observed to have peak parking occupancy of less than 50-percent (45-percent at 3994 Foothills Boulevard, 47-percent at 7850 Lichen Drive).

The proposed project includes 59 parking spaces compared to the 63 existing and 86 required per the Zoning Ordinance. The existing McDonald's was observed to experience a peak parking occupancy of 23 spaces (38%). Therefore, the parking study performed by Kimley-Horn concluded that the proposed parking supply is adequate to accommodate the typical weekday parking demands of the proposed project (see Attachment 2).

In addition to the parking study data prepared by Kimley-Horn,, it should be noted that the proposed restaurant will have only 43 fixed seats as opposed to 53 fixed seats in the existing restaurant. This equates to an 18.9% reduction in seating capacity. In addition, the drive-thru will be able to accommodate approximately 13 vehicles and allow a much more efficient food service operation at the drive-thru. The reduction in fixed seats, combined with the increased drive-thru capacity, will reduce parking demand at the site.

2. Overflow parking will not impact any adjacent use.

As described above, the applicant has provided evidence that the onsite parking is sufficient to meet demand. Therefore, overflow parking will not impact adjacent uses.

AMINISTRATIVE PERMIT – PARKING REDUCTION CONCLUSION

Section 19.78.060 A. of the Zoning Ordinance requires that three (3) findings be made in order to approve an Administrative Permit. Based on the analysis contained in this staff report and with the project conditions, the required findings can be made for the proposed Administrative Permit. The three findings for approval of the Administrative Permit are contained in the Recommendation section of this report.

ENVIRONMENTAL DETERMINATION

This project is categorically exempt from the environmental review requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Infill Development Projects) and pursuant to Section 305 of the City of Roseville CEQA Implementing Procedures.

RECOMMENDATION

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

- A. Adopt the four findings of fact as stated below for the **DESIGN REVIEW PERMIT – 120 HARDING BOULEVARD – INFILL PCL 187 – MCDONALD'S REBUILD – FILE# PL17-0028**; and approve the **DESIGN REVIEW PERMIT – 120 HARDING BOULEVARD – INFILL PCL 187 – MCDONALD'S REBUILD & PARKING REDUCTION – FILE# PL17-0028** subject to eighty-two (82) conditions of approval.
- 1. The project does preserve and accentuate 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 does provide 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 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 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 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.*
- B. Adopt the three findings of fact as stated below for the **ADMINISTRATIVE PERMIT – 120 HARDING BOULEVARD – INFILL PCL 187 – MCDONALD'S PARKING REDUCTION – FILE# PL17-0028**; and approve the **ADMINISTRATIVE PERMIT – 120 HARDING BOULEVARD – INFILL PCL 187 – MCDONALD'S REBUILD & PARKING REDUCTION – FILE# PL17-0028** subject to three (3) conditions of approval.
- 1. The proposed use or development is consistent with the City of Roseville General Plan and the applicable Specific Plan.*
 - 2. The proposed use or development conforms with all applicable standards and requirements of the City of Roseville Zoning Ordinance.*
 - 3. The location, size, design and operating characteristics of the proposed use or development is compatible with and shall not adversely affect or be materially detrimental to the health, safety, or welfare of persons residing or working in the area, or be detrimental or injurious to public or private property or improvements.*

CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT – PL17-0028
--

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 on **July 27, 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 **July 27, 2019**.

2. The project is approved as shown in Exhibits A - G, and as conditioned or modified below. (Planning)
3. The project shall be addressed as 120 Harding 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)
4. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. Project billing may occur up to two months after end of warranty or Notice of Termination date for the SWPPP, whichever occurs later. (Engineering, Environmental Utilities, Electric, Finance)
5. 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)
6. 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. (Engineering)
7. 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)
8. A Demolition Permit is required for the demolition of the existing restaurant and its facilities. A building permit is required for the construction of the new restaurant and its facilities. The City's adopted building codes are the 2016 California Code of Regulations, Title 24. (Building)
9. If the existing panel size increases with the remodel, a Commercial Backbone Fee will need to be calculated and charged to the developer. (Electric)
10. The electric metering and main disconnect shall be directly outside accessible. (Electric)
11. No person shall discharge, or cause to be discharged, any wastewater from food service establishments (FSE) directly or indirectly into the public sewer without first obtaining a fat, oils, and grease (FOG) waste water discharge permit (FOG WDP) from the Environmental Utilities Industrial Waste Division. For information regarding the FOG WDP application requirements and fees, please contact the Industrial Waste Technician at 916-746-1882. (Environmental Utilities)
12. The applicant shall provide long and short-term bicycle parking. For visitors, a bicycle rack located at the front entrance is suggested. For employees, we would recommend covered and secure long-term bicycle lockers. (Alternative Transportation)
13. Separate water services meter and backflow will be needed for domestic, fire, irrigation. (Environmental Utilities)

PRIOR TO ISSUANCE OF BUILDING PERMITS:

14. 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 have 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, Chapter 11B. (Building)
15. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. Parking lot striping and signage shall be maintained in a visible and legible manner. (Planning)
16. The plans submitted to the Building Department for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)
17. 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 preventors, fire department connections, and public water, sewer, and storm drain facilities. (Planning, Fire, EUD, Electric, Public Works)
 - b. The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
 - c. At a minimum, landscaped areas not covered with live material shall be covered with a rock, (3") bark (no shredded bark) or (3") mulch covering. (Planning)
 - d. The landscape plan shall comply with the Community Design Guidelines Landscape Guidelines and the City of Roseville Water Efficient Landscape Ordinance WELO. (Planning)
 - e. All landscaping in areas containing electrical service equipment shall conform with the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments "Specification for Commercial Construction." (Electric)

18. 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)
19. A separate 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)
20. 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)
21. For restaurants or other food services. 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)
22. 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) (Fire)
23. Developer shall provide an approved building address number on the upper section of the building, as required by CFC Section 901.4.4 as amended by the City of Roseville. Landscape planting shall not obstruct the building address. (Fire)
24. Maintenance of copy of building plans: Health and Safety Code section 19850 requires the building department of every city or county to maintain an official copy of the building plans for the life of the building. As such, each individual building shall be submitted as a separate submittal package. Building plan review, permit issuance and archiving is based on each individual building address. (Building)
25. 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)
26. 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)
27. 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)

28. Bike parking and clean air vehicle spaces shall be provided per the California Green Building Standards. Bike rack/locker design and location shall be approved by Alternative Transportation. (Alternative Transportation, Building)
29. All storm drainage, including roof drains, shall be collected on site and treated with Best Management Practices (BMP's) per the West Placer Storm Water Quality Design Manual. All storm water shall be routed to the nearest existing storm drain system or natural drainage facility. Drain outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. The grading/improvement plans for the site shall be accompanied with a shed map that defines that area tributary to this site and all drainage facilities shall be designed to accommodate the tributary flow. The storm drain system and proposed BMP's shall be privately owned and maintained by the property owner. Prior to the issuance of any permits, the owner shall provide a plan for the maintenance of the proposed BMP's. (Engineering)
30. 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)
31. If the business will employ 50 or more employees, the applicant/developer shall prepare a Transportation Systems Management (TSM) Plan for McDonalds to be reviewed and approved by the Transportation Commission. (Public Works)
32. 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)
33. 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)
34. 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)
35. 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. (Public Works)
36. Prior to the issuance of a grading permit or approval of Improvement Plans, the grading plans shall clearly identify all existing water, sewer and recycled water utilities within the boundaries of the project (including adjoining public right of way). Existing utilities shall be identified in plan view and in profile view where grading activities will modify existing site elevations over top of or within 15 feet of the utility. Any utilities that could potentially be impacted by the project shall be clearly identified along with the proposed protection measures. The developer shall be

responsible for taking measures and incurring costs associated with protecting the existing water, sewer and recycled water utilities to the satisfaction of the Environmental Utilities Director. (Environmental Utilities)"

37. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
38. Water and sewer infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards and shall include:
 - a. Utilities or permanent structures shall not be located within the area that 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)
39. Trash enclosures, recycling areas, and enclosure approaches shall be designed to current Refuse Division specifications, the materials and colors shall match the building, and the location of such facilities shall be reviewed and approved by the Refuse Division, Planning and the Fire Department. The enclosure must have inside dimensions of 12 feet wide and 9 feet deep and be built to the specifications of the Solid Waste Department's Enclosure Description. (Refuse, Planning, Fire)
40. 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)
41. 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)
42. The trash enclosure needs to be a double enclosure per city standards. (Environmental Utilities)
43. 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)
44. 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. All amendments, standards and policies can be found on the City's web site www.roseville.ca.us or contact Patrick Chew, Plan Check Engineer, at 916-774-5823 or pchew@roseville.ca.us with the Fire Prevention Division for information. (Fire)
45. All buildings with an Assembly Use type occupancy having an occupant load exceeding 1000 persons shall have a voice evacuation system installed throughout the entire structure in accordance with Section 907.1.3 of the California Building and Fire Code. Permit application for such system shall be submitted to the fire prevention division of the fire department for review and approval. (Fire)

46. 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 4,000 gpm based on the Appendix III-AA of the California Fire Code. (Fire)
47. 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 plan are submitted for review. The required fire lane shall include the front side of the proposed structure. 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)
48. An **approved** automatic fire extinguishing system shall be provided for all buildings where the total fire area is **3,600** square feet or greater, as required by California Fire Code as adopted by this city for non-single family residential units. All amendments, standards and policies can be found on the City's web site www.roseville.ca.us or contact Patrick Chew, Senior Fire Inspector, at 916-774-5823 or pchew@roseville.ca.us with the Fire and Life Safety Division for information. (Fire)
49. 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. (Fire)
50. Fire breaks within combustible conceal spaces shall meet the maximum allowable void space permissible about our standard of 160 cubic feet provided there are no source of ignition. (Fire)
51. The use and/or increased volume of hazardous materials or storage, liquids, gases and/or chemicals shall meet the requirements of the Chapter 6.95 of the Health and Safety Code, the Roseville Fire Department and the National Fire Codes. Submit a complete plan set and the Hazardous Materials Business Plan, including names and amount of any hazardous materials that will be stored or used, to the Fire and Life Safety Division for review and approval. A permit application shall also be provided at the time of submittal. Contact Steve Anderson of our Hazardous Materials Division within the Fire Department at (916) 774-5821 to initiate the process. Satisfaction of storage and use shall be determined prior to requesting occupancy. (Fire)
52. 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)
53. All on-site external lighting shall be installed and directed to have no off-site glare. Lighting within the parking areas and pedestrian walkways shall provide a maintained minimum of one (1) foot candle and 0.5 foot candle of light, respectively. All exterior light fixtures shall be vandal resistant. (Planning & Police)
54. 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)

55. 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:

56. Any backflow preventors visible from the street shall be painted green to blend in with the surrounding landscaping. The backflow preventors 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 preventor 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)
57. Easement widths shall comply with the City's Improvement Standards and Construction Standards. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville". All legal descriptions shall be prepared by a licensed land Surveyor. All existing public utility, electric, water, sewer and reclaimed water easements shall be maintained unless otherwise authorized by these conditions of approval. (Public Works, Environmental Utilities, Electric)
58. 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 preventor.
 - b. The property owner/applicant shall be responsible for that portion of the water supply system from the backflow preventor 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)
59. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
60. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUE's) located along public roadways. (Engineering)

61. 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)
62. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
63. **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)
64. 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)
65. 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)
66. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
67. 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)
68. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
69. 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)
70. 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.

71. 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)
72. It is the responsibility of the developer to ensure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)

OTHER CONDITIONS OF APPROVAL:

73. Signs shown on the elevations are not approved as part of the Design Review Permit. A Sign Permit is required for all project signs. (Planning)
74. 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)
75. The City reserves the right to restrict vehicle-turning movements within the public right-of-way in the future if deemed necessary by the City Engineer. (Engineering)
76. 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)
77. 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)
78. 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)
79. 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)
80. 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)
81. 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 Department Field Inspector at the time of or prior to the foundation inspection. (Building)

82. Prior to Certificate of Occupancy, the applicant may apply for a Temporary Occupancy (TO) of the building. If a TO 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 Occupancy. (Building)

CONDITIONS OF APPROVAL FOR ADMINISTRATIVE PERMIT – PL17-0027

1. As a result of this parking reduction, the total number of parking spaces required McDonald's restaurant is fifty-nine (59) spaces. (Planning)
2. This Administrative Permit is approved based on the operating information contained in Attachments two (2) and three (3). Should operation of the facility change, additional permit approvals may be required. (Planning)
3. This approval is only for McDonald's Restaurant, 120 Harding Boulevard. Should McDonald's restaurant vacate the building, the parking reduction will no longer be valid. (Planning)

ATTACHMENTS

1. Color Elevations (2 Sheets)
2. Kimley-Horn Parking Study – January 2017
3. McDonald's Operational Statement

EXHIBITS

- A. Site Plan
- B. Preliminary Grading Plan
- C. Stormwater Plan
- D. Elevations (2 Sheets)
- E. Floor Plan
- F. Utility Plan
- G. Landscape Plan

<u>Note to Applicant and/or Developer:</u> Please contact the Planning Department 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 Director at, or prior to, the public hearing.



MATERIAL LEGEND



BENJAMIN MOORE
MINK
2112-10



BENJAMIN MOORE
HUNTINGTON BEIGE
HC-21



BENJAMIN MOORE
SNOW WHITE
2122-70



GOLD



CORRUGATED METAL
PANEL: CITYSCAPE BY
METAL ERA

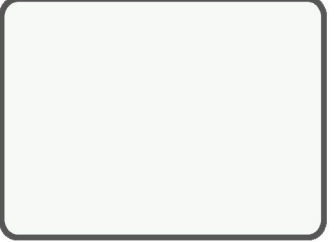




MATERIAL LEGEND



BENJAMIN MOORE
MINK
2112-10



BENJAMIN MOORE
SNOW WHITE
2122-70



GOLD



CORRUGATED METAL
PANEL: CITYSCAPE BY
METAL ERA

Memorandum

To: Jeff Holzer
PM Design Group, Inc.

From: Chris Gregerson, P.E.
Matt Weir, P.E., T.E., PTOE

Re: **McDonald's #2280, Roseville Harding**
Parking Study
Roseville, California

Date: January 17, 2017

Per your request and authorization, we have prepared this traffic evaluation for the above referenced project.

Project Understanding

Kimley-Horn understands that McDonald's plans to rebuild the existing restaurant located at 120 Harding Boulevard in Roseville. The 4,267-square foot rebuild will replace the existing 3,600-square foot restaurant. The current restaurant has 63 parking stalls while the rebuild, through its expansion and setback requirements, is anticipated to provide a total of 61 parking stalls. You have noted that the City's zoning code requires one parking stall per 50-square feet, or 86 total stalls.

We also understand that the project site is included in a 1961 reciprocal parking agreement with the two adjacent parcels, both of which are currently operating as restaurants (Waffle Square and Fish & Chips). Although not the focus of this effort, you have also requested we consider how the three uses' parking dynamics are currently interacting. In the event the project site was found to have insufficient parking supply, it may have been necessary to look at the three parcels comprehensively to achieve the parking conditions ultimately required by the City.

The purpose of this study was to document the existing restaurant's parking conditions to enable us to more accurately project the anticipated parking operations on the project site with the store's rebuild. We have also documented the parking conditions for the two adjacent parcels (Waffle Square and Fish & Chips) to enable a comprehensive evaluation of the three uses that are included in the existing reciprocal parking agreement. Finally, as you have requested, we have also surveyed two similar local McDonald's stores to document their parking and drive-thru dynamics for the purpose of bolstering the Harding Boulevard site's parking conditions and comparison to the City's requirements.

Data Collection

We completed a site visit to observe the site's parking supply, designations, access, circulation, drive-thru configuration/operations, and other readily apparent features that were deemed by Kimley-Horn to be relevant to the Scope of Services. In addition, the following data were collected to complete this study:

- **Harding Boulevard Site**
 - Inventory of existing parking supply for the project site and two adjacent sites (Waffle Square and Fish & Chips)
 - Parking occupancy and drive-thru observations at 15-minute intervals on a typical weekday: 6:00 am – 2:00 pm (8 hours) for all three Harding Boulevard sites (Waffle Square, Fish & Chips, and existing McDonald's)

- **Sample Sites** (3994 Foothills Blvd, Roseville, and 7850 Lichen Dr, Citrus Heights)
 - Inventory of existing parking supply.
 - Parking occupancy and drive-thru observations at 15-minute intervals on a typical weekday: 6:00 am – 2:00 pm (8 hours).

The data collected for the **Harding Boulevard site** enabled the following conclusions (see data summary table provided as **Attachment A** to this memorandum):

- The comprehensive three-parcel site experiences a maximum parking occupancy during the 15-minute interval between 12:15 pm - 12:30 pm (48 total parked vehicles, 38-percent occupancy).
 - Although not included in the **Attachment A** data, the three individual parcels (McDonald's, Waffle Square, and Fish & Chips) experience individual parking occupancy maximums of 39-percent, 21-percent, and 95-percent respectively.
- Because the three parcels do not exceed their individual parking supplies, it was determined that the Harding Boulevard site would be considered independently from the two adjacent parcels for the purpose of this evaluation.
- The existing McDonald's site was observed to have peak parking occupancy less than 40-percent (23 total parked vehicles, 38-percent occupancy).

Furthermore, the data collected for the **Sample Sites** enable the following conclusions (see data summary table provided as **Attachment A** to this memorandum):

- The two sample sites were observed to have peak parking occupancy of less than 50-percent (45-percent at 3994 Foothills Boulevard, 47-percent at 7850 Lichen Drive).
- Similar to the Harding Boulevard site, both of the sample sites' data collection included adjacent parking supply outside the immediate McDonald's parking lot to ensure an accurate parking demand (and therefore occupancy) was captured. As noted above, because both McDonald's parking lots had adequate parking supply (parking occupancy less than 50-percent), the adjacent parking supplies were not included in this evaluation.

Attachment A also includes a summary graph in which each of the three sites' parking occupancy is plotted over the course of the study period (6:00 a.m. – 2:00 p.m.).

Parking Evaluation

As noted above, we completed a parking occupancy study for the existing project site, as well as the two sample sites. This study determined the sites' current observed peak parking occupancy and peak generation rate (number of spaces per thousand square feet). This data is summarized in **Table 1** below.

Table 1 – Parking Rates

McDonald's Location	Building Size (sf)	Peak Parking (# Occupied Spaces)	Peak Parking Rate (# Occupied Spaces / 1,000 sf)
120 Harding Blvd	3,600	23	6.39
3994 Foothills Blvd	4,375	26	5.94
7850 Lichen Dr	3,800	15	3.95
Average:	3,925	21	5.44

As depicted in **Table 1**, the existing McDonald's located at 120 Harding Boulevard exhibits the highest peak parking rate (6.39 occupied spaces per 1,000 square feet), while the average of the three sites equates to 5.44 occupied spaces per 1,000 square feet. Accordingly, when the average local rate is used along with the published Institute of Transportation Engineers' (ITE) rate, it is possible to compare the proposed number of parking spaces (61) to the projected peak parking demand at the project site. This data is presented in **Table 2**. Only the ITE 85th percentile peak period demand exceeds the proposed parking supply (65 vs. 61).

Table 2 – Projected Parking Demand

Source of Parking Generation Rate	Proposed Size (sq. ft.) (A)	Peak Parking Rate (# Occupied Spaces / 1,000 sf) (B)	Peak Parking (# Occupied Spaces) ((A)*(B)/1000)
Average Local Rate	4,267	5.44	24
ITE Avg Peak ⁺	4,267	9.98	43
ITE 85th Percentile ⁺	4,267	15.13	65

⁺ Source: *Parking Generation, 4th Edition*, ITE.

Finally, drive-thru queuing was also considered as part of this evaluation (data provided as **Attachment B** to this memorandum). The primary observations were as follows:

- The site with a single drive-thru lane (120 Harding) has a maximum queue that is only one vehicle longer than the largest queue of the sites with dual drive-thru lanes (13 vs. 12).
- Without additional data and observations, it is unclear if or how the queue length is correlated with the amount of parking spaces occupied or vice versa, or if the two are just increasing as demand is increasing separately. Considering the number of available parking spaces and the queue lengths, it is possible that there is some tangential connection.

Conclusions

The following are the primary conclusions based on the analyses discussed herein:

- The proposed project includes 61 parking spaces compared to the 63 existing and 86 required per the City of Roseville's zoning code. The existing McDonald's on the project site was observed to experience a peak parking occupancy of 23 spaces (38-percent).
- The combination of the two local sample sites with the existing McDonald's on the project site results in an average peak parking rate of 5.44 occupied spaces per 1,000 square feet.
- Applying the calculated average local rate (5.44 spaces per 1,000 square feet) and ITE parking generation rates (9.98 spaces per 1,000 square feet, average peak; and 15.13 spaces per 1,000 square feet, 85th percentile) to the proposed rebuild (4,267 square feet), the projected peak parking demand is estimated to range from 24 to 65 spaces.
- Considering the quality and applicability of the local data collected, including the unique operational dynamics of the existing use on the project site, the proposed parking supply of 61-spaces appears to be adequate to accommodate the typical weekday parking demands of the proposed project.

Attachments:

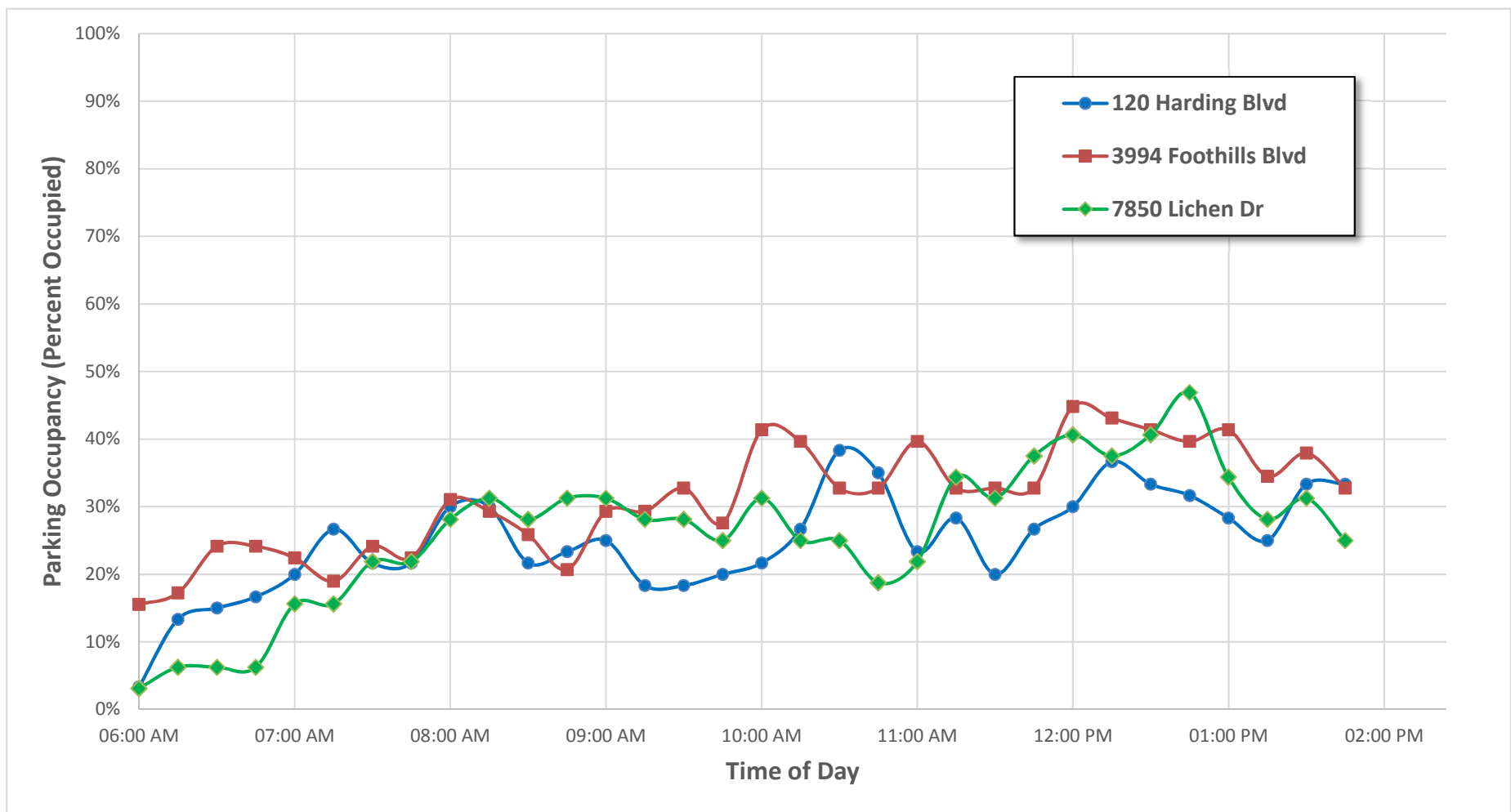
Attachment A – Summary Data Table and Graph

Attachment B – Drive-thru Queue Data

Attachment A
Summary Data Table and Graph

Time	120 Harding Boulevard									Grand Total	Occupancy Percentage
	Zone 1 McDonalds					Zone 2 Waffle Square		Zone 3 Fish & Chips			
	Regular	HC	Compact	Motorcycle	Reserved (Drive Thru)	Regular	HC	Regular	HC		
06:00 AM	1	0	1	0	0	1	0	0	0	3	2%
06:15 AM	7	0	1	0	0	4	0	1	0	13	10%
06:30 AM	7	0	2	0	0	5	0	3	0	17	13%
06:45 AM	8	0	2	0	0	6	0	3	0	19	15%
07:00 AM	9	1	2	0	0	7	0	3	0	22	17%
07:15 AM	13	1	2	0	0	6	0	3	0	25	20%
07:30 AM	10	1	2	0	0	6	0	3	0	22	17%
07:45 AM	10	1	2	0	0	7	0	3	0	23	18%
08:00 AM	15	1	2	0	0	6	0	3	0	27	21%
08:15 AM	15	1	2	0	0	5	0	4	0	27	21%
08:30 AM	10	0	3	0	0	4	0	3	0	20	16%
08:45 AM	11	0	3	0	0	3	0	4	0	21	17%
09:00 AM	12	0	3	0	0	3	0	4	0	22	17%
09:15 AM	9	0	2	0	0	6	0	4	0	21	17%
09:30 AM	10	0	1	0	0	7	0	4	0	22	17%
09:45 AM	11	0	1	0	0	6	0	4	0	22	17%
10:00 AM	12	0	1	0	0	7	0	4	0	24	19%
10:15 AM	15	0	1	0	0	7	0	3	0	26	20%
10:30 AM	21	1	1	0	0	9	1	5	0	38	30%
10:45 AM	18	2	1	0	0	9	1	4	0	35	28%
11:00 AM	12	0	2	0	0	7	1	5	0	27	21%
11:15 AM	16	0	1	0	0	8	0	6	0	31	24%
11:30 AM	10	0	2	0	0	8	0	5	0	25	20%
11:45 AM	12	2	2	0	0	8	0	7	1	32	25%
12:00 PM	16	0	2	0	0	9	0	13	1	41	32%
12:15 PM	18	0	4	0	0	8	0	17	1	48	38%
12:30 PM	17	0	3	0	0	7	0	16	0	43	34%
12:45 PM	16	1	2	0	0	8	1	18	0	46	36%
01:00 PM	14	0	3	0	1	9	1	14	1	43	34%
01:15 PM	13	0	2	0	0	6	1	10	1	33	26%
01:30 PM	18	0	2	0	0	7	0	8	1	36	28%
01:45 PM	18	0	2	0	0	8	0	8	0	36	28%
Inventory	44	3	13	2	2	42	1	19	1	127	

Time	120 Harding Blvd			3994 Foothills Blvd			7850 Lichen Dr		
	Occupied Spaces: Regular and Compact	Occupied Spaces: Regular, Compact, and HC	Occupied Spaces: Regular, Compact, and HC (% Occupied)	Occupied Spaces: Regular	Occupied Spaces: Regular + HC	Occupied Spaces: Regular + HC (% Occupied)	Occupied Spaces: Regular	Occupied Spaces: Regular + HC	Occupied Spaces: Regular + HC (% Occupied)
06:00 AM	2	2	3%	9	9	16%	1	1	3%
06:15 AM	8	8	13%	10	10	17%	2	2	6%
06:30 AM	9	9	15%	14	14	24%	1	2	6%
06:45 AM	10	10	17%	14	14	24%	2	2	6%
07:00 AM	11	12	20%	13	13	22%	4	5	16%
07:15 AM	15	16	27%	10	11	19%	4	5	16%
07:30 AM	12	13	22%	13	14	24%	6	7	22%
07:45 AM	12	13	22%	13	13	22%	6	7	22%
08:00 AM	17	18	30%	18	18	31%	8	9	28%
08:15 AM	17	18	30%	17	17	29%	8	10	31%
08:30 AM	13	13	22%	15	15	26%	7	9	28%
08:45 AM	14	14	23%	12	12	21%	9	10	31%
09:00 AM	15	15	25%	17	17	29%	9	10	31%
09:15 AM	11	11	18%	16	17	29%	8	9	28%
09:30 AM	11	11	18%	18	19	33%	8	9	28%
09:45 AM	12	12	20%	15	16	28%	7	8	25%
10:00 AM	13	13	22%	24	24	41%	10	10	31%
10:15 AM	16	16	27%	23	23	40%	7	8	25%
10:30 AM	22	23	38%	18	19	33%	7	8	25%
10:45 AM	19	21	35%	18	19	33%	6	6	19%
11:00 AM	14	14	23%	22	23	40%	7	7	22%
11:15 AM	17	17	28%	19	19	33%	11	11	34%
11:30 AM	12	12	20%	18	19	33%	10	10	31%
11:45 AM	14	16	27%	19	19	33%	12	12	38%
12:00 PM	18	18	30%	24	26	45%	13	13	41%
12:15 PM	22	22	37%	23	25	43%	11	12	38%
12:30 PM	20	20	33%	22	24	41%	11	13	41%
12:45 PM	18	19	32%	21	23	40%	13	15	47%
01:00 PM	17	17	28%	23	24	41%	10	11	34%
01:15 PM	15	15	25%	20	20	34%	9	9	28%
01:30 PM	20	20	33%	21	22	38%	10	10	31%
01:45 PM	20	20	33%	19	19	33%	8	8	25%
Inventory	57	60	-	55	58	-	30	32	-



Attachment B
Drive-thru Queue Data

Time	120 Harding Blvd Drive Thru Queue (single)	3994 Foothills Blvd Drive Thru Queue (dual)	7850 Lichen Dr Drive Thru Queue (dual)
06:00 AM	1	1	1
06:15 AM	2	2	3
06:30 AM	3	1	6
06:45 AM	1	3	6
07:00 AM	5	4	3
07:15 AM	4	6	5
07:30 AM	1	7	3
07:45 AM	5	6	10
08:00 AM	3	1	7
08:15 AM	2	7	0
08:30 AM	4	9	11
08:45 AM	3	10	5
09:00 AM	0	6	3
09:15 AM	1	4	7
09:30 AM	2	3	4
09:45 AM	2	1	3
10:00 AM	3	2	9
10:15 AM	2	1	3
10:30 AM	2	5	2
10:45 AM	5	4	2
11:00 AM	6	1	2
11:15 AM	10	8	2
11:30 AM	10	4	3
11:45 AM	7	1	11
12:00 PM	7	2	10
12:15 PM	13	4	7
12:30 PM	8	10	3
12:45 PM	5	11	4
01:00 PM	7	5	12
01:15 PM	3	8	2
01:30 PM	2	11	9
01:45 PM	12	4	0



PM Design Group, Inc.
 3860 Broadway Street, Suite 110
 American Canyon, CA 94503

January 20, 2017

Derek Ogden
 Development Services Department – Planning Division
 City of Roseville
 311 Vernon Street
 Roseville, CA 95678

RE: MCDONALD’S RESTAURANT REBUILD
 120 Harding Blvd.
 Roseville, CA 95678
 PMDG JOB NO. MCD16025.0

Operational Statement

Dear: Derek Ogden,

Project Description:

The enclosed Architectural drawings are being submitted by PM Design Group Inc. on behalf of McDonald’s USA LLC and pertains to the .99 acres of property located at 120 Harding Blvd. Roseville, CA, APN: 013-212-038
 Zoned: C-C – Community Commercial
 Planned Use: Restaurant with drive thru

The nature of this proposal is to remove the existing McDonalds restaurant building which has reached the end of its anticipated life cycle and is architecturally outdated. The proposed re-construction will result in an enhanced building design and a more efficient drive through layout. Day to day functions and facility processes will largely remain the same. The existing rear vacant lot is not a part of this project and no work will be done in this area.

There currently is a McDonald’s restaurant with drive through operating at this location. The proposal is to completely replace the stand alone restaurant building and enhance the drive through with a double entry lane type which allows more vehicle staging and less impacts on parking and site entry points.

The proposed hours of operation are from 5:30am to 11:00pm 7 days a week.

The current hours of operation at this location are 5:30am to 10:00pm Monday – Friday and 6:00am – 10:00pm on Sunday.

Periods of peak use are generally 6:00am-8:00am, 1130am-1:00pm, and 5:00pm-7:00pm.

The general number of employees ranges from 5-6 at regular hours to 10-12 during peak hours.

The McDonalds deliveries will remain unchanged. The trucks will utilize the same truck routes/times which were likely reviewed and approved by the city in the past.

Waste is collected in approved receptacles inside a masonry trash enclosure. Waste is off-hauled by a contracted refuse hauler. The trash enclosure is shown on the site plan.

The proposed use is the same as the existing use and therefore McDonalds will continue to operate with the same relations to all nearby uses.

The proposed structures, restaurant and trash enclosure, will be used in the same capacity to what is being replaced. The restaurant building is 4,267 SF. and the trash enclosure is 336 SF.

Operational Narrative:

McDonald's is a dedicated brand that aims to deliver an exceptional dining experience throughout the world.

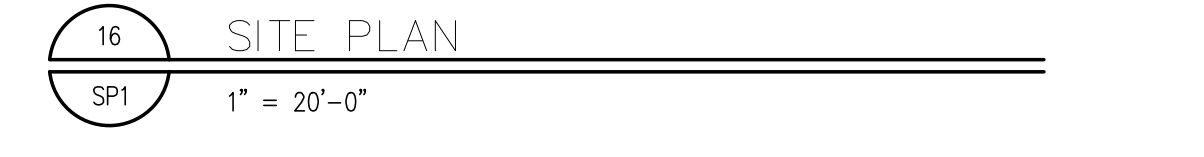
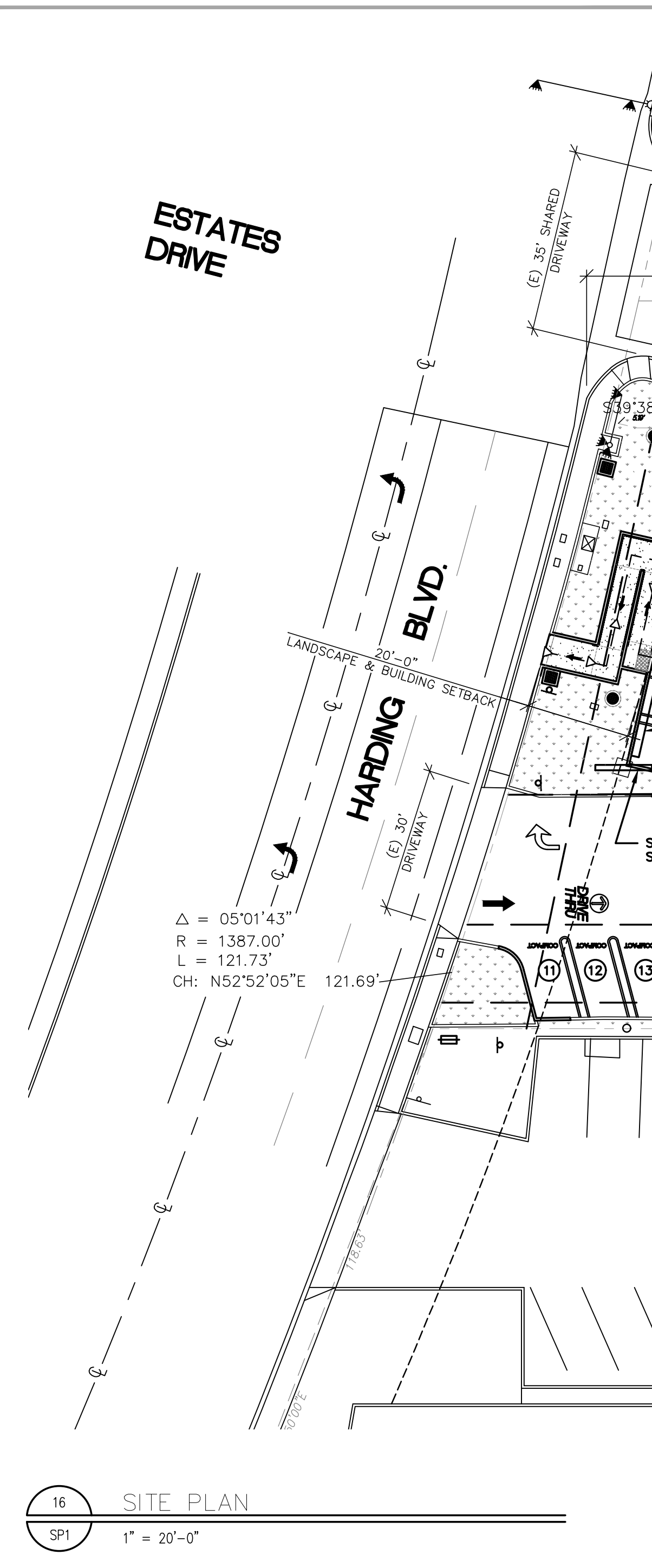
With the new restaurant at an existing established location, McDonald's will provide numerous career opportunities, promote diversity as well as supporting children and families through its Ronald McDonald House Charities.

Respectfully,



Cedric Brooks
PM Design Group, Inc.
3860 Broadway Drive Suite #110
American Canyon, Ca. 94503
P: 707.623-1938
cbrooks@pmdginc.com

NAME	USE	SQ.FT.	EXISTING	REQUIRED	PROPOSED
WAFFLE SQUARE	RESTAURANT	6,000	42	60	—
McDONALD'S	RESTAURANT	4,267	63	86	61
FISH & CHIPS	RESTAURANT	1,508	27	16	—
IFLY	INDOOR SPORTS	4,967	35	28	35



SITE AREA:	43,124 S.F. (.99 AC)
APN:	013-212-038
ZONED:	C-C COMMUNITY COMMERCIAL
USE:	RESTAURANT w/ DRIVE THRU
PROPOSED BUILDING AREA:	4,267 S.F.

PARKING INFORMATION (PROPOSED)				
TOTAL SPACES	ACCESSIBLE	3 SPACES	9' X 18' @ 90°	
	STANDARD	37 SPACES	9' X 18' @ 90°	
	COMPACT	19 SPACES	9' X 16' @ 60°	(30% ALLOWED)

ARKING REQUIREMENTS:
STALL PER 50 SF. OF FLOOR AREA = $4,267 \text{ SF.} / 50 = (85.34) \text{ 86 STALLS}$

SITE ACCESSIBILITY ENTRANCE SIGNS

AT EVERY PRIMARY PUBLIC ENTRANCE AND AT EVERY MAJOR JUNCTION ALONG OR LEADING TO AN ACCESSIBLE ROUTE OF TRAVEL, THERE SHALL BE A SIGN DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. SIGNS SHALL INDICATE THE DIRECTION TO ACCESSIBLE BUILDINGS ENTRANCES AND FACILITIES.

 COL. (E) = EQ. = F.O.C. = F.O.S. = F.O.F. = (N) =	= CENTER LINE = COLUMN = EXISTING = EQUAL = FACE OF CURB = FACE OF STUD = FACE OF FOUNDATION = NEW	P.O.C. = R = R.O.W. = SHT. = SIM = TYP. = FSE =	= POINT OF CURVATURE = RADIUS = RIGHT OF WAY = SHEET = SIMILAR = TYPICAL = FINISH SLAB ELEVATION
=====			(E) CONCRETE CURB
-----			PROPERTY LINE
--->--->---			ACCESSIBLE PATH OF TRAVEL
=====			(N) CONCRETE CURB
			(N) CONCRETE SIDEWALK
			(N) LANDSCAPE
			(N) CONCRETE PAVING
 			(N) PAVEMENT ARROWS PER DETAIL 7/SD1 (PAINTED WHITE)
			(N) DRIVE THRU STRIPING PER DETAIL 5/SD1 (PAINTED YELLOW)

Professional of Record:

P/M
DESIGN

**Architectural
Solutions Group**

2455 Bennett Valley Rd.
Suite C-102
Santa Rosa, CA. 95404

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McDonald's USA, LLC

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SHEET NO.	TITLE	DRAWN BY CRB	STD ISSUE DATE BR10/26/16	REVIEWED BY RMF	DATE ISSUED 01/20/17	SITE ID 004-0345	SITE ADDRESS 120 HARDING BLVD., ROSEVILLE, CA 95678
	McDONALDS #2280 ROSEVILLE HARDING						
	DESCRIPTION REBUILD						
	-						

MCD16025.0

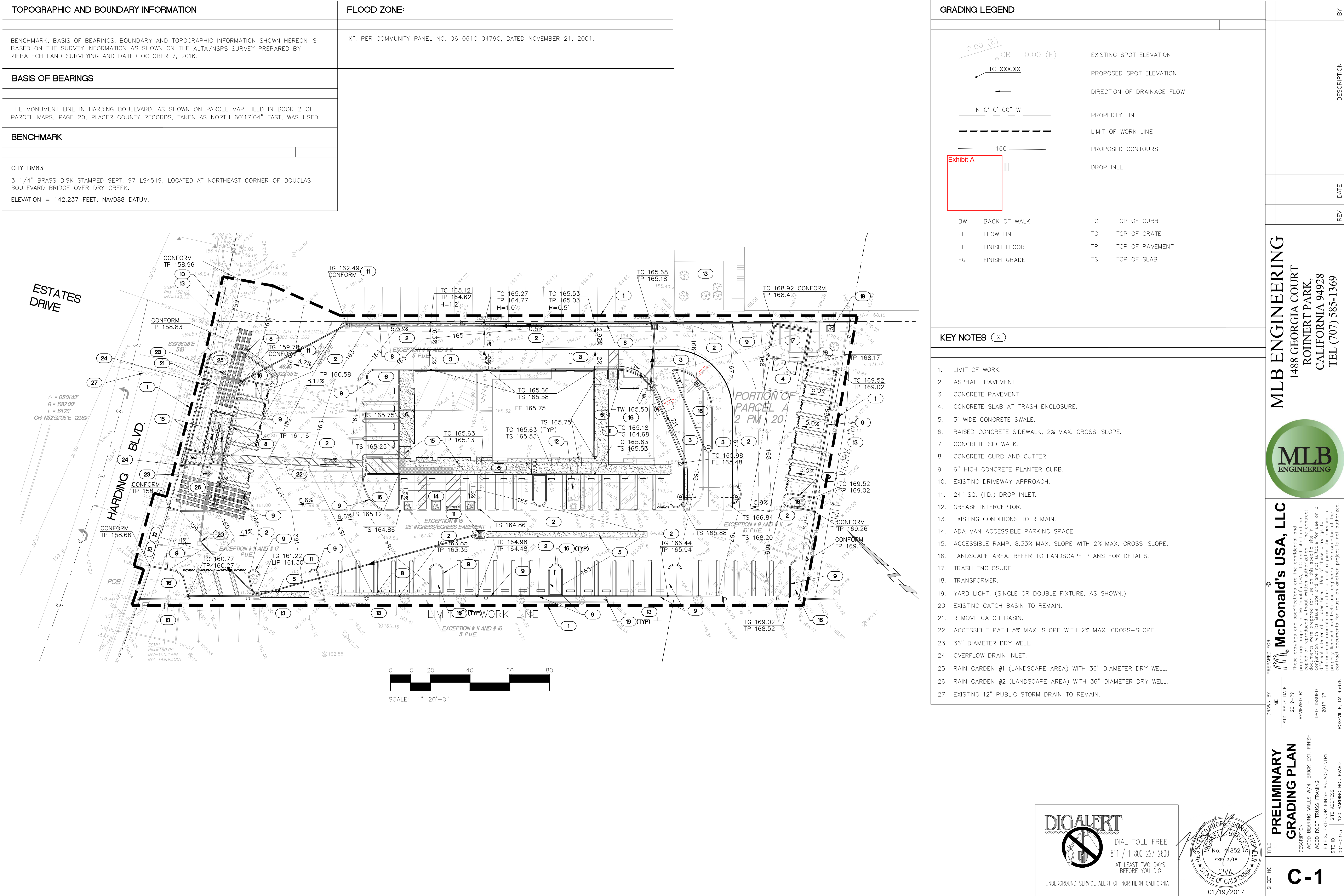
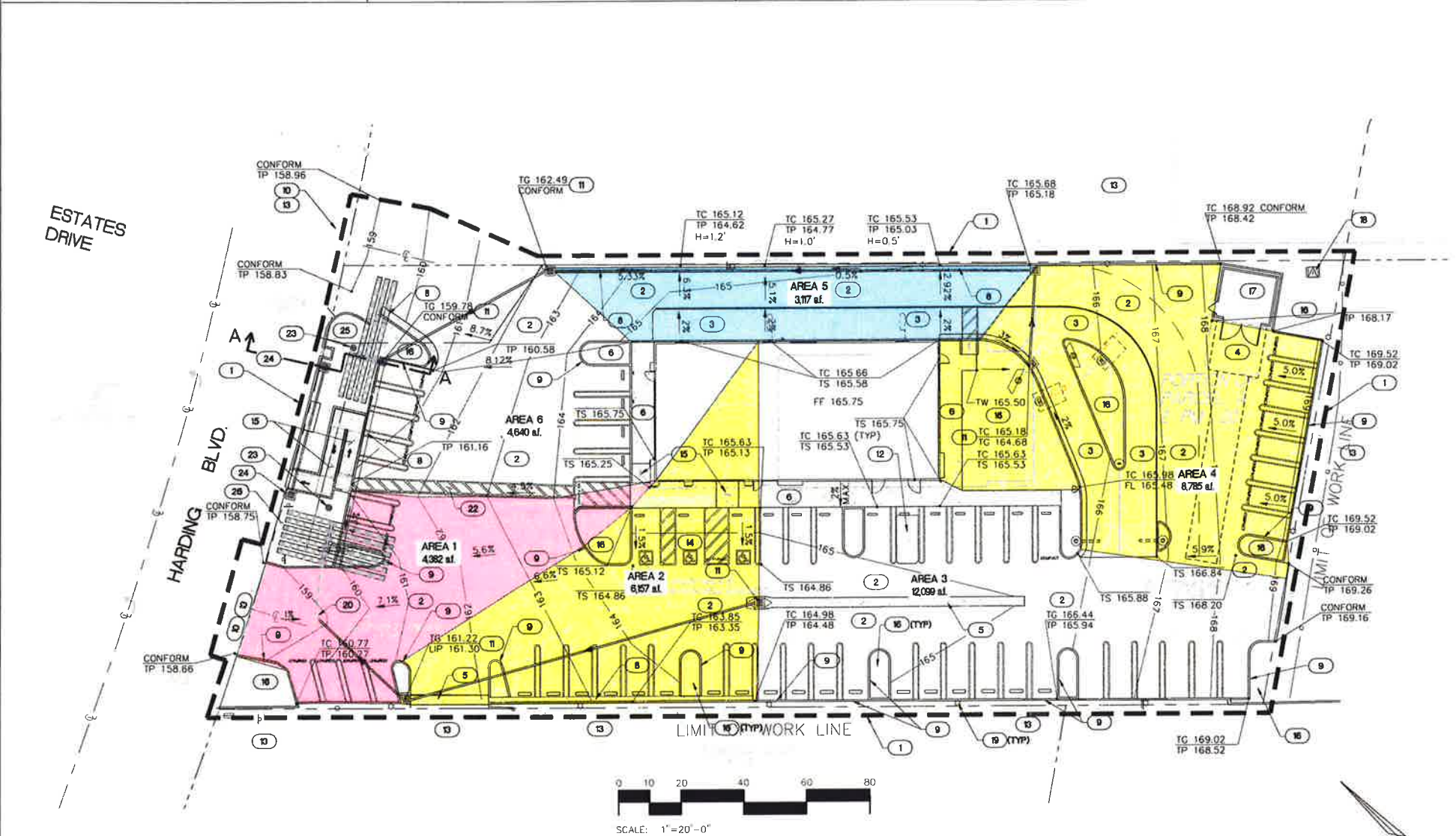
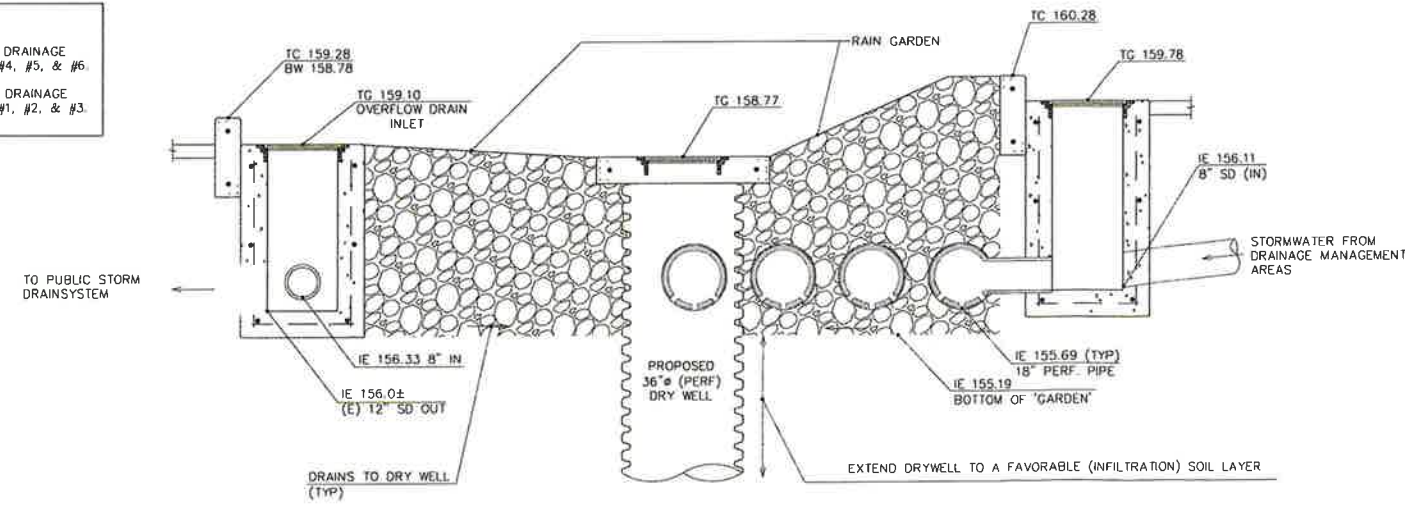


EXHIBIT C

TOPOGRAPHIC AND BOUNDARY INFORMATION	BASIS OF BEARINGS	BENCHMARK	FLOOD ZONE	GRADING LEGEND
BENCHMARK, BASIS OF BEARINGS, BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON THE SURVEY INFORMATION AS SHOWN ON THE ALTA/NSPS SURVEY PREPARED BY ZIEBATECH LAND SURVEYING AND DATED OCTOBER 7, 2016.	THE MONUMENT LINE IN HARDING BOULEVARD, AS SHOWN ON PARCEL MAP FILED IN BOOK 2 OF PARCEL MAPS, PAGE 20, PLACER COUNTY RECORDS, TAKEN AS NORTH 60°17'04" EAST, WAS USED.	CITY BM83 3 1/4" BRASS DISK STAMPED SEPT. 97 LS4519, LOCATED AT NORTHEAST CORNER OF DOUGLAS BOULEVARD BRIDGE OVER DRY CREEK. ELEVATION = 142.237 FEET, NAVD88 DATUM.	"X", PER COMMUNITY PANEL NO. 06 061C 0479G, DATED NOVEMBER 21, 2001.	



NOTE:
RAIN GARDEN #1 FOR DRAINAGE MANAGEMENT AREAS #4, #5, & #6.
RAIN GARDEN #2 FOR DRAINAGE MANAGEMENT AREAS #1, #2, & #3.



SECTION A-A (RAIN GARDEN #1)
N.T.S.
(RAIN GARDEN #2 SIMILIAR)

- EXISTING SPOT ELEVATION
PROPOSED SPOT ELEVATION
DIRECTION OF DRAINAGE FLOW
PROPERTY LINE
LIMIT OF WORK LINE
PROPOSED CONTOURS
DROP INLET
DRAINAGE MANAGEMENT AREA
- TC XXX.XX
N 0° 0' 00" W
160
BW BACK OF WALK
FL FLOW LINE
FF FINISH FLOOR
FG FINISH GRADE
TC TOP OF CURB
TG TOP OF GRATE
TP TOP OF PAVEMENT
TS TOP OF SLAB

- KEY NOTES (X)
- LIMIT OF WORK.
 - ASPHALT PAVEMENT.
 - CONCRETE PAVEMENT.
 - CONCRETE SLAB AT TRASH ENCLOSURE.
 - 3' WIDE CONCRETE SWALE.
 - RAISED CONCRETE SIDEWALK, 2% MAX. CROSS-SLOPE.
 - CONCRETE SIDEWALK.
 - CONCRETE CURB AND GUTTER.
 - 6" HIGH CONCRETE PLANTER CURB.
 - EXISTING DRIVEWAY APPROACH.
 - 24" (I.D.) DROP INLET WITH FILTER INSERT (PRE-TREATMENT).
 - GREASE INTERCEPTOR.
 - EXISTING CONDITIONS TO REMAIN.
 - ADA VAN ACCESSIBLE PARKING SPACE.
 - ACCESSIBLE RAMP, 8.33% MAX. SLOPE WITH 2% MAX. CROSS-SLOPE.
 - LANDSCAPE AREA. REFER TO LANDSCAPE PLANS FOR DETAILS.
 - TRASH ENCLOSURE.
 - TRANSFORMER.
 - YARD LIGHT (SINGLE OR DOUBLE FIXTURE, AS SHOWN)
 - EXISTING CATCH BASIN TO REMAIN.
 - REMOVE CATCH BASIN.
 - ACCESSIBLE PATH 5% MAX. SLOPE WITH 2% MAX. CROSS-SLOPE.
 - 36" DIAMETER DRY WELL.
 - OVERFLOW DRAIN INLET.
 - RAIN GARDEN #1 (LANDSCAPE AREA) WITH 36" DIAMETER DRY WELL.
 - RAIN GARDEN #2 (LANDSCAPE AREA) WITH 36" DIAMETER DRY WELL.
 - EXISTING 12" PUBLIC STORM DRAIN TO REMAIN.

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UNDERGROUND SERVICE ALERT OF NORTHERN CALIFORNIA



MLB ENGINEERING
1488 GEORGIA COURT
ROHNERT PARK,
CALIFORNIA 94928
TEL (707) 585-1369

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STORMWATER PLAN
DESCRIPTION: WOOD BEARING WALLS W/4" BRICK EXT FINISH
WOOD ROOF TRUSS FRAMING
E.I.F.S. EXTERIOR FINISH ARCADE/ENTRY
SITE ID: 004-0345
SHEET NO: C-2

DATE: 01/19/2017

\\AC-RD01\PROJECTS\MCDONALD'S\MCD 2016\MCD16025.0 - ROSEVILLE-HARDING WAY\01-DRAWINGS CURRENT\01-ARCHITECTURAL\02-PLANNING\04_MCD16025_A2.DWG 5/22/2017 1:33 PM ROBERT FORLONE

KEY NOTES:

- C1 ALUMINUM CANOPY SYSTEM (COLOR: GOLD)
C2 ALUMINUM CANOPY TIE-BACK SYSTEM
CM CORRUGATED METAL PANEL - SEE 1B/A5.0
C1-COLOR:
C1 = "CITYSCAPE" BY METAL-ERA
D HOLLOW METAL DOOR - PAINT TO MATCH COLOR OF SURROUNDING MATERIAL

- EJ EXPANSION JOINT, SEE DETAIL 7/A4.1
FB C02 = BULK C02 FILL BOX (EQPM SCHEDULE ITEM 49.00)
B0 = BULK OIL FILL BOX (EQPM SCHEDULE ITEM 700.18) - CONFIRM USE WITH MCD PROJECT MANAGER
GR GUARD RAIL -SEE SITE PLAN FOR EXACT LOCATION AND LENGTH
L LIGHT FIXTURE (WALL SCONCE) - SEE ELECTRICAL
L1-L1 = UP AND DOWN FIXTURE
L2 = DOWN ONLY FIXTURE

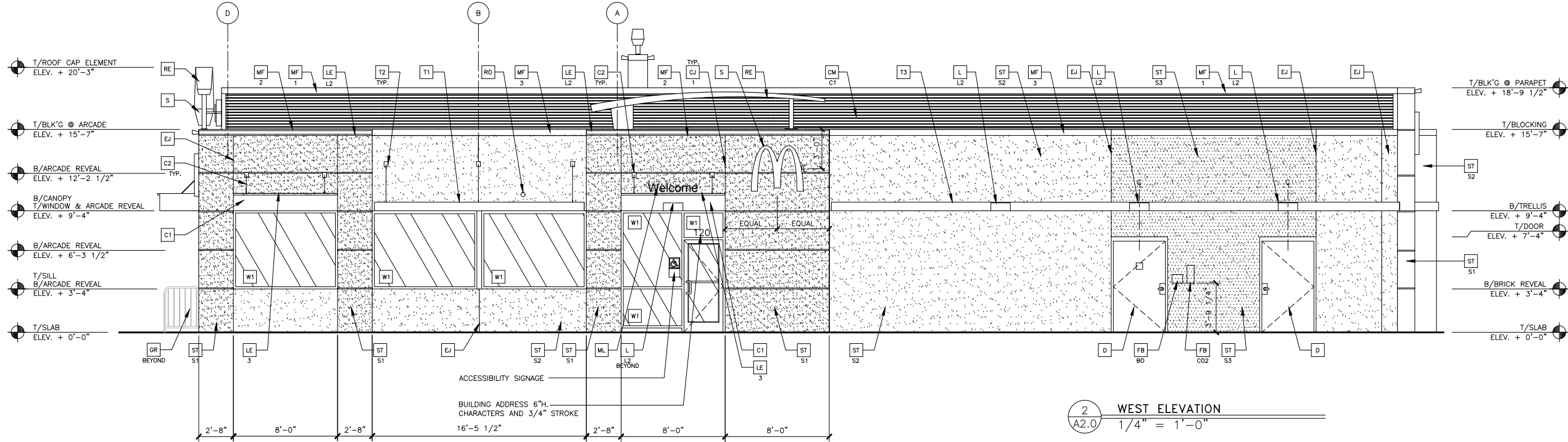
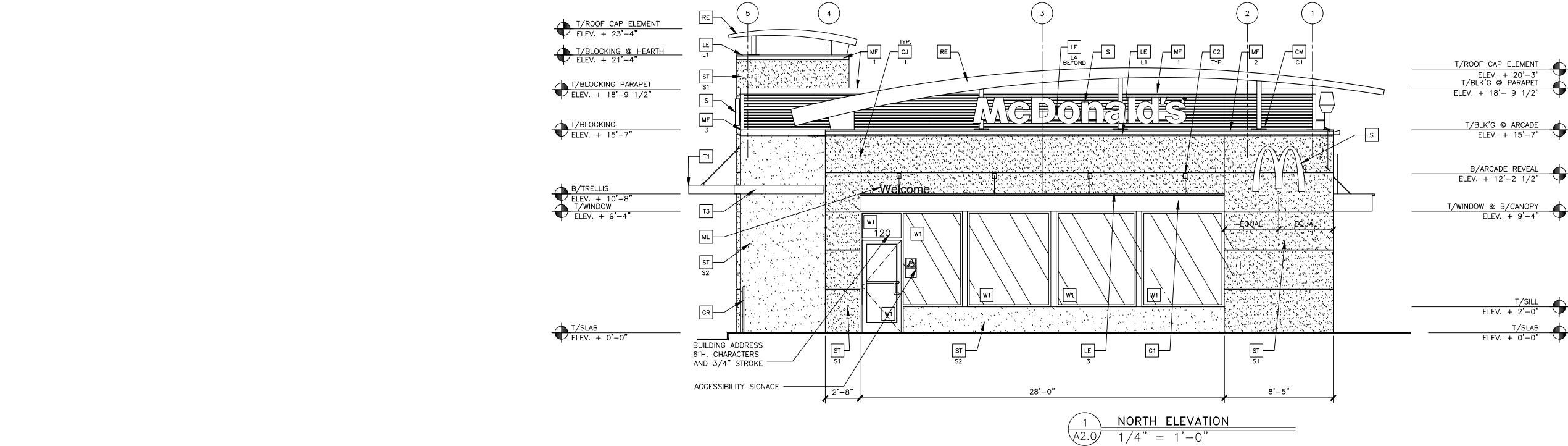
- LE ACCENT LIGHTING - SEE ELECTRICAL
L1-LED LIGHT:
L1 = UP AND DOWN FIXTURE
L2 = DOWN ONLY FIXTURE
L3 = INTEGRAL CANOPY FIXTURE
L4 = UP ONLY FIXTURE
ML METAL LETTERING - BY OTHERS
MF METAL FASCIA - COLOR TO MATCH CORRUGATED METAL PANEL - SEE 1/A5.0
1-TYPE:
1 = PRE-FAB ANCHOR-TITE FASCIA
2 = PRE-FAB CUSTOM ARCADE FASCIA
3 = PRE-FAB MASONRY CAP FASCIA

- PB PIPE BOLLARD - PAINTED YELLOW
PT (RMHC) COIN COLLECTOR UNIT #WPT DT2000 STD CALL 1-888-743-7435 TO ORDER
RE ROOF CAP ELEMENT BY OTHERS
RO ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL
T1 ALUMINUM TRELLIS SYSTEM
T2 TRELLIS TIE-BACK SYSTEM

- T3 ALUMINUM TRELLIS 2" x 8" WALL FASCIA SYSTEM - REFER TO SIM. DETAIL 3 ON SHEET A5.1
S McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT.
ST STUCCO EXTERIOR FINISH - TO BE PAINTED
S1 COLOR DESIGNATION:
S1 = "SNOW WHITE" BM 2122-70
S2 = "MINK" BM 2112-10
S3 = "HUNTINGTON BEIGE" BM HC-21

- W1 EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS - SEE ASSEMBLY NOTES
W2 DRIVE-THRU WINDOW BY READY ACCESS 600 SERIES, 36" SERVICE HEIGHT WITH TRANSOM - MANUAL OPEN; ELECTRONIC RELEASE
XX SLIDE DIRECTION: RL = RIGHT TO LEFT
LR = LEFT TO RIGHT

CHOCOLATE SCHEME



REV	DATE	DESCRIPTION	BY
05/23/17		REISSUED FOR DRP & AP REVIEW	RMF
01/20/17		ISSUED FOR DRP & AP REVIEW	CRB
10/26/16		ISSUED FOR BRAND REVIEW	CRB
10/13/16		ISSUED FOR CLIENT REVIEW	CRB

Professional of Record:

PM
DESIGN
Architectural
Solutions Group

2455 Bennett Valley Rd.
Suite C-102
Santa Rosa, CA. 95404

Seal

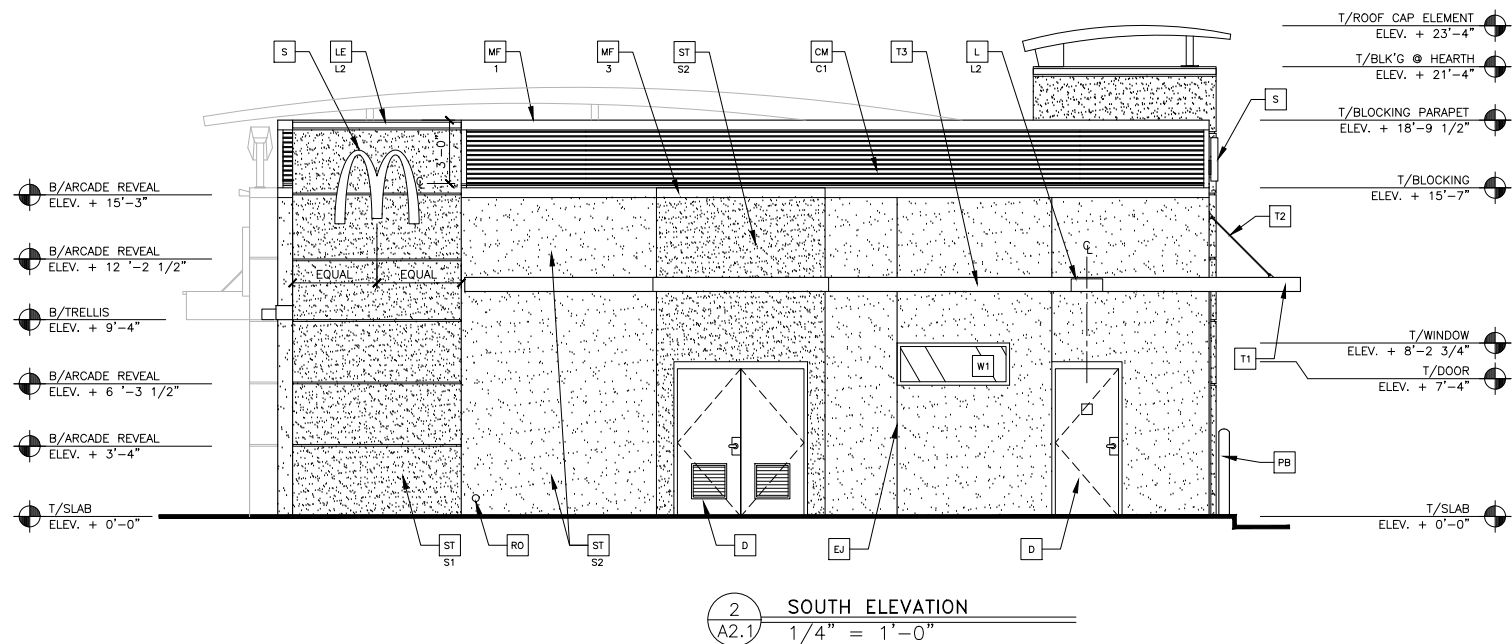
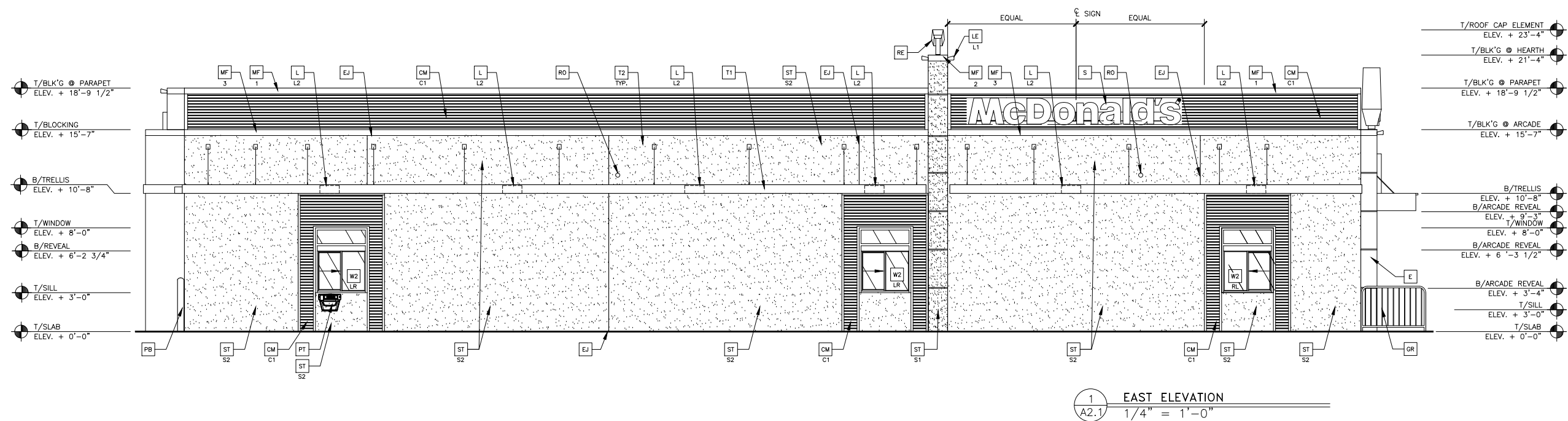
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DATE	BY	DESCRIPTION
01/20/17	RMF	REBUILD
05/23/16	BR10	BR10/26/16
05/23/16	BR10	BR10/26/16

McDonald's #2280
ROSEVILLE HARDING
120 HARDING BLVD., ROSEVILLE, CA 95678

A2.0
ELEVATIONS

MCD16025.0



KEY NOTES:

- | | |
|--|--|
| C1 | ALUMINUM CANOPY SYSTEM (COLOR: GOLD) |
| C2 | ALUMINUM CANOPY TIE-BACK SYSTEM |
| CM | CORRUGATED METAL PANEL - SEE 1B/A5.0 |
| C1-COLOR:
C1 = "CITYSCAPE" BY METAL-ERA | |
| D | HOLLOW METAL DOOR - PAINT TO MATCH COLOR OF SURROUNDING MATERIAL |

- | | |
|-----|--|
| EJ | EXPANSION JOINT, SEE DETAIL 7/A4.1 |
| FB | |
| CO2 | CO2 = BULK CO2 FILL BOX (EOPM SCHEDULE ITEM 49.00)
BO = BULK OIL FILL BOX (EOPM SCHEDULE ITEM 700.18) -
CONFIRM USE WITH MCD PROJECT MANAGER |
| GR | GUARD RAIL - SEE SITE PLAN
FOR EXACT LOCATION AND LENGTH |
| L | LIGHT FIXTURE (WALL SCONCE) - SEE ELECTRICAL |
| L1 | L1 = UP AND DOWN FIXTURE |
| L2 | L2 = DOWN ONLY FIXTURE |

- LE** ACCENT LIGHTING - SEE ELECTRICAL
- L1** - LED LIGHT:
- L1** = UP AND DOWN FIXTURE
 - L2** = DOWN ONLY FIXTURE
 - L3** = INTEGRAL CANOPY FIXTURE
 - L4** = UP ONLY FIXTURE
- ML** METAL LETTERING - BY OTHERS
- MF** METAL FASCIA - COLOR TO MATCH CORRUGATED METAL PANEL - SEE 1/AS.0
- 1** - TYPE:
- 1** = PRE-FAB ANCHOR-TITE FASCIA
 - 2** = PRE-FAB CUSTOM ARCADE FASCIA
 - 3** = PRE-FAB MASONRY CAP FASCIA

- | | |
|----|---|
| PB | PIPE BOLLARD - PAINTED YELLOW

(RMHC) COIN COLLECTOR |
| PT | UNIT ##WPT DT2000 STD
CALL 1-888-743-7435 TO ORDER |
| RE | ROOF CAP ELEMENT BY OTHERS |
| RO | ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH
SURROUNDING MATERIAL |
| T1 | ALUMINUM TRELLIS SYSTEM |
| T2 | TRELLIS TIE-BACK SYSTEM |

- | | |
|----|--|
| T3 | ALUMINUM TRELLIS 2" x 8" WALL FASCIA SYSTEM
- REFER TO SIM. DETAIL 3 ON SHEET A5.1 |
| S | MCDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE
PERMIT. |
| ST | STUCCO EXTERIOR FINISH - TO BE PAINTED |
| S1 | COLOR DESIGNATION:
S1 = "SNOW WHITE" BM 2122-70
S2 = "MINK" BM 2112-10
S3 = "HUNTINGTON BEIGE" BM HC-21 |

- W1 EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
- SEE ASSEMBLY NOTES
- W2 DRIVE-THRU WINDOW BY READY ACCESS 600 SERIES, 36" SERVICE
HEIGHT WITH TRANSOM - MANUAL OPEN; ELECTRONIC RELEASE
- XX
SLIDE DIRECTION: RL = RIGHT TO LEFT
LR = LEFT TO RIGHT

CHOCOLATE SCHEME

REV	DATE	DESCRIPTION	BY
	05/23/17	REISSUED FOR DRP & AP REVIEW	RMF
	01/20/17	ISSUED FOR DRP & AP REVIEW	CRB
	10/26/16	ISSUED FOR BRAND REVIEW	CRB
	10/13/16	ISSUED FOR CLIENT REVIEW	CRB

Professional of Record:



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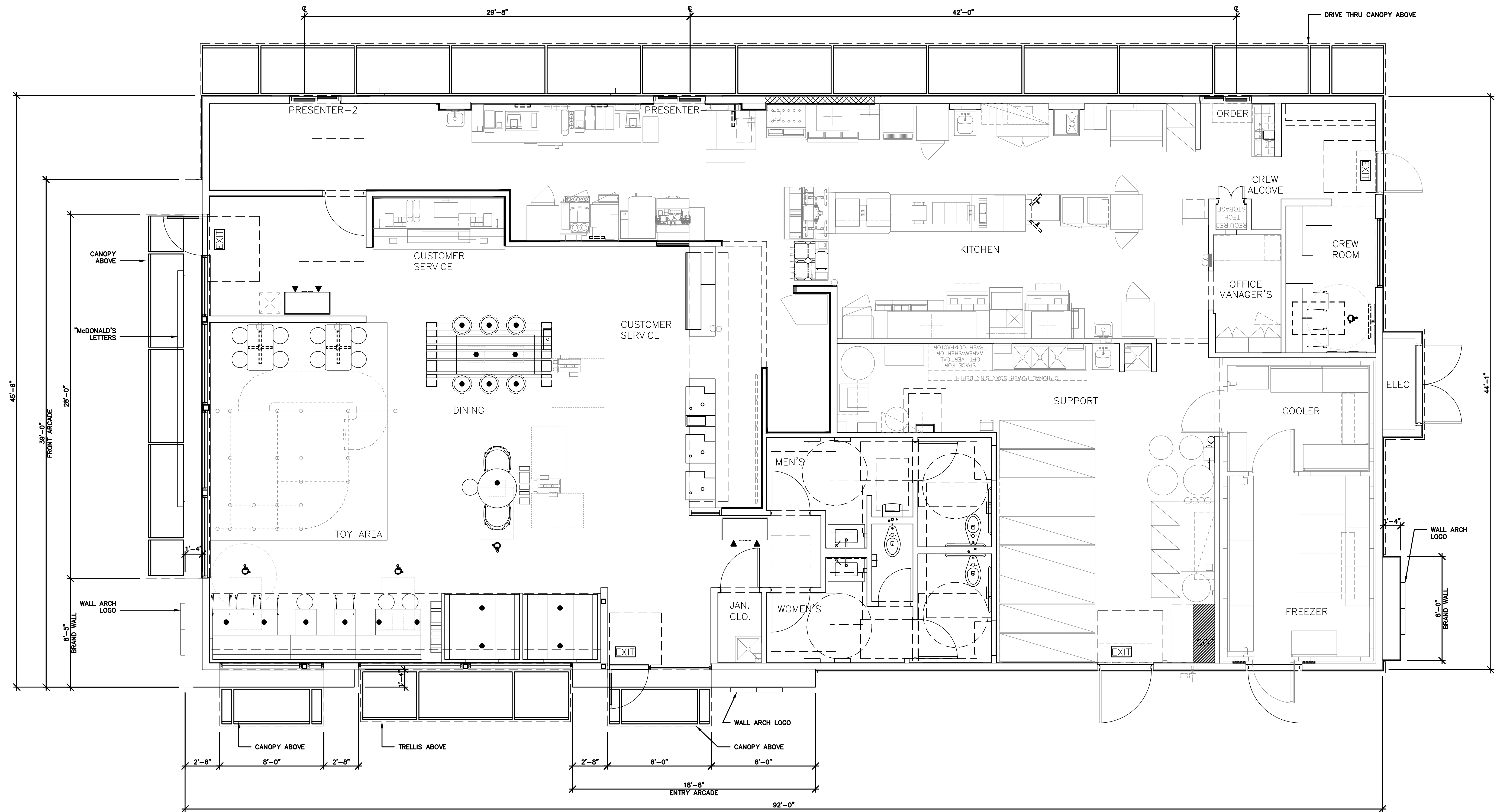
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SHEET NO.	TITLE	DESIGNED BY
	McDONALDS #2280 ROSEVILLE HARDING DESCRIPTION REBUILD —	CRB BR10/26/15 REVIEWED BY RNF DATE ISSUED 01/20/17
A2.1 ELEVATIONS		SITE ADDRESS 120 HARDING BLVD., ROSEVILLE, CA 95678 SITE ID 004-0345

\\C-RCD\PROJECTS\MCDONALD'S_MCD 2016\MCD16025.0 - ROSEVILLE-HARDING WAY\01-DRAWINGS CURRENT\01-ARCHITECTURAL\02-PLANNING\02_MCD16025_A1.DWG 1/18/2017 10:29 AM CEDRIC BROOKS

16 FLOOR PLAN
A1 1/4" = 1'-0"



4587 w/ 5' DINING ADDITION
4,267 GROSS SQ. FT
43 SEATS (3 ACCESSIBLE SEATS)



REV	DATE	DESCRIPTION	BY
01/20/17		ISSUED FOR DRP & AP REVIEW	CRB
10/26/16		ISSUED FOR BRAND REVIEW	CRB
10/13/16		ISSUED FOR CLIENT REVIEW	CRB

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PREPARED FOR:

DRAWN BY:

CRB

DATE:

01/20/17

REVIEWED BY:

RNF

DATE:

01/20/17

TITLE

McDONALDS #2280

ROSEVILLE HARDING

REBUILD

DESCRIPTION

1

SHEET NO.

SITE ID

004-0345

SITE ADDRESS

120 HARDING BLVD., ROSEVILLE, CA 95678

PROJECT NO.

MCD16025.0

\\AC-R0001\Projects\McDonald's__MCD 2016\MCD6025.0 - Roseville-Harding Way\04-Correspondence\Received\MLB CIV\2017_0613_Planning_Utility\C-3 - UTILITY PLAN - Layer.dwg, Dimscale:360 LTScale:0.7 Plot [Time:Jun13,2017--04:38pm Login:RForline] Pre-plot[DEC 18, 2012 11:02 -agutierrez] xrefs: MLB 44X36 - prj2436a x16025_site - MLB-MOD x16025_survey xt-base_xa-base_4587-5bnp - MLB-MOD images\MLB_button only.tif Signature.jpg

UTILITY LEGEND

N 0° 0' 00" W

DW

FS

S

G

T

E

IE

JT

S.D.J.S.

UGT

CO

DS

P.O.C.

GAS METER

SHUT-OFF VALVE

DROP INLET (D.I.)

TURNING STRUCTURE

PROPERTY LINE

LIMIT OF WORK LINE

DOMESTIC WATER LINE TYPE AND SIZE AS NOTED.

BUILDING FIRE SPRINKLER SERVICE TO BUILDING

SANITARY SEWER, SDR-35 PVC. SIZE AS NOTED.

NATURAL GAS SERVICE TO BUILDING

TELEPHONE SERVICE TO BUILDING

ELECTRICAL SERVICE TO BUILDING

STORM DRAIN (SOLID PIPE)

INVERT ELEVATION

JOINT UTILITY TRENCH

STORM DRAIN JUNCTION STRUCTURE

UNDERGROUND TELEPHONE SERVICE

CLEAN OUT TO GRADE

DOWN SPOUT

POINT OF CONNECTION

EXISTING WATER METER

BACKFLOW PREVENTER

EXISTING FIRE HYDRANT

TOPOGRAPHIC AND BOUNDARY INFORMATION

BENCHMARK

BASIS OF BEARINGS

FLOOD ZONE

PIPING NOTE

BUILDING WATER SERVICE

BENCHMARK, BASIS OF BEARINGS, BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON THE SURVEY INFORMATION AS SHOWN ON THE ALTA/NSPS SURVEY PREPARED BY ZIEBATECH LAND SURVEYING AND DATED OCTOBER 7, 2016.

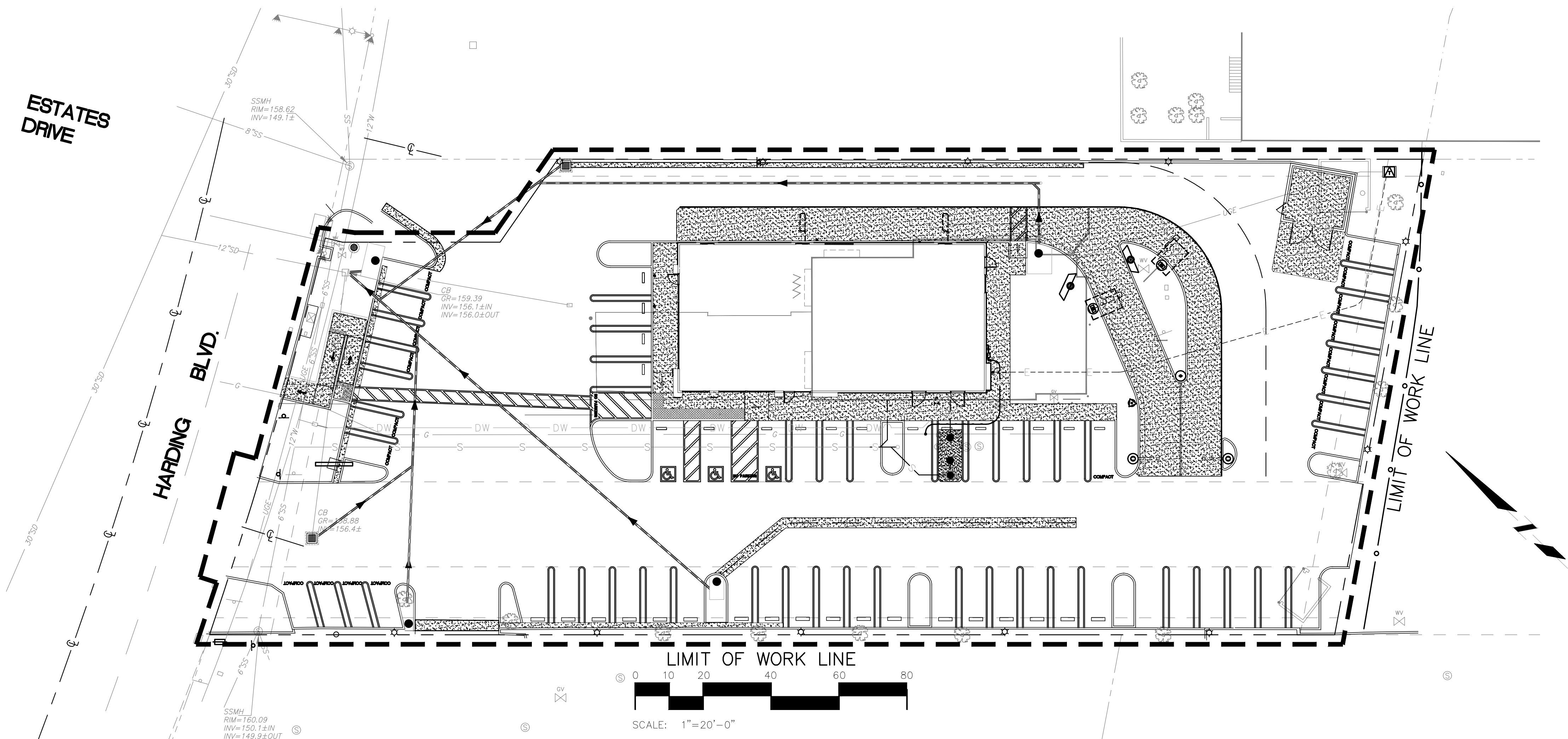
CITY BM83
3 1/4" BRASS DISK STAMPED SEPT. 97 LS4519, LOCATED AT NORTHEAST CORNER OF DOUGLAS BOULEVARD BRIDGE OVER DRY CREEK.
ELEVATION = 142.237 FEET, NAVD88 DATUM.

THE MONUMENT LINE IN HARDING BOULEVARD, AS SHOWN ON PARCEL MAP FILED IN BOOK 2 OF PARCEL MAPS, PAGE 20, PLACER COUNTY RECORDS, TAKEN AS NORTH 60°17'04" EAST, WAS USED.

"X", PER COMMUNITY PANEL NO. 06 061C 0479G, DATED NOVEMBER 21, 2001.

PIPE LENGTHS SHOWN ABOVE ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE OR ANGLE POINT PER PLAN, AS OCCURS.

(PER CALL TO CITY WATER DEPT. BY ME 10.07.2016)
THE PROJECT MECHANICAL ENGINEER HAS DETERMINED THAT THE BUILDING EQUIPMENT AND FACILITIES, IS BASED ON THE PLUMBING DESIGN, REQUIRE A MINIMUM WATER PRESSURE AT THE BUILDING OF 50 PSI.
PER THE CITY OF ROSEVILLE WATER DEPARTMENT THE AVAILABLE WATER PRESSURE AT THE PROJECT SITE IS ____ PSI.



DIAL TOLL FREE
811 / 1-800-227-2600
AT LEAST TWO DAYS
BEFORE YOU DIG

UNDERGROUND SERVICE ALERT OF NORTHERN CALIFORNIA



PRELIMINARY
UTILITY PLAN

DESCRIPTION
WOOD BEARING WALLS W/4" BRICK EXT. FINISH
WOOD ROOF TRUSS FRAMING
E.L.F.S. EXTERIOR FINISH ARCADE/ENTRY

SHEET NO.
C-3

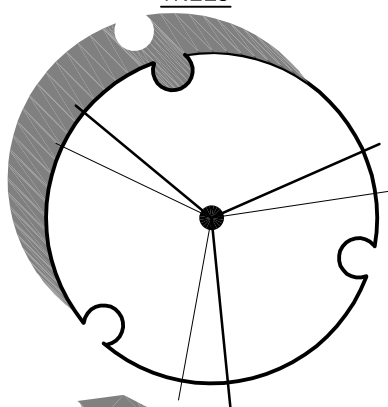
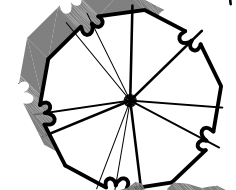
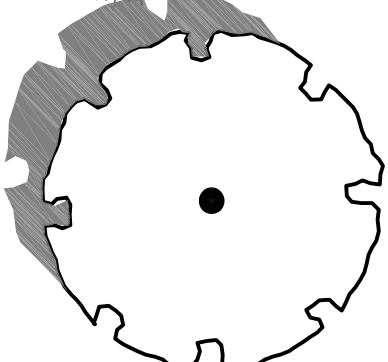
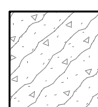
DRAWN BY
ME
STD ISSUE DATE
2017-??
REVIEWED BY
-
DATE ISSUED
2017-??

PREPARED FOR:
McDonald's USA, LLC
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MLB ENGINEERING
1488 GEORGIA COURT
ROHNERT PARK,
CALIFORNIA 94928
TEL (707) 585-1369

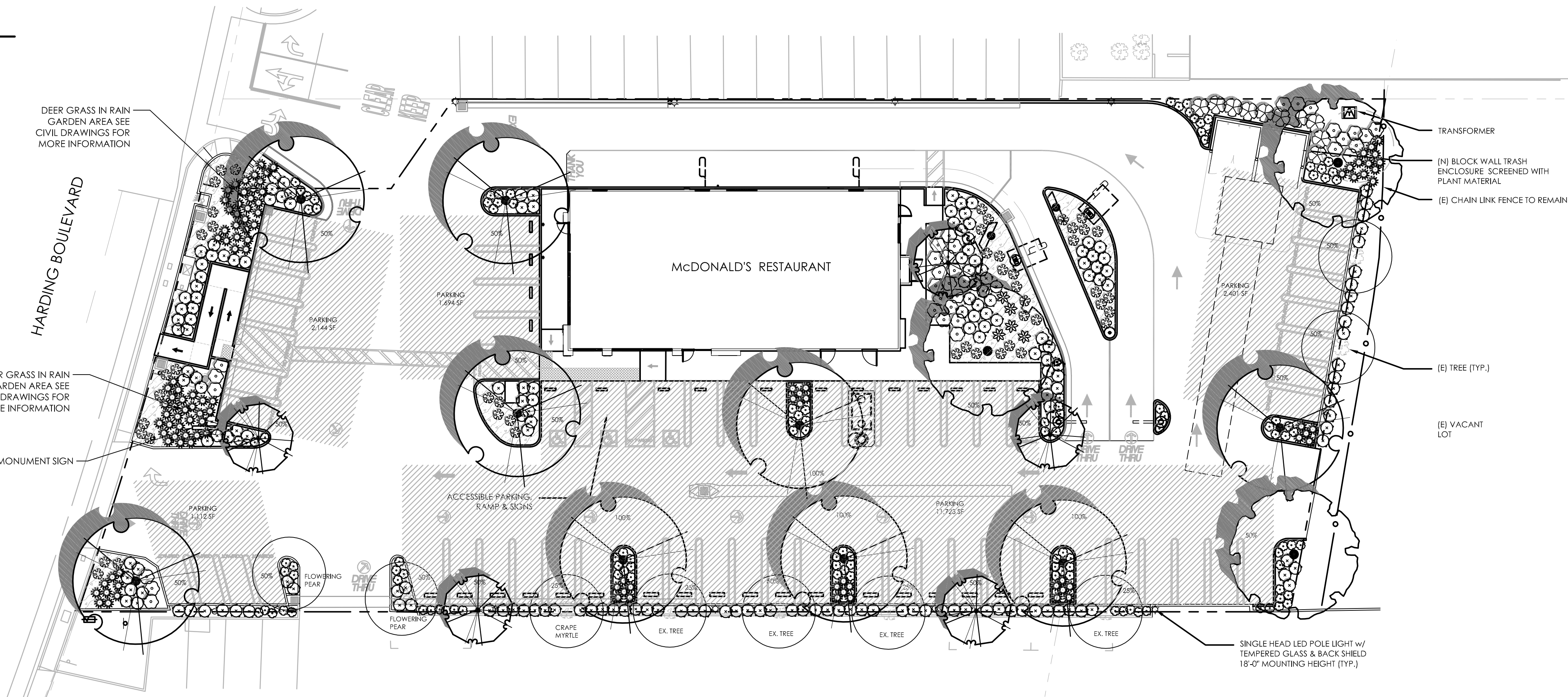
PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	WUCOLS	
	9	Acer rubrum	Red Maple	15 gal	Moderate	
	5	Lagerstroemia indica 'Red Rocket'	Crape Myrtle	15 gal	Low	
	3	Quercus suber	Cork Oak	15 gal	Low	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	
	188	Callistemon viminalis 'Little John'	Dwarf Weeping Bottlebrush	5 gal	Low	
	105	Dietsa x 'Lemon Drop'	Fortnight Lily	1 gal	Low	
	37	Grevillea x 'Noellii'	Grevillea	5 gal	Low	
	110	Muhlenbergia rigens	Deer Grass	5 gal	Low	
	4	Myrica californica 'Buxifolia'	Pacific Wax Myrtle	5 gal	Low	
	5	Phormium tenax 'Maori Queen'	New Zealand Flax	5 gal	Low	
	48	Yucca x 'Bright Star'	Variegated Spanish Dagger	5 gal	Low	
VINE/ESPALIER	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	
	1	Magnolia grandiflora 'Little Gem' Espallier	Dwarf Southern Magnolia	5 gal	moderate	
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	WUCOLS	SPACING
	315	Verbena peruviana 'Red Devil'	Peruvian Verbena	1 gal	Low	24" o.c.



LANDSCAPE/ PLANTING NOTES

- All new and existing landscape/planting areas shall receive a uniform 3-4" layer of organic mulch. Shredded bark (Guerilla hair) is not an acceptable mulch.
- Preserve and protect all existing trees and plants (to remain) to the fullest extent possible.
- All new plant material shall be irrigated with drip irrigation and a smart controller. Landscape Plans will comply with City of Roseville Water Conservation Standards.



WATER EFFICIENT LANDSCAPE WORKSHEET

HYDROZONE/PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIG. METHOD	IRRIG. EFFICIENCY (IE)	ETAF (PF/IE)	LANDSCAPE AREA (Sq. Ft.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)
REGULAR LANDSCAPE AREA							
LOW WATER USE PLANTS	.3	DRIP	.81	.37	5,301	1,961	63,466 GAL.
MEDIUM WATER USE PLANTS	.5	DRIP	.81	.62	316	196	6,343 GAL.
HIGH WATER USE PLANTS	-	-	-	-	-	-	-
TOTALS					(A) 5,617	(B) 2,157	
ETWU Total							69,809 GAL.

Maximum Applied Water Allowance (MAWA). $MAWA = \frac{(ET_o) (Conversion\ factor)}{(52.2) (.62)} \left(\frac{[(ETAF)(Landscape\ Area)]}{(.45 \times 5,617)} + \frac{[(1-ETAF) \times SLA]}{(1-.45)} \right) \times 0 = 81,805 \text{ GALLONS}$

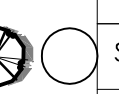
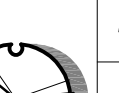
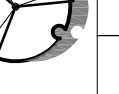
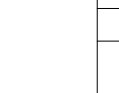
Estimated Total Water use (ETWU). $ETWU = \frac{(ET_o)}{(52.2)} \left(\frac{[Conversion\ factor]}{(.62)} \right) \left(\frac{[(ETAF) (Area)]}{(2,157)} \right) = 69,809 \text{ GALLONS}$

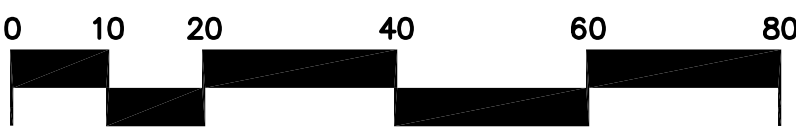
ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	(B) 2,157
Total Area	(A) 5,617
Average ETAF	(B / A) .38

Note:
1. Average ETAF for Regular Landscape Areas must be below .55 for residential areas and .45 for non-residential areas.

PARKING LOT SHADE CALCULATIONS

Symbol	Botanical Name/ Common Name	Qty.-full shade (Sq. Ft.)	Qty.-3/4 Shade (Sq. Ft.)	Qty.-1/2 shade (Sq. Ft.)	Qty.-1/4 shade (Sq. Ft.)	Total (Sq. Ft.)
	Accent Trees	0 @ 100 SF	0 @ 75 SF	0 @ 50 SF	0 @ 25 SF	0 SF
	Small Shade Tree	0 @ 314 SF	0 @ 236 SF	8 @ 157 SF	4 @ 79 SF	1,572 SF
	Medium Shade Tree	0 @ 491 SF	0 @ 368 SF	0 @ 246 SF	0 @ 123 SF	0 SF
	Large Shade Tree	4 @ 962 SF	0 @ 722 SF	9 @ 481SF	0 @ 240 SF	8,177 SF
TOTAL TREE SHADE 9,749 SF						
Parking Lot (see hatched area on plan)		TOTAL PARKING AREA = 19,074 SF				
		SHADE AREA REQUIRED (50%) = 9,537 SF				
		TOTAL SHADE PROVIDED = 9,749 SF				
		PERCENT SHADE = 51.1 %				



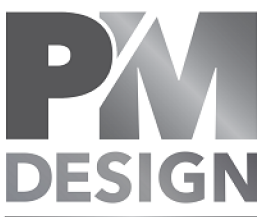
SCALE: 1"=20'-0"



NORTH

BY	DESCRIPTION	REV	DATE
RLS	REVISED PER PLANNING COMMENTS	05/19/17	
CRB	ISSUED FOR DRP & AP REVIEW	01/20/17	
CRB	ISSUED FOR BRAND REVIEW	10/26/16	
CRB	ISSUED FOR CLIENT REVIEW	10/13/16	

Professional of Record:

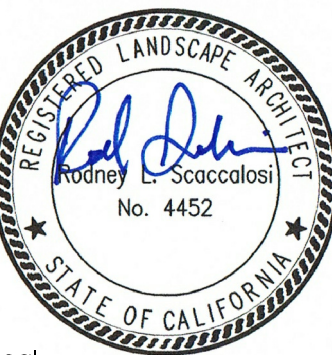


Architectural Solutions Group

2455 Bennett Valley Rd.
Suite C-102
Santa Rosa, CA. 95404

ROD SCACCALOSI
LANDSCAPE ARCHITECT

PO Box 2083
Petaluma CA 94952
707-280-8990
olivestreetlandscape.com
rscac@sbglobal.net



Seal

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PREPARED FOR:

DATE	BY	DATE	BY
SYD ISSUE DATE	BR 07/26/16	REVIEWED BY	RNF
DATE ISSUED	01/20/17		

McDONALDS #2280
ROSEVILLE HARDING
REBUILD

SITE ADDRESS 120 HARDING BLVD., ROSEVILLE, CA 95678



PLANNING COMMISSION

Title:

WRSP PCL W-32, W-33, W-54 VILLAGE CENTER RZ, GPA, SPA, DAA,
TENTATIVE PARCEL MAP AND TENTATIVE SUBDIVISION MAPS - 2300,
2350 & 2400 PLEASANT GROVE BLVD. - FILE #PL17-0058

Meeting Date: 7/27/2017

Item #: 5.2.

ATTACHMENTS:

Description

Staff Report

Attachment 1 and 2

Attachment 1 Market Study 2016

Attachment 2 Market Study 2017 WRSP Market Research Memo 05.31.2017

Attachment 3 Rezone

Attachment 4 GPA SPA

Attachment 5 GP Redlines

Attachment 6 Guidelines for Non Res Conversion

Attachment 7 Fiscal

Attachment 8 WRSP Redlines Rev

Attachment 9 Existing Park Plan

Attachment 10 Proposed Park Plan

Attachment 11 PRC Report

Attachment 12 DAA

Attachment 13 Addendum

Exhibit A Parcel Map

Exhibit B Small Lot W28

Exhibit C Small Lot Maps W29

ITEM V-B: **REZONE, GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, DEVELOPMENT AGREEMENT AMENDMENT, TENTATIVE PARCEL MAP AND TENTATIVE SUBDIVISION MAPS – 2300, 2350 AND 2400 PLEASANT GROVE BOULEVARD – WRSP VILLAGE CENTER PROJECT – FILE# PL17-0058**

REQUEST

The applicant requests approval of a Rezone, General Plan Amendment, Specific Plan Amendment, Development Agreement Amendment, Tentative Parcel Map and two Tentative Subdivision Maps to allow for a reconfiguration of parcels and changes in land use and zoning for the West Roseville Specific Plan (WRSP) Village Center Parcels W-32, W-33 and W-54. Resulting zoning and land use would include commercial, parks, and medium density residential uses.

Applicant – VC Roseville, LLC – John Tallman
Property Owner - VC Roseville, LLC – Jeff Jones

SUMMARY RECOMMENDATION

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

- A. Consider the Addendum to the West Roseville Specific Plan Final EIR;
- B. Recommend that the City Council adopt the two (2) findings of fact and approve the Rezone;
- C. Recommend that the City Council approve the General Plan Amendment;
- D. Recommend the City Council approve the amendments to the West Roseville Specific Plan;
- E. Recommend that the City Council adopt the five (5) findings of fact and approve the 8th Development Agreement Amendment related to the West Roseville Specific Plan;
- F. Adopt the three (3) findings of fact and approve the Tentative Parcel Map subject to forty-eight (48) conditions of approval;
- G. Adopt the three (3) findings of fact and approve the Tentative Subdivision Map (Parcel W-28) subject to fifty-nine (59) conditions of approval; and
- H. Adopt the three (3) findings of fact and approve the Tentative Subdivision Map (Parcel W-29) subject to fifty-nine (59) conditions of approval.

EXECUTIVE SUMMARY

The proposed project includes a request to rezone three parcels located in the WRSP Village Center as described below. 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 mixed-use residential units intended to be located on the commercial parcels, with 56 medium density residential (MDR) units. The project would also modify the shape of the park parcel from an urban town square, to a rectangular neighborhood serving park.

Oakmont Senior Living submitted a Design Review Permit (DRP) application to the City in May 2017 (PL17-0124). The project is currently under design review for site design, architecture, parking and landscaping. Subject to approval of the Village Center Project, the Oakmont Project will be presented to the Planning Commission later this year.

Due to the length of this report, the Evaluation Section has been separated into subsections as they pertain to the requested entitlements and evaluation of the project. Each entitlement has been evaluated against the applicable policies, standards and criteria of the General Plan, Guidelines on the

Conversion of Non-Residential to Residential Land Uses, West Roseville Specific Plan (WRSP), Zoning Ordinance, Community Design Guidelines and Subdivision Ordinance. A discussion on environmental review and public outreach is included as well.

BACKGROUND

The project site is located at 2300, 2350 and 2400 Pleasant Grove Boulevard in the WRSP. The WRSP, originally approved in 2004, included a 120 acre Village Center area, bound by Bob Doyle Drive to the north, Nettleton Drive to the south, Market Street to the west and Monument Drive to the east. Land uses in the Village Center include medium and high density residential, community commercial, parks and public/quasi-public uses. The majority of the Village Center is built out. The commercial portion of the Village Center and the park site on Parcel W-54 has remained undeveloped since 2004.

VC Roseville, LLC recently purchased the Village Center properties (W-32, W-33 and W-54) and has submitted an application to the City for approval of a Tentative Parcel Map, Rezone, General Plan Amendment, Specific Plan Amendment, Development Agreement Amendment and two Tentative Subdivision Maps (Village Center Project). The requested entitlements would allow for the reconfiguration of the parcels, changes to land use and zoning, and revisions to both the WRSP document and Development Agreement to address the proposed changes.

SITE INFORMATION

Location: The Village Center Project is located in the WRSP at 2300, 2350 & 2400 Pleasant Grove Boulevard, Roseville, CA 95747, located on APNs: 017-151-020-000, 017-153-004-000 and 017-153-005-000.

Total Size: 18.36 acres

Topography: 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 four sides.

PROJECT DESCRIPTION

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 miscellaneous lots.
- **A Rezone, General Plan Amendment and Specific Plan Amendment** – To rezone and modify the land use designations on the property from commercial and park designations to commercial, park and residential designations for the Village Center as shown in Table 1 below. The Specific Plan Amendment includes an amendment to the WRSP document to reflect the proposed changes.

Table 1: Existing & Proposed Land Use and Zoning

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 commercial parcels with 56 medium density residential (MDR) 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 below illustrates the proposed site plan with commercial uses shown in red, MDR uses in yellow and park use in the center in green.

Figure 1: Illustrative Site Plan



EVALUATION

MARKET STUDIES

This evaluation begins with a discussion on market conditions in the area as this information provides the reasons behind the proposed project and supports the evaluation of the requested entitlements.

The subject parcels have remained vacant since the inception of the West Roseville Specific Plan (WRSP) in 2004 and are the last remaining parcels in the 120 acre Village Center to build out. Since 2004, there have been no requests to develop the commercial properties. There have been multiple inquiries about rezoning the parcels to remove the commercial uses and replace them with residential. Since these proposals did not provide supporting market data and the specific plan recognized this was a longer term absorption, the City did not support these past proposals.

Following several inquiries to rezone the site to residential, the City independently commissioned New Economics & Advisory Land Use Analysis and Strategies consultants in the fall of 2016. The purpose was to evaluate the project site to determine what amount of local serving retail could reasonably be expected to develop in the near term (two to five years). This study was being developed prior to the City's knowledge that this project was about to be submitted. A copy of the market study is provided in Attachment 1.

The study indicated that due to changes in market conditions since 2004, commercial development in this location in the near term (two to five years) and potentially longer (10 + years) is not viable. As explained by the Market Study, the project site lacks the attributes needed to support the proposed level of retail approved at this location in 2004. These reasons are summarized below:

- The economy has changed significantly since 2004.
- Commercial uses are not making the same investment in new development of commercial centers as they had in the past. This can be attributed to the fact that brick and mortar businesses are on the decline with the availability of online sales.
- Since the economic downturn, financing is much harder to obtain.
- Financiers and businesses look for sites that are located in more prominent locations (on arterials with higher traffic counts) and that have secured anchor tenants.
- The site's location, internal to the community, is considered a "Tier 3" site where financiers and business are more likely to consider "Tier 1 and Tier 2 locations."
- The site's location does not have enough daily traffic trips to support interest in retailers locating at this location.
- The site's location does not have the needed daytime employment base to support retailers locating at this location.
- At full buildout, there will be an oversupply of commercially designated land on the west side of town. For instance, since the WRSP was approved, there are locations such as in the nearby Sierra Vista Specific Plan (Baseline Market Place) that will provide more desirable locations for future commercial uses.

In December 2016, the project applicant informed the City of their interest in the proposed project. As part of the project submittal, staff requested that the applicant obtain an updated market study to determine if the proposed project with reduced commercial was feasible to build out within the near term. The applicant hired New Economics to conduct a supplemental analysis using their proposed project as the baseline for evaluation. The supplemental study is provided as Attachment 2. In comparison to the previous study, the proposed project is more likely to develop in the next two to five years for the reasons as summarized below:

- A smaller commercial parcel can absorb into the market more quickly than a larger parcel under the conditions described in the first market study.
- The proposed site is set up for smaller scale neighborhood serving retail uses (retail sales and services). It is expected that the site may be desirable to smaller businesses, willing to take a risk, and looking to provide more neighborhood serving uses.
- Inclusion of the Oakmont project brings a small employment base that helps support the commercial component.
- Inclusion of the Oakmont and MDR components brings additional fees that support funding of park Parcel W-54 and completion of the park brings an additional daytime population to the project site that helps support the commercial component.

Additionally, the applicant has facilitated the removal of the Community Facilities District (CFD) assessments on commercial Parcel W-33 in order to financially incentivize future development of the parcel. This modification would remove the assessment in the amount of approximately \$25,000 per year on the parcel. This proposed change has been reviewed by and is acceptable to the City's Finance Department. The analysis of the proposed CFD amendment shows that the payment that would have been previously covered by Parcel W-33 can be shared among Parcels W-28, W-29 and W-32 without the assessment on the new residential properties being any higher than assessments other residential properties pay in the area.

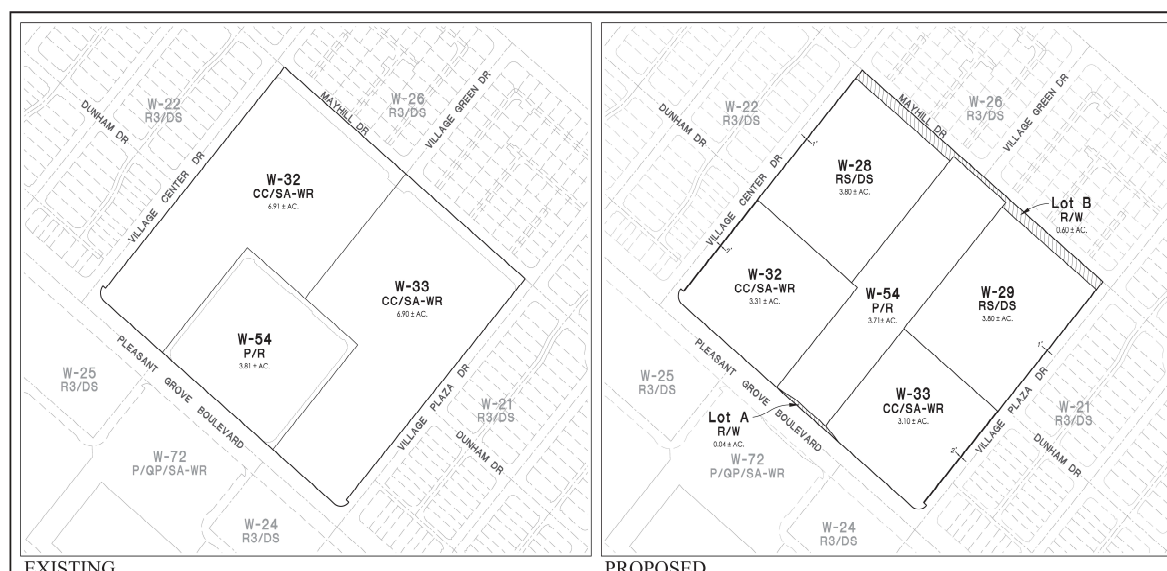
In conclusion, the market does not demonstrate support of build out of the Village Center under its existing approved entitlements. However, modification of the zoning and land use, to reduce the commercial component, increases the likelihood of the Village Center building out in the near term.

REZONE, GENERAL PLAN AND SPECIFIC PLAN AMENDMENT

Rezone

The proposed changes in zoning are depicted in Figure 2 below and in Attachment 3. The proposed project would rezone 7.6 acres of the site from Community Commercial/Special Area-West Roseville (CC/SA-WR) to Small Lot Residential/Development Standards – Village Center (RS/DS-VC). This new zoning designation would be located on Parcels W-28 and W-29. Parcel W-54 in its new configuration would be zoned Parks & Recreation–Village Center (PR-VC) and the commercial properties on Parcels W-32 and W-33 would maintain a zoning designation of CC/SA-WR.

Figure 2: Existing and Proposed Zone Designations



The zoning for the residential and commercial properties includes development standards for the properties. The commercial properties also maintain a special area overlay that customizes permitted uses within the zone district. The development standards for the residential and commercial properties were evaluated against the WRSP and the City's Zoning Ordinance.

For the proposed lots zoned RS/DS, the lot sizes, setbacks, height, etc. are consistent with the RS/DS standards that already exist in the WRSP. The tentative map reflects individual lot sizes that exceed the minimums listed in the WRSP. Homes anticipated on these lots are detached single family homes, with two car garages and a minimum of 18-foot driveway depths. Architectural treatment will be applied to all elevations of the home consistent with the City's Community Design Guidelines and consistent with the examples provided in the Specific Plan document (Table 10-4a: Village Center MDR Development Standards for RS/DS (Parcels W-29 & W-29)). Future builders will be required to obtain approval of a Design Review for Residential Subdivision (DRRS) permit for each subdivision so staff can review the proposed architecture and ensure that it meets the required standards and fits in appropriately with the surrounding development.

The commercial properties on the project site include development standards and a special area overlay to direct permitted uses of the properties. The development standards are provided in the WRSP in Tables 10-7a and 10-7b for Parcels W-32 and W-33 respectively. The purpose of the standards are to provide detailed guidelines for the future development of the commercial properties with a design that has a strong visual presence and visual interest, high quality architecture and well defined building elements; promotes pedestrian activity, connections and defined spaces; and includes standards for parking areas to be properly screened and streetscape and on-site landscaping design to be implemented consistent with the WRSP.

The commercial properties within the Village Center have always included a special area overlay. The special area overlay provides for permitted uses within the Village Center. WRSP Table 10-6 outlines the permitted uses for the CC/SA properties. While they are substantially the same as under the existing approval there are some proposed changes.

For Parcel W-32 the Community Care Facility use type has been added. This use type is permitted in the CC zone district under the City's Zoning Ordinance, but had previously not been included as a permitted use within the Village Center under the existing approval.

With future development of Parcel W-33 in mind, other uses were either added, removed (i.e. not permitted) or updated to require a Conditional Use Permit (CUP), to ensure that the future development of the parcel is focused on uses that are desirable to the community and that have a focus on retail sales and services. Day Care Center was added as a permitted use. This is a typical use permitted in the CC zoning district allowed by the Zoning Ordinance, but the use type had not been previously permitted in the Village Center. Community Assembly, Community Services, Public Parking, Lodging Services, and Vocational Schools had been previously permitted or conditionally permitted in the CC/SA zoning. As those uses are not true retail sales and services that could serve the community they have been omitted.

Other uses that may or may not serve the community's needs for retail sales and services that were previously considered a permitted use in the CC/SA zone are now required to have additional evaluation and approval and are proposed to require a CUP. These include the following use types: Private Libraries and Museums, College and University, Professional Office and Specialty School. In order to ensure that office uses are an ancillary use to commercial services, a twenty-five percent cap has been proposed for the Professional Office use which will ensure that the entire site does not build out with professional offices uses, which would be inconsistent with the vision for the site.

As part of the rezone, some specific uses have been prohibited in the CC/SA zone. These uses have been prohibited because they are not the types of uses that support the Village Center concept (providing neighborhood serving uses that provide the everyday needs of the neighborhood and promote retail and pedestrian attractive services). The uses that are prohibited are based on feedback from the community and are outlined in Table 10-6 of the WRSP and include: smoke shops, hookah lounges/smoking lounges, cash advance, bail bonds, pawn shops, tattoo shops, and body piercing shops. This approach is consistent with what was approved in the Downtown Specific Plan which has a similar goal of focusing on uses that promote retail and pedestrian activity.

General Plan Amendment

As depicted in Figure 3 below and in Attachments 4 and 5, the land use for the Village Center is proposed to change from commercial and parks designations to Community Commercial-Village Center (CC/VC) on Parcels W-32 and W-33, Parks and Recreation-Village Center (P/R-VC) on Parcel W-54 and Medium Density Residential/Village Center (MDR/VC) on Parcels W-28 and W-26. The existing approved project permitted up to 40 High Density Residential (HDR) units on the commercial parcels. With this project, the proposed 56 MDR units replaces the 40 HDR units for a net difference of 16 dwelling units. The proposed density on the residential parcels is 7.4 dwelling units per acre. This is compatible with the adjacent residential land use designations located to the east and west at approximately 8.2 dwelling units per acre and HDR to the north at 16 dwelling units per acre. Staff is supportive of the additional 16 units, as the density created by the additional 56 units, fits in with the surrounding residential in the Village Center. Additionally, if 16 fewer units were proposed, the density would fall to 5.3 dwelling units per acre which would be considered Low Density Residential (LDR) which is not an intended level of density in the Village Center.

Figure 3: Existing and Proposed Land Use



As part of the change in land use, impacts to traffic, utilities (water, recycled water, wastewater and solid waste) and noise were evaluated. All were found to have less of an impact than the existing project and are discussed in detail in the applicable sections of the Addendum. A copy of the Addendum is provided as Exhibit A.

The following items were also addressed in the evaluation and are discussed below.

Noise - The noise study addressed single noise events related to emergency response sirens. The noise technical memo indicated that the operator of this facility can work with local emergency response teams to limit siren noise 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. While siren noise is except from the City's Noise Ordinance, the Noise Memo indicates that this practice would allow for siren noise to be reduced, and when used, siren noise would be brief.

Public Services - Impacts to public services (Fire, Police, Schools, Parks) was also analyzed, the properties within the WRSP pay into CFDs to cover the cost of services (services such as police, fire, park maintenance, etc.). The subject parcels, will pay into the CFDs to cover the cost for the services (with the exception of Parcel W-33, which as described earlier will not pay the burden of CFD No 1).

Public Services, Schools - With the addition of 16 new residential units, the impacts to schools was insignificant with the addition of 27 students generated. Based on the proposed project, Table 2 includes the breakdown of the student generation based on grade level.

Table 2: Students Generated

	Students Generated
Grades K-5	14
Grades 6-8	6
Grades 9-12	7
Total	27

Public Services, Parks - The addition of 16 new residential units and 60 active adults from the Oakmont project 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 project do not require additional park acreage.

Fiscal Study – Land use changes require a fiscal analysis to confirm the proposed change in land use does not create a negative impact on the City's General Fund and that the impact remains neutral or positive. For purposes of the fiscal study, neutral is considered within ten percent of either positive or negative. The fiscal study shows that with the proposed changes the project will have a neutral impact on the General Fund generating \$126,000 to the positive before special taxes and assessments and \$165,000 to the positive after CFD revenues.

Consistency of Project with the Conversion of Non-Residential to Residential Guidelines - In 2004, in response to increased requests to rezone industrial properties to residential uses, the City Council adopted guidelines for the conversion of land from non-residential to residential uses. A copy of the guidelines is provided as Attachment 6. As stated in the guidelines, the purpose is to make clear the City's expectations related to the loss of job generating land use changes. The overarching goal to be applied to land use changes for the balance of the City (non-infill areas) is to maintain the City's fiscal balance and prevent the loss of jobs and existing job centers while maintaining a balanced community. The guidelines include a requirement for evaluating fiscal impacts, noise, park dedication, public services, affordable housing, schools, utilities, and traffic when contemplating residential land use allocations.

Below, in underlined text each provision of the Non-Residential Rezone Guidelines is identified. The text in *italics* provides a response to each provision:

1. Balance of the City includes properties within all specific plans and the North Industrial Plan area. *The project site is located within the WRSP area.*

2. A region wide employment and land inventory study shall be required of each project that is equal to or greater than 50 acres. The project site is under this threshold at 18 acres and therefore this provision does not apply.
3. Land use changes will not have a negative fiscal impact to the City. Each project shall be modeled individually for citywide impacts utilizing the City's fiscal model. A fiscal study was prepared for the project by EPS using the City's fiscal model. A copy of the fiscal study is provided as Attachment 7. The analysis indicated that with the proposed project there would not be a negative fiscal impact and the project would not draw on the City's General Fund.
4. Projects that are 50 acres or greater in size shall maintain employment options and a favorable jobs housing balance. The project site is under this threshold at 18 acres and therefore this provision does not apply.
5. New housing development shall meet the City's 10% goal consistent with the Housing Element (4% affordable to very low, 4% affordable to low, and 2% affordable to middle income). While the proposed project adds an additional 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 an additional two affordable housing units are not required.
6. Projects shall provide a specific public benefit that may be in the form of a community benefit fee. In the past, a community benefit fee of \$5,000 per unit has been collected as a one-time fee to satisfy this requirement. The applicant will be paying a \$5,000 fee for the additional 16 units proposed with this project (40 HDR units replaced by 56 MDR units). This totals \$80,000 and staff will recommend to the City Council that they direct these funds to be used for the construction of park Parcel W-54. These funds combined with other fees generated by the project and monies in the existing citywide and neighborhood park fund will provide adequate funding to cover the cost for park Parcel W-54, as well as enable the park to be constructed sooner than it might otherwise occur which is an added benefit of this project.
7. Increases in general fund service demands shall be mitigated by establishment of or annexation into a Community Facilities Mello Roos Assessment District to offset the costs of the project. The assessment may be utilized to offset the cost of the following: public safety; parks and open space maintenance; storm water management; and other costs identified by the City. As noted above, a fiscal analysis was prepared for the project by EPS. The result of the study indicated a neutral impact on the City's General Fund. Community Facility Districts (No. 1 & 3) are already established in this area. The new residential portion of the project will be served by the CFDs and each home will pay into the CFDs to cover these costs for services.
8. Parks obligation to include payment of citywide and neighborhood park fees. Active park needs shall be provided by the project. An in-lieu parkland dedication fee may be negotiated in lieu of land based on the project. For each acre of parkland dedication mitigated by an in-lieu fee a corresponding in-lieu fee shall be paid for park improvements. The in-lieu fees shall provide improvements of local benefit. Parks staff has confirmed that no new parkland requirement is required as a result of the proposed project. At the time the WRSP was approved, parkland for neighborhood, citywide and open space was dedicated in an amount significantly over the minimum requirement. The residential component of the project will generate neighborhood and citywide fees above and beyond what was originally anticipated for this site. Additionally, the Community Care Facility anticipated on Parcel W-32 has agreed in the Development Agreement to pay the citywide park fee for their non-memory care units. Park fees generated by the project

on Parcels W-28, W-29 and W-32 will be contributed to the park budget for Parcel W-54 to allow construction to commence on the park potentially beginning in 2018.

9. Place emphasis on the dedication of parklands within specific plan areas rather than acceptance of and in-lieu fee for land dedication. *As noted above, no new parkland requirements are created by this project and the project will pay required DA park fees including neighborhood, citywide, paseo fees, and bike trail fees in the WRSP. In order to expedite construction of the park on Parcel W-54, the applicant has agreed in the DAA to pay citywide park, neighborhood park and community benefit fees up front at the time the first building permit is pulled on the residential parcels, which will expedite park construction.*
10. Utilities (e.g. water, sewer, electric) shall not be impacted as to conveyance or capacity. *Technical studies were prepared as part of this project which verified that the proposed project is less intensive than the existing project and demands for utilities and services including traffic are less than previously anticipated.*
11. School impacts shall be mitigated through new impact agreements executed with the school districts to ensure that the project's student generation is accommodated. *The 16 additional residential units would introduce an insignificant number of new students to the project area (27 new students) which can be accommodated with the existing schools in the area. The project will pay school fees to each school district within its boundary to mitigate any impacts. A portion of the school fees collected from the additional 16 units would provide additional money for the planned high school in the WRSP.*
12. Residential units not utilized within a specific plan area shall be reallocated within that plan area and school district. Otherwise, requests for units shall be considered as additive to the City's existing unit allocation. *The existing DA indicates that any unused units will revert to the City.*
13. Encourage higher density residential mixed-use projects with consideration to the relaxing of any one guideline or multiple guidelines to promote and provide incentives for innovative higher density residential mixed use projects. *The existing project allowed for 40 units (stand alone or constructed above commercial uses). That approval has been in place since 2004 and the project site has remained undeveloped with no developer interest in constructing a mixed use project. The market study prepared for the project site concluded that the existing project is not likely to develop. Given this finding, coupled with the 13 years of no development interest on this site (with the exception of a request to rezone the entire commercial portion of the site to MDR), staff is supportive of the proposed project to reduce the commercial component, rather than omit commercial completely, and to include MDR units consistent with the surrounding residential developments to maintain the existing pattern and intensity of development while still keeping commercial uses on the southern half of the project site.*

Staff has reviewed the project and found it to be consistent with the intent of the Non-Residential Rezone Guidelines. The technical studies prepared for the proposed project met the goals of these guidelines. The original intent of the conversion guidelines was focused on conversion of industrial designated lands that had the potential to generate a significant amount of jobs. The proposed project will include a job generation component associated with the commercial developments that locate on Parcels W-32 and W-33.

SPECIFIC PLAN AMENDMENT

Figures 2 and 3 in the sections above illustrate the proposed zoning and land use changes that will be reflected in the WRSP document. A copy of the WRSP with proposed text and figure edits is provided as Attachment 8. Changes made to the document include changes to acreage, unit count, description of the

Village Center and Village Green Park, figures, tables and to correct inconsistencies in the document as a result of previous amendments. As described under the Rezone analysis, development standards and permitted uses have been thoughtfully amended to address the proposed changes while still maintaining a Village Center component to the plan area.

Park - The project proposes a reconfiguration of park Parcel W-54. The existing plan anticipates a square shaped urban park with frontage along Pleasant Grove Boulevard (Attachment 9). The park was intended to be constructed as a town square that would complement the intended surrounding commercial uses, as well as preserve the view corridor that draws a view shed from the north side of Pleasant Grove across the roadway and highlighting the St. John's Church steeple.

With the applicant's proposal to reconfigure and further subdivide the property, the applicant proposes to reconfigure the park parcel to a longer and linear rectangular shape that measures approximately 180 feet across by 810 feet long. The new acreage of the park would be 3.71 gross acres. The park would have frontage along new MDR Parcels W-28 and W-29 as well as reconfigured Parcels W-32 (future Oakmont) and W-33 (future commercial). Parking is anticipated to be on-street.

Staff has found that this proposed configuration has multiple benefits:

- An **enhanced view corridor** – The reconfiguration creates a much longer view corridor, which is an important feature identified in the original specific plan, from Village Green Drive to St. John's Church (0.4 miles long approximately) which provides for a nicer aesthetic environment;
- **Enhanced access** - The reconfiguration allows more of the surrounding residential parcels closer access/walking distance to the park (W-21, W-22, & W-26);
- **Interface between uses** - The proposed commercial use on W-33 incorporates design standards requiring pedestrian connections between the park and commercial site to allow for an interface that allows for a synergy between uses (i.e. building fronting onto the park and not "backing" onto the park and enhanced pedestrian pathways).

Funds that will contribute to park development on Parcel W-54 will be generated from multiple sources. The addition of 56 MDR units on Parcels W-28 and W-29 will generate neighborhood and citywide fees that are in addition of what was previously anticipated. These MDR units will pay development agreement required fees, General Fund Contribution (GFC) and Public Benefit Fee (PBF) fees, that staff will ask the City Council to dedicate towards development of Parcel W-54. Typically, commercial properties do not pay towards park fees; however, agreements have been reached in the DAA and the Oakmont project will pay citywide park fees that will also go toward the construction of Parcel W-54.

The conceptual plan provided in Attachment 10 includes open turf play areas, seating areas, children's play structures, designated gathering space, shade structure, restroom, a pedestrian connection to the proposed commercial on Parcel W-32 and on-street parking along the park site. The conceptual design is estimated to cost \$2,200,000. This is the anticipated total project cost which includes construction and soft costs (design, permit, inspection). With the fees generated from the project, combined with funds identified in the park financing plan for development in the amount of \$1,600,000 (2017 dollars), adequate funding for construction of the park will be provided. Master planning of the project site has begun to allow for construction to begin in 2018 if funding sources are available when design is complete. As noted in the DAA, the applicant has agreed to pay citywide park, neighborhood park and community benefit fees, generated from this project, up front at the time of pulling the first building permit so that the park construction can be expedited to 2018. A copy of the staff report provided to the Parks and Recreation Commission is provided as Attachment 11 and discusses the park related components of the project in greater detail.

REZONE, GENERAL PLAN AMENDMENT AND SPECIFIC PLAN AMENDMENT SUMMARY

The project site has remained vacant for the past 13 years with no interest in development of the existing approved project. The market study indicated, due to changes in the economy and retail operations, development under the approved scenario is not expected to occur. The proposed uses are compatible with the existing development in the Village Center. The proposed project is able to retain approximately half of the anticipated commercial land that was previously anticipated. Based on the market studies prepared for the project, the likelihood of the vacant lot being developed within the near term is greater with the proposed project than if the project remains as is under its existing approval.

DEVELOPMENT AGREEMENT AMENDMENTS

The proposed project includes a Development Agreement between the property owner, VC Roseville LLC and the City. The proposed amendment (DAA) is considered the 8th Amendment to the WRSP DA. Like all DAs, the subject DAA address topics related to the development of the project area and outlines various obligations of the Landowner and City. The DAA is provided as Attachment 12. The main components of the DAA are described below.

- *Citywide and neighborhood park fees for Parcels W-28 and W-29* - Upon the payment of the first building permit, the developer will pay up front in a lump sum to the City the total neighborhood and citywide park fees for all proposed residential units on these parcels. Payment of the fees up front will provide funding needed to expedite the construction of park Parcel W-54.
- *Citywide park fees for Parcel W-32* - The Oakmont Senior Living Facility will pay citywide park fees for all non-memory care units constructed on Parcel W-32. The fees collected will also be used to provide funding needed to expedite the construction of park Parcel W-54.
- *Community Benefit Fee for Parcels W-28 and W-29* - The developer will pay the City a Community Benefit Fee in the amount of \$5,000 per unit (consistent with the requirement of providing a community benefit under the non-residential to residential conversion guidelines) for the 16 additional residential units proposed by the project. City staff will ask the City Council to direct those funds to be used on the construction of park Parcel W-54.

TENTATIVE PARCEL MAP

The project includes a request for a Tentative Parcel Map. Generally Tentative Parcel Maps are for four or few parcels; however, this map includes four parcels and three miscellaneous lots which is a permitted exception under the Map Act – See Section 66426 (c)(f).

1. ***The size, design, character, grading, location, orientation and configuration of lots, roads and all improvements for the tentative parcel map are consistent with the density, uses, circulation and open space systems, applicable policies and standards of the General Plan or any applicable specific plan for the area, whichever is more restrictive, and the design standards of this Title.***

Parcel size, design, configuration, location, orientation and character: As shown in Exhibit B, the proposed parcel sizes are as listed in the table below.

	Parcel Number	Land use	Acreage
Parcel 1	W-32	CC/VC	3.31 acres
Parcel 2	W-33	CC/VC	3.01 acres
Parcel 3	W-28	MDR/VC	3.99 acres
Parcel 4	W-29	MDR/VC	3.99 acres

Parcel A	W-54	PR/VC	3.30 acres
Parcel B	Mayhill Drive (right of way)		0.64 acres
Parcel C	Pleasant Grove Boulevard (right of way)		0.40 acres

The City reviews Tentative Maps on a case-by-case basis to ensure that the parcels are of adequate size for development. The lot configurations and sizes are consistent with the applicable policies of the General Plan and design standards of the Subdivision Ordinance. Potential future development of commercial parcels has been demonstrated in the Specific Plan with conceptual site designs of an Oakmont Senior Living Facility on Parcel W-32 and future community commercial development on Parcel W-33 (pages 10-33 and 10-37 of the WRSP). The new residential lots on Parcels W-28 and W-29 are of an appropriate design and configuration to allow for development of 56 detached single family homes as illustrated by the proposed tentative subdivision maps discussed in more detail in the next section. Parcel A, B and C will be dedicated to the City at a later date. Parcel A, which is the Village Green Park site, will be offered to the City as an Irrevocable Offer of Dedication (I.O.D.) to be accepted at a later date subject to the park site being developed. Parcels B and C will be dedicated to the City in fee as public right of way and will be accepted with the recordation of the Final Map.

No unusual circumstances constrain building in this area, such as steep terrain or water courses. The proposed design, layout, configuration, and size of all lots within the subdivisions are of a size and configuration that are suited for development.

Grading: The project site was previously rough graded and is relatively flat. As part of the Tentative Parcel Map entitlement no grading is proposed with the Parcel Map request. Grading for Parcels W-28 and W-29 is per the Tentative Subdivision Maps as described in the next entitlement section (Tentative Subdivision Map). Grading for Parcels W-32 and W-33 will be associated with the Design Review Permits specific to those projects at a later date. Grading for park Parcel W-54 will be handled during the City's design efforts also at a later date.

Access & Circulation: Access and circulation for Parcels W-28, W-29 and W-54 is described in the next entitlement section (Tentative Subdivision Map). Access and circulation for Parcels W-32 and W-33 will be associated with the Design Review Permits specific to those projects.

Improvements: There are no physical improvements proposed with the Tentative Parcel Map.

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

The proposed parcels are of sufficient size and shape to accommodate future development. As depicted on the Tentative Parcel Map all lots can be used and built upon. The proposed parcel configuration does not result in any physical conditions that would be inconsistent with the existing development or invalidate the Tentative Parcel Map.

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

The water quality impacts associated with the project and the expected discharge of waste for this project are consistent with what has been anticipated by the original EIR for this project. In addition, the design of the sewer lines in the project area and treatment capacity at the City's wastewater

treatment plant have adequate conveyance and capacity to accommodate the proposed project and development on the parcels proposed by the tentative map.

TENTATIVE SUBDIVISION MAPS

The project includes a request for two Tentative Subdivision Maps, one each for Parcel W-28 and W-29. An evaluation of the tentative subdivision maps is provided below.

- 1. The size, design, character, grading, location, orientation and configuration of lots, roads and all improvements for the tentative subdivision map are consistent with the density, uses, circulation and open space systems, applicable policies and standards of the General Plan or any applicable specific plan for the area, whichever is more restrictive, and the design standards of this Title.***

The proposed subdivisions on Parcels W-28 and W-29 will each contain 28 lots for a total of 56 lots. The proposed lots will have a RS/DS zoning and sizes are consistent with the WRSP standards for RS/DS lots. The lots have a proposed land use designation of MDR (7.4 dwelling units per acre).

The area and dimensions of the proposed RS/DS lots for Parcels W-28 and W-29 are consistent with the area and dimensions currently permitted by the WRSP for RS/DS lots outside of the Village Center. The following table indicates the permitted lot sizes and the last two columns identify the sizes of the lots proposed in the small lot maps. The map identifies that the product will have separated sidewalks.

	Single Family with Attached Sidewalk	Single Family with Separated Sidewalk	Proposed for Parcel W-28 & W-29 (separated sidewalk)
Area, Interior Lot	3,600 square feet	3,600 square feet	3,915 square feet
Area, Corner Lot	4,400 square feet	4,000 square feet	4,699 square feet
Width, Interior	45'	45'	45'
Width Corner	55'	50'	50.5'

The lots sizes and design of the subdivision are adequate to allow for development of detached single family units.

Access and Circulation: Adequate access and circulation is provided to each large lot parcel to facilitate development of the small lots. Entrance points are located at Mayhill Drive and Ribbon Grove Lane, Village Center Drive and Fairgrove Lane, and Village Center Drive and Ribbon Grove Lane for Parcel W-28. Entrance points are located at Mayhill Drive and Emerald Park Lane, Village Plaza Drive and Parkmoor Lane, and Village Plaza Drive and Emerald Park Lane for W-29.

All single-family lots are oriented with frontage on the public streets. The subdivision layout and street design was reviewed by the City's Engineering Division and Fire Department to ensure there is adequate street widths for circulation and emergency response. All proposed residential roadways are designed as standard primary residential roadways, which include 32 ft. of pavement width and are four feet wider than the standard minor residential roadways most commonly used within subdivisions.

Grading: The project site was previously rough graded and is relatively flat. Grading activities are proposed with the proposed maps. On Parcel W-28, finished lots will range between 111.3 in the northwestern corner to 113.7 southeastern corner of the parcel. Total cut and fill will balance at 850 cubic yards. On Parcel W-29, finished lots will range between 111.8 on the east end of the project to 114 in the southwestern corner of the site. Total cut will include 6,250 cubic yards and total fill at 1,500 cubic yards with an excess of 4,750 cubic yards that will be exported from the site. The grading plan

was reviewed by the City's Engineering Division and determined to be in compliance with City standards subject to applicable conditions of approval.

Utilities: Utilities are stubbed to the site and services will be provided by the City of Roseville for all utilities with the exception of gas which will be provided by PG&E.

The subdivisions are found to be consistent with the applicable policies of the General Plan, WRSP, and design standards of the Subdivision Ordinance. The designs of the subdivisions have been reviewed by all City Departments and have been found to comply with City standards. No changes are recommended to the subdivision design as they have been found to comply with the applicable standards, policies, and guidelines.

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

The size, configuration and design of all of the lots within the subdivision are consistent with the City's standards. The proposed design, layout, configuration, and size of all lots within both proposed subdivisions on Parcels W-28 and W-29 are suited for construction of MDR single family homes. As allowed by the Community Design Guidelines, the architectural design of the homes are not being reviewed by the Planning Commission with the Tentative Subdivision Map application at this time. Future homebuilders will submit for a Design Review for Residential Subdivision (DRRS) Permit at a later date. At that time, staff will evaluate the proposed residential design to ensure they meet the City's architectural design standards as required by the City's Community Design Guidelines, the WRSP Design Standards for the applicable RS/DS zoning and fit in with the surrounding development. No unusual circumstances constrain building in this area, such as steep terrain or water courses. As depicted on the Tentative Subdivision Map, and subject to the conditions of approval, all lots can be used and built upon.

The proposed design, layout, configuration, and size of all lots within the subdivisions are of a size and configuration that are suited for development. The park parcel will have access from Pleasant Grove Boulevard and Mayhill Drive as well as from future new roadways Ribbon Grove Lane and Emerald Park Lane. Potential future development of commercial parcels has been demonstrated in the specific plan with conceptual site designs of an Oakmont Senior Living Facility on Parcel W-32 and future community commercial development on Parcel W-33 (pages 10-33 and 10-37 of the WRSP).

There are no unusual circumstances that constrain building in this area, such as steep terrain or water courses.

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

The water quality impacts associated with the project and the expected discharge of waste for this project are consistent with what has been anticipated by the original EIR for this project. In addition, the design of the sewer lines in the project area and treatment capacity at the City's wastewater treatment plant have adequate conveyance and capacity to accommodate the proposed project and development on the parcels proposed by the tentative map.

PUBLIC OUTREACH

There have been multiple opportunities for public comment on this project. As part of public outreach, some concerns have been raised by the public. The most significant is that residents are disappointed that the original vision for the Village Center has not occurred or is likely not to occur. Some residents provided comments to staff that they would like a grocery store such as a Trader Joes, restaurants and coffee shops to be located on the project site. Staff explained that the applicant can establish (subject to Council approval) permitted uses for the project site, but that the City cannot dictate which specific businesses locate in the Village Center as that is driven by the market. Because of the potential for concerns with the proposed project, the applicant provided a robust public outreach effort:

- Prior to an application being submitted to the City for consideration, the applicant presented the project concept to the Westpark Neighborhood Association (WNA). In December 2016, WNA formed a subcommittee to review the project scope and layout. In total, between December 2016 and June 20, 2017, nine community meetings occurred related to this project. These included: subcommittee meetings, updates to the WNA Board, general community meetings and a site visit to the Oakmont facility on Secret Ravine Parkway.
- In late April 2017, following submittal of their project application, the applicant installed a sign on the subject property informing the community of the proposed project (signs such as there are required for all Rezone/General Plan Amendment and Specific Plan Amendment projects). As a result of this sign, both staff and the applicant have received multiple calls inquiring additional information on the project. With additional information, most callers were either supportive or neutral about the project. One caller was opposed to the project. Staff has made this person aware of the project webpage so they are able to access regular updates to the project.
- Project information including schedule and project plans were posted to the City's Planning webpage on June 8, 2017 and has been regularly updated.
- The most recent general community meeting took place on June 20, 2017 where WNA hosted a special meeting for the project applicants of the Village Center Project and Oakmont Senior Living Design Review Projects at a meeting. City staff attended the meeting to provide information on the City's role in the entitlement process. At this meeting, in anticipation of park construction commencing in 2018, Parks and Recreation staff kicked off the master planning efforts on park Parcel W-54 to solicit residents' input on features or amenities to be included in the Village Center Park design.

Approximately 45 residents attended this community meeting. Feedback was generally positive or neutral; however, there were a few residents that expressed their opposition to the proposed project. They indicated that they felt that this was a "bait and switch" by the City and property owners over what their realtors/builders had promised when they moved in. One resident opposed the entire concept of reducing the commercial; however, he was supportive of the reconfiguration of the park parcel. Staff explained the results of the market study and the likelihood that the Village Center commercial parcels, under its current approval, would remain a vacant lot for the long term due to changed market conditions since the plan was originally approved in 2004. Staff provided all residents in attendance with the future public hearing schedule for additional opportunities to comment.

Concerns with on-street parking has been raised by the community in a few instances. Village Center streets were designed to allow on-street parking on both sides. The street design, especially with on-street parking encourages passing vehicles to slow when driving on the street. The new homes proposed on Parcels W-28 and W-29 will include a two car garage as

well as a full sized driveway that can accommodate two vehicles. While these off-street parking options exist, the City cannot prohibit residents from parking on the street.

- Public hearing notices for the Planning Commission meeting were sent to property owners within a 300-foot radius of the project site, the WNA, RCONA, interested persons and was made available on the City's website on the Village Center Project webpage. At the time of publication of this report, no comments were received by city staff as a result of these public hearing notices. The applicant indicated they have received a few phone calls inquiring about the project and responses were generally supportive or neutral.

Summary of Parks Commission Meeting

On July 10, 2017, the Parks and Recreation Commission held a public hearing on the parks and recreation component of the proposed project. At the meeting the Parks and Recreation Commission was supportive of the project. Specifically, the commissioners commented favorably on the configuration of the parcel, openness and flow of the park design, access to the park from adjacent residential on all sides, and being a good place for a farmer's market. One commissioner, while in support of the project, commented he preferred the existing project with greater commercial acreage. Another commissioner commented that on-street parking is a concern for her. The Commission voted unanimously to recommend that both the Planning Commission and City Council approve the project. One person from the public representing the WNA spoke in support of the project.

ENVIRONMENTAL DETERMINATION

Consistent with California Environmental Quality Act (CEQA) Guidelines Section 15164, regarding a previously certified and adopted Environmental Impact Report (EIR), the proposed project must include preparation of the appropriate CEQA document. An EIR was certified with adoption of the WRSP. Because the proposed project results in less density and fewer vehicle trips, the proposed project has less impacts than the approved land uses. An Initial study to evaluate the environmental effects of the proposed project was prepared to confirm the impacts are less than what was approved with the original project. The proposed uses are substantially consistent with the buildout assumptions and would not increase the severity of already identified impacts. Therefore there would be no new impacts previously identified in the WRSP Final EIR. Thus, pursuant to CEQA Guidelines, an Addendum to the WRSP EIR (SCH #2002082057, certified January 9, 2004) has been prepared to cover the minor technical changes and additions necessary to describe the proposed project. The analysis in the Addendum covered future development of all proposed Parcels (W-28, W-29, W-32, W-33, and W-54).

The following technical studies were prepared for this project to determine potential new impacts: traffic, water, recycled water, wastewater, solid waste and noise. All studies concluded that the proposed project was substantially consistent with the buildout assumptions evaluated in the WRSP EIR and would not increase the severity of already identified significant impacts. Therefore, there would be no new significant impacts to the areas analyzed not previously identified in the WRSP FEIR and therefore, pursuant to CEQA Guidelines section 15164, subdivision (a), the City determined that *"none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred"* relative to the areas analyzed.

As part of the Addendum analysis, no new mitigation was been 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. A copy of the addendum is provided herein as Attachment 13.

RECOMMENDATION

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

- A. Review and consider the Addendum to the West Roseville Specific Plan Environmental Impact Report.
- B. Recommend the City Council adopt the two findings of fact as stated below and approve the REZONE – 2300, 2350, 2400 PLEASANT GROVE BOULEVARD – WRSP VILLAGE CENTER PROJECT – FILE# PL17-0058 as shown in Attachment 3:
 - 1. *The proposed rezone is consistent with the objectives, policies, general land uses and programs specified in the General Plan.*
 - 2. *The proposed rezone is consistent with the public interest, health, safety, and welfare of the City.*
- C. Recommend the City Council approve the GENERAL PLAN AMENDMENT – 2300, 2350, 2400 PLEASANT GROVE BOULEVARD – WRSP VILLAGE CENTER PROJECT – FILE# PL17-0058 amending the General Plan Land Use Map as shown in Attachment 4 and 8, and amending the text and figures of the General Plan as shown in Attachment 5.
- D. Recommend the City Council approve the amendments to the West Roseville Specific Plan as shown in Attachment 8.
- E. Recommend that the City Council adopt the five findings of fact and approve the 8th DEVELOPMENT AGREEMENT AMENDMENT FOR THE WEST ROSEVILLE SPECIFIC PLAN – 2300, 2350, 2400 PLEASANT GROVE BOULEVARD – WRSP VILLAGE CENTER PROJECT – FILE# PL17-0058 as shown in Attachment 12.
 - 1. *The proposed Development Agreement Amendment is consistent with the objectives, policies, general land uses and programs specified in the General Plan;*
 - 2. *The Proposed Development Agreement Amendment is consistent with the provisions of Chapter 19.84 of the Roseville Zoning Ordinance;*
 - 3. *The Proposed Development Agreement will not be detrimental to the health, safety, or general welfare of the residents of the City of Roseville;*
 - 4. *The Proposed Development Agreement will not adversely affect the orderly development of property or the preservation of property values; and*
 - 5. *The Proposed Development Agreement will provide sufficient benefit to the City to justify the amendment.*
- F. Approve the three findings of fact as stated in the staff report with the condition that the Council approve the Rezone, General Plan Amendment, Specific Plan Amendment and Development Agreement Amendment and approve the TENTATIVE PARCEL MAP - 2300, 2350, 2400 PLEASANT GROVE BOULEVARD – WRSP VILLAGE CENTER PROJECT – FILE# PL17-0058, as shown in Exhibit A subject to forty-eight (48) conditions of approval.
- G. Approve the three findings of fact as stated in the staff report with the condition that the Council approve the Rezone, General Plan Amendment, Specific Plan Amendment and Development Agreement Amendment and approve the TENTATIVE SUBDIVISION MAP (FOR PARCEL W-28)

- 2300, 2350, 2400 PLEASANT GROVE BOULEVARD – WRSP VILLAGE CENTER PROJECT – FILE# PL17-0058, as shown in Exhibit B subject to fifty-nine (59) conditions of approval.

- H. Approve the three findings of fact as stated in the staff report with the condition that the Council approve the Rezone, General Plan Amendment, Specific Plan Amendment and Development Agreement Amendment and approve the TENTATIVE SUBDIVISION MAP (FOR PARCEL W-29) - 2300, 2350, 2400 PLEASANT GROVE BOULEVARD – WRSP VILLAGE CENTER PROJECT – FILE# PL17-0058, as shown in Exhibit C subject to fifty-nine (59) conditions of approval.

CONDITIONS OF APPROVAL

CONDITIONS OF APPROVAL FOR TENTATIVE PARCEL MAP

1. The project is approved as shown in Exhibit A and as conditioned or modified below. (Planning)
2. This map shall be valid for a period of two (2) years from this date and shall expire on **July 27, 2019**. Prior to said expiration date, the applicant may apply for an extension of time, provided, however, that this approval shall be extended for no more than six (6) years from **July 27, 2017**. (Planning)
3. The approval of a Tentative Map and/or tentative site plan does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)
4. 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)
5. The developer shall not commence with any on-site improvements 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)
6. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities, Finance)

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

7. A bus stop built to City standards shall remain along the Pleasant Grove Boulevard frontage of the Village Center. (Alternative Transportation, Engineering)

Prior To Issuance of a Grading Permit and/or Improvement Plans

8. Prior to the approval of Improvement Plans, the applicant shall submit to the Engineering Division of Development Services Department, a paper copy and an electronic copy of the final set of Improvement Plans per the Division's "Digital Submission of Utility Composites" standards. Additionally, the applicant shall submit approved/proposed street names for the approved subdivision map. Final street names for the subdivision shall be approved by the Engineering Division prior to the approval of the Improvement Plans. The approved street names shall be included on the final set of Improvement Plans. (Engineering)

9. Street improvements and utility stubs for the park shall be installed prior to the start of park construction. (Parks)
10. Sidewalk shall be located at the back of curb for all frontages related to the park including Mayhill Drive, Fairgrove Lane, Parkmoor Lane, Ribbon Grove Lane and Emerald Park Lane. (Parks)
11. Over-grading or drainage onto the park site shall be prohibited. (Parks)
12. Utilities to support the park shall be coordinated with Parks. Desired locations shall be between the MDR and CC properties. (Parks)
13. Water and sewer infrastructure shall be designed and constructed pursuant to the adopted City of Roseville Improvement Standards and Construction Standards and shall reflect the following:
 - a) Sewer and water service laterals shall not be allowed off of water and sewer mains larger than 12 inches in diameter.
 - b) Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12 feet unless approved by the Environmental Utilities Department in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.
 - c) Water and sewer mains shall not exceed a depth of 12 feet below finished grade, unless authorized in these conditions.
 - d) All sewer manholes shall have all-weather 10-ton vehicular access unless authorized by these conditions. (Environmental Utilities)
14. 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)
15. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 500' on center. (Fire)
16. Minimum fire flow is 1,500 gallons per minute with 20 lbs. residual pressure. The fire flow and residual pressure may be increased, as determined by the Fire Marshal, where the project utility lines will serve non-residential uses. (Fire)
17. Testing of all fire systems shall be performed prior to the sales office can be opened for business. (Fire)
18. Framing construction cannot commence until access roads and public fire hydrants are approved by the Fire Department. (Fire)
19. If this project will be phased, the fire department requirements for access and circulation throughout shall be approved by the City for such proposal. Access road shall comply in accordance with the California Fire Code, 2016 with the City of Roseville's Amendments. A separate phasing plan shall be reviewed and approved by this department. (Fire)

20. 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 plan are submitted for review, Additional information can be found on the City's web site www.roseville.ca.us or contact Patrick Chew, Senior Fire Inspector, at 916-774-5823 or pchew@roseville.ca.us with the Fire Prevention Division for information. (Fire)
21. 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)
22. The design for electrical service for this project will begin when the Electric Department has received a full set of improvement plans for the project. (Electric)
23. All landscaping in areas containing electrical service equipment shall conform with the "Electric Department Landscape Design Requirements" as outlined in Section 10.00 of the Electric Department's "Specifications for Commercial Construction." (Electric)
24. The Electric Department requires the submittal of the following information in order to complete the final electric design for the project:
 - one (1) set of improvement plans
 - load calculations
 - electrical panel one-line drawings (Electric)
25. The PUE located at the bus turnout on Parcel A and C needs to reflect the bend of the turnout and not run straight across the parcels. (Electric)
26. The location and design of the gas service shall be determined by PG&E. The design of gas service for this project shall not begin until PG&E has received a full set of City approved improvement plans for the project. (PG&E)
27. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

PRIOR TO OR UPON RECORDATION OF FINAL/PARCEL MAP

28. The following easements shall be provided and shown on the Final/Parcel Map or by separate instrument, unless otherwise provided for in these conditions:
 - a) Water, sewer, and reclaimed water easements, and
 - b) A 17 ft. wide temporary construction easement shall be granted adjacent to the northern property lines of Parcels W-32 & W-33 to the benefit of Parcels W-28 & W-29 respectively (Engineering).
29. Easement widths shall comply with the City's Improvement Standards and Construction Standards or as modified by the WRSP. (Environmental Utilities, Electric, Engineering)
30. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)

31. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville". All legal descriptions shall be prepared by a licensed Land Surveyor (Environmental Utilities, Electric, Engineering)
32. A note shall be recorded on the map that states: The non-residential property owners within the subdivision (Parcels W-32 and W-33) shall agree to participate in a Transportation Systems Management (TSM) Plan and shall agree to enter into a Transportation Management Agreement with the City of Roseville.
33. The Final/Parcel Map shall include an irrevocable offer to dedicate public rights-of-way and public and/or private easements as required by the City. (Engineering)
34. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUEs) located along public roadways. (Engineering)
35. The Final/Parcel Map shall be submitted per, "The Digital Submittal of Cadastral Surveys." A plot or print of the submittal shall accompany the electronic copy. The complete submittal shall occur after the Engineering Department approval but prior to City Council approval of the Final/Parcel Map. (Engineering)
36. Developer shall be responsible for the installation of a bus shelter and related improvements conforming to the City's current standards on the shelter pad as conditioned above (Condition 6). The Developer and City may enter into a transit bus shelter construction fee agreement or other agreement based upon a construction cost of \$10,000 per shelter for future construction of the Bus Shelter on Pleasant Grove Boulevard on the pad already installed on Parcel W-54 unless directed to place shelter at a new location. (shelter number 233) (Engineering, Transit)
37. Electric construction costs incurred by the City of Roseville Electric Department for this project shall be paid for by the developer per the applicable policy. (Electric)
38. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
39. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
40. 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)
41. The Environmental Utilities Department shall make a determination that there is adequate conveyance and treatment capacity in the City sewer system to handle the newly created Lot/Parcels. (Environmental Utilities)
42. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)

OTHER CONDITIONS OF APPROVAL

43. The applicant shall pay City's actual costs for providing plan check, installation and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Environmental Utilities, Engineering)

44. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
45. It is the responsibility of the developer to ensure that all existing electric facilities remain free and clear of any obstructions during construction and when the project is complete. (Electric)
46. 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 shall notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. Non-emergency releases or notifications about the presence of containers found shall be reported to the Fire Department. (Fire)
47. The project shall comply with all applicable environmental mitigation measures identified in the West Roseville Specific Plan EIR and Mitigation Monitoring Report (Planning)
48. The Tentative Subdivision/Parcel Map application shall not be deemed approved until the actions on the Rezone, General Plan Amendment, Specific Plan Amendment and Development Agreement Amendment are approved and become effective. (Planning)

CONDITIONS OF APPROVAL FOR THE TENTATIVE SUBDIVISION MAP (PARCEL W-28)

1. The project is approved as shown in Exhibit B and as conditioned or modified below. (Planning)
2. This map shall be valid for a period of two (2) years from this date and shall expire on **July 27, 2019**. Prior to said expiration date, the applicant may apply for an extension of time, provided, however, that this approval shall be extended for no more than six (6) years from **July 27, 2017**. (Planning)
3. The approval of a Tentative Map and/or tentative site plan does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)
4. 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)
5. The developer shall not commence with any on-site improvements 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)
6. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities, Finance)

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

7. Landscape Plans for all landscape corridors and all landscaped common areas shall be approved with the improvement plans. Landscaping shall be installed for Substantial Completion of the subdivision improvements. The landscape plan shall comply with the West Roseville Specific Plan and the City of Roseville Water Efficient Landscape Ordinance (Ordinance 4786, adopted 11/04/2009). (Planning, Engineering, Parks, Fire, Environmental Utilities)

8. Street improvements and utility stubs for the park shall be installed prior to the start of park construction. (Parks)
9. Sidewalk shall be located at the back of curb for all frontages related to the park including Mayhill Drive, Fairgrove Lane and Ribbon Grove Lane (Parks)
10. Over-grading or drainage onto the park site shall be prohibited. (Parks)
11. Utilities to support the park shall be coordinated with the Parks Department. Desired locations shall be between the MDR and CC properties. (Parks)
12. The grading and improvement plans shall be designed in accordance with the City's Improvement Standards and Construction Standards and shall reflect the following:
 - a. Street improvements including, but not limited to, curb, gutter, sidewalk, pavement, drainage systems, traffic striping, signing, medians and markings, etc. along all existing and proposed City streets, as required by Engineering.
 - b. Grading shall comply with the City grading ordinance.
 - c. A rough grading permit may be approved by the Engineering Department prior to approval of the improvement plans.
 - d. Standard Handicap ramps shall be installed at all curb returns per City Standards. (Engineering)
13. 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 Engineering prior to approval of any plans. (Engineering)
14. The applicant shall apply for and obtain an encroachment permit from the Engineering Department prior to any work conducted within the City right-of-way. (Engineering)
15. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During site inspection Engineering will designate the exact areas to be reconstructed. (Engineering)
16. All Lots/Parcels shall conform to Class 1 drainage, pursuant to the adopted City of Roseville Improvement Standards, except as shown on the tentative map or as approved in these conditions. (Engineering)
17. Developer shall be responsible for landscaping between sidewalk and back of curb on the south side of Ribbon Grove Drive, adjacent to Parcel W-32. In addition, developer shall construct the full roadway improvements for Ribbon Grove Drive, including the attached sidewalk adjacent to Parcel W-32. (Engineering)
18. Developer shall construct Mayhill Drive frontage improvements adjacent to Parcel W-54 as part of substantial completion for the subdivision. (Engineering)
19. 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)

20. The applicant shall dedicate all necessary rights-of-way for the widening of any streets required with this entitlement. A separate document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorder's Office. (Engineering)
21. The grading plans for the site shall be accompanied with a shed map that defines that area tributary to this site. All drainage facilities shall be designed to accommodate the tributary flow. All on-site storm drainage shall be collected on site and shall be routed to the nearest existing storm drain stub of natural drainage course. (Engineering)
22. All storm drainage, including roof drains, shall be collected on site and shall be routed to the nearest storm drain system or natural drainage facility. The storm water shall be treated with appropriate storm water pollution treatment device(s). (Engineering)
23. The grading plans shall be accompanied with engineered structural calculations for all retaining walls greater than 4 feet in height. All retaining walls shall be of either split faced masonry units, keystone type construction, or cast in place concrete with fascia treatment. (Engineering)
24. 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)
25. 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)
26. **Prior to the approval of the Improvement Plans**, the project proponent 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 project proponent during the pre-construction meeting. (Engineering)
27. 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)
28. Water and sewer infrastructure shall be designed and constructed pursuant to the adopted City of Roseville Improvement Standards and Construction Standards and shall reflect the following:
 - a. Sewer and water service laterals shall not be allowed off of water and sewer mains larger than 12 inches in diameter. (Environmental Utilities)
 - b. Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12 feet unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes. (Environmental Utilities)

- c. Water and sewer mains shall not exceed a depth of 12 feet below finished grade, unless authorized in these conditions. (Environmental Utilities)
 - d. All sewer manholes shall have all-weather 10-ton vehicular access unless authorized by these conditions. (Environmental Utilities)
29. 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)
30. 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 be installed on a maximum of 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. (Environmental Utilities)
31. A note shall be added to the Improvement Plans stating that all water backflow devices shall be tested and approved by the Environmental Utilities Department prior to the Notice of Completion for the improvements. (Environmental Utilities)
32. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 500' on center. (Fire)
33. Minimum fire flow is 1,500 gallons per minute with 20 lbs. residual pressure. The fire flow and residual pressure may be increased, as determined by the Fire Marshall, where the project utility lines will serve non-residential uses. (Fire)
34. 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)
35. All Electrical Department facilities, including street lights where applicable, shall be designed and built to the "City of Roseville Specifications for Residential Trenching". (Electric)
36. The design for electrical service for this project will begin when the Electric Department has received a full set of improvement plans for the project. (Electric)
37. All landscaping in areas containing electrical service equipment shall conform with the "Electric Department Landscape Design Requirements" as outlined in Section 7.00 of the Electric Department's "Specifications for Residential Trenching" (Electric)

38. The location and design of the gas service shall be determined by PG&E. The design of gas service for this project shall not begin until PG&E has received a full set of City approved improvement plans for the project. (PG&E)
39. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

PRIOR TO OR UPON RECORDATION OF FINAL/PARCEL MAP

40. The following easements shall be provided and shown on the Final/Parcel Map or by separate instrument, unless otherwise provided for in these conditions:
 - a. Water and sewer easements
41. Easement widths shall comply with the City's Improvement Standards and Construction Standards or as modified by the WRSP. (Environmental Utilities, Electric, Engineering)
42. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
43. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville". All legal descriptions shall be prepared by a licensed land Surveyor (Environmental Utilities, Electric, Engineering)
44. The City shall not approve the Final Map for recordation until either:
 - a. A subdivision agreement is entered into along with the necessary bonds and insurance as required by the City. Said agreement shall be in a form acceptable to the City Attorney.

OR

 - b. The improvement plans are approved, and the improvements are constructed and accepted as complete. In this case, the subdivider shall enter into a one-year maintenance agreement concurrent with the recordation of the Final Map. (Engineering)
45. Any structures crossing Lot/Parcel lines created by the Final/Parcel map shall be removed. (Engineering)
46. The Final/Parcel Map shall include an irrevocable offer to dedicate public rights-of-way and public and/or private easements as required by the City. Lettered Lot//Parcel along major roads shall be dedicated as landscape/pedestrian/public utility easements and in fee to the City as open space. (Engineering)
47. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUEs) located along public roadways. (Engineering)
48. The Final/Lot/Parcel/Parcel Map shall be submitted per, "The Digital Submittal of Cadastral Surveys". Submittal shall occur after Engineering approval but prior to Council approval (Engineering)
49. Electric construction costs incurred by the City of Roseville Electric Department for this project shall be paid for by the developer per the applicable policy. (Electric)
50. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)

OTHER CONDITIONS OF APPROVAL

51. The applicant shall pay City's actual costs for providing plan check, installation and inspection services. This may be a combination of staff costs and direct billing for contract professional services (Environmental Utilities, Engineering)
52. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
53. It is the responsibility of the developer to insure that all existing electric facilities remain free and clear of any obstructions during construction and when the project is complete. (Electric)
54. Existing public facilities damaged during the course of construction shall be repaired by the applicant, at the applicant's expense, to the satisfaction of the City. (Engineering)
55. 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. (Engineering)
56. 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 shall notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. Non-emergency releases or notifications about the presence of containers found shall be reported to the Fire Department. (Fire)
57. All plant material shall be maintained under a 90 calendar day establishment period after initial planting. Upon completion of the establishment period, all plant material shall remain under warrantee for an additional 9 months minimum. Any plant material which does not survive during the establishment period shall be immediately replaced. Any trees or shrubs which do not survive during the warrantee period shall be replaced one month prior to the end of the warrantee period. Tree or shrub replacement made necessary due to acts of God, neglect or vandalism shall be exempt from the warrantee.
58. The project shall comply with all applicable environmental mitigation measures identified in the West Roseville Specific Plan EIR and Mitigation Monitoring Report (Planning)
59. The Tentative Subdivision/Parcel Map application shall not be deemed approved until the actions on the Rezone, General Plan Amendment, Specific Plan Amendment, and Development Agreement Amendment are approved and become effective. (Planning)

CONDITIONS OF APPROVAL FOR THE TENTATIVE SUBDIVISION MAP W-29

1. The project is approved as shown in Exhibit C and as conditioned or modified below. (Planning)
2. This map shall be valid for a period of two (2) years from this date and shall expire on **July 27, 2019**. Prior to said expiration date, the applicant may apply for an extension of time, provided, however, that this approval shall be extended for no more than six (6) years from **July 27, 2017**. (Planning)

3. The approval of a Tentative Map and/or tentative site plan does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)
4. 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)
5. The developer shall not commence with any on-site improvements 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)
6. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities, Finance)

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

7. Landscape Plans for all landscape corridors and all landscaped common areas shall be approved with the improvement plans. Landscaping shall be installed for Substantial Completion of the subdivision improvements. The landscape plan shall comply with the West Roseville Specific Plan and the City of Roseville Water Efficient Landscape Ordinance (Ordinance 4786, adopted 11/04/2009). (Planning, Engineering, Parks, Fire, Environmental Utilities)
8. Street improvements and utility stubs for the park shall be installed prior to the start of park construction. (Parks)
9. Sidewalk shall be located at the back of curb for all frontages related to the park including Mayhill Drive, Parkmoor Lane and Emerald Park Lane (Parks)
10. Over-grading or drainage onto the park site shall be prohibited. (Parks)
11. Utilities to support the park shall be coordinated with the Parks Department. Desired locations shall be between the MDR and CC properties. (Parks)
12. The grading and improvement plans shall be designed in accordance with the City's Improvement Standards and Construction Standards and shall reflect the following:
 - a. Street improvements including, but not limited to, curb, gutter, sidewalk, pavement, drainage systems, traffic striping, signing, medians and markings, etc. along all existing and proposed City streets, as required by Engineering.
 - b. Grading shall comply with the City's Grading Ordinance.
 - c. A rough grading permit may be approved by the Engineering Department prior to approval of the improvement plans.
 - d. Standard Handicap ramps shall be installed at all curb returns per City Standards. (Engineering)

13. 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 Engineering prior to approval of any plans. (Engineering)
14. The applicant shall apply for and obtain an encroachment permit from the Engineering Department prior to any work conducted within the City right-of-way. (Engineering)
15. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During site inspection Engineering will designate the exact areas to be reconstructed. (Engineering)
16. All Lots/Parcels shall conform to Class 1 drainage, pursuant to the adopted City of Roseville Improvement Standards, except as shown on the tentative map or as approved in these conditions. (Engineering)
17. Developer shall construct the full roadway improvements for Emerald Park Lane, including the attached sidewalk adjacent to Parcel W-33. (Engineering)
18. Developer shall construct Mayhill Drive frontage improvements adjacent to Parcel W-54 as part of substantial completion for the subdivision. (Engineering)
19. 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)
20. The applicant shall dedicate all necessary rights-of-way for the widening of any streets required with this entitlement. A separate document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorder's Office. (Engineering)
21. The grading plans for the site shall be accompanied with a shed map that defines that area tributary to this site. All drainage facilities shall be designed to accommodate the tributary flow. All on-site storm drainage shall be collected on site and shall be routed to the nearest existing storm drain stub of natural drainage course. (Engineering)
22. All storm drainage, including roof drains, shall be collected on site and shall be routed to the nearest storm drain system or natural drainage facility. The storm water shall be treated with appropriate storm water pollution treatment device(s). (Engineering)
23. The grading plans shall be accompanied with engineered structural calculations for all retaining walls greater than 4 feet in height. All retaining walls shall be of either split faced masonry units, keystone type construction, or cast in place concrete with fascia treatment. (Engineering)
24. 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)
25. 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)

26. **Prior to the approval of the Improvement Plans**, the project proponent 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 project proponent during the pre-construction meeting. (Engineering)
27. 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)
28. Water and sewer infrastructure shall be designed and constructed pursuant to the adopted City of Roseville Improvement Standards and Construction Standards and shall reflect the following:
- a. Sewer and water service laterals shall not be allowed off of water and sewer mains larger than 12 inches in diameter. (Environmental Utilities)
 - b. Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12' 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. (Environmental Utilities)
 - c. Water and sewer mains shall not exceed a depth of 12' below finished grade, unless authorized in these conditions. (Environmental Utilities)
 - d. All sewer manholes shall have all-weather 10-ton vehicular access unless authorized by these conditions. (Environmental Utilities)
29. 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)
30. 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 be installed on a maximum of 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. (Environmental Utilities)

31. A note shall be added to the Improvement Plans stating that all water backflow devices shall be tested and approved by the Environmental Utilities Department prior to the Notice of Completion for the improvements. (Environmental Utilities)
32. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 500' on center. (Fire)
33. Minimum fire flow is 1,500 gallons per minute with 20 lbs. residual pressure. The fire flow and residual pressure may be increased, as determined by the Fire Marshall, where the project utility lines will serve non-residential uses. (Fire)
34. 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)
35. All Electrical Department facilities, including street lights where applicable, shall be designed and built to the "City of Roseville Specifications for Residential Trenching". (Electric)
36. The design for electrical service for this project will begin when the Electric Department has received a full set of improvement plans for the project. (Electric)
37. All landscaping in areas containing electrical service equipment shall conform with the "Electric Department Landscape Design Requirements" as outlined in Section 7.00 of the Electric Department's "Specifications for Residential Trenching" (Electric)
38. The location and design of the gas service shall be determined by PG&E. The design of gas service for this project shall not begin until PG&E has received a full set of City approved improvement plans for the project. (PG&E)
39. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

PRIOR TO OR UPON RECORDATION OF FINAL/PARCEL MAP

40. The following easements shall be provided and shown on the Final/Parcel Map or by separate instrument, unless otherwise provided for in these conditions:
 - a. Water and sewer easements
41. Easement widths shall comply with the City's Improvement Standards and Construction Standards or as modified by the WRSP. (Environmental Utilities, Electric, Engineering)
42. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
43. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville". All legal descriptions shall be prepared by a licensed land Surveyor (Environmental Utilities, Electric, Engineering)
44. The City shall not approve the Final Map for recordation until either:

- a. A subdivision agreement is entered into along with the necessary bonds and insurance as required by the City. Said agreement shall be in a form acceptable to the City Attorney.

OR

- b. The improvement plans are approved, and the improvements are constructed and accepted as complete. In this case, the subdivider shall enter into a one-year maintenance agreement concurrent with the recordation of the Final Map. (Engineering)

- 45. Any structures crossing Lot/Parcel lines created by the Final/Parcel map shall be removed. (Engineering)
- 46. The Final/Parcel Map shall include an irrevocable offer to dedicate public rights-of-way and public and/or private easements as required by the City. Lettered Lot//Parcel along major roads shall be dedicated as landscape/pedestrian/public utility easements and in fee to the City as open space. (Engineering)
- 47. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUEs) located along public roadways. (Engineering)
- 48. The Final/Lot/Parcel/Parcel Map shall be submitted per, "The Digital Submittal of Cadastral Surveys". Submittal shall occur after Engineering approval but prior to Council approval (Engineering)
- 49. Electric construction costs incurred by the City of Roseville Electric Department for this project shall be paid for by the developer per the applicable policy. (Electric)
- 50. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)

OTHER CONDITIONS OF APPROVAL

- 51. The applicant shall pay City's actual costs for providing plan check, installation and inspection services. This may be a combination of staff costs and direct billing for contract professional services (Environmental Utilities, Engineering)
- 52. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
- 53. It is the responsibility of the developer to insure that all existing electric facilities remain free and clear of any obstructions during construction and when the project is complete. (Electric)
- 54. Existing public facilities damaged during the course of construction shall be repaired by the applicant, at the applicant's expense, to the satisfaction of the City. (Engineering)
- 55. 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. (Engineering)
- 56. 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 shall notify the Roseville Fire

Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. Non-emergency releases or notifications about the presence of containers found shall be reported to the Fire Department. (Fire)

57. All plant material shall be maintained under a 90 calendar day establishment period after initial planting. Upon completion of the establishment period, all plant material shall remain under warrantee for an additional 9 months minimum. Any plant material which does not survive during the establishment period shall be immediately replaced. Any trees or shrubs which do not survive during the warrantee period shall be replaced one month prior to the end of the warrantee period. Tree or shrub replacement made necessary due to acts of God, neglect or vandalism shall be exempt from the warrantee.
58. The project shall comply with all applicable environmental mitigation measures identified in the West Roseville Specific Plan EIR and Mitigation Monitoring Report. (Planning)
59. The Tentative Subdivision/Parcel Map application shall not be deemed approved until the actions on the Rezone, General Plan Amendment, Specific Plan Amendment, and Development Agreement Amendment are approved and become effective. (Planning)

ATTACHMENTS AND EXHIBITS

Attachments

1. Market Study dated September 2016
2. Market Study dated May 2017
3. Rezone (Existing & Proposed Exhibits)
4. General Plan Amendment and Specific Plan Amendment (Existing & Proposed Exhibit)
5. General Plan Amendment Document Revisions
6. Guidelines for Conversion of Non-Residential Land Use
7. Fiscal analysis
8. Specific Plan Amendment Document Revisions
9. Existing Park Plan – W-54
10. Conceptual Park Plan – W-54
11. Parks and Recreation Staff Report dated July 10, 2017
12. Eighth Amendment to the West Roseville Specific Plan Development Agreement
13. Addendum

Exhibits

- A. Tentative Parcel Map
- B. Tentative Subdivision Map, Grading and Utility Plans (W-28)
- C. Tentative Subdivision Map, Grading and Utility Plans (W-29)

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.

NEW ECONOMICS & ADVISORY®

LAND USE ANALYSIS & STRATEGIES

MEMORANDUM**To: Kevin Payne, City of Roseville****Kathy Pease, City of Roseville****Tricia Stewart, City of Roseville****From: Isabel Domeyko, Jesse Walker, and Tom Martens****Date: September 27, 2016****Re: WRSP Village Center Retail Market Research**

The West Roseville Specific Plan (WRSP), a master planned community on the west side of Roseville approved in 2004, was originally expected to include over 8,400 residential units and about 160 acres of commercial and industrial development. As of 2016, much of the WRSP has been constructed, largely according to the Specific Plan, albeit with some amendments that expanded the residential capacity to more than 10,000 residential units at buildout.

One of the last remaining undeveloped areas is the 120-acre Village Center, which was envisioned as the heart of the WRSP. The Village Center is bisected by Pleasant Grove Boulevard and would include about 840 medium/high-density residential units, parks, public/quasi-public uses, and community commercial development.¹ To date, St. John's Episcopal Church, Mahan Park, and a variety of residential projects have developed within the Village Center, yet approximately 17 acres of land on both the north and south side of Pleasant Grove remains undeveloped. This area, (hereafter referred to as the "Village Center," or the Project), remains available for a park and some combination of retail, office, and/or residential and is the focus of this study.

Developers of the Village Center have recently expressed a desire to re-zone some, or all, of the Project from commercial to residential, while local residents continue to call for local-serving retail and park development.

The City of Roseville (City), in an effort to understand the economic implications of developing the Village Center according to the approved plan, as well as alternative potential land uses, commissioned market research designed to help inform the likelihood for local-serving retail development to occur within the near-term (2 to 5

¹ WRSP, Section 10: Village Center Plan.

memorandum synthesizes a market research effort undertaken by New Economics & Advisory to address this issue.

The Primary Research Goal of this assignment is to identify to the type and scale of local-serving retail development that could reasonably be expected to develop within a 2- to 5-year timeframe within the Village Center of the WRSP.

Overall Approach

New Economics & Advisory researched retail market conditions and the potential for the Village Center to support local-serving retail within the next 2- to 5 years. The research approach entailed the following steps:

1. An evaluation of the Village Center's site conditions, including location, adjacencies, traffic volumes, surrounding demographics, and other key criteria sought by retailers.
2. Consideration of national and citywide retail market conditions, particularly pertaining to local-serving retail, including new development trends and current lending criteria in the existing market.
3. Study of four comparison Retail Nodes—concentrations of retail in Roseville that provide primarily neighborhood-serving retail—to identify patterns about performance, demographics, timing, and character that can lend insights about the potential for local-serving retail development in the Village Center.
4. Evaluation of existing and planned retail supply to identify competition faced by the Project.
5. Preparation of an estimate of the amount of local-serving retail that could be supported by the spending existing and future households in the Trade Area.
6. Resulting assessment of the likelihood of local-serving retail development within the Village Center within the next 2 to 5 years.

Summary of Findings

This section presents the overall Findings that have been derived from this period of Market Research. Further discussion about data, methodologies, and calculations employed, as well as evidence to support these findings, can be found in subsequent sections.

Overall Findings

- **The Project currently possesses smaller quantities of households, employees, and traffic volumes than four comparison Retail Nodes in the City. The Project also lacks many locational attributes provided to retailers within the comparison Retail Nodes. These demographic and site indicators suggest that the Project is not a viable site to create similar levels of retail development at this time.**

- **While the existing 2-mile Trade Area appears to have a small gap in local-serving retail, planned retail would not only fill this gap but could potentially create an oversupply of 169,100 square feet, even after accounting for projected household growth over the next five years. As shown in Figure 1:**
 - Current household spending within the Project's 2-mile Trade Area generates gross demand for approximately 136,400 square feet; after accounting for existing supply of 121,00 square feet of local-serving retail space, there appears to be net demand for 15,400 more square feet of local-serving retail.
 - Future development in this Trade Area will generate gross demand for about 68,900 additional square feet of local-serving retail, but also potential supply of up to 253,500 square feet of retail space.
 - If all of the growth and competing local-serving retail space is constructed, there is the potential for a net oversupply of local-serving retail space in the Trade Area of about 169,100 square feet.
- **New retail development will be feasible first if it has an anchor tenant, such as a grocery store, pharmacy, or other major user. However, because anchor retailers seeking to enter the Trade Area will first look to other first- and second-tier retail sites, near-term retail development within the Village Center would be vulnerable to high levels of vacancy. An unanchored center would also command significantly lower rents. These factors would make it difficult for retail development to "pencil out" on its own.**
- **While some local-serving retail (such as cafes, small local office spaces) could potentially be constructed at the Project to serve unmet needs, local-serving retail is not recommended to be a focal point of the Project site within the next 2 to 5 years. Some retail could still be planned for the site, potentially as ground-floor retail within larger mixed-use buildings, but the financial feasibility of the remainder of such buildings should be evaluated assuming that the retail not develop over a much longer timeframe (potentially 10+ years).**

Project Attributes and Real Estate Market Conditions Findings

- **The Village Center is located in a developing area of Roseville. The Project site is 17 acres in total size, and is located along a relatively "quiet" portion of Pleasant Grove Boulevard. Because of the site's location near the edge of the City, its relative distance to transportation corridors, employment nodes, and population centers, as well as its modest size and low traffic volumes, it is not a likely candidate for large-scale retail shopping centers, which rely on strong visibility, accessibility, synergies with adjacent uses, and the ability to draw users through "critical mass." Any retail development at the Project would need to be supported by the local residential and daytime employment populations, as opposed to**

commuters or visitors. This characterization is consistent with the City's request that New Economics analyze the potential for local-serving retail at the Project.

- **Roseville is viewed as having a strong and continually improving retail market among the Sacramento Region.** This is evidenced by Roseville's retail vacancy rates, which are significantly lower than those of the Region overall. However, average rents are only moderately higher, suggesting that while the city's retail real estate market is stronger than the Region overall, there does not appear to be much pent-up demand for retail space that would result in higher rents.
- **Real estate professionals report that relatively high vacancy rates and low rents are hindering new commercial development generally in the Sacramento Region.** Only projects with strong pre-leasing, highly competitive locations, and national tenants (if retail) are qualifying for financing. This trend is expected to continue until existing vacant space in the region is absorbed and rents increase. Brokers expect that it could take several years to see sufficient improvement in market conditions to justify more substantial levels of new development within the larger Sacramento Region.

Village Center Compared to Other Roseville Retail Nodes Findings

- **New Economics assessed four comparison "Retail Nodes" in the City in order to compare the attributes of these areas to the development potential at the Village Center.** The Retail Nodes selected for this study include:
 - Retail Node #1: Baseline Road & Foothills Boulevard
 - Retail Node #2: Pleasant Grove Boulevard & Foothills Boulevard
 - Retail Node #3: Cirby Way & Sunrise Boulevard
 - Retail Node #4: Douglas Boulevard & Harding Boulevard
- **The Village Center site is smaller in size than most of the Retail Nodes selected for this analysis.** At 17 total acres, which may include some parks space and other uses, the Village Center is smaller than three of the four comparison Retail Nodes, which range from 21 to 62 acres in size. These larger retail centers all include major grocery stores, pharmacies, and gas stations, as well as a host of different businesses types in the in-line spaces. The one Retail Node that is similar in size to the Village Center site is an un-anchored shopping center located at Pleasant Grove and Foothills Blvd., which is approximately 11 acres. This small retail center appears to be heavily supported by employee spending from nearby office buildings.
- **The Village Center is located in a more outlying location and experiences lower traffic volumes than the four comparison Retail Nodes, which are generally within 3 miles of a freeway and are also located centrally within developed areas.** In contrast, the Project is located over 5 miles from Highway 65 and nearly

8 miles from I-80, and includes an area that is only partially developed within a 2-mile radius.

- **The number of employees and the traffic volumes within and surrounding the Project are significantly lower than each of the comparison Retail Nodes. In order to reach levels that are commensurate with the comparison Retail Nodes, trip levels at the Project would need to increase by at least 180 percent.** Because of these lower traffic volumes and employment levels, the attractiveness of the Project for retail development is significantly diminished. It is unclear how greatly the traffic and employment figures may increase in the future (as the future traffic and employment conditions were not studied extensively as part of this assignment).
- **The number of households and the associated spending within the 2-mile "Trade Areas" surrounding the four comparison Retail Nodes are significantly higher than what currently exists at the Village Center. However, when accounting for future growth, the WRSP Trade Area may reach levels that are similar to (but still less than) the comparison Retail Nodes within five years.** The 2-mile Trade Areas surrounding the four comparison Retail Nodes possess between 18,000 and 21,000 households, whereas the Project Trade Area possesses only approximately 10,000 households. However, once new development occurs that is planned for the next 2- to 5 years, the number of households in the Project Trade Area is expected to rise to approximately 14,500.
- **The annual taxable sales generally reflect the cyclical decline and rise can be observed over the past ten years. When combined with the real estate performance indicators, this data also suggests that most Retail Nodes are larger and possess viable retail anchors (such as grocery stores and/ or pharmacies). However, non-anchored centers are also surviving, likely owing to a larger presence of daytime employees and a more diverse mix of retail, commercial, and other types of tenants.** Centers in the smallest Retail Node (which do not have an anchor) achieve lower rents compared to the other larger Retail Nodes, which would present financial feasibility implications for new development. Also, these centers have a large proportion of non-taxable businesses such as service-oriented businesses (which is supported by the inventory of businesses within that Retail Node).

Village Center Supportable Development Capacity

- **The Trade Area is a 2-mile radius that surrounds the Project Site; existing households within the Trade Area can support approximately 136,400 square feet of local-serving retail.** Trade Area households possesses approximately \$59.3 million in annual spending power that could be attributed to neighborhood shopping centers, which could support up to 136,400 square feet of total

neighborhood-serving retail space. When accounting for existing retail supply that within the Trade Area, approximately 15,400 square feet of “net new” neighborhood-serving retail could currently be supported.

- **Over the next five years, the Trade Area is expected to add approximately 4,800 residential units, including 4,000 single-family homes and 800 multifamily units, which would generate demand for an additional 68,900 square feet of local-serving retail.** The residential absorption estimate is based on historical citywide annual average absorption and a capture rate applied to the Trade Area and includes traditional single-family and multifamily development. (The potential Oakmont Senior Facility is included in this estimate.)
- **As the residential areas build out, additional retail space will also likely be constructed elsewhere within the Trade Area to meet the demand that is generated from the new households, and the planned neighborhood-serving retail centers in this area will fully absorb this spending.** The Project Trade Area could support up to 205,300 square feet of new neighborhood-serving retail space over the next 5 years, which accounts existing unmet demand, as well as the spending from newly-developed households within the Trade Area. However, about 253,400 square feet of new neighborhood retail space is planned for key retail sites in this area, in addition to the 121,000 square feet that already exists. As additional retail space in this area builds out, there is strong potential for an oversupply of retail.
- **The Project is, at best, a third-tier retail site that will not likely develop within the next 2 to 5 years.** Retail sites along Fiddymont Road (at the corners of Blue Oaks Boulevard, Pleasant Grove Boulevard, and Baseline Road) are first-tier sites that will likely develop first and can provide neighborhood-serving uses to the WRSP and other Specific Plan areas within the Trade Area. Second-tier sites are located at other key corners in growth areas, (such as along Westbrook Boulevard). Retail users will seek out these sites before they consider locating in the Project for neighborhood-serving retail and/or office development.
- **Although market dynamics do not favor the Village Center location, it remains possible that some local-serving retail (such as cafes, small local office spaces) could be attracted to the Project.** Local-serving retail could be included in the site, potentially as ground-floor retail within larger mixed-use buildings, but the financial feasibility of the remainder of such buildings should be evaluated assuming that the other mixed-use components of the Project would need to subsidize the retail component until retail uses can be secured and stabilized.

Retail Market Trends

National Retail Trends

Industry experts have documented a number of permanent market changes that have occurred in the retail industry since the Great Recession that impact land use planning going forward. Some of these trends will affect retail development in the Project area, including these:

- **Retail Anchors Are Shrinking and Adapting.** Prolonged increases in market share by e-commerce businesses are resulting in building footprint reductions for major retail anchors. Further, traditional “big box” department stores (such as Walmart) have ventured into the grocery market, producing both smaller-format traditional grocery stores as well as new, small-format grocery versions of department stores.
- **The success of small-format grocery stores has been mixed.** Small-format grocery stores take a variety of formats, including:
 - 5,000 sq. ft. corner stores (aka micro stores or superettes);
 - 5,000-15,000 square foot neighborhood markets or limited assortment supermarkets (such as Trader Joe’s and Fresh & Easy); and,
 - 20,000-40,000 square foot destination supermarkets.

The profit margins for grocers are relatively small—as little as 2 percent². Some retailers (such as Tesco’s Fresh & Easy) have failed, others are still refining their concepts (such as Whole Foods’ 365), and others have found success (such as Walmart’s Neighborhood Market).

One highly desired small-format grocery store is Trader Joe’s. Current site criteria provided through a third-party data source includes a minimum of 90,000 persons within 5 miles, relatively high household incomes (although not defined), and relatively highly educated population (although not defined). Roseville, with a current city population of 134,000 residents, has a Trader Joe’s at the corner of Douglas Boulevard and Harding, although this store’s easy access to Highway 80 probably also draws from Rocklin, Granite Bay, and Loomis, as well as Roseville’s large employment commuting from all over the Sacramento Region. It is unknown if Trader Joe’s would consider a second store location in Roseville as opposed to elsewhere in the Region.

- **Retail Centers are Diversifying Their Tenant Base.** All types of retail centers are now more likely to expand their tenanting options to include service providers (gyms, post offices, massage, insurance, small appliance repair), medical uses (urgent care centers, physical rehabilitation, radiology/dialysis centers), and other “non-traditional” users

² Food Retailing in the 21st Century: riding a Consumer Revolution (www.fmi.org/media/bg/FoodRetailing.pdf). As Cited in “Grocery Store Attraction Strategies” published by PolicyLink, 2008.

including new/ independent retailers that may not have a proven track record of success.³ Existing centers within the Project Area may be able to accommodate new, locally owned businesses.

- **Retail is Increasingly “Experiential.”** Because shoppers can buy more things on-line that can be delivered in a very short time, shopping is evolving to emphasize an experience, beyond the instant gratification offered by a traditional commercial transaction. For example, these experiences can include outlet/thrift shopping, (finding a unique item for a “steal”), services combined with retail (a bike repair shop with a coffee counter), or a restaurant with exceptional community views.
- **Residential Development is Experiencing a Shift Toward Infill and Higher-Density.** As consumer preferences regarding housing continue to evolve, a shift from low-density residential development in outlying areas (which characterized a predominant paradigm for several decades after World War II), more recently, an emphasis on infill development has strengthened, with smaller homes and lots, closer proximity to jobs, goods, and services, and higher reliance on alternative transportation such as walking, biking, and public transit. Overall, infill comprises an estimated 21 percent of new home construction among the 209 largest U.S. metropolitan areas, and nearly three out of four large metropolitan regions saw an increased share of infill housing development in 2005-2009 compared to 2000-2002.⁴ In 2011, 19 percent of respondents to a national survey reported that they would like to live in a City, up from 13 percent from the same survey in 2004.⁵

Citywide Trends

The overall retail real estate market in Roseville is fairly healthy with an average occupancy rate of about 95 percent, which equates to a normal amount of “frictional” vacancy to allow for churn in the market. Rental rates, however, are fairly moderate on average across the city, at just under \$1.50 per square foot. Much of the retail space inventory that contributes to that average rent is in older construction; whereas new construction typically demands higher rents per square foot to make development feasible and financeable.

Within the City of Roseville there is about 10.7 million square feet of existing retail space, which is about 10 percent of the total retail space within the Sacramento regional market. However, Roseville’s vacancy rate of 4.7 percent is significantly lower than the 8.2 percent vacancy rate in the region as a whole, reflecting a somewhat stronger local market. The

³ “Cultivating Independent Tenants can be a Worthwhile Investment, Panel Says,” Shopping Centers Today, International Council of Shopping Centers, published November, 20 2014.

⁴ From “Smart Growth and Economic Success: Investing in Infill Development.” United States Environmental Protection Agency, February 2014.

⁵ Belden Russonello & Stewart. “National Community Preference Survey, 2004 and 2011” Smart Growth America and National Association of Realtors.

amount of absorption in Roseville during the previous twelve months (of about 40,000 square feet) has been roughly five percent of the region's total retail absorption over the period.

Despite the much lower retail vacancy rate in Roseville than the overall Sacramento market, the average retail rents in Roseville, at \$1.48 per square foot (NNN) are only moderately higher than the regional average retail rents of \$1.36 per square foot. This suggests that there is not significant unmet demand for retail space in the local area, which would be expected to push rents upward.

Market Insights from Real Estate Professionals

New Economics interviewed commercial lending experts, retail brokers, and an office broker actively engaged in commercial development in Roseville as well as other parts of the Sacramento Region. The interviews produced a number of insights regarding the development of new local-serving retail and/or office:

- **Compared to the last real estate cycle, development of new office and retail projects that rely upon a loan are subject to much more stringent conditions.** During the last cycle, developers could obtain loans for non-anchored retail. Today, projects need to have national credit tenants in place, a substantial level of pre-leasing, and a strong location to secure a construction loan. Further, lenders largely expect developers to bring land to the table in the form of equity.
- **Until existing retail vacancy rates fall and rents increase, lenders are unlikely to fund speculative commercial projects.** Although the financial feasibility of new development is influenced by the land basis (the amount paid for the land), rents may well need to be in the range of \$3.00 per square foot (triple net) in order to secure financing. In-line and pad spaces within grocery-anchored centers command the strongest rents (potentially as much as \$3.00 per building sq. ft.), followed by space within centers across from or next to grocery-centered anchors (in the range of \$2.00). Non-anchored centers located in more outlying areas command the lowest rents (less than \$2.00). In the current market, without a strong anchor tenant, it is not generally possible for developers to get financing terms that would allow new projects to achieve financial feasibility thresholds.
- **The strongest sources of rent and/or sales for retail developers are gas stations and fast food pads.** These uses command the highest rents for local-serving retail and tend to want to be close to anchor uses.
- **There is a lack of small, single-story office space in the City, and there is no such product in the West Roseville area.** Speculative owner-user office space could theoretically occur and owner-user development has been an active source of new commercial development in the current market. However, these users are generally small-scale and would not be a good match for commercial space

available for rent by another developer. Also, even a modest amount of local-serving office development would require some synergistic retail to succeed.

WRSP Relative to Comparison Retail Nodes

In conjunction with the City, New Economics selected four Retail Nodes that were used to compare the attributes of the Project to. These Retail Nodes were selected because they offer a diverse array of neighborhood-serving retail goods and services and to the extent possible are in comparable locations to the Project. In certain instances, Retail Nodes were selected because they offer certain business types or tenants that have been discussed as desirable users for the Project, and this evaluation seeks to determine whether the attributes of the Project are in alignment with the comparison Retail Nodes.

Description of the Project and Trade Area

The 17-acre Project site is among the last remaining undeveloped areas in the 120-acre WRSP Village Center. New Economics has assessed the attributes of the Project site itself, as well as the 2-mile Trade Area surrounding the Project. Typically, local-serving retailers draw the majority of their patrons from the households between a 1- and 3-mile radius surrounding a particular site, and in this case New Economics selected a 2-mile Trade Area radius because many of the types of retailers considered in this analysis (such as grocery stores, restaurants, etc.) utilize this trade area definition.

Figures 2 and 3 show attributes of the Project site and the surrounding Trade Area, as well as four comparison Retail Nodes which are described below. As shown, the Project Trade Area has an estimated population of approximately 25,000 residents among 9,700 households. The average household size is 2.54 persons, and the average household income is approximately \$100,000 per year.

Description of Comparison Retail Nodes

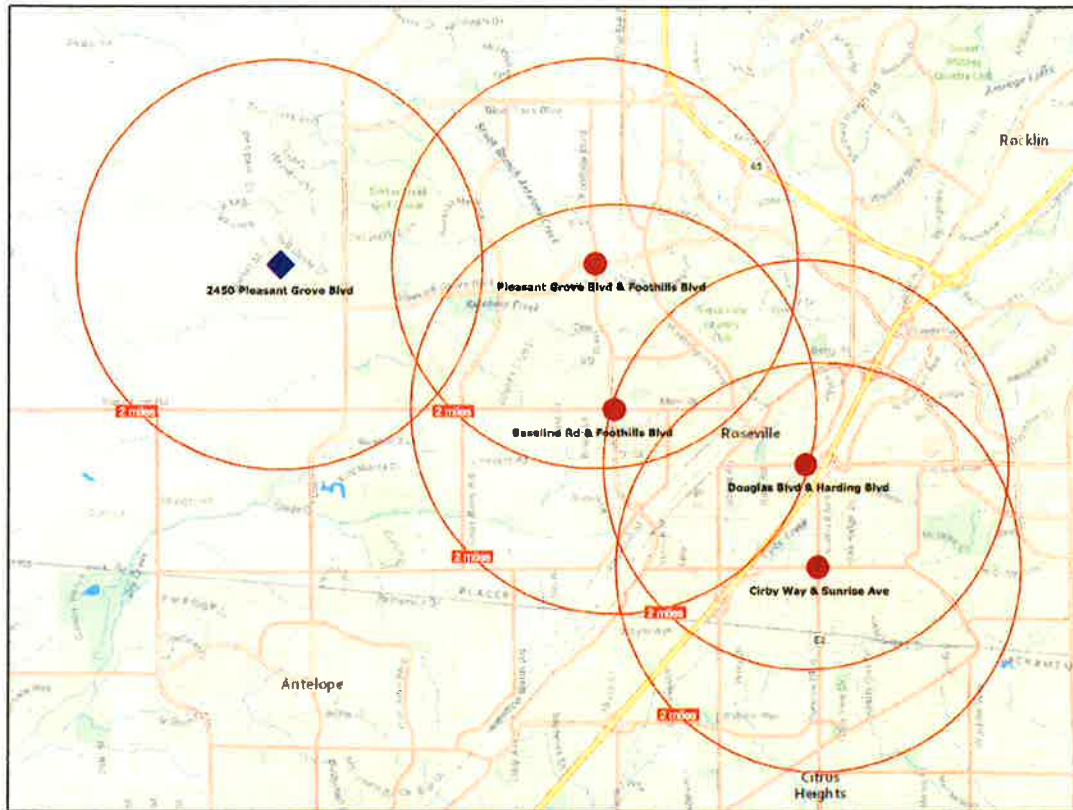
New Economics has analyzed the demographic and socio-economic conditions of the 2-mile Trade Areas surrounding the Project and the comparison Retail Nodes, using data compiled from ESRI, Costar, and the City of Roseville. The Retail Nodes include one or more shopping centers and contiguous free-standing retail located nearby, with the exception of gasoline stations.⁶ The locations of the comparison Retail Modes include:

- Retail Node #1: Baseline Road & Foothills Boulevard
- Retail Node #2: Pleasant Grove Boulevard & Foothills Boulevard
- Retail Node #3: Cirby Way & Sunrise Boulevard
- Retail Node #4: Douglas Boulevard & Harding Boulevard

⁶ Since gasoline stations can exhibit sales figures that are not directly correlated to building square footage, and also because gasoline stations are not likely to be a candidate for the Village Center site, this category of retail was excluded from this analysis.

The locations of the Project and the comparable Retail Nodes, along with their 2-mile trade areas are shown on **Map 1**, and the attributes of each center are shown in **Figure 2**.

Map 1: Site and Comparable Retail Nodes with 2-Mile Primary Trade Areas



Source: ESRI Business Analyst; National Geographic Society; New Economics & Advisory, September 2016.

Three of the four comparable Retail Nodes selected for this analysis are anchored by grocery stores, with pharmacies and other supporting anchors situated within the retail cluster.⁷ The only Retail Node in this analysis without a standard anchor (Retail Node #2 at Pleasant Grove and Foothills Boulevards), has significantly less overall square footage, but also has the highest traffic counts of the comparable intersections.

The comparable Retail Node with the greatest square footage and the highest number of anchors is Retail Node #4, at Douglas Boulevard and Harding Boulevard. While this node has moderate Trade Area household retail spending, it has a much larger daytime population (i.e. jobs) than the other nodes and is essentially adjacent to a freeway on-/off-ramp, which will result in much higher sales from beyond the Trade Area, or in-flow.

⁷ For the purposes of this analysis, anchors are assumed to be those tenants with 7,000 square feet of space or more.

Demographic Comparison

Retail spending at neighborhood-serving retail, such as grocery stores, pharmacies, and other convenience-oriented retailers is highly dependent upon spending from proximate households, as opposed to comparison-shopped goods, such as apparel and home furnishings, which generally rely on retail synergies found in larger retail agglomerations with much larger trade areas.

In **Figure 3**, the household demographics and spending potential within the Trade Area for the Project at 2450 Pleasant Grove Boulevard (defined as a 2-mile radius) are compared to the same size trade areas for four other community and neighborhood-serving Retail Nodes within Roseville.

The demographics for the Project's Trade Area are presented for the current state; however, the key drivers of retail demand, Households, Household Income, and the resulting Household Retail Spending, have also been projected forward five years, based on the anticipated development of approved projects within the Trade Area.

The Project's Trade Area exhibits an average household income of just under \$100,000, while the comparison nodes' trade areas have average household incomes ranging from about \$75,000 to \$96,000. However, while the Project's Trade Area has a higher average household income than the comparison Retail Nodes, the current number of households within the Project's Trade Area are roughly half those found within the Trade Areas of the comparable retail nodes that were surveyed.

The Project's Trade Area currently has just under 10,000 households, while the Trade Areas for the comparable Retail Nodes have between 18,000 and 21,000 households, resulting in significantly higher retail spending potential within those trade areas. However, within five years, it is anticipated that an additional roughly 5,000 households will increase the Project's Trade Area households to about 15,000.

Total Retail Spending

Based on ESRI-supplied data for retail spending potential, the households within the Trade Area around the subject site generate a bit less than \$200 million in retail spending annually, compared to roughly \$300 to \$400 million annually for the trade areas around the comparable retail nodes as shown in **Figure 4**. However, the total household retail spending estimates includes purchases of general merchandise and other "shoppers" goods, as well as restaurant spending. For general merchandise and other "shoppers" goods like apparel and home furnishings, consumers generally drive further to comparison-shop. Similarly, restaurant spending typically occurs over a relatively wide geographic area, with many drivers impacting where that spending occurs. The neighborhood-serving retail that would be located at the site, as well as that at the comparable nodes, is generally going to be more convenience-oriented and focus on those purchases consumers generally make closer to home, such as groceries as well as housekeeping and personal care goods.

According to the ESRI-supplied spending data, the current households within the Project's Trade Area spend about \$57 million on groceries (listed as Food & Beverages At Home in **Figure 4**). This compares to between \$89 million and \$109 million that households within the comparable node trade areas currently spend annually on groceries.

Spending on Other Personal Goods (including housekeeping and personal care items) is somewhat less than half of the spending that households make on groceries, but the same patterns noted above for grocery spending between the site's trade area households and those in the comparable nodes' trades areas remains the same.

Employment

Employment levels within the Project's Trade Area are significantly lower than those found in the comparison Retail Node Trade Areas. New Economics utilized two sources of data for employment. The first source is ESRI, a third-party private data vendor commonly-used in market analysis, and the second is the City's own business license data, in which all businesses that hold licenses within the City are asked to report the number of employees. The City's business license data includes all types of businesses (including home-based businesses), but does not include government or certain non-profits or institutional users who are not required to hold a business license. The private data company that processes the City's business license data (HdL Companies) has stated that this source can be notoriously unreliable, since there is no requirement that businesses report accurately, and no subsequent vetting is undertaken. Furthermore, as businesses expand or contract, the employment data may not be updated to account for temporal changes. Therefore, the business license data should perhaps be considered as a general "indicator" of employment levels, but users should bear in mind that a large margin of error may exist.

The two sources of employment data show significantly different values for the Trade Area surrounding the Village Center and each comparison Retail Node, however, the relative trends observed are fairly consistent. As shown in **Figure 3**, the four Retail Nodes have between 17,000 and 40,000 employees within a 2-mile radius as reported by ESRI, and between 5,700 and 13,000 using the City's business license data. The Village Center site shows only 1,500 employees by ESRI, and 200 with the City's business license data, a substantially lower amount than the comparison Retail Nodes.

This is an important finding, since employee spending can support retail development, and is often associated with local serving retail specifically, such as restaurants and convenience-oriented services such as dry-cleaners and office supply stores. Many national and/or franchise-based restaurants have site criteria that include a minimum presence of 10,000 daytime workers (i.e. lunchtime customer potential) to justify a restaurant; it is very difficult to sustain a restaurant without a sufficient lunch crowd.

It should be noted that New Economics did not assess the potential future employment surrounding the Village Center site, although this area is not expected to be a significant jobs center. A more focused assessment of the potential for future job growth and associated future employee spending could be undertaken as a separate effort.

Traffic Volumes

New Economics assessed traffic volumes at key intersections surrounding the Village Center and each comparison Retail Node, since traffic volumes are a key criterion that are desired by retailers and is weighted heavily during the site selection process since vehicle traffic is closely associated with retail sales. As shown in **Figure 2**, the Village Center site exhibits average daily traffic volumes of approximately 16,000 trips. In contrast, the four comparison Retail Nodes show traffic volumes that are significantly higher, ranging from 45,000 at Retail Node #4 to 70,000 at Retail Node #2. Trips would need to increase by at least 180 percent to reach the bottom end of the range at the comparison Retail Nodes.

Taxable Sales

Figure 5 shows taxable sales data collected by New Economics for the four comparison Retail Nodes selected for this study, which was analyzed in order to shed light on the performance of each center over time. As shown, each of these centers experienced a decline in retail sales between 2006 and 2011, as the national economy grappled with the doldrums of the Great Recession. After 2011, the Retail Nodes generally have improved and show positive trajectories as of the end of 2015.

Interestingly, the smallest comparable (Retail Node #2 at Pleasant Grove and Foothills) has displayed much lower taxable sales rates (on a per-square foot basis), but it has also shown the most prominent increase in taxable sales during this period, growing at an average annual rate of over 10 percent from 2011 to 2015. This may be explained by the fact that the center may have shifted tenants from those that are “less taxable,” i.e., Food Stores and service-oriented businesses, to those that are “more taxable,” such as restaurants. This center is nearby several jobs centers (as evidenced by the employment numbers shown in **Figure 3**), so it is likely that this Retail Node is drawing from the spending of these employees to support restaurants and other businesses there.

Real Estate Market Indicators

Figure 7 shows market indicators for the City of Roseville overall and for the four comparison Retail Nodes. Interestingly, of the Retail Nodes surveyed, the relatively mature inventory located near the intersection of Douglas and Harding (Retail Node #4) has the highest average rent, at \$1.91 per square foot per month, due to a combination of proximity to the freeway, nearby employment, and the synergies created by multiple anchor retailers. Nearby Retail Node #3 (at Cirby and Sunrise), however, with two grocery anchors and high traffic counts, has the lowest average rent of the centers studied, at \$1.25 per square foot, potentially indicating an oversupply of space at this intersection. The other two Retail Nodes displayed average rents of \$1.62 and 1.70 per month.

Occupancy rates were in the high-80s to low-90s for three of the comparable retail nodes; however, the node around Baseline and Foothills had an occupancy rate of nearly 99% at the time of data gathering.

Planned Development in the Project Trade Area: Residential

This section describes the total remaining capacity within the Village Center Trade Area, identifies the scale of residential absorption within Roseville over the last eighteen years, and estimates the portion of future absorption that the Trade Area can realistically expect to capture over the next five years.

Trade Area Development Capacity

The Trade Area contains portions of five specific plan areas: the WRSP, the Creekview Specific Plan (CSP), the Sierra Vista Specific Plan (SVSP), Regional University Specific Plan (RUSP) and the Placer Vineyards Specific Plan (PVSP). **Figure 6** summarizes the remaining development capacity, within each of these specific plan areas, which falls within the Project's Trade Area boundaries. The total remaining development capacity amounts to nearly 17,000 residential units.

Citywide Residential Absorption Patterns

Figure A-1 in Appendix A documents the number of single-family and multifamily building permits pulled in Roseville dating back to 1997. Over this timeframe, which includes multiple market and economic cycles, the City absorbed an average of 1,373 units each year, including a combination of single-family and multifamily units.

Over a five-year period, the average annual absorption would equate to 6,866 residential units, including 5,340 single-family units and 1,526 multifamily units. This amount is far less than the total capacity within the Trade Area, which suggests that it will take longer than 5 years (potentially up to 12 years) for all new residential development to absorb within the Trade Area.

Trade Area Capture

New residential development in Roseville is expected to occur largely in the western areas, although other new development is occurring in pockets elsewhere, such as Stoneridge, Downtown, and other infill locations.

Within the western areas (including the Trade Area), the timing of development within individual specific plan areas remains somewhat uncertain. For example, the CSP is beginning to process tentative maps, while the SVSP is still working to obtain its 404 permit and has only been able to develop a small portion (processed through a different 404 permit), although it does have approved tentative maps. In the meantime, the WRSP is continuing to build out.

This analysis applies one single-family and one multifamily capture rate to the Trade Area instead of estimating capture rates by specific plan area. New Economics assigned these planning-level capture rates based on a high-level understanding of remaining development areas within the City. These rates recognize that most new residential development in the City will occur in the West Roseville area, although some of it will occur just outside the Trade Area boundaries (within portions of the WRSP, PVSP, CSP,

etc.), as well as other areas of the City, such as Downtown, Stoneridge, and other infill areas. For purposes of this analysis, New Economics has applied these capture rates to the 5-Year Absorption schedule:

- 75% of single-family development, or 4,005 units; and
- 50% of multi-family development, or 763 units.

Figure 7 summarizes the capture rates and resulting residential development anticipated to occur over the next five years. Actual development could be higher or lower, depending on market conditions in the West Roseville area and other parts of the City and/or Sacramento Region.

Planned Development in the Project Trade Area: Retail

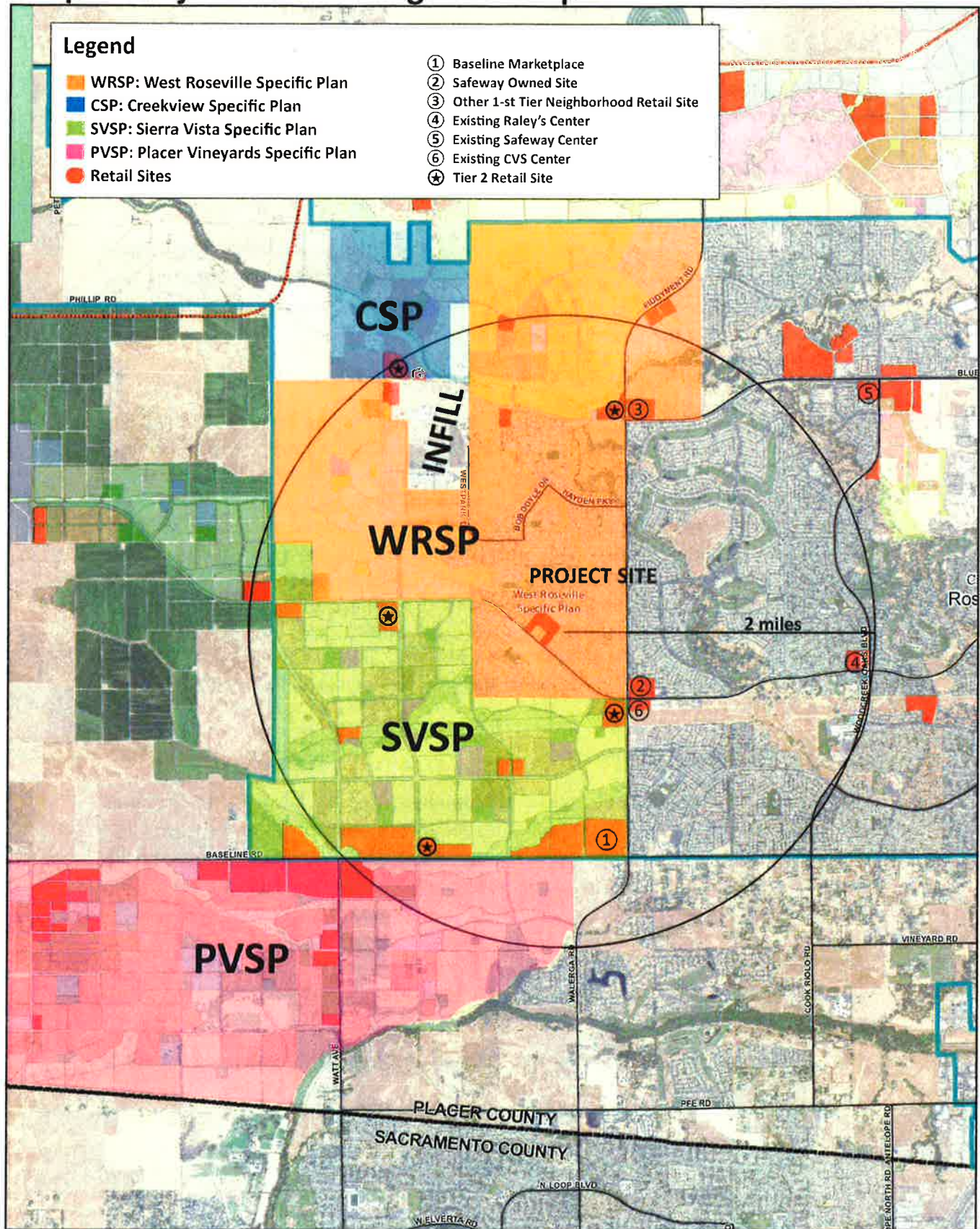
Trade Area Development Capacity

The Project Trade Area contains multiple parcels zoned for retail development. **Map 2** shows the location of these parcels, while **Figures 7** and **9** identify the total building capacity of these parcels for retail and/or office development.

Following a review of the zoning for each non-residential parcel in each respective Specific Plan, New Economics assigned these parcels to neighborhood/community mixed-use retail, other retail (regional retail), or office space. New Economics then applied a standard floor-area-ratio (FAR) of 0.30 to estimate the amount of building square footage that could reasonably fit within that site. In limited cases, such as the Baseline Marketplace, more precise information was available, which New Economics used instead to estimate and assign building square footage by type.

As **Figure 9** indicates, there is a total additional capacity for development of 294.89 commercial acres, of which 143.05 acres could be developed as neighborhood and/or commercial mixed-use retail. This figure *excludes* the Project parcels studied in this analysis.

Map 2: Project Surrounding Area Map



MacKay & Soms (prepared August 2016)

Trade Area Capture

Figure 9 also identifies retail sites that have the strongest likelihood of developing within the next two to five years. These sites were identified using various criteria, including entitlement and/or building approvals, land ownership entity, competitiveness of location, and insights gained from interviews with local real estate professionals.

Parcel F-31 (WRSP): 174,458 Square Feet

This parcel, located at the northeast corner of Blue Oaks Boulevard and Fiddymment Road, is positioned at the corner of two major arterial roads, close to both existing development and new development. The City expects to receive a proposal to develop this neighborhood retail center within the next year.

Parcels DF-40-42-- Baseline Marketplace (SVSP): 745,000 Square Feet

This retail project at the northwest corner of Fiddymment Road and Baseline Road already has approvals and is waiting solely for the 404 Permit associated with the larger specific plan area. It is planned to include 3 big-box retailers of more than 100,000 square feet each (e.g. for department stores, home improvement stores, etc.), a grocery store, three in-line spaces, 14 retail pads, 12 restaurant pads, 1 financial pad, and 3 gas stations. Interviews with local real estate brokers indicated that the Baseline Marketplace will be a regional retail center, but will, de facto, also serve to provide neighborhood retail (grocery, gas station, restaurants, etc.) for nearby residents. This analysis allocates approximately 79,000 square feet—the space associated with the grocery store and ancillary in-line space—to neighborhood retail, although the restaurants, financial space, and other retail pads may well also meet local demand for neighborhood retail within the Project's Trade Area.

Parcel DW-21 (Sun City): 107,158 Square Feet

While the Sun City area is built out, one of the commercial parcels, located at the SE corner of Fiddymment Road and Blue Oaks Boulevard remains vacant. This parcel is owned by Safeway and could develop as a grocery store at any time. In combination with the adjacent CVS (drug store), this site would pose strong competition against local-serving retail at the Project site.

Other Competitive Retail Sites

The Trade Area contains a number of other sites that have highly competitive site attributes:

- C-70 in the CSP is a 15.37-acre site located at the corner of Westbrook and Blue Oaks Boulevard.
- JM-41 in the SVSP is a 15.14-acre site, zoned CC/BP, at the southwest corner of Fiddymment Road and Pleasant Grove.
- WB-42 in the SVSP is a 14.50-acre site located at the southwest corner of Westbrook and Pleasant Grove.

These three sites are all placed at the corner of high-traffic arterial roads that will likely be part of local residents' commute patterns. The size of these sites will also be attractive for small retail users who want to benefit from the synergy generated by a commercial anchor that might include a grocery store, pharmacy, health/fitness, and/or major medical office user.

Insights From Real Estate Professionals

Interviews with real estate professionals also provided the following insights regarding the development of new, local-serving retail in the Project's Trade Area:

- **Gas stations and fast-food pads, which command the highest sources of rent, will likely occur first somewhere else in the Project's Trade Area.** Within the Project's Trade Area, the Baseline Marketplace (at the corner of Baseline and Fiddymont) is the furthest along in terms of development; if new retail development occurs there first it will need to fill up before other neighborhood-serving uses can be added.
- **New commercial development in the West Roseville area remains premature.** New Economics did not disclose the location of the Project site to lenders interviewed for this research effort. Nonetheless, one lender specifically referred to the West Roseville area as a location that it would unlikely participate in retail projects, given the relatively low concentration of households at this time. This statement applied to all types of retail, not just neighborhood retail.
- **There are multiple other sites zoned for commercial development that have stronger locations in the Trade Area.** Retail sites along Fiddymont Road (at the corners of Blue Oaks Boulevard, Pleasant Grove Boulevard, and Baseline Road), as well as other key corners in key growth areas, (such as along Westbrook Boulevard). Brokers asserted that retail users will seek out these sites before they consider locating in the Project.

Assessment of Retail Demand and Supply

New Economics has estimated total retail spending that is generated by households within the Village Center Trade Area (and the square footage that this spending supports) as compared to the existing supply of neighborhood shopping centers within this 2-mile Trade Area. **Figure 10** shows that existing households support approximately 136,400 square feet of neighborhood-serving retail.

Future households in the Trade Area could support an additional 68,900 square feet. These households are expected to be larger (consistent with the City's General Plan estimate of 2.61 persons per household), which is about 2.8 percent larger than the existing average household size (2.54 persons per household). New Economics increased spending per household by 2.8 percent to account for this difference. In addition, Figure 10 shows the development of the potential Oakmont Senior Living Facility, which would

add 80 units of housing for seniors (and could include independent living, assisted living, and or memory care).

In total, existing and planned development provides support for up to 205,0300 square feet of neighborhood-serving commercial space in the Village Center Trade Area.

This retail spending is accommodated by a small amount of retail that already exists within the Village Center Trade Area. Currently, approximately 121,000 square feet of neighborhood-serving retail exists within this area, which includes a CVS Pharmacy at Pleasant Grove Blvd. and Fiddymment Road, and a Raley's-anchored shopping center at Pleasant Grove Blvd. and Woodcreek Oaks Blvd.

As described previously, there is a significant amount of planned retail space that will eventually absorb this unmet demand. As shown in **Figure 10**, approximately 253,500 square feet of neighborhood-serving retail is planned for this area and could develop within a 2- to 5-year time period. Therefore, the demand for retail goods by existing and future households will be more than satisfied by the future shopping centers in the Village Center Trade area, and in fact the potential for a major oversupply of retail exists if all of this retail space comes to fruition. Should all of this household and retail space growth occur, there would be an oversupply of up to 169,100 square feet of local-serving retail space.

Finally, although market dynamics do not favor the Village Center, it remains possible that some local-serving retail could be attracted to the Project. These users would probably be locally- or regionally-based users instead of national tenants and could be included in the site, potentially as ground-floor retail within larger mixed-use buildings. However, the nature of likely tenants and probability of achieving relatively low rents would affect the financial feasibility of the *remainder* of such mixed-use projects. The financial feasibility should be evaluated assuming that the remaining mixed-use components of the Project would need to subsidize the retail component until retail uses can be secured and stabilized.

Table Set

1

Summary of Neighborhood Retail Market Support
2-Mile Project Trade Area Surrounding the Village Center

Item	Existing Households Within Project Trade Area	Planned Development Within Project Trade Area	Total Existing and Planned Development
Demand for Local-Serving Retail			
Trade Area Households [1]	9,764	4,848	14,612
Demand for Local Retail Space Within The Trade Area	\$44,462,117	\$22,475,099	\$66,937,216
Average Annual Sales Per Square Foot [2]	\$326	\$326	\$326
Total Supportable Square Feet in the Trade Area	136,387	68,942	205,329
Competing Neighborhood Retail Supply [3]	(120,964)	(253,458)	(374,422)
Net Deficit (Surplus) of Neighborhood Retail	15,423	(184,516)	(169,093)

[1] Planned development households includes the 80-unit Oakwood senior care facility.

[2] Assumes average annual sales-per-square foot factor of \$326, which is the average for neighborhood shopping centers in the U.S., according to the Urban Land Institute. This figure is the latest published from this source (in 2008), but has not been inflated since retail sales have been largely flat since the Great Recession. Planning-level assumption, subject to refinement.

[3] Future retail supply within a 2-mile radius has been quantified with assistance with the City, and is shown in Figure 9.

Source: City of Roseville, Claritas, Costar, Loopnet, US Bureau of Labor Statistics, and the Urban Land Institute

Prepared by New Economics & Advisory, August 2016.

2

Retail Node Attributes

Village Center and Select Comparison Areas

Category	WRSP Village Center	Retail Node #1 Baseline & Foothills	Retail Node #2 Pleasant Grove & Foothills	Retail Node #3 Cirby & Sunrise	Retail Node #4 Douglas & Harding
Retail Square Footage within Node		204,007	114,598	226,143	379,877
Retail Acreage within Node		34.6	11.2	21.3	62.6
Year Primary Centers Built (Renovated) [1]		1988, 2004	2000, 2006	1983, 2003	1962 (1990), 1971, 1978
Retail Anchors					
Grocery		Bel Air	NA	Safeway; Bel Air	Grocery Outlet; Smart & Final; Trader Joe's
Pharmacy		Rite Aid; Walgreens	NA	Rite Aid	Rite Aid
Other Anchors [2]		O'Reilly Auto Parts	NA	Goodwill	Ace Hardware; The Strum Shop; Any Mountain; Dollar Tree; Incredible Pets; Freestyle Clothing Exchange
Daily Traffic Counts (ADT) [3]	15,911	51,172	69,587	67,117	44,816
Visibility/Adjacency	Interior Site	1.18 mi to Downtown Roseville	Major Neighborhood Intersection	Regional North/South Artery	Adjacent to Freeway on-/off- ramps
Freeway Access	5.39 mi to Rt. 65; 7.61 mi to I-80	Non-Direct Access; 2.71 mi to I-80	2.05 mi to Rt. 65	0.89 / 1.33 mi to I- 80	0.20 mi to I-80

[1] Construction years reflect when the primary centers within the retail node were built; some nodes contain multiple properties of varying size and construction dates. Renovation year for a primary center within a node is shown in parenthesis, following the original construction year.

[2] Other Anchors includes retailers of 7,000 SF or more.

[3] ADT shown for WRSP is for the intersection at Pleasant Grove Blvd. and Kirkhill Drive, which is the signalized intersection to the West of the project. A nearby signalized intersection at Pleasant Grove Blvd. and Market Street (to the East of the project) demonstrated ADT of 9,653.

Source: Costar, Google Earth, City of Roseville, and New Economics.

Prepared by New Economics & Advisory, September 2016

3

Demographics Comparison

Village Center and Select Comparison Areas. 2-Mile Radius Trade Areas

Category	WRSP Village Center			Retail Node #1	Retail Node #2	Retail Node #3	Retail Node #4
	Current Conditions	5-Year Projected Conditions		Baseline & Foothills	Pleasant Grove & Foothills	Cirby & Sunrise	Douglas & Harding
Demographic Characteristics: 2-Mile Radius							
Population	24,894	37,928	[1]	47,269	51,222	54,600	46,155
Households	9,764	14,532		17,615	18,746	21,312	18,337
Average Household Size	2.54	2.61	[1]	2.67	2.72	2.52	2.48
Average HH Income	\$99,748	\$100,000		\$81,915	\$95,895	\$74,716	\$77,366
Total Household Retail Spending	\$197.6 M	\$297.5 M		\$301.8 M	\$371.6 M	\$333.1 M	\$298.4 M
Jobs - ESRI Data	1,490	NA		17,485	19,117	31,624	39,940
Jobs - City Business Permit Data	206	NA		5,690	13,132	8,568	11,717

Source: ESRI Business Analyst.

[1] Estimated by New Economics & Advisory by applying the City's General Plan average household size of 2.61.

Prepared by New Economics & Advisory, September 2016

4 Primary Trade Area Total Household Retail Spending Village Center and Select Comparison Areas

		Retail Node #1	Retail Node #2	Retail Node #3	Retail Node #4
Category	WRSP Village Center	Baseline & Foothills	Pleasant Grove & Foothills	Cirby & Sunrise	Douglas & Harding
Household Retail Spending: 2-Mile Radius, Millions [1]					
Food & Beverages Away From Home	\$38.6 M	\$59.2 M	\$73.1 M	\$64.6 M	\$58.2 M
Food & Beverages At Home	\$57.0 M	\$89.1 M	\$108.7 M	\$98.9 M	\$88.6 M
General Merchandise/Apparel/Furnishings/Other	\$76.6 M	\$115.0 M	\$142.6 M	\$126.7 M	\$113.2 M
Other Convenience Goods [2]	\$25.4 M	\$38.4 M	\$47.1 M	\$42.9 M	\$38.3 M
Total Household Retail Spending	\$197.6 M	\$301.8 M	\$371.6 M	\$333.1 M	\$298.4 M

[1] Total retail spending anywhere by households residing within a 2-mile radius.

[2] Other Convenience Goods includes housekeeping supplies, personal care products, 50% of reading materials (50% in Gen Merch), smoking products, and non-prescription drugs and vitamins.

Source: ESRI Business Analyst.

Prepared by New Economics & Advisory, September 2016

5 Annual Taxable Sales per Square Foot Comparison Retail Nodes: 2006 - 2015

List	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	Avg. Ann. Change 2006 - 2015	Avg. Ann. Change 2011 - 2015
Retail Node #1: Baseline/ Foothills % Change YOY	\$106.06	\$108.66 2%	\$101.45 -7%	\$98.75 -3%	\$94.90 -4%	\$91.36 -4%	\$91.88 1%	\$93.00 1%	\$94.76 2%	\$104.60 10%	-0.15%	3.44%
Retail Node #2: Pleasant Grove/ Foothills % Change YOY	\$33.41	\$37.93 14%	\$40.53 7%	\$39.79 -2%	\$43.83 10%	\$43.78 0%	\$47.38 8%	\$54.44 15%	\$60.16 11%	\$66.09 10%	7.87%	10.85%
Retail Node #3: Kirby and Sunrise % Change YOY	\$169.07	\$165.02 -2%	\$150.72 -9%	\$140.51 -7%	\$142.37 1%	\$145.03 2%	\$154.45 6%	\$155.30 1%	\$144.24 -7%	\$137.74 -5%	-2.25%	-1.28%
Retail Node #4: Douglas/ Harding Taxable Sales per Sq. Ft.	\$129.66	\$111.73 -14%	\$98.21 -12%	\$97.59 -1%	\$95.56 -2%	\$98.53 3%	\$102.18 4%	\$97.35 -5%	\$101.36 4%	\$107.86 6%	-2.03%	2.29%
AVERAGE	\$109.55	\$105.83 -3%	\$97.73 -8%	\$94.16 -4%	\$94.16 0%	\$94.67 1%	\$98.97 5%	\$100.02 1%	\$100.13 0%	\$104.07 4%	-0.57%	2.39%

Source: City of Roseville.
Prepared by New Economics & Advisory, September 2016

6 Retail Real Estate Market Indicators Roseville and Select Comparison Areas

Sector	City of Roseville	Retail Node #1	Retail Node #2	Retail Node #3	Retail Node #4
		Baseline & Foothills	Pleasant Grove & Foothills	Cirby & Sunrise	Douglas & Harding
Total Retail Inventory	10,684,725	204,007	114,598	226,143	379,877
12-Month Absorption	40,110	3,229	(1,984)	4,756	4,841
Average NNN Lease Rate	\$1.48	\$1.70	\$1.62	\$1.25	\$1.91
Occupancy	95.3%	98.8%	91.7%	92.0%	88.0%

Source: CoStar, as of August 2016.

Prepared by New Economics & Advisory, September 2016

7 Remaining Development Capacity Within Village Center Trade Area

item	Location	Residential Uses			TOTAL DEVELOPMENT CAPACITY					
					Non-Residential Uses					
		SF Units	MF Units	Total	Neighborhood/ CMU Retail	Other Retail	Office Sq. Ft.	Industrial Sq. Ft.	Total	
Approved (But Not Yet Built/Remaining Capacity)										
	West Roseville Specific Plan (WRSP) [1]	3,683	2,145	5,828	421,966	0	0	1,341,800	1,763,766	
	Creekview Specific Plan (CSP) [2]	1,020	520	1,540	200,855	0	49,266	0	250,122	
	Sierra Vista Specific Plan (SVSP) [3]	6,124	2,270	8,394	904,375	1,502,352	1,145,149	0	3,551,876	
	Placer Vineyards Specific Plan (PVSP) [4] [5]	1,084	105	1,189		326,700	780,160	0	1,106,860	
	Subtotal Approved [6]	11,911	5,040	16,951	1,527,196	1,829,052	1,974,575	1,341,800	6,672,623	
Proposed Projects										
	Baseline Marketplace West				incl. above	incl. above				
	Baseline Marketplace East				incl. above	incl. above				0
	Subtotal Proposed	0	0	0	0	0	0	0	0	0
Planned Projects										
	F-31 Parcel Development				incl. above	incl. above				0
	Subtotal Planned	0	0	0	0	0	0	0	0	0
	TOTAL	11,911	5,040	16,951	1,527,196	1,829,052	1,974,575	1,341,800	6,672,623	
	Years of Absorption at Annual Rate							12		
								1370 units/yr citywide		

[1] Remaining development as of July 31, 2016. Assumes, as a starting point, that the WRSP Village Center will include 40 HDR units. Non-residential uses are assigned as follows: 48.74 acres of CC with an applied FAR of 0.30 assigned to Neighborhood Retail; no CMU is assigned, as it is the subject of this analysis; and 88.01 acres of industrial and light industrial have an applied FAR of 35%.

[2] There is a segment of the CSP that falls outside of the 2-mile radius surrounding the WRSP Village Center. This figure shows only the portion within the 2-mile radius of the WRSP Village Center.

[3] A small portion of the SVSP has already developed; New Economics coordinated with City staff to identify the number of single-family permits that were finalized as of July 31, 2016. The amount shown here reflects the remaining developable portion. Non-residential uses are assigned as follows: 366,000 square feet of CMU plus one-half of 350,000 square feet of CC/BP to neighborhood/CMU retail; one-half of 350,000 square feet of CC/BP to Office, and 3.1 million square feet of CC to Other Retail.

[4] Includes Phases 1A, 3, and 4A within the approved PVSP Specific Plan. These areas most closely align with the portion of the PVSP within 2 miles of the WRSP Village Center. Retail and office square footage are based on acreage provided in the PVSP Land Use Chapter; New Economics applied a Floor-Area-Ratio of 0.30 for purposes of this analysis.

[5] Although the Placer Vineyards commercial parcels are near the edge of the 2-mile radius from the Project (depending upon the exact point of origin selected), they are included in this analysis since they will likely represent viable competitive retail supply to the Project.

[6] The Regional University Specific Plan (RUSP) is another approved specific plan whose eastern edge falls into the Trade Area. This project is excluded from the analysis because very little of the RUSP falls within the Trade Area and it is expected that this project requires a university partner; the timing of this project remains unknown.

Source: SVSP Specific Plan Chapter 4, Adopted 2010;

Prepared by New Economics & Advisory, September 2016

8

**Estimated New Residential Development Within 5 Years
Within Village Center Trade Area**

		PORTION EXPECTED TO DEVELOP WITHIN 5 YEARS		
Item	Location	SF Units	MF Units	Total
RESIDENTIAL DEVELOPMENT				
Total Trade Area Remaining Development Capacity		11,911	5,040	16,951
Average Annual Citywide Absorption (1997-2015)		1,068	305	1,373
5 Years of Citywide Absorption Based on Annual Average		5,340	1,526	6,866
Portion Captured by Trade Area [1]		75%	50%	
Amount Captured by Trade Area [2]		4,005	763	4,768
As a % of Trade Area Remaining Capacity		34%	15%	28%

Source: SVSP Specific Plan Chapter 4, Adopted 2010;

[1] New Economics assigned these planning-level capture rates based on a high-level understanding of remaining development areas within the City. These rates recognize that most new residential development in the City will occur in the West Roseville area, although some of it will occur just outside the Trade Area boundaries (within portions of the WRSP and CSP), as well as other areas of the City, such as Downtown, Stoneridge, and other infill areas. Subject to refinement.

[2] This capture does not include the Oakmont Senior Living Facility, which is a specialized type of development. See Figure 10 for inclusion of this project within the Trade Area.

Prepared by New Economics & Advisory, September 2016

9 Estimated New Retail Development Within 5 Years
Within Village Center Trade Area

Item	Zoning	Acres	TOTAL CAPACITY				RETAIL EXPECTED TO DEVELOP WITHIN 5 YEARS			
			Neighborhood/ CMU	Other Retail/ Office	Other Retail/ Office	Office	Neighborhood/ CMU Retail	Other Retail	Total	
			Acres	Sq. Ft.	Acres	Sq. Ft.	Acres	Sq. Ft.	Acres	Sq. Ft.
RETAIL DEVELOPMENT										
West Roseville Specific Plan (WRSP) Retail Sites										
Parcel F-6D	CC	5.18	5.18	67,692						0
Parcel F-30	CC	8.46	8.46	110,555						0
Parcel F-31 (Community Commercial)	CC	13.35	13.35	174,458			174,458	(7)		174,458
Parcel F34	CC	5.30	5.30	69,260						0
Subtotal WRSP [1]		32.29	32.29	421,966	0	0	174,458	0		174,458
Creekview Specific Plan (CSP)										
C-70	CC	15.37	15.37	200,855						0
C-71	CC/BP	3.77	0.00		3.77	49,266				0
Subtotal CSP [2]		19.14	15.37	200,855	0	3.77	49,266	0		0
Sierra Vista Specific Plan (SVSP)										
DF40/41: Baseline Marketplace West [3]	GC	44.85	6.05	79,000	38.80	271,000	79,000			350,000
DF-42: Baseline Marketplace East [3]	GC	40.25			40.25	395,000				395,000
FD-40	CC	7.46	7.46	97,487						0
CMU/SA	5.75	2.88	37,571			2.88	37,571			0
JM-40	CC/CMU	5.67	2.84	37,048		2.84	37,048			0
JM-41	CC/BP	15.14	7.57	98,925		7.57				0
KT 40A/B	CMU/SA	23.59	11.80	154,137		11.80	154,137			0
KT-41A/B	GC	55.24			55.24	721,876				0
KT-42	GC	8.76			8.76	114,476				0
KT-43	CC-SA	12.25	6.13	80,042		6.13	80,042			0
WB-41	CC	10.00	10.00	130,680						0
WB-42	CC	14.50	14.50	189,486						0
Subtotal SVSP		243.46	69.21	904,375	143.05	1,502,352	31.20	1,145,149	79,000	666,000
Placer Vineyards Specific Plan (PVSP) [4] [5]										
Parcel 3	COM	25.00			25.00	326,700				0
Parcel 4A	PC	59.70					59.70	780,160		0
Subtotal PVSP		84.70	0.00	0	25.00	326,700	59.70	780,160	0	0
Other Areas within the PTA										
Sun City Parcel S-58 [6]	COM	8.20	8.20	107,158			107,158			107,158
Subtotal		8.20	8.20	107,158	8.20	0	107,158	0		107,158
TOTAL RETAIL DEVELOPMENT		294.89	116.87	1,459,504	143.05	1,502,352	34.97	1,194,415	253,458	666,000
										919,458

[1] Excludes parcels F-32, F-33, and F-81, which fall outside of the Trade Area.
 [2] Excludes parcels C-1 through C-4, C-6, C-7, C-50 through C-52, and C-81, all of which fall outside the Trade Area.
 [3] For this retail parcel, there are existing site plans. Square footage estimates were taken from these site plans. Parcels 11 and 12 are assumed to be neighborhood-serving uses for purposes of this analysis (as they have a grocery and adjoining retail uses). The site plans for this project, which includes East and West components, show three big-box retailers with a size of over 100,000 square feet each, 3 in-line spaces, 14 retail pad spaces, 12 restaurants, 1 financial pad space, and 3 gas station pads. For purposes of this analysis, only the grocery space and 1 in-line space attached to the grocery store, are classified as "local-serving". In reality, the restaurants and other retail pads could also be local-serving, depending on the actual retailers that [4] The Trade Area includes only three parcels of the PVSP: Parcel 1A, 3, and 4A. The remainder of the PVSP falls outside the PTA.
 [5] Although the Placer Vineyards commercial parcels are near the edge of the 2-mile radius from the Project (depending upon the exact point of origin selected), they are included in this analysis since they will likely represent viable competitive retail supply to the Project.
 [6] This site, located at Blue Oaks/Pleasant Grove (NW Corner), is owned by Safeway. It is possible that Safeway could decide to open a store at this location as more development occurs in the western area of Roseville.
 [7] City staff identified the CC parcel at the NE corner of Blue Oaks and Fiddymint as a parcel expected to submit a proposal for neighborhood-based retail development. This analysis assigns an FAR of 0.30 to the F-31 parcel within the WRSP.
 Source: SVSP Specific Plan Chapter 4, Adopted 2010;
 Prepared by New Economics & Advisory, September 2016

10 Summary of Neighborhood Retail Market Support 2-Mile Trade Areas Surrounding the Village Center

Item	Existing Households Within Project Trade Area	Planned Development Within Project Trade Area	Total Existing and Planned Development
Demand for Local-Serving Retail			
Households	9,764	4,768	14,532
Assumed Persons-Per Household	2.54	2.61	
Total Retail Expenditures			
From MF and SF Households [1]	\$197,609,408	\$99,153,330 [2]	\$296,762,738
Oakmont Senior Care Facility [3]	\$0	\$736,000	\$736,000
Subtotal Retail Expenditures	\$197,609,408	\$99,889,330	\$297,498,738
Assumed Percentage at Neighborhood Centers [4]	30%	30%	30%
Amount at Neighborhood Commercial Centers	\$59,282,822	\$29,966,799	\$89,249,621
Assumed Capture Rate [5]	75%	75%	
Expenditures at Neighborhood Centers in Trade Area	\$44,462,117	\$22,475,099	\$66,937,216
Average Annual Sales Per Square Foot [6]	\$326	\$326	\$326
Total Supportable Square Feet in the Trade Area	136,387	68,942	205,329
Competing Neighborhood Retail Supply			
Existing Supply			
Raley's Shopping Center @ 4051 Woodcreek Oaks	(88,053)	0	(88,053)
CVS @ Pleasant Grove Blvd. and Fiddymont Rd.	(17,120)	0	(17,120)
2050 Blue Oaks Road	(15,791)	0	(15,791)
Subtotal Existing Supply	(120,964)	0	(120,964)
Future Supply [7]	0	(253,458)	(253,458)
Total Competing Neighborhood Supply	(120,964)	(253,458)	(374,422)
Net Deficit (Surplus) of Neighborhood Retail	15,423	(184,516)	(169,093)

Prepared by New Economics & Advisory, August 2016.

[1] Household spending figures from ESRI. Assumes that future households spend at the same levels as existing households.

[2] Future household spending is adjusted upward by 2.8 percent in order to account for the larger household sizes assumed in future households.

[3] Assumes 80 senior care units, with its residents averaging \$40,000 annual income. Assumes 23 percent of annual income is spent on retail, per the Bureau of Labor Statistics' Consumer Expenditure Survey, 2014.

[4] Assumes retail expenditures and neighborhood shopping centers represent 30% of total retail expenditures. Remaining 70% of expenditures elsewhere, such as community, regional, super-regional shopping centers, or other formats such as online shopping. This is a conservative assumption that has been commonly-accepted in retail market studies for project throughout the West, but is subject to refinement since supporting data is not readily-available.

[5] Assumes that 75% of Trade Area households' retail spending at neighborhood shopping centers occur within the Trade Area.

[6] Assumes average annual sales-per-square foot factor of \$326, which is the average for neighborhood shopping centers in the U.S., according to the Urban Land Institute. This figure is the latest published from this source (in 2008), but has not been inflated since retail sales have been largely flat since the Great Recession. Planning-level assumption, subject to refinement.

[7] Future retail supply within a 2-mile radius has been quantified with assistance with the City, and is shown in Figure 8.

Source: City of Roseville, Claritas, Costar, Loopnet, US Bureau of Labor Statistics, and the Urban Land Institute

Appendix A – Supporting Technical Tables

A-1 *Annual Residential Absorption* *City of Roseville, 1997-2015*

Item	Residential Units		
	SF	MF	Total
1997	1,688	330	2,018
1998	2,034	440	2,474
1999	1,204	609	1,813
2000	1,393	1,116	2,509
2001	1,456	762	2,218
2002	2,300	914	3,214
2003	1,467	474	1,941
2004	1,015	93	1,108
2005	826	165	991
2006	752	48	800
2007	1,050	103	1,153
2008	676	308	984
2009	602	49	651
2010	635	0	635
2011	411	0	411
2012	663	0	663
2013	528	224	752
2014	664	164	828
2015	927	0	927
Average	1,068	305	1,373
5 Years at Average Pace	5,340	1,526	6,866

Source: CIRB/CHF

Prepared by New Economics & Advisory, September 2016

A-2

Consumer Price Index Changes

Year	Annual Average	Annual Change (Starting 2005)			Annual Change (Starting 2015)	
		Amount	%	Cumulative	Starting 2015	Cumulative
2005	195.3	N/A	N/A	N/A	-3.23%	-17.60%
2006	201.6	6.3	3.23%	3.23%	-2.85%	-14.94%
2007	207.342	5.742	2.85%	6.17%	-3.84%	-12.52%
2008	215.303	7.961	3.84%	10.24%	0.36%	-9.16%
2009	214.537	-0.766	-0.36%	9.85%	-1.64%	-9.48%
2010	218.056	3.519	1.64%	11.65%	-3.16%	-8.00%
2011	224.939	6.883	3.16%	15.18%	-2.07%	-5.10%
2012	229.594	4.655	2.07%	17.56%	-1.46%	-3.13%
2013	232.957	3.363	1.46%	19.28%	-1.62%	-1.71%
2014	236.736	3.779	1.62%	21.22%	-0.12%	-0.12%
2015	237.017	0.281	0.12%	21.36%	N/A	N/A
Average Annual Growth Rate			1.95%			

Source: Consumer Price Index

Prepared by New Economics & Advisory, 2015.

NEW ECONOMICS & ADVISORY®

LAND USE ANALYSIS & STRATEGIES

MEMORANDUM

To: Jeff Jones, VC Roseville

cc: Kathy Pease, City of Roseville
Tricia Stewart, City of Roseville

From: Isabel Domeyko and Kevin Marcus

Date: May 31, 2017

Re: Supplemental WRSP Village Center Retail Market Research

This memorandum contains supplemental research regarding retail development in the Village Center portion of the West Roseville Specific Plan (WRSP), a master planned community on the west side of Roseville approved in 2004.

A memorandum dated September 27, 2016 (2016 Memorandum) summarizes the results of prior market research conducted by New Economics & Advisory for the City of Roseville (City). The research described the prospects for local serving retail development to occur at the Village Center within the near-term (2 to 5 years). The 2016 Memorandum is attached to this memorandum as **Appendix B**.

A private development entity recently acquired the Village Center site, and is proposing to develop a combination of medium-density residential, an assisted living facility, a linear park, and neighborhood-serving retail on approximately 17.6 acres within the Village Center. Whereas the 2016 Memorandum focused on broadly assessing the Village Center's ability to attract local-serving retail on up to 17 acres of remaining available land, the new property owner's proposed retail is designed to include up to 40,642 square feet of retail space on approximately 3.1 acres (Proposed Plan) at the southwest corner of Pleasant Grove Boulevard and Village Plaza Drive.

At the City's request, VC Roseville retained New Economics to perform a supplemental assessment of the retail component of the Proposed Plan, particularly in comparison to the Approved Village Center Plan (Approved Plan), which could accommodate up to 180,469 square feet of retail on approximately 13.8 acres. This memorandum synthesizes the relative likelihood of retail development to occur within the near-term (2 to 5 years) under the Approved Plan versus the Proposed Plan.

Overall Approach

Building upon the research conducted for the 2016 Memorandum, New Economics performed supplemental retail analysis for the Proposed Plan in comparison to that of the Approved Plan. The research entailed reviewing the 2016 Memorandum studying existing retail centers that have similar retail acreage and gross leasable area as the Approved Plan or Proposed Plan and updating the amount of local-serving retail that could be supported by the spending from existing and future households in the Trade Area relative to planned supply. Using this information, New Economics assessed the likelihood for the Proposed Plan, compared to the Approved Plan, to experience retail development within the next 2 to 5 years.

Findings

This section presents the findings derived from this period of supplemental Market Research, building upon the 2016 Memorandum. **Figure 1** summarizes the key research metrics comparing the relative strength of the Approved Plan to the Proposed Plan, while **Figures 2a** and **2b** illustrate the configuration of the Approved Plan and Proposed Plan, respectively.

Overall Finding

- **The local-serving retail concept envisioned by the Proposed Plan is more likely to experience development within the next 2-5 years than the retail concept contained in the Approved Plan.** Development of any retail envisioned by the Approved Plan is highly unlikely to occur within the next 5 years, as described in the 2016 Memorandum, largely because the type of retail envisioned for that concept faces too much competition from other retail sites with superior locational attributes. In contrast, the smaller scale retail envisioned by the Proposed Plan is local serving in nature and offers more flexibility to the community. In addition, new daytime activity associated with the proposed assisted living facility would add synergy for the Village Center.

Approved Plan Findings

- **The Approved Plan consists of up to 180,469 retail building square feet on 13.81 acres and includes up to 40 high density units.** The concept would be likely anchored by a grocery or pharmacy, with other retail users including a mix of smaller-format goods and services.
- **The Project site's location along a relatively "quiet" portion of Pleasant Grove Boulevard makes it difficult for the Village Center site to compete with numerous other sites zoned for more traditional neighborhood-serving retail within the Trade Area.** As described in detail in the 2016 Memorandum, demographic and site indicators suggest that, for the type of retail envisioned there, the Approved Plan is not a viable site to create those levels of retail

development at this time. Moreover, other existing approved retail sites with superior locational attributes (such as corner sites and high traffic volumes) will be preferred by anchor users who drive the feasibility for development of traditional retail centers.

- **While the number of Project Area households is expected to reach a similar level to comparable centers within the next 5 years, the number of employees and traffic volumes within and surrounding the Project remain significantly lower than the comparable retail centers.** Comparable existing retail centers are located at major intersections, serve trade areas with 15,000+ households and 25,000+ employees, and have traffic volumes of about 31,000 per day. In contrast, the Project is located over 5 miles from the nearest freeway, and has about 10,100 households, 1,500 daytime employees, and about 16,000 trips per day. Many of these figures are significantly lower than those enjoyed by stable traditionally-anchored retail centers of similar size.
- **An updated assessment of demand and supply of neighborhood-serving retail continues to indicate that planned traditional neighborhood-serving retail centers in the Project Trade Area will continue to outpace residential development.** The Project Trade Area could support up to 212,100 square feet of new neighborhood-serving retail space over the next 5 years, which accounts for existing unmet demand, as well as the spending from newly developed households within the Trade Area. However, about 253,500 square feet of new neighborhood retail space is planned for key retail sites in this area, in addition to the 121,000 square feet that already exists. As additional retail space in this area builds out, there is strong potential for an oversupply of retail.

Proposed Plan Findings

- **The Proposed Plan includes approximately 40,642 building square feet of retail, as well as 56 units of medium density residential housing, a linear park, and an assisted living facility.** The Proposed Plan calls for significantly less retail space, only about 23 percent of the total retail authorized in the Approved Plan.
- **The daytime activity created by the Oakmont Assisted Living Facility would add synergy to the Village Center.** Oakmont is expected to have 65 on-site employees every 24 hours (and would include about 25 employees during each afternoon shift)¹. Combined with other activity occurring at the proposed park, this new use would enhance the level of daytime activity already occurring within the Village Center (such as the local church). Additional daytime activity is a critical component for attracting local-serving retail.
- **The prospects for additional retail in the Village Center within the next 2-5 years remains uncertain but may be most successful with services-oriented and/or non-traditional retailers.** Complimentary uses tend to include service

¹ Employment information provided by VC Roseville, May 2017.

commercial (such as dentists, doctors, or childcare), exercise studio, or possibly a coffee shop. While national retailers are unlikely to consider this site for neighborhood retail, local entrepreneurs or privately owned businesses with independent financing could choose to locate there. The timing for this type of development and occupancy is unknown at this time and may largely depend on access to capital.

Approved/Proposed Plan Uses Relative to Existing Comparable Retail Centers

New Economics studied the characteristics of four existing retail centers similar in size to the Approved Plan and six existing retail centers similar in size to the Proposed Plan. New Economics analyzed the demographic and real estate conditions of a 2-mile Trade Area, using data compiled from ESRI and Costar. Major parameters studied for each existing retail center included:

- Number of households
- Average household income;
- Number of employees;
- Location at a major intersection;
- Traffic volumes;
- Tenant makeup; and,
- Center performance.

Figure 3 shows the locations of the comparable retail centers, while **Figures 4 and 5** identify the key attributes of each center. This research revealed the following observations:

- Centers similar in size to the Approved Plan are all located at a major intersection, are mostly anchored by a major grocery store, have 17,000+ households and 18,000+ daytime employees within a 2-mile radius, and have daily traffic counts of about 31,000. One retail center's household and employee counts are significantly lower, but these demographics appear to be offset by dramatically higher (50%) household incomes. The Village Center is on track to approach the average household count and has significantly fewer daytime jobs, but lacks the traffic count and major intersection location.
- Centers similar in size to the Proposed Plan are a bit larger (4+ acres) than the Proposed Plan retail site (3.1 acres), include a relatively low share of branch/franchise users, and have on average 13,500 households and 30,500 daytime jobs within a 2-mile radius. The Village Center site has similar household counts but significantly fewer job counts.

Updated Assessment of Retail Demand and Supply

This section contains a brief update to the assessment of retail demand and supply originally documented in the 2016 Memorandum. **Figure 6** summarizes the results of this updated assessment, while **Appendix A** contains supporting tables.

Updated Demand Analysis

Demand for local-serving retail is mostly consistent with the 2016 Memorandum and reflects only minor changes:

- The Trade Area is the same as the 2016 Memorandum and contains portions of five specific plan areas: the WRSP, the Creekview Specific Plan (CSP), the Sierra Vista Specific Plan (SVSP), Regional University Specific Plan (RUSP) and the Placer Vineyards Specific Plan (PVSP).
- The total remaining development capacity amounts to 16,100 residential units, whereas in the 2016 Memorandum the capacity was nearly 17,000 residential units.
- Projected annual absorption for Trade Area is consistent with the 2016 Memorandum: an average of 1,373 units each year, including a combination of single-family and multifamily units. Over a five-year period, the average annual absorption would equate to 6,866 residential units, including 5,340 single-family units and 1,526 multifamily units.
- Trade Area capture assumptions remained the same. New residential development in Roseville is expected to occur largely in the western areas, although other new development is occurring in pockets elsewhere, such as Stoneridge, Downtown, and other infill locations. For purposes of this analysis, New Economics has applied these capture rates to the 5-Year Absorption schedule:
 - 75% of single-family development, or 4,005 units; and
 - 50% of multi-family development, or 763 units.

1

Plan Summary

West Roseville Specific Plan Village Center Market Research

Item	Approved Plan		Proposed Plan	
	Village Center	Average of Comparables	Village Center	Average of Comparables
Key Characteristics				
Retail Square Footage (GLA)	180,469	111,507	40,642	36,726
Retail Acreage	13.81	13.66	3.11	4.25
Anchor or Primary User	Grocery/Pharmacy	Grocery	TBD	Restaurants
Vacancy Rate	N/A	6.14%	N/A	11.95%
Lease Rate [1]	N/A	\$1.76	N/A	\$1.58
% Chain (Tenants) [2]	N/A	51%	N/A	26%
Key Demographics [3]				
Households	10,097	15,061	10,097	13,426
Average Household Income	\$102,740	\$106,774	\$102,740	\$98,227
Number of Employees	1,490	25,187	1,490	30,524
Likelihood for Retail Concept to Develop Within 2-5 Years	Very Unlikely	N/A	Service Comm. Possible Other Retail Uncertain	N/A

[1] Triple Net (NNN) Monthly Rent per Square Foot.

[2] Includes any tenant with more than one location.

[3] Within a 2-mile radius. Reflects 2017 data, unless otherwise noted.

Prepared by New Economics & Advisory, April 2017.

2a *Approved Plan (Village Center)*
West Roseville Specific Plan Village Center Market Research



1"=100'



WESTPARK
COMMUNITIES

MACKAY & SOMPS
PLANNERS

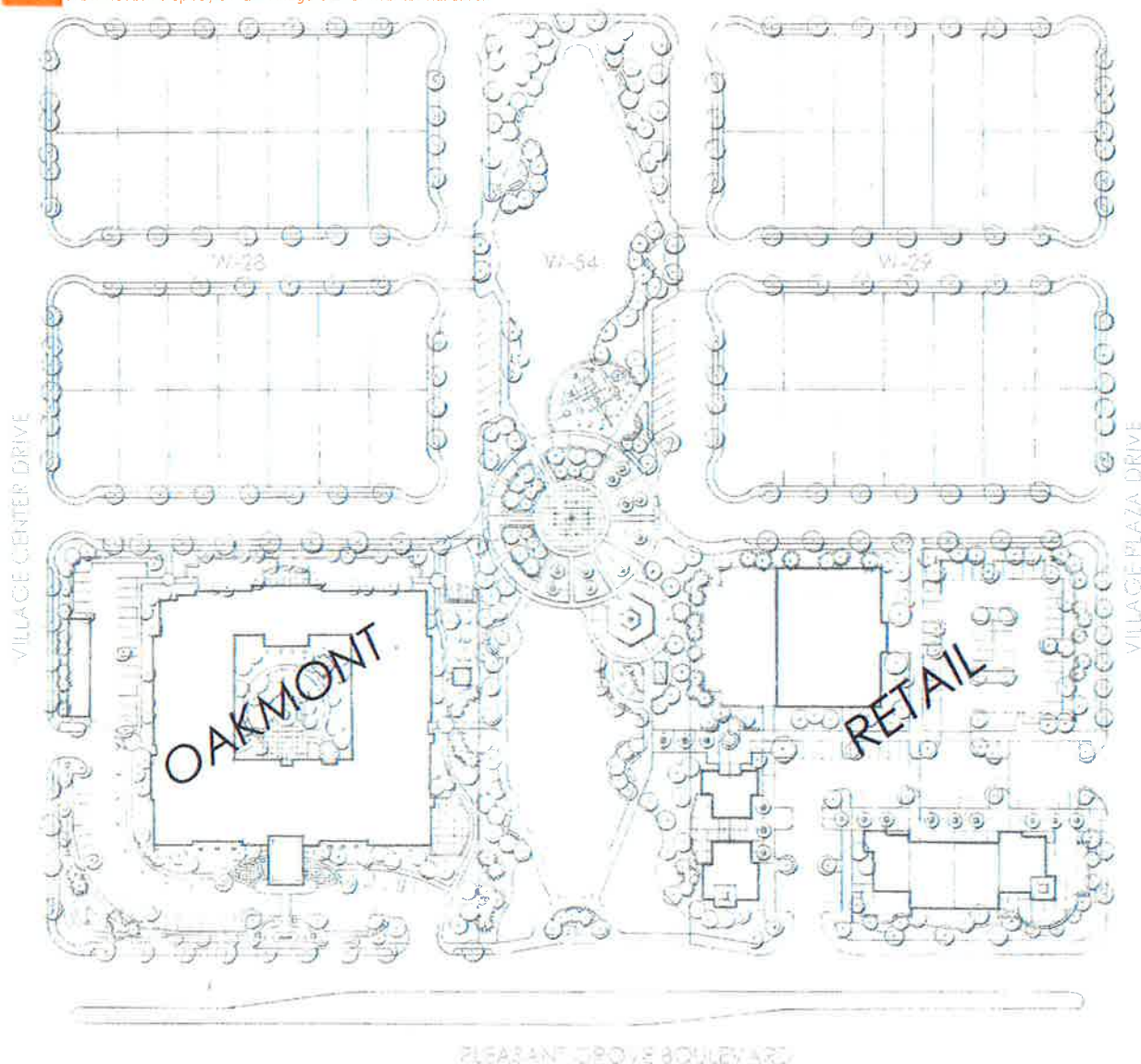
WestPark **VILLAGE CENTER**

January 10, 2017

2b

Proposed Plan (Village Center)

West Roseville Specific Plan Village Center Market Research



3 Approved/Proposed Retail Center Locations West Roseville Specific Plan Market Research



4 *Approved Plan*
Retail Node Comparison

Approved Plan: WRSP Village Center

Item	2016	2021 Projections	Country Gables Shopping Center	Foothills Junction Shopping Center	Rocky Ridge Town Center	Stanford Ranch Village	Average of Comparables
Real Estate							
Location	2450 Pleasant Grove Blvd. (between Village Center Dr. and Village Plaza Dr.)	6847-6987 Douglas Blvd. [1]	5001 Foothills Blvd. [1]	2000-2030 Douglas Blvd.	2321-2351 Sunset Blvd.		
Retail Square Footage (GLA)	180,469	-	140,510	107,220	103,532	94,764	111,507
Retail Acreage	13.81	-	10.60	13.55	15.20	15.30	13.66
Retail Anchors	Grocery/Pharmacy	-	Raley's	California Family Fitness	Sprouts Farmers Market	Bel Air	-
Vacancy Rate	-	-	11.63%	2.65%	5.84%	4.44%	6.14%
Lease Rate [2]	-	-	\$1.74	\$1.53	N/A	\$2.00	\$1.76
Daily Traffic Counts (ADT)	15,900 [3]	-	32,900	32,600	43,500	16,500	31,375
Year Primary Center Built (Renovated)	-	-	1984	1994	1991	1991	1990
Number of Tenants	-	-	31	22	27	37	29
% Chain (Tenants) [4]	-	-	35%	59%	70%	38%	51%
Major Intersection? (Y/N)	N	N	Y	Y	Y	Y	-
Gas Station Proximate? (Y/N)	N	N	Y	N	N	Y	-

Demographics [5]

Households	10,097	14,865	4,237	18,506	17,073	20,426	15,061
Average Household Income	\$102,740	\$103,000	\$145,308	\$87,288	\$95,200	\$99,301	\$106,774
Number of Employees	1,490 [6]	1,490 [6]	3,042	18,591	42,182	36,933	25,187

[1] There is another Foothills Junction shopping center located across the street at 5020-5098 Foothills Blvd. This Foothills Junction Shopping Center was chosen because of a more comparable Retail Acreage.

[2] Triple Net (NNN) Monthly Rent per Square Foot.

[3] ADT shown for WRSP is for the intersection at Pleasant Grove Blvd. and Kirkhill Drive, which is the signalized intersection to the West of the project. A nearby signalized intersection at Pleasant Grove Blvd. and Market Street (to the East of the project) demonstrated ADT of 9,653.

[4] Includes any tenant with more than one location.

[5] Within a 2-mile radius. Reflects 2017 CoStar data, unless otherwise noted.

[6] From Esri. See New Economics' "WRSP Village Center Retail Market Research" Memorandum, September 27, 2016, page 24, Table 3. Projected employee counts for 2021 not available.

Source: CoStar, Esri.

Prepared by New Economics & Advisory, April 2017.

5 Proposed Plan
Retail Node Comparison

Proposed Plan: WRSP Village Center

Item	2016	2021 Projections	West Marine Plaza	Campus Plaza	Stone Point Retail Center	Johnson Ranch	Eureka Ridge Plaza	Sunset & Fairway	Average of Comparables
Real Estate									
Location	2450 Pleasant Grove Blvd. (SW portion of lot)		4441-4449 Granite Dr.	5050-5070 Rocklin Rd.	1455-1485 Eureka Rd.	9260-9290 Sierra College Blvd.	1470 Eureka Rd.	2610 Sunset Blvd.	-
Retail Square Footage (GLA)	40,642	-	43,552	40,134	38,983	38,651	37,419	21,615	36,726
Retail Acreage	3.11	-	5.10	3.00	4.70	4.40	4.20	4.07	4.25
Vacancy Rate	-	-	5.24%	31.33%	0.00%	10.44%	13.49%	11.22%	11.95%
Lease Rate [1]	-	-	\$1.16	\$1.36	\$2.50	N/A	\$1.77	\$1.12	\$1.58
Daily Traffic Counts (ADT)	15,911 [2]	-	8,700 [3]	12,600	25,600	25,700	32,300	17,600	20,417
Year Primary Center Built (Renovated)	-	-	1991	1989	2006	1999	2005	2002	1999
Number of Tenants	-	-	14	15	15	7	9	4	11
% Branch/Franchise	-	-	7%	20%	53%	29%	44%	0%	26%
Major Intersection? (Y/N)	N	N	N	Y	N	Y	N	Y	-
Gas Station Proximate? (Y/N)	N	N	N	N	Y	N	Y	N	-
Demographics [4]									
Households	10,097	14,865	8,112	6,559	16,259	12,765	16,583	20,275	13,426
Average Household Income	\$102,740	\$103,000	\$96,478	\$101,407	\$91,914	\$115,379	\$90,746	\$93,540	\$98,227
Number of Employees	1,490 [5]	N/A	10,294	17,752	48,034	22,564	48,784	35,714	30,524

[1] Triple Net (NNN) Monthly Rent per Square Foot.

[2] ADT shown is for the intersection at Pleasant Grove Blvd. and Kirkhill Drive, which is the signalized intersection to the West of the project. A nearby signalized intersection at Pleasant Grove Blvd. and Market Street (to the East of the project) demonstrated ADT of 9,653.

[3] ADP shown is for the closest nearby intersection at Granite Drive and Warren Drive.

[4] Within a 2-mile radius. Reflects 2017 CoStar data, unless otherwise noted.

[5] From Esri. See New Economics' "WRSP Village Center Retail Market Research" Memorandum, September 27, 2016, page 24, Table 3.

Source: CoStar, Esri.

Prepared by New Economics & Advisory, April 2017.

6

Summary of Neighborhood Retail Market Support

West Roseville Specific Plan Village Center Market Research

Item	Existing Households Within Project Trade Area	Planned Development Within Project Trade Area	Total Existing and Planned Development
Demand for Local-Serving Retail			
Households	10,097	4,768	14,865
Total Retail Expenditures			
From MF and SF Households [1]	\$206,419,131	\$100,157,862 [2]	\$306,576,993
Oakmont Assisted Living Facility [3]	\$0	\$736,000	\$736,000
Subtotal Retail Expenditures	\$206,419,131	\$100,893,862	\$307,312,993
Assumed Percentage at Neighborhood Centers [4]	30%	30%	30%
Amount at Neighborhood Commercial Centers	\$61,925,739	\$30,268,159	\$92,193,898
Assumed Capture Rate [5]	75%	75%	
Expenditures at Neighborhood Centers in Trade Area	\$46,444,304	\$22,701,119	\$69,145,423
Average Annual Sales Per Square Foot [6]	\$326	\$326	\$326
Total Supportable Square Feet in the Trade Area	142,467	69,635	212,103
Competing Neighborhood Retail Supply			
Existing Supply			
Raley's Shopping Center @ 4051 Woodcreek Oaks	(88,053)	0	(88,053)
CVS @ Pleasant Grove Blvd. and Fiddymont Rd.	(17,120)	0	(17,120)
2050 Blue Oaks Road	(15,791)	0	(15,791)
Subtotal Existing Supply	(120,964)	0	(120,964)
Future Supply [7]			
	0	(253,458)	(253,458)
Total Competing Neighborhood Supply	(120,964)	(253,458)	(374,422)
Net Deficit (Surplus) of Neighborhood Retail	21,503	(183,822)	(162,319)

Prepared by New Economics & Advisory, April 2017.

[1] Household spending based on ESRI and updated to 2017\$ by New Economics. Assumes that future households spend at the same levels as existing households on a per-person basis.

[2] Future household spending is adjusted upward by 2.8 percent in order to account for the larger household sizes assumed in future households.

[3] Assumes 80 senior units, with its residents averaging \$40,000 annual income. Assumes 23 percent of annual income is spent on retail, per the Bureau of Labor Statistics' Consumer Expenditure Survey, 2014.

[4] Assumes retail expenditures and neighborhood shopping centers represent 30% of total retail expenditures. Remaining 70% of expenditures elsewhere, such as community, regional, super-regional shopping centers, or other formats such as online shopping. This is a conservative assumption that has been commonly-accepted in retail market studies for project throughout the West, but is subject to refinement since supporting data is not readily-available.

[5] Assumes that 75% of Trade Area households' retail spending at neighborhood shopping centers occur within the Trade Area.

[6] Assumes average annual sales-per-square foot factor of \$326, which is the average for neighborhood shopping centers in the U.S., according to the Urban Land Institute. This figure is the latest published from this source (in 2008), but has not been inflated since retail sales have been largely flat since the Great Recession. Planning-level assumption, subject to refinement.

[7] Future retail supply within a 2-mile radius has been quantified with assistance with the City, and is shown in Figure A-5.

Source: City of Roseville, Claritas, Costar, Loopnet, US Bureau of Labor Statistics, and the Urban Land Institute.

Appendix A: Updated Demand/Supply Analysis, 2017

A-1 *Demographics Comparison*
Village Center and Select Comparison Areas, 2-Mile Radius Trade Areas

	WRSP Village Center			Retail Node #1	Retail Node #2	Retail Node #3	Retail Node #4
	Current	5-Year		Baseline &	Pleasant Grove		Douglas &
Category	Conditions	Projected		Foothills	& Foothills	Cirby & Sunrise	Harding
Demographic Characteristics: 2-Mile Radius							
Population (2017 est.)	25,646	38,797	[1]	47,269	51,222	54,600	46,155
Households (2017 est.) [2]	10,097	14,865		17,615	18,746	21,312	18,337
Average Household Size	2.54	2.61	[1]	2.67	2.72	2.52	2.48
Average HH Income (2016) [3]	\$102,740	\$103,000		\$81,915	\$95,895	\$74,716	\$77,366
Total Household Retail Spending	\$206.4 M	\$307.3 M		\$301.8 M	\$371.6 M	\$333.1 M	\$298.4 M
Jobs - ESRI Data (2016)	1,490	NA		17,485	19,117	31,624	39,940
Jobs - City Business Permit Data (2016)	206	NA		5,690	13,132	8,568	11,717

Source: ESRI Business Analyst.

[1] Estimated by New Economics & Advisory by applying the City's General Plan average household size of 2.61.

[2] Added 333 households based on data provided by City staff tracking new single-family homes that were finalized between February 2016 and April 2017. The 2016 data from ESRI is assumed to reflect January 2016 data.

[3] 2017 data not yet available. New Economics added 3% over 2016 data points.

Prepared by New Economics & Advisory, April 2017.

A-2 Primary Trade Area Total Household Retail Spending Village Center and Select Comparison Areas

Category	Amount
Household Retail Spending: 2-Mile Radius	
Food & Beverages Away From Home	\$38.6 M
Food & Beverages At Home	\$57.0 M
General Merchandise/Apparel/Furnishings/Other	\$76.6 M
Other Convenience Goods [1]	\$25.4 M
Total Household Retail Spending (\$2016)	\$197.6 M
Number of Households (2016)	9,764
Spending Per Household (2016)	\$20,239
Consumer Price Index Increase (2016-2017)	1.01%
Spending per Household (\$2017)	\$20,444
Number of Households (2017)	10,097
Total Household Retail Spending (2017\$)	\$206.4 M

[1] Other Convenience Goods includes housekeeping supplies, personal care products, 50% of reading materials (50% in Gen Merch), smoking products, and non-prescription drugs and vitamins.

Source: ESRI Business Analyst.

Prepared by New Economics & Advisory, April 2017.

A-3 *Remaining Development Capacity
Within Village Center Trade Area*

TOTAL DEVELOPMENT CAPACITY											
Item	Location	Residential Uses			Non-Residential Uses						
		SF Units	MF Units	Total	Neighborhood/ CMU Retail		Office	Sq. Ft	Industrial	Sq. Ft	Total
Approved (But Not Yet Built/Remaining Capacity)											
Approved West Roseville Specific Plan (WRSP) [1]	West Roseville	2,836	2,145	4,981		421,966	0	0	1,341,800	1,763,766	
Creekview Specific Plan (CSP) [2]	West Roseville	1,020	520	1,540		200,855	0	49,266	0	250,122	
Sierra Vista Specific Plan (SVSP) [3]	West Roseville	6,124	2,270	8,394		904,375	1,502,352	1,145,149	0	3,551,876	
Placer Vineyards Specific Plan (PVSP) [4] [5]	Uninc. Placer Co.	1,084	105	1,189			326,700	780,160	0	1,106,860	
Subtotal Approved [6]		11,064	5,040	16,104		1,527,196	1,829,052	1,974,575	1,341,800	6,672,623	
Proposed Projects											
Baseline Marketplace West	part of SVSP					incl. above	incl. above				
Baseline Marketplace East	part of SVSP					incl. above	incl. above				0
Subtotal Proposed		0	0	0		0	0	0	0	0	0
Planned Projects											
F-31 Parcel Development	part of WRSP					incl. above	incl. above				0
Subtotal Planned		0	0	0		0	0	0	0	0	0
TOTAL		11,064	5,040	16,104		1,527,196	1,829,052	1,974,575	1,341,800	6,672,623	
Years of Absorption at Annual Rate	1370 units/yr citywide	12									

[1] Remaining development as of April 24, 2017, per data provided by City staff. Assumes, as a starting point, that the WRSP Village Center will include 40 HDR units. (The Proposed Plan would result in a net increase of 16 dwelling units, yielding a total of 10,495 units.) Non-residential uses are assigned as follows: 48.74 acres of CC with an applied FAR of 0.30 assigned to Neighborhood Retail; no CMU is assigned, as it is the subject of this analysis; and 88.01 acres of industrial and light industrial have an applied FAR of 35%.

[2] There is a segment of the CSP that falls outside of the 2-mile radius surrounding the WRSP Village Center. This figure shows only the portion within the 2-mile radius of the WRSP Village Center.

[3] A small portion of the SVSP has already developed; New Economics coordinated with City staff to identify the number of single-family permits that were finalized as of July 31, 2016. The amount shown here reflects the remaining developable portion. Non-residential uses are assigned as follows: 366,000 square feet of CMU plus one-half of 350,000 square feet of CC/BP to neighborhood/CMU retail; one-half of 350,000 square feet of CC/BP to Office, and 3.1 million square feet of CC to Other Retail.

[4] Includes Phases 1A, 3, and 4A within the approved PVSP Specific Plan. These areas most closely align with the portion of the PVSP within 2 miles of the WRSP Village Center. Retail and office square footage are based on acreage provided in the PVSP Land Use Chapter; New Economics applied a Floor-Area-Ratio of 0.30 for purposes of this analysis.

[5] Although the Placer Vineyards commercial parcels are near the edge of the 2-mile radius from the Project (depending upon the exact point of origin selected), they are included in this analysis since they will likely represent viable competitive retail supply to the Project.

[6] The Regional University Specific Plan (RUSP) is another approved specific plan whose eastern edge falls into the Trade Area. This project is excluded from the analysis because very little of the RUSP falls within the Trade Area and it is expected that this project requires a university partner; the timing of this project remains unknown.

Source: SVSP Specific Plan Chapter 4, Adopted 2010;
Prepared by New Economics & Advisory, April 2017.

A-4 *Estimated New Residential Development Within 5 Years Within Village Center Trade Area*

		PORTION EXPECTED TO DEVELOP WITHIN 5 YEARS		
Item	Location	SF Units	MF Units	Total
RESIDENTIAL DEVELOPMENT				
Total Trade Area Remaining Development Capacity		11,064	5,040	16,104
Average Annual Citywide Absorption (1997-2015)		1,068	305	1,373
5 Years of Citywide Absorption Based on Annual Average		5,340	1,526	6,866
Portion Captured by Trade Area [1]		75%	50%	
Amount Captured by Trade Area [2]		4,005	763	4,768
As a % of Trade Area Remaining Capacity		36%	15%	30%

Source: SVSP Specific Plan Chapter 4, Adopted 2010;

[1] New Economics assigned these planning-level capture rates based on a high-level understanding of remaining development areas within the City. These rates recognize that most new residential development in the City will occur in the West Roseville area, although some of it will occur just outside the Trade Area boundaries (within portions of the WRSP and CSP), as well as other areas of the City, such as Downtown, Stoneridge, and other infill areas. Subject to refinement.

[2] This capture does not include the Oakmont Senior Living Facility, which is a specialized type of development. See Figure 6 for inclusion of this project within the Trade Area.

Prepared by New Economics & Advisory, April 2017.

A-5 *Estimated New Retail Development Within 5 Years*
Within Village Center Trade Area

TOTAL CAPACITY									
Item	Zoning	Acres	Neighborhood/CMU		Other Retail/Office		RETAIL EXPECTED TO DEVELOP WITHIN 5 YEARS		
			Other Retail	Office	Neighborhood/CMU Retail	Other Retail	Total		
RETAIL DEVELOPMENT									
West Roseville Specific Plan (WRSP) Retail Sites									
Parcel F-6D	CC	5.18	5.18	67,692	-	-	-	0	0
Parcel F-30	CC	8.46	8.46	110,555	-	-	-	0	0
Parcel F-31 (Community Commercial)	CC	13.35	13.35	174,458	-	-	174,458 [7]	174,458	174,458
Parcel F-34	CC	5.30	5.30	69,260	-	-	-	0	0
Subtotal WRSP [1]		32.29	32.29	421,966	0	0	0	174,458	174,458
Creekview Specific Plan (CSP)									
C-70	CC	15.37	15.37	200,855	-	-	-	0	0
C-71	CC/BP	3.77	0.00	-	3.77	49,266	-	0	0
Subtotal CSP [2]		19.14	15.37	200,855	0	0	0	49,266	0
Sierra Vista Specific Plan (SVSP)									
DF40/41: Baseline Marketplace West [3]	GC	44.85	6.05	79,000	38.80	271,000	79,000	271,000	350,000
DF-42: Baseline Marketplace East [3]	GC	40.25	-	-	40.25	395,000	0	395,000	395,000
FD-40	CC	7.46	7.46	97,487	-	-	-	0	0
FD-41	CMU/SA	5.75	2.88	37,571	-	-	2.88 37,571	0	0
JM-40	CC/CMU	5.67	2.84	37,048	-	-	2.84 37,048	0	0
JM-41	CC/BP	15.14	7.57	98,925	-	-	7.57	0	0
KT 40A/B	CMU/SA	23.59	11.80	154,137	-	-	11.80 154,137	0	0
KT-41A/B	GC	55.24	-	-	55.24	721,876	721,876	0	0
KT-42	GC	8.76	-	-	8.76	114,476	114,476	0	0
KT-43	CC-SA	12.25	6.13	80,042	-	-	6.13 80,042	0	0
WB-41	CC	10.00	10.00	130,680	-	-	-	0	0
WB-42	CC	14.50	14.50	189,486	-	-	-	0	0
Subtotal SVSP		243.46	69.21	904,375	143.05	1,502,352	31.20 1,145,149	79,000	666,000
745,000									
Placer Vineyards Specific Plan (PVSP) [4] [5]									
Parcel 3	COM	25.00	-	-	25.00	326,700	-	0	0
Parcel 4A	PC	59.70	-	-	59.70	780,160	-	0	0
Subtotal PVSP		84.70	0.00	0	25.00	326,700	59.70 780,160	0	0
Other Areas within the PTA									
Sun City Parcel S-58 [6]	COM	8.20	8.20	107,158	8.20	0	8.20 0	107,158	107,158
Subtotal		8.20	8.20	107,158	8.20	0	107,158	0	107,158
253,458									
TOTAL RETAIL DEVELOPMENT									
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1,502,352									
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[1] Excludes parcels F-32 and F-33, which are the subject of this analysis. Also excludes parcels F-32, F-33, and F-81, which fall outside of the Trade Area.
[2] Excludes parcels C-1 through C-4, C-6, C-7, C-50 through C-52, and C-81, all of which fall outside the Trade Area.
[3] For this retail parcel, there are existing site plans. Square footage estimates were taken from these site plans. Parcels 17 and 18 are assumed to be neighborhood-serving uses for purposes of this analysis (as they have a grocery and adjoining retail use). The site plans for this project, which includes East and West components, show three big-box retailers with a size of over 100,000 square feet each, 3 in-line spaces, 12 restaurants, 1 financial pad space, and 3 gas station pads. For purposes of this analysis, only the grocery space and 1 in-line space attached to the grocery store, are classified as "local-serving". In reality, the restaurants and other retail pads could also be local-serving, depending on the actual retailers that locate within this project.
[4] The Trade Area includes only three parcels of the PVSP: Parcel 1A, 3, and 4A. The remainder of the PVSP falls outside the PTA.
[5] Although the Placer Vineyard commercial parcels are near the edge of the 2-mile radius from the Project (depending upon the exact point of origin selected), they are included in this analysis since they will likely represent viable competitive retail supply to the Project.
[6] This site, located at Blue Oaks/Pleasant Grove (NW Corner), is owned by Safeway. It is possible that Safeway could decide to open a store at this location as more development occurs in the western area of Roseville.
[7] City Specific Plan, Chapter 4, Adopted 2010.
Source: SPSG Specific Plan, Chapter 4, Adopted 2010.
Prepared by New Economics & Advisory, April 2017.

MEMORANDUM

To: **Kevin Payne, City of Roseville**

Kathy Pease, City of Roseville

Tricia Stewart, City of Roseville

From: Isabel Domeyko, Jesse Walker, and Tom Martens

Date: September 27, 2016

Re: WRSP Village Center Retail Market Research

The West Roseville Specific Plan (WRSP), a master planned community on the west side of Roseville approved in 2004, was originally expected to include over 8,400 residential units and about 160 acres of commercial and industrial development. As of 2016, much of the WRSP has been constructed, largely according to the Specific Plan, albeit with some amendments that expanded the residential capacity to more than 10,000 residential units at buildout.

One of the last remaining undeveloped areas is the 120-acre Village Center, which was envisioned as the heart of the WRSP. The Village Center is bisected by Pleasant Grove Boulevard and would include about 840 medium/high-density residential units, parks, public/quasi-public uses, and community commercial development.¹ To date, St. John's Episcopal Church, Mahan Park, and a variety of residential projects have developed within the Village Center, yet approximately 17 acres of land on both the north and south side of Pleasant Grove remains undeveloped. This area, (hereafter referred to as the "Village Center," or the Project), remains available for a park and some combination of retail, office, and/or residential and is the focus of this study.

Developers of the Village Center have recently expressed a desire to re-zone some, or all, of the Project from commercial to residential, while local residents continue to call for local-serving retail and park development.

The City of Roseville (City), in an effort to understand the economic implications of developing the Village Center according to the approved plan, as well as alternative potential land uses, commissioned market research designed to help inform the likelihood for local-serving retail development to occur within the near-term (2 to 5

¹ WRSP, Section 10: Village Center Plan.

memorandum synthesizes a market research effort undertaken by New Economics & Advisory to address this issue.

The Primary Research Goal of this assignment is to identify to the type and scale of local-serving retail development that could reasonably be expected to develop within a 2- to 5-year timeframe within the Village Center of the WRSP.

Overall Approach

New Economics & Advisory researched retail market conditions and the potential for the Village Center to support local-serving retail within the next 2- to 5 years. The research approach entailed the following steps:

1. An evaluation of the Village Center's site conditions, including location, adjacencies, traffic volumes, surrounding demographics, and other key criteria sought by retailers.
2. Consideration of national and citywide retail market conditions, particularly pertaining to local-serving retail, including new development trends and current lending criteria in the existing market.
3. Study of four comparison Retail Nodes—concentrations of retail in Roseville that provide primarily neighborhood-serving retail—to identify patterns about performance, demographics, timing, and character that can lend insights about the potential for local-serving retail development in the Village Center.
4. Evaluation of existing and planned retail supply to identify competition faced by the Project.
5. Preparation of an estimate of the amount of local-serving retail that could be supported by the spending existing and future households in the Trade Area.
6. Resulting assessment of the likelihood of local-serving retail development within the Village Center within the next 2 to 5 years.

Summary of Findings

This section presents the overall Findings that have been derived from this period of Market Research. Further discussion about data, methodologies, and calculations employed, as well as evidence to support these findings, can be found in subsequent sections.

Overall Findings

- **The Project currently possesses smaller quantities of households, employees, and traffic volumes than four comparison Retail Nodes in the City. The Project also lacks many locational attributes provided to retailers within the comparison Retail Nodes. These demographic and site indicators suggest that the Project is not a viable site to create similar levels of retail development at this time.**

- **While the existing 2-mile Trade Area appears to have a small gap in local-serving retail, planned retail would not only fill this gap but could potentially create an oversupply of 169,100 square feet, even after accounting for projected household growth over the next five years. As shown in Figure 1:**
 - Current household spending within the Project's 2-mile Trade Area generates gross demand for approximately 136,400 square feet; after accounting for existing supply of 121,00 square feet of local-serving retail space, there appears to be net demand for 15,400 more square feet of local-serving retail.
 - Future development in this Trade Area will generate gross demand for about 68,900 additional square feet of local-serving retail, but also potential supply of up to 253,500 square feet of retail space.
 - If all of the growth and competing local-serving retail space is constructed, there is the potential for a net oversupply of local-serving retail space in the Trade Area of about 169,100 square feet.
- **New retail development will be feasible first if it has an anchor tenant, such as a grocery store, pharmacy, or other major user. However, because anchor retailers seeking to enter the Trade Area will first look to other first- and second-tier retail sites, near-term retail development within the Village Center would be vulnerable to high levels of vacancy. An unanchored center would also command significantly lower rents. These factors would make it difficult for retail development to "pencil out" on its own.**
- **While some local-serving retail (such as cafes, small local office spaces) could potentially be constructed at the Project to serve unmet needs, local-serving retail is not recommended to be a focal point of the Project site within the next 2 to 5 years. Some retail could still be planned for the site, potentially as ground-floor retail within larger mixed-use buildings, but the financial feasibility of the remainder of such buildings should be evaluated assuming that the retail not develop over a much longer timeframe (potentially 10+ years).**

Project Attributes and Real Estate Market Conditions Findings

- **The Village Center is located in a developing area of Roseville. The Project site is 17 acres in total size, and is located along a relatively "quiet" portion of Pleasant Grove Boulevard.** Because of the site's location near the edge of the City, its relative distance to transportation corridors, employment nodes, and population centers, as well as its modest size and low traffic volumes, it is not a likely candidate for large-scale retail shopping centers, which rely on strong visibility, accessibility, synergies with adjacent uses, and the ability to draw users through "critical mass." Any retail development at the Project would need to be supported by the local residential and daytime employment populations, as opposed to

commuters or visitors. This characterization is consistent with the City's request that New Economics analyze the potential for local-serving retail at the Project.

- **Roseville is viewed as having a strong and continually improving retail market among the Sacramento Region.** This is evidenced by Roseville's retail vacancy rates, which are significantly lower than those of the Region overall. However, average rents are only moderately higher, suggesting that while the city's retail real estate market is stronger than the Region overall, there does not appear to be much pent-up demand for retail space that would result in higher rents.
- **Real estate professionals report that relatively high vacancy rates and low rents are hindering new commercial development generally in the Sacramento Region.** Only projects with strong pre-leasing, highly competitive locations, and national tenants (if retail) are qualifying for financing. This trend is expected to continue until existing vacant space in the region is absorbed and rents increase. Brokers expect that it could take several years to see sufficient improvement in market conditions to justify more substantial levels of new development within the larger Sacramento Region.

Village Center Compared to Other Roseville Retail Nodes Findings

- **New Economics assessed four comparison "Retail Nodes" in the City in order to compare the attributes of these areas to the development potential at the Village Center.** The Retail Nodes selected for this study include:
 - Retail Node #1: Baseline Road & Foothills Boulevard
 - Retail Node #2: Pleasant Grove Boulevard & Foothills Boulevard
 - Retail Node #3: Cirby Way & Sunrise Boulevard
 - Retail Node #4: Douglas Boulevard & Harding Boulevard
- **The Village Center site is smaller in size than most of the Retail Nodes selected for this analysis.** At 17 total acres, which may include some parks space and other uses, the Village Center is smaller than three of the four comparison Retail Nodes, which range from 21 to 62 acres in size. These larger retail centers all include major grocery stores, pharmacies, and gas stations, as well as a host of different businesses types in the in-line spaces. The one Retail Node that is similar in size to the Village Center site is an un-anchored shopping center located at Pleasant Grove and Foothills Blvd., which is approximately 11 acres. This small retail center appears to be heavily supported by employee spending from nearby office buildings.
- **The Village Center is located in a more outlying location and experiences lower traffic volumes than the four comparison Retail Nodes, which are generally within 3 miles of a freeway and are also located centrally within developed areas.** In contrast, the Project is located over 5 miles from Highway 65 and nearly

8 miles from I-80, and includes an area that is only partially developed within a 2-mile radius.

- **The number of employees and the traffic volumes within and surrounding the Project are significantly lower than each of the comparison Retail Nodes. In order to reach levels that are commensurate with the comparison Retail Nodes, trip levels at the Project would need to increase by at least 180 percent.** Because of these lower traffic volumes and employment levels, the attractiveness of the Project for retail development is significantly diminished. It is unclear how greatly the traffic and employment figures may increase in the future (as the future traffic and employment conditions were not studied extensively as part of this assignment).
- **The number of households and the associated spending within the 2-mile “Trade Areas” surrounding the four comparison Retail Nodes are significantly higher than what currently exists at the Village Center. However, when accounting for future growth, the WRSP Trade Area may reach levels that are similar to (but still less than) the comparison Retail Nodes within five years.** The 2-mile Trade Areas surrounding the four comparison Retail Nodes possess between 18,000 and 21,000 households, whereas the Project Trade Area possesses only approximately 10,000 households. However, once new development occurs that is planned for the next 2- to 5 years, the number of households in the Project Trade Area is expected to rise to approximately 14,500.
- **The annual taxable sales generally reflect the cyclical decline and rise can be observed over the past ten years. When combined with the real estate performance indicators, this data also suggests that most Retail Nodes are larger and possess viable retail anchors (such as grocery stores and/ or pharmacies). However, non-anchored centers are also surviving, likely owing to a larger presence of daytime employees and a more diverse mix of retail, commercial, and other types of tenants.** Centers in the smallest Retail Node (which do not have an anchor) achieve lower rents compared to the other larger Retail Nodes, which would present financial feasibility implications for new development. Also, these centers have a large proportion of non-taxable businesses such as service-oriented businesses (which is supported by the inventory of businesses within that Retail Node).

Village Center Supportable Development Capacity

- **The Trade Area is a 2-mile radius that surrounds the Project Site; existing households within the Trade Area can support approximately 136,400 square feet of local-serving retail.** Trade Area households possesses approximately \$59.3 million in annual spending power that could be attributed to neighborhood shopping centers, which could support up to 136,400 square feet of total

neighborhood-serving retail space. When accounting for existing retail supply that within the Trade Area, approximately 15,400 square feet of “net new” neighborhood-serving retail could currently be supported.

- **Over the next five years, the Trade Area is expected to add approximately 4,800 residential units, including 4,000 single-family homes and 800 multifamily units, which would generate demand for an additional 68,900 square feet of local-serving retail.** The residential absorption estimate is based on historical citywide annual average absorption and a capture rate applied to the Trade Area and includes traditional single-family and multifamily development. (The potential Oakmont Senior Facility is included in this estimate.)
- **As the residential areas build out, additional retail space will also likely be constructed elsewhere within the Trade Area to meet the demand that is generated from the new households, and the planned neighborhood-serving retail centers in this area will fully absorb this spending.** The Project Trade Area could support up to 205,300 square feet of new neighborhood-serving retail space over the next 5 years, which accounts existing unmet demand, as well as the spending from newly-developed households within the Trade Area. However, about 253,400 square feet of new neighborhood retail space is planned for key retail sites in this area, in addition to the 121,000 square feet that already exists. As additional retail space in this area builds out, there is strong potential for an oversupply of retail.
- **The Project is, at best, a third-tier retail site that will not likely develop within the next 2 to 5 years.** Retail sites along Fiddymont Road (at the corners of Blue Oaks Boulevard, Pleasant Grove Boulevard, and Baseline Road) are first-tier sites that will likely develop first and can provide neighborhood-serving uses to the WRSP and other Specific Plan areas within the Trade Area. Second-tier sites are located at other key corners in growth areas, (such as along Westbrook Boulevard). Retail users will seek out these sites before they consider locating in the Project for neighborhood-serving retail and/or office development.
- **Although market dynamics do not favor the Village Center location, it remains possible that some local-serving retail (such as cafes, small local office spaces) could be attracted to the Project.** Local-serving retail could be included in the site, potentially as ground-floor retail within larger mixed-use buildings, but the financial feasibility of the remainder of such buildings should be evaluated assuming that the other mixed-use components of the Project would need to subsidize the retail component until retail uses can be secured and stabilized.

Retail Market Trends

National Retail Trends

Industry experts have documented a number of permanent market changes that have occurred in the retail industry since the Great Recession that impact land use planning going forward. Some of these trends will affect retail development in the Project area, including these:

- **Retail Anchors Are Shrinking and Adapting.** Prolonged increases in market share by e-commerce businesses are resulting in building footprint reductions for major retail anchors. Further, traditional “big box” department stores (such as Walmart) have ventured into the grocery market, producing both smaller-format traditional grocery stores as well as new, small-format grocery versions of department stores.
- **The success of small-format grocery stores has been mixed.** Small-format grocery stores take a variety of formats, including:
 - 5,000 sq. ft. corner stores (aka micro stores or superettes);
 - 5,000-15,000 square foot neighborhood markets or limited assortment supermarkets (such as Trader Joe’s and Fresh & Easy); and,
 - 20,000-40,000 square foot destination supermarkets.

The profit margins for grocers are relatively small—as little as 2 percent². Some retailers (such as Tesco’s Fresh & Easy) have failed, others are still refining their concepts (such as Whole Foods’ 365), and others have found success (such as Walmart’s Neighborhood Market).

One highly desired small-format grocery store is Trader Joe’s. Current site criteria provided through a third-party data source includes a minimum of 90,000 persons within 5 miles, relatively high household incomes (although not defined), and relatively highly educated population (although not defined). Roseville, with a current city population of 134,000 residents, has a Trader Joe’s at the corner of Douglas Boulevard and Harding, although this store’s easy access to Highway 80 probably also draws from Rocklin, Granite Bay, and Loomis, as well as Roseville’s large employment commuting from all over the Sacramento Region. It is unknown if Trader Joe’s would consider a second store location in Roseville as opposed to elsewhere in the Region.

- **Retail Centers are Diversifying Their Tenant Base.** All types of retail centers are now more likely to expand their tenanting options to include service providers (gyms, post offices, massage, insurance, small appliance repair), medical uses (urgent care centers, physical rehabilitation, radiology/dialysis centers), and other “non-traditional” users

² Food Retailing in the 21st Century: riding a Consumer Revolution (www.fmi.org/media/bg/FoodRetailing.pdf). As Cited in “Grocery Store Attraction Strategies” published by PolicyLink, 2008.

including new/ independent retailers that may not have a proven track record of success.³ Existing centers within the Project Area may be able to accommodate new, locally owned businesses.

- **Retail is Increasingly “Experiential.”** Because shoppers can buy more things on-line that can be delivered in a very short time, shopping is evolving to emphasize an experience, beyond the instant gratification offered by a traditional commercial transaction. For example, these experiences can include outlet/thrift shopping, (finding a unique item for a “steal”), services combined with retail (a bike repair shop with a coffee counter), or a restaurant with exceptional community views.
- **Residential Development is Experiencing a Shift Toward Infill and Higher-Density.** As consumer preferences regarding housing continue to evolve, a shift from low-density residential development in outlying areas (which characterized a predominant paradigm for several decades after World War II), more recently, an emphasis on infill development has strengthened, with smaller homes and lots, closer proximity to jobs, goods, and services, and higher reliance on alternative transportation such as walking, biking, and public transit. Overall, infill comprises an estimated 21 percent of new home construction among the 209 largest U.S. metropolitan areas, and nearly three out of four large metropolitan regions saw an increased share of infill housing development in 2005-2009 compared to 2000-2002.⁴ In 2011, 19 percent of respondents to a national survey reported that they would like to live in a City, up from 13 percent from the same survey in 2004.⁵

Citywide Trends

The overall retail real estate market in Roseville is fairly healthy with an average occupancy rate of about 95 percent, which equates to a normal amount of “frictional” vacancy to allow for churn in the market. Rental rates, however, are fairly moderate on average across the city, at just under \$1.50 per square foot. Much of the retail space inventory that contributes to that average rent is in older construction; whereas new construction typically demands higher rents per square foot to make development feasible and financeable.

Within the City of Roseville there is about 10.7 million square feet of existing retail space, which is about 10 percent of the total retail space within the Sacramento regional market. However, Roseville’s vacancy rate of 4.7 percent is significantly lower than the 8.2 percent vacancy rate in the region as a whole, reflecting a somewhat stronger local market. The

³ “Cultivating Independent Tenants can be a Worthwhile Investment, Panel Says,” Shopping Centers Today, International Council of Shopping Centers, published November, 20 2014.

⁴ From “Smart Growth and Economic Success: Investing in Infill Development.” United States Environmental Protection Agency, February 2014.

⁵ Belden Russonello & Stewart. “National Community Preference Survey, 2004 and 2011” Smart Growth America and National Association of Realtors.

amount of absorption in Roseville during the previous twelve months (of about 40,000 square feet) has been roughly five percent of the region's total retail absorption over the period.

Despite the much lower retail vacancy rate in Roseville than the overall Sacramento market, the average retail rents in Roseville, at \$1.48 per square foot (NNN) are only moderately higher than the regional average retail rents of \$1.36 per square foot. This suggests that there is not significant unmet demand for retail space in the local area, which would be expected to push rents upward.

Market Insights from Real Estate Professionals

New Economics interviewed commercial lending experts, retail brokers, and an office broker actively engaged in commercial development in Roseville as well as other parts of the Sacramento Region. The interviews produced a number of insights regarding the development of new local-serving retail and/or office:

- **Compared to the last real estate cycle, development of new office and retail projects that rely upon a loan are subject to much more stringent conditions.** During the last cycle, developers could obtain loans for non-anchored retail. Today, projects need to have national credit tenants in place, a substantial level of pre-leasing, and a strong location to secure a construction loan. Further, lenders largely expect developers to bring land to the table in the form of equity.
- **Until existing retail vacancy rates fall and rents increase, lenders are unlikely to fund speculative commercial projects.** Although the financial feasibility of new development is influenced by the land basis (the amount paid for the land), rents may well need to be in the range of \$3.00 per square foot (triple net) in order to secure financing. In-line and pad spaces within grocery-anchored centers command the strongest rents (potentially as much as \$3.00 per building sq. ft.), followed by space within centers across from or next to grocery-centered anchors (in the range of \$2.00). Non-anchored centers located in more outlying areas command the lowest rents (less than \$2.00). In the current market, without a strong anchor tenant, it is not generally possible for developers to get financing terms that would allow new projects to achieve financial feasibility thresholds.
- **The strongest sources of rent and/or sales for retail developers are gas stations and fast food pads.** These uses command the highest rents for local-serving retail and tend to want to be close to anchor uses.
- **There is a lack of small, single-story office space in the City, and there is no such product in the West Roseville area.** Speculative owner-user office space could theoretically occur and owner-user development has been an active source of new commercial development in the current market. However, these users are generally small-scale and would not be a good match for commercial space

available for rent by another developer. Also, even a modest amount of local-serving office development would require some synergistic retail to succeed.

WRSP Relative to Comparison Retail Nodes

In conjunction with the City, New Economics selected four Retail Nodes that were used to compare the attributes of the Project to. These Retail Nodes were selected because they offer a diverse array of neighborhood-serving retail goods and services and to the extent possible are in comparable locations to the Project. In certain instances, Retail Nodes were selected because they offer certain business types or tenants that have been discussed as desirable users for the Project, and this evaluation seeks to determine whether the attributes of the Project are in alignment with the comparison Retail Nodes.

Description of the Project and Trade Area

The 17-acre Project site is among the last remaining undeveloped areas in the 120-acre WRSP Village Center. New Economics has assessed the attributes of the Project site itself, as well as the 2-mile Trade Area surrounding the Project. Typically, local-serving retailers draw the majority of their patrons from the households between a 1- and 3-mile radius surrounding a particular site, and in this case New Economics selected a 2-mile Trade Area radius because many of the types of retailers considered in this analysis (such as grocery stores, restaurants, etc.) utilize this trade area definition.

Figures 2 and 3 show attributes of the Project site and the surrounding Trade Area, as well as four comparison Retail Nodes which are described below. As shown, the Project Trade Area has an estimated population of approximately 25,000 residents among 9,700 households. The average household size is 2.54 persons, and the average household income is approximately \$100,000 per year.

Description of Comparison Retail Nodes

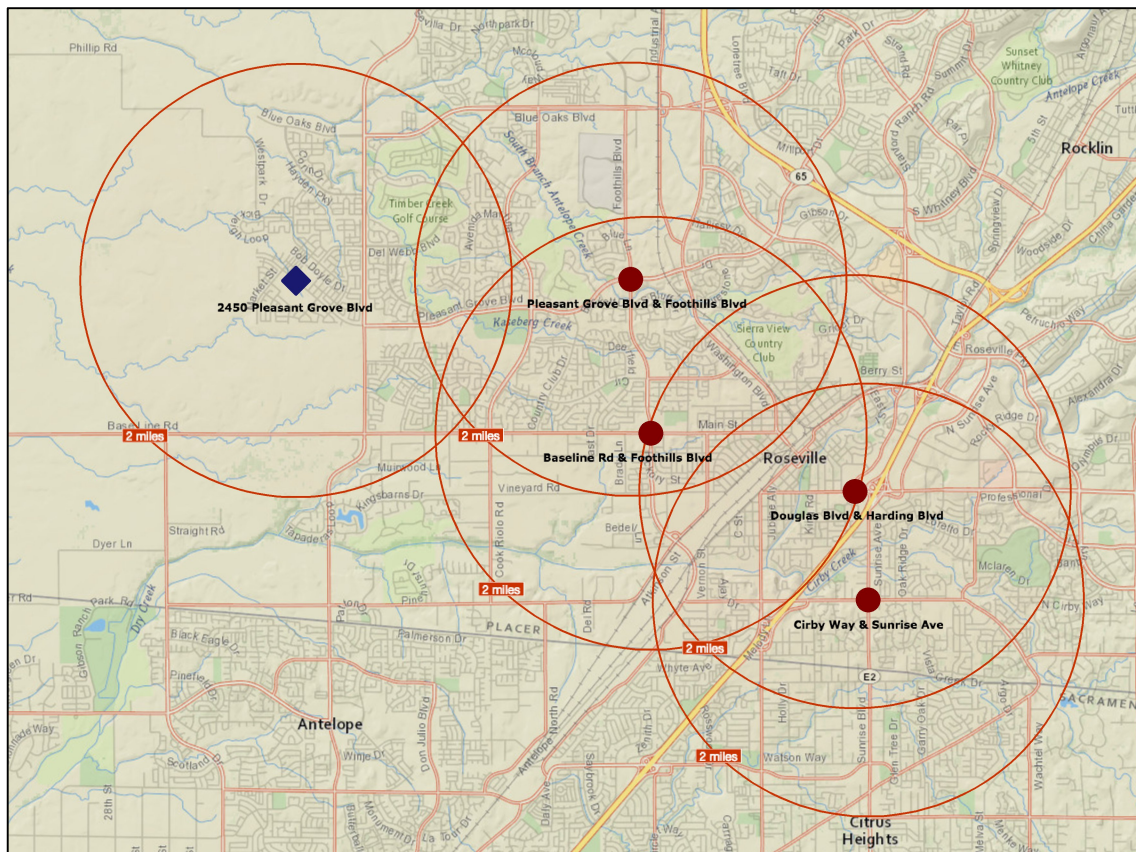
New Economics has analyzed the demographic and socio-economic conditions of the 2-mile Trade Areas surrounding the Project and the comparison Retail Nodes, using data compiled from ESRI, Costar, and the City of Roseville. The Retail Nodes include one or more shopping centers and contiguous free-standing retail located nearby, with the exception of gasoline stations.⁶ The locations of the comparison Retail Modes include:

- Retail Node #1: Baseline Road & Foothills Boulevard
- Retail Node #2: Pleasant Grove Boulevard & Foothills Boulevard
- Retail Node #3: Cirby Way & Sunrise Boulevard
- Retail Node #4: Douglas Boulevard & Harding Boulevard

⁶ Since gasoline stations can exhibit sales figures that are not directly correlated to building square footage, and also because gasoline stations are not likely to be a candidate for the Village Center site, this category of retail was excluded from this analysis.

The locations of the Project and the comparable Retail Nodes, along with their 2-mile trade areas are shown on **Map 1**, and the attributes of each center are shown in **Figure 2**.

Map 1: Site and Comparable Retail Nodes with 2-Mile Primary Trade Areas



Source: ESRI Business Analyst; National Geographic Society; New Economics & Advisory, September 2016.

Three of the four comparable Retail Nodes selected for this analysis are anchored by grocery stores, with pharmacies and other supporting anchors situated within the retail cluster.⁷ The only Retail Node in this analysis without a standard anchor (Retail Node #2 at Pleasant Grove and Foothills Boulevards), has significantly less overall square footage, but also has the highest traffic counts of the comparable intersections.

The comparable Retail Node with the greatest square footage and the highest number of anchors is Retail Node #4, at Douglas Boulevard and Harding Boulevard. While this node has moderate Trade Area household retail spending, it has a much larger daytime population (i.e. jobs) than the other nodes and is essentially adjacent to a freeway on-/off-ramp, which will result in much higher sales from beyond the Trade Area, or in-flow.

⁷ For the purposes of this analysis, anchors are assumed to be those tenants with 7,000 square feet of space or more.

Demographic Comparison

Retail spending at neighborhood-serving retail, such as grocery stores, pharmacies, and other convenience-oriented retailers is highly dependent upon spending from proximate households, as opposed to comparison-shopped goods, such as apparel and home furnishings, which generally rely on retail synergies found in larger retail agglomerations with much larger trade areas.

In **Figure 3**, the household demographics and spending potential within the Trade Area for the Project at 2450 Pleasant Grove Boulevard (defined as a 2-mile radius) are compared to the same size trade areas for four other community and neighborhood-serving Retail Nodes within Roseville.

The demographics for the Project's Trade Area are presented for the current state; however, the key drivers of retail demand, Households, Household Income, and the resulting Household Retail Spending, have also been projected forward five years, based on the anticipated development of approved projects within the Trade Area.

The Project's Trade Area exhibits an average household income of just under \$100,000, while the comparison nodes' trade areas have average household incomes ranging from about \$75,000 to \$96,000. However, while the Project's Trade Area has a higher average household income than the comparison Retail Nodes, the current number of households within the Project's Trade Area are roughly half those found within the Trade Areas of the comparable retail nodes that were surveyed.

The Project's Trade Area currently has just under 10,000 households, while the Trade Areas for the comparable Retail Nodes have between 18,000 and 21,000 households, resulting in significantly higher retail spending potential within those trade areas. However, within five years, it is anticipated that an additional roughly 5,000 households will increase the Project's Trade Area households to about 15,000.

Total Retail Spending

Based on ESRI-supplied data for retail spending potential, the households within the Trade Area around the subject site generate a bit less than \$200 million in retail spending annually, compared to roughly \$300 to \$400 million annually for the trade areas around the comparable retail nodes as shown in **Figure 4**. However, the total household retail spending estimates includes purchases of general merchandise and other "shoppers" goods, as well as restaurant spending. For general merchandise and other "shoppers" goods like apparel and home furnishings, consumers generally drive further to comparison-shop. Similarly, restaurant spending typically occurs over a relatively wide geographic area, with many drivers impacting where that spending occurs. The neighborhood-serving retail that would be located at the site, as well as that at the comparable nodes, is generally going to be more convenience-oriented and focus on those purchases consumers generally make closer to home, such as groceries as well as housekeeping and personal care goods.

According to the ESRI-supplied spending data, the current households within the Project's Trade Area spend about \$57 million on groceries (listed as Food & Beverages At Home in **Figure 4**). This compares to between \$89 million and \$109 million that households within the comparable node trade areas currently spend annually on groceries.

Spending on Other Personal Goods (including housekeeping and personal care items) is somewhat less than half of the spending that households make on groceries, but the same patterns noted above for grocery spending between the site's trade area households and those in the comparable nodes' trades areas remains the same.

Employment

Employment levels within the Project's Trade Area are significantly lower than those found in the comparison Retail Node Trade Areas. New Economics utilized two sources of data for employment. The first source is ESRI, a third-party private data vendor commonly-used in market analysis, and the second is the City's own business license data, in which all businesses that hold licenses within the City are asked to report the number of employees. The City's business license data includes all types of businesses (including home-based businesses), but does not include government or certain non-profits or institutional users who are not required to hold a business license. The private data company that processes the City's business license data (HdL Companies) has stated that this source can be notoriously unreliable, since there is no requirement that businesses report accurately, and no subsequent vetting is undertaken. Furthermore, as businesses expand or contract, the employment data may not be updated to account for temporal changes. Therefore, the business license data should perhaps be considered as a general "indicator" of employment levels, but users should bear in mind that a large margin of error may exist.

The two sources of employment data show significantly different values for the Trade Area surrounding the Village Center and each comparison Retail Node, however, the relative trends observed are fairly consistent. As shown in **Figure 3**, the four Retail Nodes have between 17,000 and 40,000 employees within a 2-mile radius as reported by ESRI, and between 5,700 and 13,000 using the City's business license data. The Village Center site shows only 1,500 employees by ESRI, and 200 with the City's business license data, a substantially lower amount than the comparison Retail Nodes.

This is an important finding, since employee spending can support retail development, and is often associated with local serving retail specifically, such as restaurants and convenience-oriented services such as dry-cleaners and office supply stores. Many national and/or franchise-based restaurants have site criteria that include a minimum presence of 10,000 daytime workers (i.e. lunchtime customer potential) to justify a restaurant; it is very difficult to sustain a restaurant without a sufficient lunch crowd.

It should be noted that New Economics did not assess the potential future employment surrounding the Village Center site, although this area is not expected to be a significant jobs center. A more focused assessment of the potential for future job growth and associated future employee spending could be undertaken as a separate effort.

Traffic Volumes

New Economics assessed traffic volumes at key intersections surrounding the Village Center and each comparison Retail Node, since traffic volumes are a key criterion that are desired by retailers and is weighted heavily during the site selection process since vehicle traffic is closely associated with retail sales. As shown in **Figure 2**, the Village Center site exhibits average daily traffic volumes of approximately 16,000 trips. In contrast, the four comparison Retail Nodes show traffic volumes that are significantly higher, ranging from 45,000 at Retail Node #4 to 70,000 at Retail Node #2. Trips would need to increase by at least 180 percent to reach the bottom end of the range at the comparison Retail Nodes.

Taxable Sales

Figure 5 shows taxable sales data collected by New Economics for the four comparison Retail Nodes selected for this study, which was analyzed in order to shed light on the performance of each center over time. As shown, each of these centers experienced a decline in retail sales between 2006 and 2011, as the national economy grappled with the doldrums of the Great Recession. After 2011, the Retail Nodes generally have improved and show positive trajectories as of the end of 2015.

Interestingly, the smallest comparable (Retail Node #2 at Pleasant Grove and Foothills) has displayed much lower taxable sales rates (on a per-square foot basis), but it has also shown the most prominent increase in taxable sales during this period, growing at an average annual rate of over 10 percent from 2011 to 2015. This may be explained by the fact that the center may have shifted tenants from those that are “less taxable,” i.e., Food Stores and service-oriented businesses, to those that are “more taxable,” such as restaurants. This center is nearby several jobs centers (as evidenced by the employment numbers shown in **Figure 3**), so it is likely that this Retail Node is drawing from the spending of these employees to support restaurants and other businesses there.

Real Estate Market Indicators

Figure 7 shows market indicators for the City of Roseville overall and for the four comparison Retail Nodes. Interestingly, of the Retail Nodes surveyed, the relatively mature inventory located near the intersection of Douglas and Harding (Retail Node #4) has the highest average rent, at \$1.91 per square foot per month, due to a combination of proximity to the freeway, nearby employment, and the synergies created by multiple anchor retailers. Nearby Retail Node #3 (at Cirby and Sunrise), however, with two grocery anchors and high traffic counts, has the lowest average rent of the centers studied, at \$1.25 per square foot, potentially indicating an oversupply of space at this intersection. The other two Retail Nodes displayed average rents of \$1.62 and 1.70 per month.

Occupancy rates were in the high-80s to low-90s for three of the comparable retail nodes; however, the node around Baseline and Foothills had an occupancy rate of nearly 99% at the time of data gathering.

Planned Development in the Project Trade Area: Residential

This section describes the total remaining capacity within the Village Center Trade Area, identifies the scale of residential absorption within Roseville over the last eighteen years, and estimates the portion of future absorption that the Trade Area can realistically expect to capture over the next five years.

Trade Area Development Capacity

The Trade Area contains portions of five specific plan areas: the WRSP, the Creekview Specific Plan (CSP), the Sierra Vista Specific Plan (SVSP), Regional University Specific Plan (RUSP) and the Placer Vineyards Specific Plan (PVSP). **Figure 6** summarizes the remaining development capacity, within each of these specific plan areas, which falls within the Project's Trade Area boundaries. The total remaining development capacity amounts to nearly 17,000 residential units.

Citywide Residential Absorption Patterns

Figure A-1 in **Appendix A** documents the number of single-family and multifamily building permits pulled in Roseville dating back to 1997. Over this timeframe, which includes multiple market and economic cycles, the City absorbed an average of 1,373 units each year, including a combination of single-family and multifamily units.

Over a five-year period, the average annual absorption would equate to 6,866 residential units, including 5,340 single-family units and 1,526 multifamily units. This amount is far less than the total capacity within the Trade Area, which suggests that it will take longer than 5 years (potentially up to 12 years) for all new residential development to absorb within the Trade Area.

Trade Area Capture

New residential development in Roseville is expected to occur largely in the western areas, although other new development is occurring in pockets elsewhere, such as Stoneridge, Downtown, and other infill locations.

Within the western areas (including the Trade Area), the timing of development within individual specific plan areas remains somewhat uncertain. For example, the CSP is beginning to process tentative maps, while the SVSP is still working to obtain its 404 permit and has only been able to develop a small portion (processed through a different 404 permit), although it does have approved tentative maps. In the meantime, the WRSP is continuing to build out.

This analysis applies one single-family and one multifamily capture rate to the Trade Area instead of estimating capture rates by specific plan area. New Economics assigned these planning-level capture rates based on a high-level understanding of remaining development areas within the City. These rates recognize that most new residential development in the City will occur in the West Roseville area, although some of it will occur just outside the Trade Area boundaries (within portions of the WRSP, PVSP, CSP,

etc.), as well as other areas of the City, such as Downtown, Stoneridge, and other infill areas. For purposes of this analysis, New Economics has applied these capture rates to the 5-Year Absorption schedule:

- 75% of single-family development, or 4,005 units; and
- 50% of multi-family development, or 763 units.

Figure 7 summarizes the capture rates and resulting residential development anticipated to occur over the next five years. Actual development could be higher or lower, depending on market conditions in the West Roseville area and other parts of the City and/or Sacramento Region.

Planned Development in the Project Trade Area: Retail

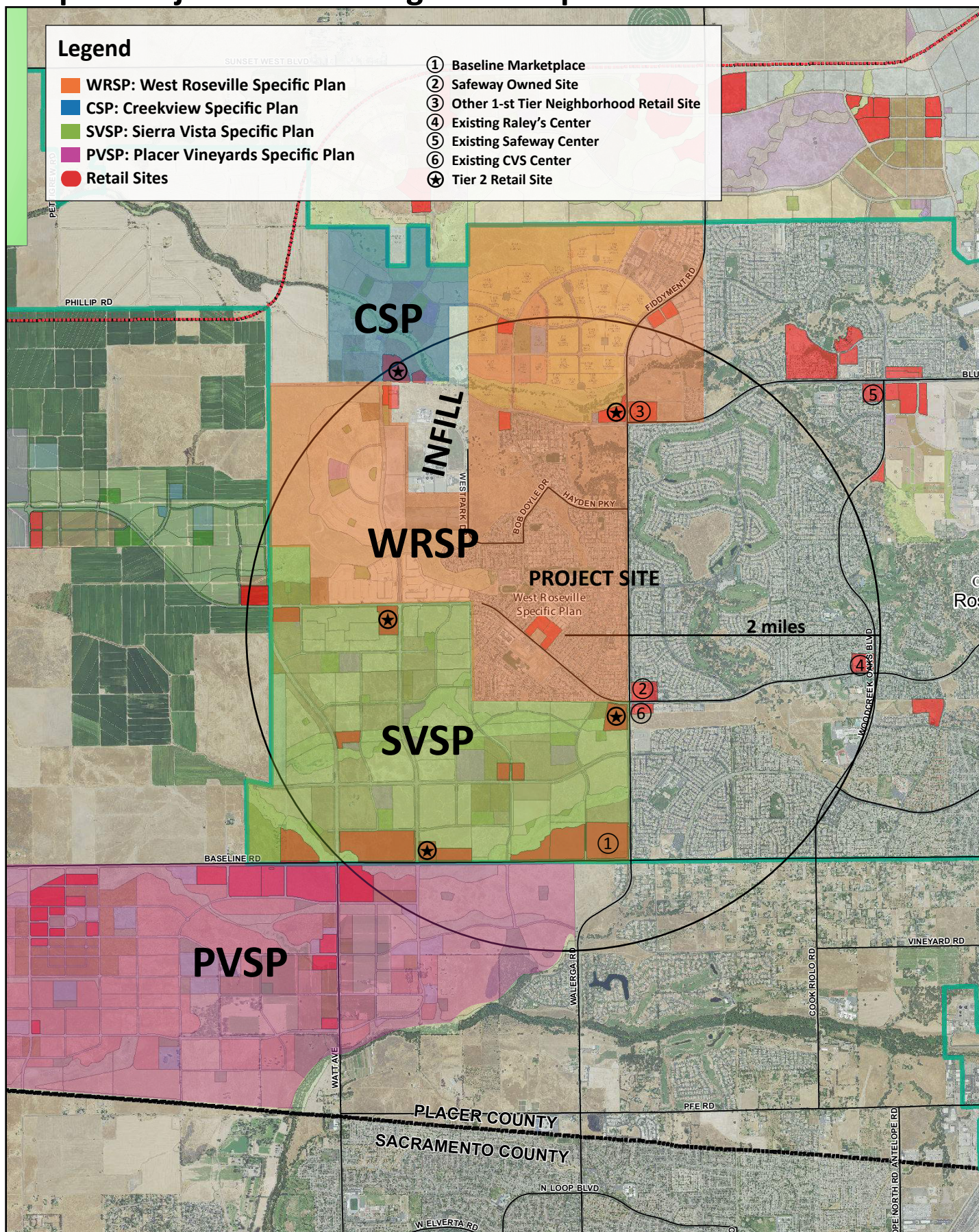
Trade Area Development Capacity

The Project Trade Area contains multiple parcels zoned for retail development. **Map 2** shows the location of these parcels, while **Figures 7** and **9** identify the total building capacity of these parcels for retail and/or office development.

Following a review of the zoning for each non-residential parcel in each respective Specific Plan, New Economics assigned these parcels to neighborhood/community mixed-use retail, other retail (regional retail), or office space. New Economics then applied a standard floor-area-ratio (FAR) of 0.30 to estimate the amount of building square footage that could reasonably fit within that site. In limited cases, such as the Baseline Marketplace, more precise information was available, which New Economics used instead to estimate and assign building square footage by type.

As **Figure 9** indicates, there is a total additional capacity for development of 294.89 commercial acres, of which 143.05 acres could be developed as neighborhood and/or commercial mixed-use retail. This figure *excludes* the Project parcels studied in this analysis.

Map 2: Project Surrounding Area Map



MacKay & Soms (prepared August 2016)

Additional Adjustments Made by

New Economics & Advisory, August 2016

Trade Area Capture

Figure 9 also identifies retail sites that have the strongest likelihood of developing within the next two to five years. These sites were identified using various criteria, including entitlement and/or building approvals, land ownership entity, competitiveness of location, and insights gained from interviews with local real estate professionals.

Parcel F-31 (WRSP): 174,458 Square Feet

This parcel, located at the northeast corner of Blue Oaks Boulevard and Fiddymment Road, is positioned at the corner of two major arterial roads, close to both existing development and new development. The City expects to receive a proposal to develop this neighborhood retail center within the next year.

Parcels DF-40-42-- Baseline Marketplace (SVSP): 745,000 Square Feet

This retail project at the northwest corner of Fiddymment Road and Baseline Road already has approvals and is waiting solely for the 404 Permit associated with the larger specific plan area. It is planned to include 3 big-box retailers of more than 100,000 square feet each (e.g. for department stores, home improvement stores, etc.), a grocery store, three in-line spaces, 14 retail pads, 12 restaurant pads, 1 financial pad, and 3 gas stations. Interviews with local real estate brokers indicated that the Baseline Marketplace will be a regional retail center, but will, de facto, also serve to provide neighborhood retail (grocery, gas station, restaurants, etc.) for nearby residents. This analysis allocates approximately 79,000 square feet—the space associated with the grocery store and ancillary in-line space—to neighborhood retail, although the restaurants, financial space, and other retail pads may well also meet local demand for neighborhood retail within the Project's Trade Area.

Parcel DW-21 (Sun City): 107,158 Square Feet

While the Sun City area is built out, one of the commercial parcels, located at the SE corner of Fiddymment Road and Blue Oaks Boulevard remains vacant. This parcel is owned by Safeway and could develop as a grocery store at any time. In combination with the adjacent CVS (drug store), this site would pose strong competition against local-serving retail at the Project site.

Other Competitive Retail Sites

The Trade Area contains a number of other sites that have highly competitive site attributes:

- C-70 in the CSP is a 15.37-acre site located at the corner of Westbrook and Blue Oaks Boulevard.
- JM-41 in the SVSP is a 15.14-acre site, zoned CC/BP, at the southwest corner of Fiddymment Road and Pleasant Grove.
- WB-42 in the SVSP is a 14.50-acre site located at the southwest corner of Westbrook and Pleasant Grove.

These three sites are all placed at the corner of high-traffic arterial roads that will likely be part of local residents' commute patterns. The size of these sites will also be attractive for small retail users who want to benefit from the synergy generated by a commercial anchor that might include a grocery store, pharmacy, health/fitness, and/or major medical office user.

Insights From Real Estate Professionals

Interviews with real estate professionals also provided the following insights regarding the development of new, local-serving retail in the Project's Trade Area:

- **Gas stations and fast-food pads, which command the highest sources of rent, will likely occur first somewhere else in the Project's Trade Area.** Within the Project's Trade Area, the Baseline Marketplace (at the corner of Baseline and Fiddymont) is the furthest along in terms of development; if new retail development occurs there first it will need to fill up before other neighborhood-serving uses can be added.
- **New commercial development in the West Roseville area remains premature.** New Economics did not disclose the location of the Project site to lenders interviewed for this research effort. Nonetheless, one lender specifically referred to the West Roseville area as a location that it would unlikely participate in retail projects, given the relatively low concentration of households at this time. This statement applied to all types of retail, not just neighborhood retail.
- **There are multiple other sites zoned for commercial development that have stronger locations in the Trade Area.** Retail sites along Fiddymont Road (at the corners of Blue Oaks Boulevard, Pleasant Grove Boulevard, and Baseline Road), as well as other key corners in key growth areas, (such as along Westbrook Boulevard). Brokers asserted that retail users will seek out these sites before they consider locating in the Project.

Assessment of Retail Demand and Supply

New Economics has estimated total retail spending that is generated by households within the Village Center Trade Area (and the square footage that this spending supports) as compared to the existing supply of neighborhood shopping centers within this 2-mile Trade Area. **Figure 10** shows that existing households support approximately 136,400 square feet of neighborhood-serving retail.

Future households in the Trade Area could support an additional 68,900 square feet. These households are expected to be larger (consistent with the City's General Plan estimate of 2.61 persons per household), which is about 2.8 percent larger than the existing average household size (2.54 persons per household). New Economics increased spending per household by 2.8 percent to account for this difference. In addition, Figure 10 shows the development of the potential Oakmont Senior Living Facility, which would

add 80 units of housing for seniors (and could include independent living, assisted living, and or memory care).

In total, existing and planned development provides support for up to 205,0300 square feet of neighborhood-serving commercial space in the Village Center Trade Area.

This retail spending is accommodated by a small amount of retail that already exists within the Village Center Trade Area. Currently, approximately 121,000 square feet of neighborhood-serving retail exists within this area, which includes a CVS Pharmacy at Pleasant Grove Blvd. and Fiddymment Road, and a Raley's-anchored shopping center at Pleasant Grove Blvd. and Woodcreek Oaks Blvd.

As described previously, there is a significant amount of planned retail space that will eventually absorb this unmet demand. As shown in **Figure 10**, approximately 253,500 square feet of neighborhood-serving retail is planned for this area and could develop within a 2- to 5-year time period. Therefore, the demand for retail goods by existing and future households will be more than satisfied by the future shopping centers in the Village Center Trade area, and in fact the potential for a major oversupply of retail exists if all of this retail space comes to fruition. Should all of this household and retail space growth occur, there would be an oversupply of up to 169,100 square feet of local-serving retail space.

Finally, although market dynamics do not favor the Village Center, it remains possible that some local-serving retail could be attracted to the Project. These users would probably be locally- or regionally-based users instead of national tenants and could be included in the site, potentially as ground-floor retail within larger mixed-use buildings. However, the nature of likely tenants and probability of achieving relatively low rents would affect the financial feasibility of the *remainder* of such mixed-use projects. The financial feasibility should be evaluated assuming that the remaining mixed-use components of the Project would need to subsidize the retail component until retail uses can be secured and stabilized.

Table Set

1

Summary of Neighborhood Retail Market Support 2-Mile Project Trade Area Surrounding the Village Center

Item	Existing Households Within Project Trade Area	Planned Development Within Project Trade Area	Total Existing and Planned Development
Demand for Local-Serving Retail			
Trade Area Households [1]	9,764	4,848	14,612
Demand for Local Retail Space Within The Trade Area	\$44,462,117	\$22,475,099	\$66,937,216
Average Annual Sales Per Square Foot [2]	\$326	\$326	\$326
Total Supportable Square Feet in the Trade Area	136,387	68,942	205,329
Competing Neighborhood Retail Supply [3]	(120,964)	(253,458)	(374,422)
Net Deficit (Surplus) of Neighborhood Retail	15,423	(184,516)	(169,093)

[1] Planned development households includes the 80-unit Oakwood senior care facility.

[2] Assumes average annual sales-per-square foot factor of \$326, which is the average for neighborhood shopping centers in the U.S., according to the Urban Land Institute. This figure is the latest published from this source (in 2008), but has not been inflated since retail sales have been largely flat since the Great Recession. Planning-level assumption, subject to refinement.

[3] Future retail supply within a 2-mile radius has been quantified with assistance with the City, and is shown in Figure 9.

Source: City of Roseville, Claritas, Costar, Loopnet, US Bureau of Labor Statistics, and the Urban Land Institute

Prepared by New Economics & Advisory, August 2016.

2

Retail Node Attributes
Village Center and Select Comparison Areas

Category	WRSP Village Center	Retail Node #1 Baseline & Foothills	Retail Node #2 Pleasant Grove & Foothills	Retail Node #3 Cirby & Sunrise	Retail Node #4 Douglas & Harding
Retail Square Footage within Node		204,007	114,598	226,143	379,877
Retail Acreage within Node		34.6	11.2	21.3	62.6
Year Primary Centers Built (Renovated) [1]		1988, 2004	2000, 2006	1983, 2003	1962 (1990), 1971, 1978
Retail Anchors					
Grocery		Bel Air	NA	Safeway; Bel Air	Grocery Outlet; Smart & Final; Trader Joe's
Pharmacy		Rite Aid; Walgreens	NA	Rite Aid	Rite Aid
Other Anchors [2]		O'Reilly Auto Parts	NA	Goodwill	Ace Hardware; The Strum Shop; Any Mountain; Dollar Tree; Incredible Pets; Freestyle Clothing Exchange
Daily Traffic Counts (ADT) [3]	15,911	51,172	69,587	67,117	44,816
Visibility/Adjacency	Interior Site	1.18 mi to Downtown Roseville	Major Neighborhood Intersection	Regional North/South Artery	Adjacent to Freeway on-/off-ramps
Freeway Access	5.39 mi to Rt. 65; 7.61 mi to I-80	Non-Direct Access; 2.71 mi to I-80	2.05 mi to Rt. 65	0.89 / 1.33 mi to I-80	0.20 mi to I-80

[1] Construction years reflect when the primary centers within the retail node were built; some nodes contain multiple properties of varying size and construction dates. Renovation year for a primary center within a node is shown in parenthesis, following the original construction year.

[2] Other Anchors includes retailers of 7,000 SF or more.

[3] ADT shown for WRSP is for the intersection at Pleasant Grove Blvd. and Kirkhill Drive, which is the signalized intersection to the West of the project. A nearby signalized intersection at Pleasant Grove Blvd. and Market Street (to the East of the project) demonstrated ADT of 9,653.

Source: Costar, Google Earth, City of Roseville, and New Economics.

Prepared by New Economics & Advisory, September 2016

3

Demographics Comparison

Village Center and Select Comparison Areas: 2-Mile Radius Trade Areas

	<u>WRSP Village Center</u>			<u>Retail Node #1</u>	<u>Retail Node #2</u>	<u>Retail Node #3</u>	<u>Retail Node #4</u>
	Current	5-Year		Baseline &	Pleasant Grove		
Category	Conditions	Projected		Foothills	& Foothills	Cirby & Sunrise	Douglas & Harding
Demographic Characteristics: 2-Mile Radius							
Population	24,894	37,928	[1]	47,269	51,222	54,600	46,155
Households	9,764	14,532		17,615	18,746	21,312	18,337
Average Household Size	2.54	2.61	[1]	2.67	2.72	2.52	2.48
Average HH Income	\$99,748	\$100,000		\$81,915	\$95,895	\$74,716	\$77,366
Total Household Retail Spending	\$197.6 M	\$297.5 M		\$301.8 M	\$371.6 M	\$333.1 M	\$298.4 M
Jobs - ESRI Data	1,490	NA		17,485	19,117	31,624	39,940
Jobs - City Business Permit Data	206	NA		5,690	13,132	8,568	11,717

Source: ESRI Business Analyst.

[1] Estimated by New Economics & Advisory by applying the City's General Plan average household size of 2.61.

Prepared by New Economics & Advisory, September 2016

4

Primary Trade Area Total Household Retail Spending
Village Center and Select Comparison Areas

		<u>Retail Node #1</u>	<u>Retail Node #2</u>	<u>Retail Node #3</u>	<u>Retail Node #4</u>
Category	WRSP Village Center	Baseline & Foothills	Pleasant Grove & Foothills	Cirby & Sunrise	Douglas & Harding
Household Retail Spending: 2-Mile Radius, Millions [1]					
Food & Beverages Away From Home	\$38.6 M	\$59.2 M	\$73.1 M	\$64.6 M	\$58.2 M
Food & Beverages At Home	\$57.0 M	\$89.1 M	\$108.7 M	\$98.9 M	\$88.6 M
General Merchandise/Apparel/Furnishings/Other	\$76.6 M	\$115.0 M	\$142.6 M	\$126.7 M	\$113.2 M
Other Convenience Goods [2]	\$25.4 M	\$38.4 M	\$47.1 M	\$42.9 M	\$38.3 M
Total Household Retail Spending	\$197.6 M	\$301.8 M	\$371.6 M	\$333.1 M	\$298.4 M

[1] Total retail spending anywhere by households residing within a 2-mile radius.

[2] Other Convenience Goods includes housekeeping supplies, personal care products, 50% of reading materials (50% in Gen Merch), smoking products, and non-prescription drugs and vitamins.

Source: ESRI Business Analyst.

Prepared by New Economics & Advisory, September 2016

5

Annual Taxable Sales per Square Foot Comparison Retail Nodes: 2006 - 2015

List	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	Avg. Ann. Change 2006 - 2015	Avg. Ann. Change 2011 - 2015
Retail Node #1: Baseline/ Foothills % Change YOY	\$106.06	\$108.66 2%	\$101.45 -7%	\$98.75 -3%	\$94.90 -4%	\$91.36 -4%	\$91.88 1%	\$93.00 1%	\$94.76 2%	\$104.60 10%	-0.15%	3.44%
Retail Node #2: Pleasant Grove/ Foothills % Change YOY	\$33.41	\$37.93 14%	\$40.53 7%	\$39.79 -2%	\$43.83 10%	\$43.78 0%	\$47.38 8%	\$54.44 15%	\$60.16 11%	\$66.09 10%	7.87%	10.85%
Retail Node #3: Cirby and Sunrise % Change YOY	\$169.07	\$165.02 -2%	\$150.72 -9%	\$140.51 -7%	\$142.37 1%	\$145.03 2%	\$154.45 6%	\$155.30 1%	\$144.24 -7%	\$137.74 -5%	-2.25%	-1.28%
Retail Node #4: Douglas/ Harding Taxable Sales per Sq. Ft.	\$129.66	\$111.73 -14%	\$98.21 -12%	\$97.59 -1%	\$95.56 -2%	\$98.53 3%	\$102.18 4%	\$97.35 -5%	\$101.36 4%	\$107.86 6%	-2.03%	2.29%
AVERAGE	\$109.55	\$105.83 -3%	\$97.73 -8%	\$94.16 -4%	\$94.16 0%	\$94.67 1%	\$98.97 5%	\$100.02 1%	\$100.13 0%	\$104.07 4%	-0.57%	2.39%

Source: City of Roseville.

Prepared by New Economics & Advisory, September 2016

6

Retail Real Estate Market Indicators
Roseville and Select Comparison Areas

Sector	<u>Retail Node #1 Retail Node #2 Retail Node #3 Retail Node #4</u>				
	City of Roseville	Baseline & Foothills	Pleasant Grove & Foothills	Cirby & Sunrise	Douglas & Harding
Total Retail Inventory	10,684,725	204,007	114,598	226,143	379,877
12-Month Absorption	40,110	3,229	(1,984)	4,756	4,841
Average NNN Lease Rate	\$1.48	\$1.70	\$1.62	\$1.25	\$1.91
Occupancy	95.3%	98.8%	91.7%	92.0%	88.0%

Source: CoStar, as of August 2016.

Prepared by New Economics & Advisory, September 2016

7 Remaining Development Capacity Within Village Center Trade Area

Item	Location	TOTAL DEVELOPMENT CAPACITY							
		Residential Uses			Non-Residential Uses				
		SF Units	MF Units	Total	Neighborhood/ CMU Retail	Other Retail	Office Sq. Ft.	Industrial Sq. Ft.	Total
Approved (But Not Yet Built/Remaining Capacity)									
West Roseville Specific Plan (WRSP) [1]	West Roseville	3,683	2,145	5,828	421,966	0	0	1,341,800	1,763,766
Creekview Specific Plan (CSP) [2]	West Roseville	1,020	520	1,540	200,855	0	49,266	0	250,122
Sierra Vista Specific Plan (SVSP) [3]	West Roseville	6,124	2,270	8,394	904,375	1,502,352	1,145,149	0	3,551,876
Placer Vineyards Specific Plan (PVSP) [4] [5]	Uninc. Placer Co.	1,084	105	1,189		326,700	780,160	0	1,106,860
Subtotal Approved [6]		11,911	5,040	16,951	1,527,196	1,829,052	1,974,575	1,341,800	6,672,623
Proposed Projects									
Baseline Marketplace West	part of SVSP				incl. above	incl. above			
Baseline Marketplace East	part of SVSP				incl. above	incl. above			0
Subtotal Proposed		0	0	0	0	0	0	0	0
Planned Projects									
F-31 Parcel Development	part of WRSP				incl. above	incl. above			0
Subtotal Planned		0	0	0	0	0	0	0	0
TOTAL		11,911	5,040	16,951	1,527,196	1,829,052	1,974,575	1,341,800	6,672,623
Years of Absorption at Annual Rate	1370 units/yr citywide			12					

[1] Remaining development as of July 31, 2016. Assumes, as a starting point, that the WRSP Village Center will include 40 HDR units. Non-residential uses are assigned as follows: 48.74 acres of CC with an applied FAR of 0.30 assigned to Neighborhood Retail; no CMU is assigned, as it is the subject of this analysis; and 88.01 acres of industrial and light industrial have an applied FAR of 35%.

[2] There is a segment of the CSP that falls outside of the 2-mile radius surrounding the WRSP Village Center. This figures shows only the portion within the 2-mile radius of the WRSP Village Center.

[3] A small portion of the SVSP has already developed; New Economics coordinated with City staff to identify the number of single-family permits that were finalized as of July 31, 2016. The amount shown here reflects the remaining developable portion. Non-residential uses are assigned as follows: 366,000 square feet of CMU plus one-half of 350,000 square feet of CC/BP to neighborhood/CMU retail; one-half of 350,000 square feet of CC/BP to Office, and 3.1 million square feet of CC to Other Retail.

[4] Includes Phases 1A, 3, and 4A within the approved PVSP Specific Plan. These areas most closely align with the portion of the PVSP within 2 miles of the WRSP Village Center. Retail and office square footage are based on acreage provided in the PVSP Land Use Chapter; New Economics applied a Floor-Area-Ratio of 0.30 for purposes of this analysis.

[5] Although the Placer Vineyards commercial parcels are near the edge of the 2-mile radius from the Project (depending upon the exact point of origin selected), they are included in this analysis since they will likely represent viable competitive retail supply to the Project.

[6] The Regional University Specific Plan (RUSP) is another approved specific plan whose eastern edge falls into the Trade Area. This project is excluded from the analysis because very little of the RUSP falls within the Trade Area and it is expected that this project requires a university partner; the timing of this project remains unknown.

Source: SVSP Specific Plan Chapter 4, Adopted 2010;

Prepared by New Economics & Advisory, September 2016

8

Estimated New Residential Development Within 5 Years
Within Village Center Trade Area

**PORTION EXPECTED TO DEVELOP
WITHIN 5 YEARS**

Item	Location	SF Units	MF Units	Total
RESIDENTIAL DEVELOPMENT				
Total Trade Area Remaining Development Capacity		11,911	5,040	16,951
Average Annual Citywide Absorption (1997-2015)		1,068	305	1,373
5 Years of Citywide Absorption Based on Annual Average		5,340	1,526	6,866
Portion Captured by Trade Area [1]		75%	50%	
Amount Captured by Trade Area [2]		4,005	763	4,768
As a % of Trade Area Remaining Capacity		34%	15%	28%

Source: SVSP Specific Plan Chapter 4, Adopted 2010;

[1] New Economics assigned these planning-level capture rates based on a high-level understanding of remaining development areas within the City. These rates recognize that most new residential development in the City will occur in the West Roseville area, although some of it will occur just outside the Trade Area boundaries (within portions of the WRSP and CSP), as well as other areas of the City, such as Downtown, Stoneridge, and other infill areas. Subject to refinement.

[2] This capture does not include the Oakmont Senior Living Facility, which is a specialized type of development. See Figure 10 for inclusion of this project within the Trade Area.

Prepared by New Economics & Advisory, September 2016

9 Estimated New Retail Development Within 5 Years Within Village Center Trade Area

TOTAL CAPACITY											
Item	Zoning	Neighborhood/ CMU			Other (Retail/Office)			RETAIL EXPECTED TO DEVELOP WITHIN 5 YEARS			
		Acres	Acres	Sq. Ft.	Other Retail	Other Retail	Office	Office	Neighborhood/ CMU Retail	Other Retail	Total
		Acres		Sq. Ft.	Acres	Sq. Ft.	Acres	Sq. Ft.			
RETAIL DEVELOPMENT											
West Roseville Specific Plan (WRSP) Retail Sites											
Parcel F-6D	CC	5.18	5.18	67,692	-	-	-	-			0
Parcel F-30	CC	8.46	8.46	110,555	-	-	-	-			0
Parcel F-31 (Community Commercial)	CC	13.35	13.35	174,458	-	-	-	-	174,458 [7]		174,458
Parcel F34	CC	5.30	5.30	69,260	-	-	-	-			0
Subtotal WRSP [1]		32.29	32.29	421,966	0	0	0	0	174,458	0	174,458
Creekview Specific Plan (CSP)											
C-70	CC	15.37	15.37	200,855	-	-	-	-			0
C-71	CC/BP	3.77	0.00	-	-	3.77	49,266	-			0
Subtotal CSP [2]		19.14	15.37	200,855	0	0	3.77	49,266	0	0	0
Sierra Vista Specific Plan (SVSP)											
DF40/41: Baseline Marketplace West [3]	GC	44.85	6.05	79,000	38.80	271,000	-	-	79,000	271,000	350,000
DF-42: Baseline Marketplace East [3]	GC	40.25	-	-	40.25	395,000	-	-	0	395,000	395,000
FD-40	CC	7.46	7.46	97,487	-	-	-	-			0
FD-41	CMU/SA	5.75	2.88	37,571	-	-	2.88	37,571			0
JM-40	CC/CMU	5.67	2.84	37,048	-	-	2.84	37,048			0
JM-41	CC/BP	15.14	7.57	98,925	-	-	7.57	-			0
KT 40A/B	CMU/SA	23.59	11.80	154,137	-	-	11.80	154,137			0
KT-41A/B	GC	55.24	-	-	55.24	721,876	-	721,876			0
KT-42	GC	8.76	-	-	8.76	114,476	-	114,476			0
KT-43	CC-SA	12.25	6.13	80,042	-	-	6.13	80,042			0
WB-41	CC	10.00	10.00	130,680	-	-	-	-			0
WB-42	CC	14.50	14.50	189,486	-	-	-	-			0
Subtotal SVSP		243.46	69.21	904,375	143.05	1,502,352	31.20	1,145,149	79,000	666,000	745,000
Placer Vineyards Specific Plan (PVSP) [4] [5]											
Parcel 3	COM	25.00	-	-	25.00	326,700	-	-			0
Parcel 4A	PC	59.70	-	-	-	-	59.70	780,160			0
Subtotal PVSP		84.70	0.00	0	25.00	326,700	59.70	780,160	0	0	0
Other Areas within the PTA											
Sun City Parcel S-58 [6]	COM	8.20	8.20	107,158	-	-	-	-	107,158		107,158
Subtotal		8.20	8.20	107,158	8.20	0	8.20	0	107,158	0	107,158
TOTAL RETAIL DEVELOPMENT		294.89	116.87	1,459,504	143.05	1,502,352	34.97	1,194,415	253,458	666,000	919,458

[1] Excludes parcels F-32, F-33, and F-81, which fall outside of the Trade Area.

[2] Excludes parcels C-1 through C-4, C-6, C-7, C-50 through C-52, and C-81, all of which fall outside the Trade Area.

[3] For this retail parcel, there are existing site plans. Square footage estimates were taken from these site plans. Parcels 1/ and 10 are assumed to be neighborhood-serving uses for purposes of this analysis (as they have a grocery and adjoining retail user). The site plans for this project, which includes East and West component, show three big-box retailers with a size of over 100,000 square feet each, 3 in-line spaces, 14 retail pad spaces, 12 restaurants, 1 financial pad space, and 3 gas station pads.

For purposes of this analysis, only the grocery space and 1 in-line space attached to the grocery store, are classified as "local-serving." In reality, the restaurants and other retail pads could also be local-serving, depending on the actual retailers that

[4] The Trade Area includes only three parcels of the PVSP: Parcel 1A, 3, and 4A. The remainder of the PVSP falls outside the PTA.

[5] Although the Placer Vineyards commercial parcels are near the edge of the 2-mile radius from the Project (depending upon the exact point of origin selected), they are included in this analysis since they will likely represent viable competitive retail supply to the Project.

[6] This site, located at Blue Oaks/Pleasant Grove (NW Corner), is owned by Safeway. It is possible that Safeway could decide to open a store at this location as more development occurs in the western area of Roseville.

[7] City staff identified the CC parcel at the NE corner of Blue Oaks and Fiddymant as a parcel expected to submit a proposal for neighborhood-based retail development. This analysis assigns an FAR of 0.30 to the F-31 parcel within the WRSP.

Source: SVSP Specific Plan Chapter 4, Adopted 2010;

Prepared by New Economics & Advisory, September 2016

10 Summary of Neighborhood Retail Market Support 2-Mile Trade Areas Surrounding the Village Center

Item	Existing Households Within Project Trade Area	Planned Development Within Project Trade Area	Total Existing and Planned Development
Demand for Local-Serving Retail			
Households	9,764	4,768	14,532
Assumed Persons-Per Household	2.54	2.61	
Total Retail Expenditures			
From MF and SF Households [1]	\$197,609,408	\$99,153,330 [2]	\$296,762,738
Oakmont Senior Care Facility [3]	\$0	\$736,000	\$736,000
Subtotal Retail Expenditures	\$197,609,408	\$99,889,330	\$297,498,738
Assumed Percentage at Neighborhood Centers [4]	30%	30%	30%
Amount at Neighborhood Commercial Centers	\$59,282,822	\$29,966,799	\$89,249,621
Assumed Capture Rate [5]	75%	75%	
Expenditures at Neighborhood Centers in Trade Area	\$44,462,117	\$22,475,099	\$66,937,216
Average Annual Sales Per Square Foot [6]	\$326	\$326	\$326
Total Supportable Square Feet in the Trade Area	136,387	68,942	205,329
Competing Neighborhood Retail Supply			
Existing Supply			
Raley's Shopping Center @ 4051 Woodcreek Oaks	(88,053)	0	(88,053)
CVS @ Pleasant Grove Blvd. and Fiddymont Rd.	(17,120)	0	(17,120)
2050 Blue Oaks Road	(15,791)	0	(15,791)
Subtotal Existing Supply	(120,964)	0	(120,964)
Future Supply [7]	0	(253,458)	(253,458)
Total Competing Neighborhood Supply	(120,964)	(253,458)	(374,422)
Net Deficit (Surplus) of Neighborhood Retail	15,423	(184,516)	(169,093)

Prepared by New Economics & Advisory, August 2016.

[1] Household spending figures from ESRI. Assumes that future households spend at the same levels as existing households.

[2] Future household spending is adjusted upward by 2.8 percent in order to account for the larger household sizes assumed in future households.

[3] Assumes 80 senior care units, with its residents averaging \$40,000 annual income. Assumes 23 percent of annual income is spent on retail, per the Bureau of Labor Statistics' Consumer Expenditure Survey, 2014.

[4] Assumes retail expenditures and neighborhood shopping centers represent 30% of total retail expenditures. Remaining 70% of expenditures elsewhere, such as community, regional, super-regional shopping centers, or other formats such as online shopping. This is a conservative assumption that has been commonly-accepted in retail market studies for project throughout the West, but is subject to refinement since supporting data is not readily-available.

[5] Assumes that 75% of Trade Area households' retail spending at neighborhood shopping centers occur within the Trade Area.

[6] Assumes average annual sales-per-square foot factor of \$326, which is the average for neighborhood shopping centers in the U.S., according to the Urban Land Institute. This figure is the latest published from this source (in 2008), but has not been inflated since retail sales have been largely flat since the Great Recession. Planning-level assumption, subject to refinement.

[7] Future retail supply within a 2-mile radius has been quantified with assistance with the City, and is shown in Figure 8.

Source: City of Roseville, Claritas, Costar, Loopnet, US Bureau of Labor Statistics, and the Urban Land Institute

Appendix A – Supporting Technical Tables

A-1

Annual Residential Absorption City of Roseville, 1997-2015

Item	Residential Units		
	SF	MF	Total
1997	1,688	330	2,018
1998	2,034	440	2,474
1999	1,204	609	1,813
2000	1,393	1,116	2,509
2001	1,456	762	2,218
2002	2,300	914	3,214
2003	1,467	474	1,941
2004	1,015	93	1,108
2005	826	165	991
2006	752	48	800
2007	1,050	103	1,153
2008	676	308	984
2009	602	49	651
2010	635	0	635
2011	411	0	411
2012	663	0	663
2013	528	224	752
2014	664	164	828
2015	927	0	927
Average	1,068	305	1,373
5 Years at Average Pace	5,340	1,526	6,866

Source: CIRB/CHF

Prepared by New Economics & Advisory, September 2016

A-2

Consumer Price Index Changes

Year	Annual Average	Annual Change (Starting 2005)			Annual Change (Starting 2015)	
		Amount	%	Cumulative	Starting 2015	Cumulative
2005	195.3	N/A	N/A	N/A	-3.23%	-17.60%
2006	201.6	6.3	3.23%	3.23%	-2.85%	-14.94%
2007	207.342	5.742	2.85%	6.17%	-3.84%	-12.52%
2008	215.303	7.961	3.84%	10.24%	0.36%	-9.16%
2009	214.537	-0.766	-0.36%	9.85%	-1.64%	-9.48%
2010	218.056	3.519	1.64%	11.65%	-3.16%	-8.00%
2011	224.939	6.883	3.16%	15.18%	-2.07%	-5.10%
2012	229.594	4.655	2.07%	17.56%	-1.46%	-3.13%
2013	232.957	3.363	1.46%	19.28%	-1.62%	-1.71%
2014	236.736	3.779	1.62%	21.22%	-0.12%	-0.12%
2015	237.017	0.281	0.12%	21.36%	N/A	N/A
Average Annual Growth Rate			1.95%			

Source: Consumer Price Index

Prepared by New Economics & Advisory, 2015.

MEMORANDUM

To: **Jeff Jones, VC Roseville**

cc: Kathy Pease, City of Roseville

Tricia Stewart, City of Roseville

From: Isabel Domeyko and Kevin Marcus

Date: May 31, 2017

Re: Supplemental WRSP Village Center Retail Market Research

This memorandum contains supplemental research regarding retail development in the Village Center portion of the West Roseville Specific Plan (WRSP), a master planned community on the west side of Roseville approved in 2004.

A memorandum dated September 27, 2016 (2016 Memorandum) summarizes the results of prior market research conducted by New Economics & Advisory for the City of Roseville (City). The research described the prospects for local serving retail development to occur at the Village Center within the near-term (2 to 5 years). The 2016 Memorandum is attached to this memorandum as **Appendix B**.

A private development entity recently acquired the Village Center site, and is proposing to develop a combination of medium-density residential, an assisted living facility, a linear park, and neighborhood-serving retail on approximately 17.6 acres within the Village Center. Whereas the 2016 Memorandum focused on broadly assessing the Village Center's ability to attract local-serving retail on up to 17 acres of remaining available land, the new property owner's proposed retail is designed to include up to 40,642 square feet of retail space on approximately 3.1 acres (Proposed Plan) at the southwest corner of Pleasant Grove Boulevard and Village Plaza Drive.

At the City's request, VC Roseville retained New Economics to perform a supplemental assessment of the retail component of the Proposed Plan, particularly in comparison to the Approved Village Center Plan (Approved Plan), which could accommodate up to 180,469 square feet of retail on approximately 13.8 acres. This memorandum synthesizes the relative likelihood of retail development to occur within the near-term (2 to 5 years) under the Approved Plan versus the Proposed Plan.

Overall Approach

Building upon the research conducted for the 2016 Memorandum, New Economics performed supplemental retail analysis for the Proposed Plan in comparison to that of the Approved Plan. The research entailed reviewing the 2016 Memorandum studying existing retail centers that have similar retail acreage and gross leasable area as the Approved Plan or Proposed Plan and updating the amount of local-serving retail that could be supported by the spending from existing and future households in the Trade Area relative to planned supply. Using this information, New Economics assessed the likelihood for the Proposed Plan, compared to the Approved Plan, to experience retail development within the next 2 to 5 years.

Findings

This section presents the findings derived from this period of supplemental Market Research, building upon the 2016 Memorandum. **Figure 1** summarizes the key research metrics comparing the relative strength of the Approved Plan to the Proposed Plan, while **Figures 2a** and **2b** illustrate the configuration of the Approved Plan and Proposed Plan, respectively.

Overall Finding

- **The local-serving retail concept envisioned by the Proposed Plan is more likely to experience development within the next 2-5 years than the retail concept contained in the Approved Plan.** Development of any retail envisioned by the Approved Plan is highly unlikely to occur within the next 5 years, as described in the 2016 Memorandum, largely because the type of retail envisioned for that concept faces too much competition from other retail sites with superior locational attributes. In contrast, the smaller scale retail envisioned by the Proposed Plan is local serving in nature and offers more flexibility to the community. In addition, new daytime activity associated with the proposed assisted living facility would add synergy for the Village Center.

Approved Plan Findings

- **The Approved Plan consists of up to 180,469 retail building square feet on 13.81 acres and includes up to 40 high density units.** The concept would be likely anchored by a grocery or pharmacy, with other retail users including a mix of smaller-format goods and services.
- **The Project site's location along a relatively "quiet" portion of Pleasant Grove Boulevard makes it difficult for the Village Center site to compete with numerous other sites zoned for more traditional neighborhood-serving retail within the Trade Area.** As described in detail in the 2016 Memorandum, demographic and site indicators suggest that, for the type of retail envisioned there, the Approved Plan is not a viable site to create those levels of retail

- development at this time. Moreover, other existing approved retail sites with superior locational attributes (such as corner sites and high traffic volumes) will be preferred by anchor users who drive the feasibility for development of traditional retail centers.
- **While the number of Project Area households is expected to reach a similar level to comparable centers within the next 5 years, the number of employees and traffic volumes within and surrounding the Project remain significantly lower than the comparable retail centers.** Comparable existing retail centers are located at major intersections, serve trade areas with 15,000+ households and 25,000+ employees, and have traffic volumes of about 31,000 per day. In contrast, the Project is located over 5 miles from the nearest freeway, and has about 10,100 households, 1,500 daytime employees, and about 16,000 trips per day. Many of these figures are significantly lower than those enjoyed by stable traditionally-anchored retail centers of similar size.
 - **An updated assessment of demand and supply of neighborhood-serving retail continues to indicate that planned traditional neighborhood-serving retail centers in the Project Trade Area will continue to outpace residential development.** The Project Trade Area could support up to 212,100 square feet of new neighborhood-serving retail space over the next 5 years, which accounts for existing unmet demand, as well as the spending from newly developed households within the Trade Area. However, about 253,500 square feet of new neighborhood retail space is planned for key retail sites in this area, in addition to the 121,000 square feet that already exists. As additional retail space in this area builds out, there is strong potential for an oversupply of retail.

Proposed Plan Findings

- **The Proposed Plan includes approximately 40,642 building square feet of retail, as well as 56 units of medium density residential housing, a linear park, and an assisted living facility.** The Proposed Plan calls for significantly less retail space, only about 23 percent of the total retail authorized in the Approved Plan.
- **The daytime activity created by the Oakmont Assisted Living Facility would add synergy to the Village Center.** Oakmont is expected to have 65 on-site employees every 24 hours (and would include about 25 employees during each afternoon shift)¹. Combined with other activity occurring at the proposed park, this new use would enhance the level of daytime activity already occurring within the Village Center (such as the local church). Additional daytime activity is a critical component for attracting local-serving retail.
- **The prospects for additional retail in the Village Center within the next 2-5 years remains uncertain but may be most successful with services-oriented and/or non-traditional retailers.** Complimentary uses tend to include service

¹ Employment information provided by VC Roseville, May 2017.

commercial (such as dentists, doctors, or childcare), exercise studio, or possibly a coffee shop. While national retailers are unlikely to consider this site for neighborhood retail, local entrepreneurs or privately owned businesses with independent financing could choose to locate there. The timing for this type of development and occupancy is unknown at this time and may largely depend on access to capital.

Approved/Proposed Plan Uses Relative to Existing Comparable Retail Centers

New Economics studied the characteristics of four existing retail centers similar in size to the Approved Plan and six existing retail centers similar in size to the Proposed Plan. New Economics analyzed the demographic and real estate conditions of a 2-mile Trade Area, using data compiled from ESRI and Costar. Major parameters studied for each existing retail center included:

- Number of households
- Average household income;
- Number of employees;
- Location at a major intersection;
- Traffic volumes;
- Tenant makeup; and,
- Center performance.

Figure 3 shows the locations of the comparable retail centers, while **Figures 4** and **5** identify the key attributes of each center. This research revealed the following observations:

- Centers similar in size to the Approved Plan are all located at a major intersection, are mostly anchored by a major grocery store, have 17,000+ households and 18,000+ daytime employees within a 2-mile radius, and have daily traffic counts of about 31,000. One retail center's household and employee counts are significantly lower, but these demographics appear to be offset by dramatically higher (50%) household incomes. The Village Center is on track to approach the average household count and has significantly fewer daytime jobs, but lacks the traffic count and major intersection location.
- Centers similar in size to the Proposed Plan are a bit larger (4+ acres) than the Proposed Plan retail site (3.1 acres), include a relatively low share of branch/franchise users, and have on average 13,500 households and 30,500 daytime jobs within a 2-mile radius. The Village Center site has similar household counts but significantly fewer job counts.

Updated Assessment of Retail Demand and Supply

This section contains a brief update to the assessment of retail demand and supply originally documented in the 2016 Memorandum. **Figure 6** summarizes the results of this updated assessment, while **Appendix A** contains supporting tables.

Updated Demand Analysis

Demand for local-serving retail is mostly consistent with the 2016 Memorandum and reflects only minor changes:

- The Trade Area is the same as the 2016 Memorandum and contains portions of five specific plan areas: the WRSP, the Creekview Specific Plan (CSP), the Sierra Vista Specific Plan (SVSP), Regional University Specific Plan (RUSP) and the Placer Vineyards Specific Plan (PVSP).
- The total remaining development capacity amounts to 16,100 residential units, whereas in the 2016 Memorandum the capacity was nearly 17,000 residential units.
- Projected annual absorption for Trade Area is consistent with the 2016 Memorandum: an average of 1,373 units each year, including a combination of single-family and multifamily units. Over a five-year period, the average annual absorption would equate to 6,866 residential units, including 5,340 single-family units and 1,526 multifamily units.
- Trade Area capture assumptions remained the same. New residential development in Roseville is expected to occur largely in the western areas, although other new development is occurring in pockets elsewhere, such as Stoneridge, Downtown, and other infill locations. For purposes of this analysis, New Economics has applied these capture rates to the 5-Year Absorption schedule:
 - 75% of single-family development, or 4,005 units; and
 - 50% of multi-family development, or 763 units.

1

Plan Summary

West Roseville Specific Plan Village Center Market Research

Item	Approved Plan		Proposed Plan	
	Village Center	Average of Comparables	Village Center	Average of Comparables
Key Characteristics				
Retail Square Footage (GLA)	180,469	111,507	40,642	36,726
Retail Acreage	13.81	13.66	3.11	4.25
Anchor or Primary User	Grocery/Pharmacy	Grocery	TBD	Restaurants
Vacancy Rate	N/A	6.14%	N/A	11.95%
Lease Rate [1]	N/A	\$1.76	N/A	\$1.58
% Chain (Tenants) [2]	N/A	51%	N/A	26%
Key Demographics [3]				
Households	10,097	15,061	10,097	13,426
Average Household Income	\$102,740	\$106,774	\$102,740	\$98,227
Number of Employees	1,490	25,187	1,490	30,524
Likelihood for Retail Concept to Develop Within 2-5 Years	Very Unlikely	N/A	Service Comm. Possible Other Retail Uncertain	N/A

[1] Triple Net (NNN) Monthly Rent per Square Foot.

[2] Includes any tenant with more than one location.

[3] Within a 2-mile radius. Reflects 2017 data, unless otherwise noted.

Prepared by New Economics & Advisory, April 2017.

2a

Approved Plan (Village Center)
West Roseville Specific Plan Village Center Market Research



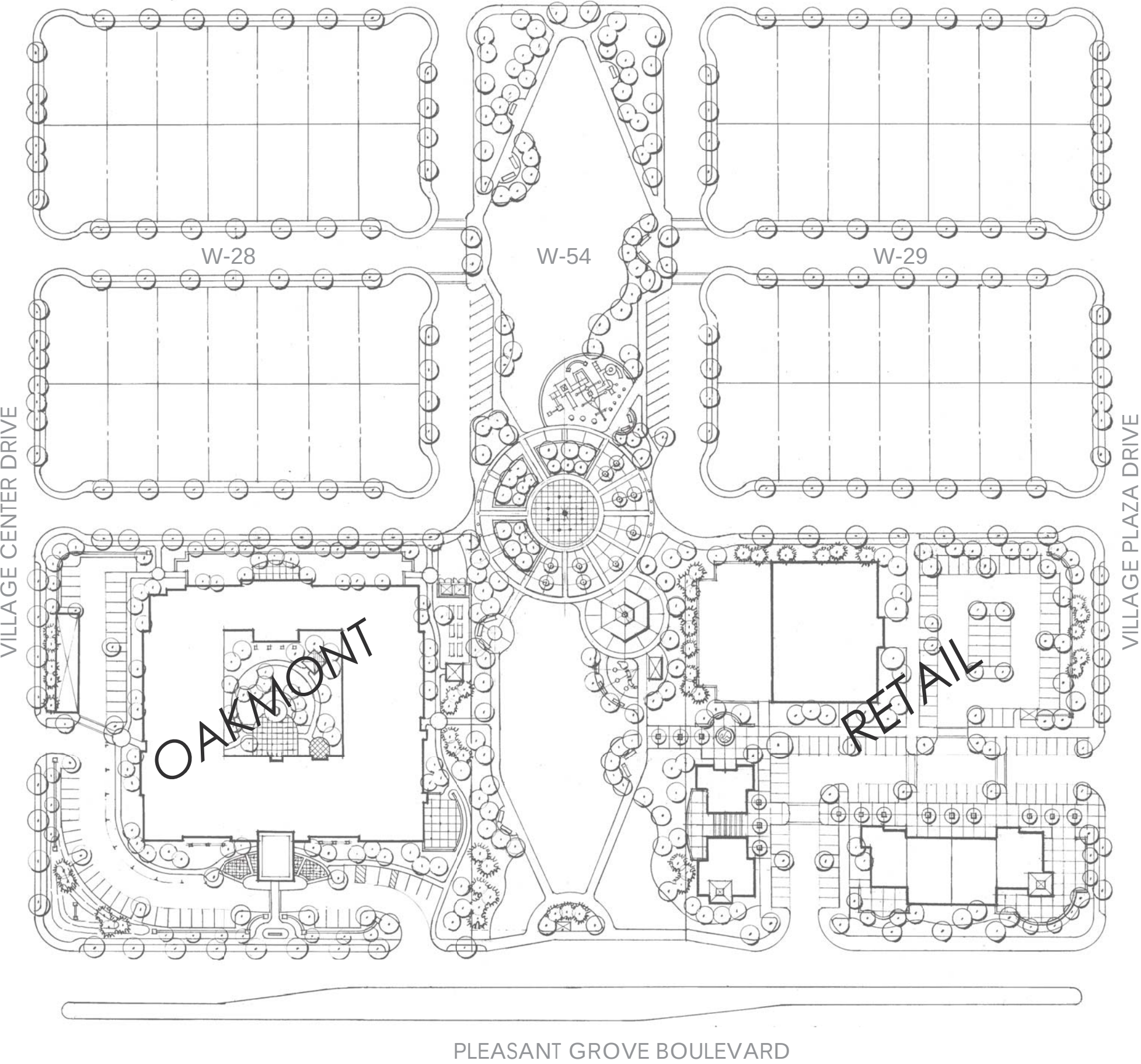
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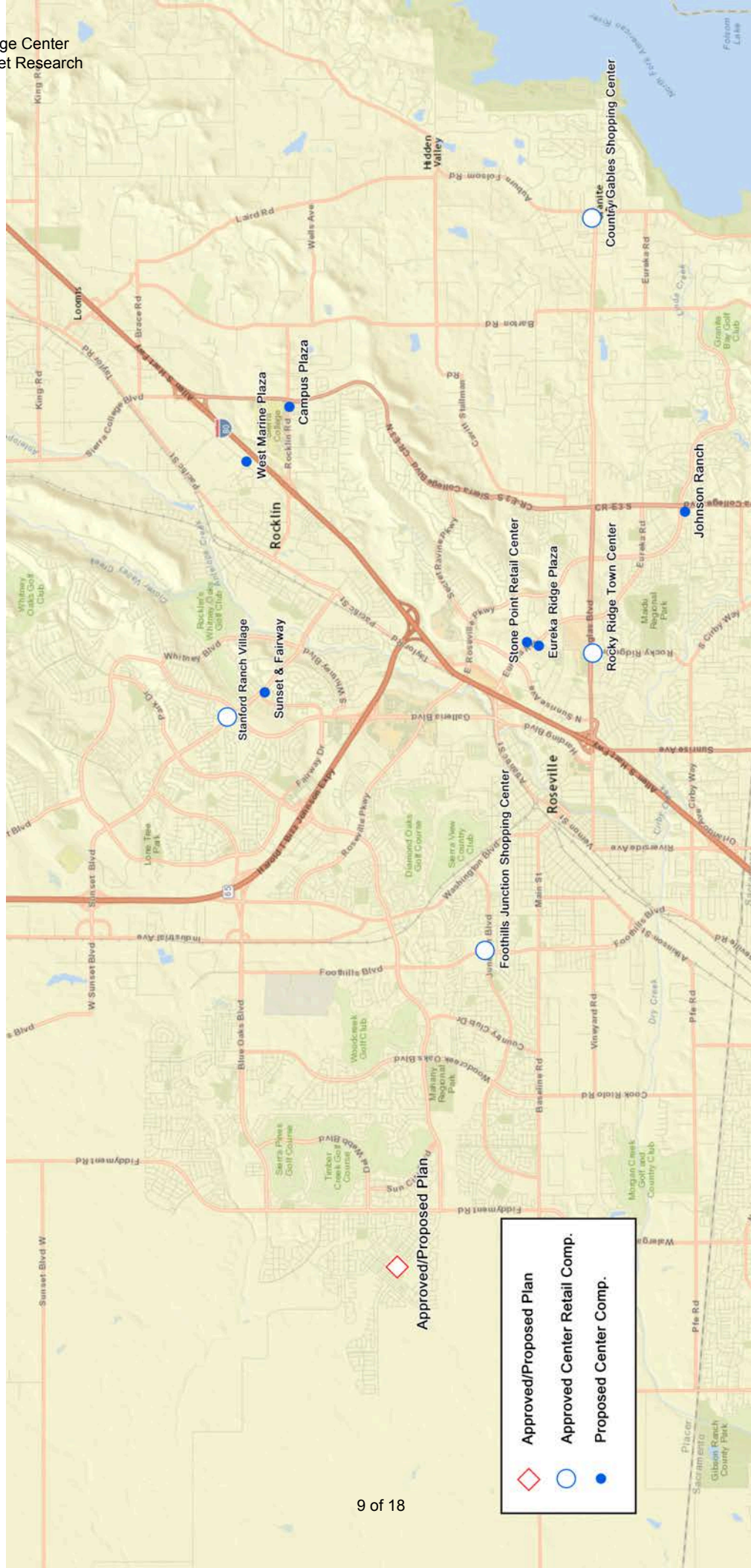
January 10, 2017

2b

Proposed Plan (Village Center)
West Roseville Specific Plan Village Center Market Research



3 Approved/Proposed Retail Center Locations West Roseville Specific Plan Market Research



4

Approved Plan Retail Node Comparison

Approved Plan: WRSP Village Center

Item	2016	2021 Projections	Country Gables Shopping Center	Foothills Junction Shopping Center	Rocky Ridge Town Center	Stanford Ranch Village	Average of Comparables
Real Estate							
Location	2450 Pleasant Grove Blvd. (between Village Center Dr. and Village Plaza Dr.)		6847-6987 Douglas Blvd.	5001 Foothills Blvd. [1]	2000-2030 Douglas Blvd.	2321-2351 Sunset Blvd.	-
Retail Square Footage (GLA)	180,469	-	140,510	107,220	103,532	94,764	111,507
Retail Acreage	13.81	-	10.60	13.55	15.20	15.30	13.66
Retail Anchors	Grocery/Pharmacy	-	Raley's	California Family Fitness	Sprouts Farmers Market	Bel Air	-
Vacancy Rate	-	-	11.63%	2.65%	5.84%	4.44%	6.14%
Lease Rate [2]	-	-	\$1.74	\$1.53	N/A	\$2.00	\$1.76
Daily Traffic Counts (ADT)	15,900 [3]	-	32,900	32,600	43,500	16,500	31,375
Year Primary Center Built (Renovated)	-	-	1984	1994	1991	1991	1990
Number of Tenants	-	-	31	22	27	37	29
% Chain (Tenants) [4]	-	-	35%	59%	70%	38%	51%
Major Intersection? (Y/N)	N	N	Y	Y	Y	Y	-
Gas Station Proximate? (Y/N)	N	N	Y	N	N	Y	-
Demographics [5]							
Households	10,097	14,865	4,237	18,506	17,073	20,426	15,061
Average Household Income	\$102,740	\$103,000	\$145,308	\$87,288	\$95,200	\$99,301	\$106,774
Number of Employees	1,490 [6]	1,490 [6]	3,042	18,591	42,182	36,933	25,187

[1] There is another Foothills Junction shopping center located across the street at 5020-5098 Foothills Blvd. This Foothills Junction Shopping Center was chosen because of a more comparable Retail Acreage.

[2] Triple Net (NNN) Monthly Rent per Square Foot.

[3] ADT shown for WRSP is for the intersection at Pleasant Grove Blvd. and Kirkhill Drive, which is the signalized intersection to the West of the project. A nearby signalized intersection at Pleasant Grove Blvd. and Market Street (to the East of the project) demonstrated ADT of 9,653.

[4] Includes any tenant with more than one location.

[5] Within a 2-mile radius. Reflects 2017 CoStar data, unless otherwise noted.

[6] From Esri. See New Economics' "WRSP Village Center Retail Market Research" Memorandum, September 27, 2016, page 24, Table 3. Projected employee counts for 2021 not available.

Source: CoStar, Esri.

Prepared by New Economics & Advisory, April 2017.

5 Proposed Plan Retail Node Comparison

Proposed Plan: WRSP Village Center									
Item	2016	2021 Projections	West Marine Plaza	Campus Plaza	Stone Point Retail Center	Johnson Ranch	Eureka Ridge Plaza	Sunset & Fairway	Average of Comparables
Real Estate									
Location	2450 Pleasant Grove Blvd. (SW portion of lot)		4441-4449 Granite Dr.	5050-5070 Rocklin Rd.	1455-1485 Eureka Rd.	9260-9290 Sierra College Blvd.	1470 Eureka Rd.	2610 Sunset Blvd.	-
Retail Square Footage (GLA)	40,642	-	43,552	40,134	38,983	38,651	37,419	21,615	36,726
Retail Acreage	3.11	-	5.10	3.00	4.70	4.40	4.20	4.07	4.25
Vacancy Rate	-	-	5.24%	31.33%	0.00%	10.44%	13.49%	11.22%	11.95%
Lease Rate [1]	-	-	\$1.16	\$1.36	\$2.50	N/A	\$1.77	\$1.12	\$1.58
Daily Traffic Counts (ADT)	15,911 [2]	-	8,700 [3]	12,600	25,600	25,700	32,300	17,600	20,417
Year Primary Center Built (Renovated)	-	-	1991	1989	2006	1999	2005	2002	1999
Number of Tenants	-	-	14	15	15	7	9	4	11
% Branch/Franchise	-	-	7%	20%	53%	29%	44%	0%	26%
Major Intersection? (Y/N)	N	N	N	Y	N	Y	N	Y	-
Gas Station Proximate? (Y/N)	N	N	N	N	Y	N	Y	N	-
Demographics [4]									
Households	10,097	14,865	8,112	6,559	16,259	12,765	16,583	20,275	13,426
Average Household Income	\$102,740	\$103,000	\$96,478	\$101,407	\$91,814	\$115,379	\$90,746	\$93,540	\$98,227
Number of Employees	1,490 [5]	N/A	10,294	17,752	48,034	22,564	48,784	35,714	30,524

[1] Triple Net (NNN) Monthly Rent per Square Foot.

[2] ADT shown is for the intersection at Pleasant Grove Blvd. and Kirkhill Drive, which is the signalized intersection to the West of the project. A nearby signalized intersection at Pleasant Grove Blvd. and Market Street (to the East of the project) demonstrated ADT of 9,653.

[3] ADP shown is for the closest nearby intersection at Granite Drive and Warren Drive.

[4] Within a 2-mile radius. Reflects 2017 CoStar data, unless otherwise noted.

[5] From Esri. See New Economics' "WRSP Village Center Retail Market Research" Memorandum, September 27, 2016, page 24, Table 3.

Source: CoStar, Esri.

Prepared by New Economics & Advisory, April 2017.

6

Summary of Neighborhood Retail Market Support
West Roseville Specific Plan Village Center Market Research

Item	Existing Households Within Project Trade Area	Planned Development Within Project Trade Area	Total Existing and Planned Development
Demand for Local-Serving Retail			
Households	10,097	4,768	14,865
Total Retail Expenditures			
From MF and SF Households [1]	\$206,419,131	\$100,157,862 [2]	\$306,576,993
Oakmont Assisted Living Facility [3]	\$0	\$736,000	\$736,000
Subtotal Retail Expenditures	\$206,419,131	\$100,893,862	\$307,312,993
Assumed Percentage at Neighborhood Centers [4]	30%	30%	30%
Amount at Neighborhood Commercial Centers	\$61,925,739	\$30,268,159	\$92,193,898
Assumed Capture Rate [5]	75%	75%	
Expenditures at Neighborhood Centers in Trade Area	\$46,444,304	\$22,701,119	\$69,145,423
Average Annual Sales Per Square Foot [6]	\$326	\$326	\$326
Total Supportable Square Feet in the Trade Area	142,467	69,635	212,103
Competing Neighborhood Retail Supply			
Existing Supply			
Raley's Shopping Center @ 4051 Woodcreek Oaks	(88,053)	0	(88,053)
CVS @ Pleasant Grove Blvd. and Fiddymment Rd.	(17,120)	0	(17,120)
2050 Blue Oaks Road	(15,791)	0	(15,791)
Subtotal Existing Supply	(120,964)	0	(120,964)
Future Supply [7]	0	(253,458)	(253,458)
Total Competing Neighborhood Supply	(120,964)	(253,458)	(374,422)
Net Deficit (Surplus) of Neighborhood Retail	21,503	(183,822)	(162,319)

Prepared by New Economics & Advisory, April 2017.

[1] Household spending based on ESRI and updated to 2017\$ by New Economics. Assumes that future households spend at the same levels as existing households on a per-person basis.

[2] Future household spending is adjusted upward by 2.8 percent in order to account for the larger household sizes assumed in future households.

[3] Assumes 80 senior units, with its residents averaging \$40,000 annual income. Assumes 23 percent of annual income is spent on retail, per the Bureau of Labor Statistics' Consumer Expenditure Survey, 2014.

[4] Assumes retail expenditures and neighborhood shopping centers represent 30% of total retail expenditures. Remaining 70% of expenditures elsewhere, such as community, regional, super-regional shopping centers, or other formats such as online shopping. This is a conservative assumption that has been commonly-accepted in retail market studies for project throughout the West, but is subject to refinement since supporting data is not readily-available.

[5] Assumes that 75% of Trade Area households' retail spending at neighborhood shopping centers occur within the Trade Area.

[6] Assumes average annual sales-per-square foot factor of \$326, which is the average for neighborhood shopping centers in the U.S., according to the Urban Land Institute. This figure is the latest published from this source (in 2008), but has not been inflated since retail sales have been largely flat since the Great Recession. Planning-level assumption, subject to refinement.

[7] Future retail supply within a 2-mile radius has been quantified with assistance with the City, and is shown in Figure A-5.

Source: City of Roseville, Claritas, Costar, Loopnet, US Bureau of Labor Statistics, and the Urban Land Institute.

Appendix A: Updated Demand/Supply Analysis, 2017

A-1 Demographics Comparison

Village Center and Select Comparison Areas: 2-Mile Radius Trade Areas

Category	WRSP Village Center			Retail Node #1	Retail Node #2	Retail Node #3	Retail Node #4
	Current Conditions	5-Year Projected Conditions		Baseline & Foothills	Pleasant Grove & Foothills	Cirby & Sunrise	Douglas & Harding
Demographic Characteristics: 2-Mile Radius							
Population (2017 est.)	25,646	38,797	[1]	47,269	51,222	54,600	46,155
Households (2017 est.) [2]	10,097	14,865		17,615	18,746	21,312	18,337
Average Household Size	2.54	2.61	[1]	2.67	2.72	2.52	2.48
Average HH Income (2016) [3]	\$102,740	\$103,000		\$81,915	\$95,895	\$74,716	\$77,366
Total Household Retail Spending	\$206.4 M	\$307.3 M		\$301.8 M	\$371.6 M	\$333.1 M	\$298.4 M
Jobs - ESRI Data (2016)	1,490	NA		17,485	19,117	31,624	39,940
Jobs - City Business Permit Data (2016)	206	NA		5,690	13,132	8,568	11,717

Source: ESRI Business Analyst.

[1] Estimated by New Economics & Advisory by applying the City's General Plan average household size of 2.61.

[2] Added 333 households based on data provided by City staff tracking new single-family homes that were finalized between February 2016 and April 2017. The 2016 data from ESRI is assumed to reflect January 2016 data.

[3] 2017 data not yet available. New Economics added 3% over 2016 data points.

Prepared by New Economics & Advisory, April 2017.

A-2 Primary Trade Area Total Household Retail Spending Village Center and Select Comparison Areas

Category	Amount
Household Retail Spending: 2-Mile Radius	
Food & Beverages Away From Home	\$38.6 M
Food & Beverages At Home	\$57.0 M
General Merchandise/Apparel/Furnishings/Other	\$76.6 M
Other Convenience Goods [1]	\$25.4 M
Total Household Retail Spending (\$2016)	\$197.6 M
Number of Households (2016)	9,764
Spending Per Household (2016)	\$20,239
Consumer Price Index Increase (2016-2017)	1.01%
Spending per Household (\$2017)	\$20,444
Number of Households (2017)	10,097
Total Household Retail Spending (2017\$)	\$206.4 M

[1] Other Convenience Goods includes housekeeping supplies, personal care products, 50% of reading materials (50% in Gen Merch), smoking products, and non-prescription drugs and vitamins.

Source: ESRI Business Analyst.

Prepared by New Economics & Advisory, April 2017.

A-3 Remaining Development Capacity Within Village Center Trade Area

Item	Location	TOTAL DEVELOPMENT CAPACITY							
		Residential Uses			Non-Residential Uses				
		SF Units	MF Units	Total	Neighborhood/ CMU Retail	Other Retail	Office Sq. Ft.	Industrial Sq. Ft.	Total
Approved (But Not Yet Built/Remaining Capacity)									
Approved West Roseville Specific Plan (WRSP) [1]	West Roseville	2,836	2,145	4,981	421,966	0	0	1,341,800	1,763,766
Creekview Specific Plan (CSP) [2]	West Roseville	1,020	520	1,540	200,855	0	49,266	0	250,122
Sierra Vista Specific Plan (SVSP) [3]	West Roseville	6,124	2,270	8,394	904,375	1,502,352	1,145,149	0	3,551,876
Placer Vineyards Specific Plan (PVSP) [4] [5]	Uninc. Placer Co.	1,084	105	1,189		326,700	780,160	0	1,106,860
Subtotal Approved [6]		11,064	5,040	16,104	1,527,196	1,829,052	1,974,575	1,341,800	6,672,623
Proposed Projects									
Baseline Marketplace West	part of SVSP				incl. above	incl. above			
Baseline Marketplace East	part of SVSP				incl. above	incl. above			0
Subtotal Proposed		0	0	0	0	0	0	0	0
Planned Projects									
F-31 Parcel Development	part of WRSP				incl. above	incl. above			0
Subtotal Planned		0	0	0	0	0	0	0	0
TOTAL		11,064	5,040	16,104	1,527,196	1,829,052	1,974,575	1,341,800	6,672,623
Years of Absorption at Annual Rate	1370 units/yr citywide			12					

[1] Remaining development as of April 24, 2017, per data provided by City staff. Assumes, as a starting point, that the WRSP Village Center will include 40 HDR units. (The Proposed Plan would result in a net increase of 16 dwelling units, yielding a total of 10,495 units.) Non-residential uses are assigned as follows: 48.74 acres of CC with an applied FAR of 0.30 assigned to Neighborhood Retail; no CMU is assigned, as it is the subject of this analysis; and 88.01 acres of industrial and light industrial have an applied FAR of 35%.

[2] There is a segment of the CSP that falls outside of the 2-mile radius surrounding the WRSP Village Center. This figures shows only the portion within the 2-mile radius of the WRSP Village Center.

[3] A small portion of the SVSP has already developed; New Economics coordinated with City staff to identify the number of single-family permits that were finalized as of July 31, 2016. The amount shown here reflects the remaining developable portion. Non-residential uses are assigned as follows: 366,000 square feet of CMU plus one-half of 350,000 square feet of CC/BP to neighborhood/CMU retail; one-half of 350,000 square feet of CC/BP to Office, and 3.1 million square feet of CC to Other Retail.

[4] Includes Phases 1A, 3, and 4A within the approved PVSP Specific Plan. These areas most closely align with the portion of the PVSP within 2 miles of the WRSP Village Center. Retail and office square footage are based on acreage provided in the PVSP Land Use Chapter; New Economics applied a Floor-Area-Ratio of 0.30 for purposes of this analysis.

[5] Although the Placer Vineyards commercial parcels are near the edge of the 2-mile radius from the Project (depending upon the exact point of origin selected), they are included in this analysis since they will likely represent viable competitive retail supply to the Project.

[6] The Regional University Specific Plan (RUSP) is another approved specific plan whose eastern edge falls into the Trade Area. This project is excluded from the analysis because very little of the RUSP falls within the Trade Area and it is expected that this project requires a university partner; the timing of this project remains unknown.

Source: SVSP Specific Plan Chapter 4, Adopted 2010;

Prepared by New Economics & Advisory, April 2017.

A-4 *Estimated New Residential Development Within 5 Years Within Village Center Trade Area*

		PORTION EXPECTED TO DEVELOP WITHIN 5 YEARS		
Item	Location	SF Units	MF Units	Total
RESIDENTIAL DEVELOPMENT				
Total Trade Area Remaining Development Capacity		11,064	5,040	16,104
Average Annual Citywide Absorption (1997-2015)		1,068	305	1,373
5 Years of Citywide Absorption Based on Annual Average		5,340	1,526	6,866
Portion Captured by Trade Area [1]		75%	50%	
Amount Captured by Trade Area [2]		4,005	763	4,768
As a % of Trade Area Remaining Capacity		36%	15%	30%

Source: SVSP Specific Plan Chapter 4, Adopted 2010;

[1] New Economics assigned these planning-level capture rates based on a high-level understanding of remaining development areas within the City. These rates recognize that most new residential development in the City will occur in the West Roseville area, although some of it will occur just outside the Trade Area boundaries (within portions of the WRSP and CSP), as well as other areas of the City, such as Downtown, Stoneridge, and other infill areas. Subject to refinement.

[2] This capture does not include the Oakmont Senior Living Facility, which is a specialized type of development. See Figure 6 for inclusion of this project within the Trade Area.

Prepared by New Economics & Advisory, April 2017.

A-5 *Estimated New Retail Development Within 5 Years Within Village Center Trade Area*

Item	Zoning	Acres	TOTAL CAPACITY						RETAIL EXPECTED TO DEVELOP WITHIN 5 YEARS		
			Neighborhood/ CMU			Other (Retail/Office)			Neighborhood/ CMU Retail	Other Retail	Total
			Acres	Sq. Ft.	Acres	Sq. Ft.	Acres	Sq. Ft.			
RETAIL DEVELOPMENT											
West Roseville Specific Plan (WRSP) Retail Sites											
Parcel F-6D	CC	5.18	5.18	67,692		-		-			0
Parcel F-30	CC	8.46	8.46	110,555		-		-			0
Parcel F-31 (Community Commercial)	CC	13.35	13.35	174,458		-		-	174,458 [7]		174,458
Parcel F-34	CC	5.30	5.30	69,260		-		-			0
Subtotal WRSP [1]		32.29	32.29	421,966	0	0	0	0	174,458	0	174,458
Creekview Specific Plan (CSP)											
C-70	CC	15.37	15.37	200,855		-		-			0
C-71	CC/BP	3.77	0.00	-		-	3.77	49,266			0
Subtotal CSP [2]		19.14	15.37	200,855	0	0	3.77	49,266	0	0	0
Sierra Vista Specific Plan (SVSP)											
DF40/41: Baseline Marketplace West [3]	GC	44.85	6.05	79,000	38.80	271,000		-	79,000	271,000	350,000
DF-42: Baseline Marketplace East [3]	GC	40.25		-	40.25	395,000		-	0	395,000	395,000
FD-40	CC	7.46	7.46	97,487		-		-			0
FD-41	CMU/SA	5.75	2.88	37,571		-	2.88	37,571			0
JM-40	CC/CMU	5.67	2.84	37,048		-	2.84	37,048			0
JM-41	CC/BP	15.14	7.57	98,925		-	7.57	-			0
KT 40A/B	CMU/SA	23.59	11.80	154,137		-	11.80	154,137			0
KT-41A/B	GC	55.24		-	55.24	721,876		721,876			0
KT-42	GC	8.76		-	8.76	114,476		114,476			0
KT-43	CC-SA	12.25	6.13	80,042		-	6.13	80,042			0
WB-41	CC	10.00	10.00	130,680		-		-			0
WB-42	CC	14.50	14.50	189,486		-		-			0
Subtotal SVSP		243.46	69.21	904,375	143.05	1,502,352	31.20	1,145,149	79,000	666,000	745,000
Placer Vineyards Specific Plan (PVSP) [4] [5]											
Parcel 3	COM	25.00		-	25.00	326,700					0
Parcel 4A	PC	59.70		-			59.70	780,160			0
Subtotal PVSP		84.70	0.00	0	25.00	326,700	59.70	780,160	0	0	0
Other Areas within the PTA											
Sun City Parcel S-58 [6]	COM	8.20	8.20	107,158					107,158		107,158
Subtotal		8.20	8.20	107,158	8.20	0	8.20	0	107,158	0	107,158
TOTAL RETAIL DEVELOPMENT		294.89	116.87	1,459,504	143.05	1,502,352	34.97	1,194,415	253,458	666,000	919,458

[1] Excludes parcels F-32 and F-33, which are the subject of this analysis. Also excludes parcels F-32, F-33, and F-81, which fall outside of the Trade Area.

[2] Excludes parcels C-1 through C-4, C-6, C-7, C-50 through C-52, and C-81, all of which fall outside the Trade Area.

[3] For this retail parcel, there are existing site plans. Square footage estimates were taken from these site plans. Parcels 17 and 18 are assumed to be neighborhood-serving uses for purposes of this analysis (as they have a grocery and adjoining retail user). The site plans for this project, which includes East and West component, show three big-box retailers with a size of over 100,000 square feet each, 3 in-line spaces, 14 retail pad spaces, 12 restaurants, 1 financial pad space, and 3 gas station pads. For purposes of this analysis, only the grocery space and 1 in-line space attached to the grocery store, are classified as "local-serving." In reality, the restaurants and other retail pads could also be local-serving, depending on the actual retailers that locate within this project.

[4] The Trade Area includes only three parcels of the PVSP: Parcel 1A, 3, and 4A. The remainder of the PVSP falls outside the PTA.

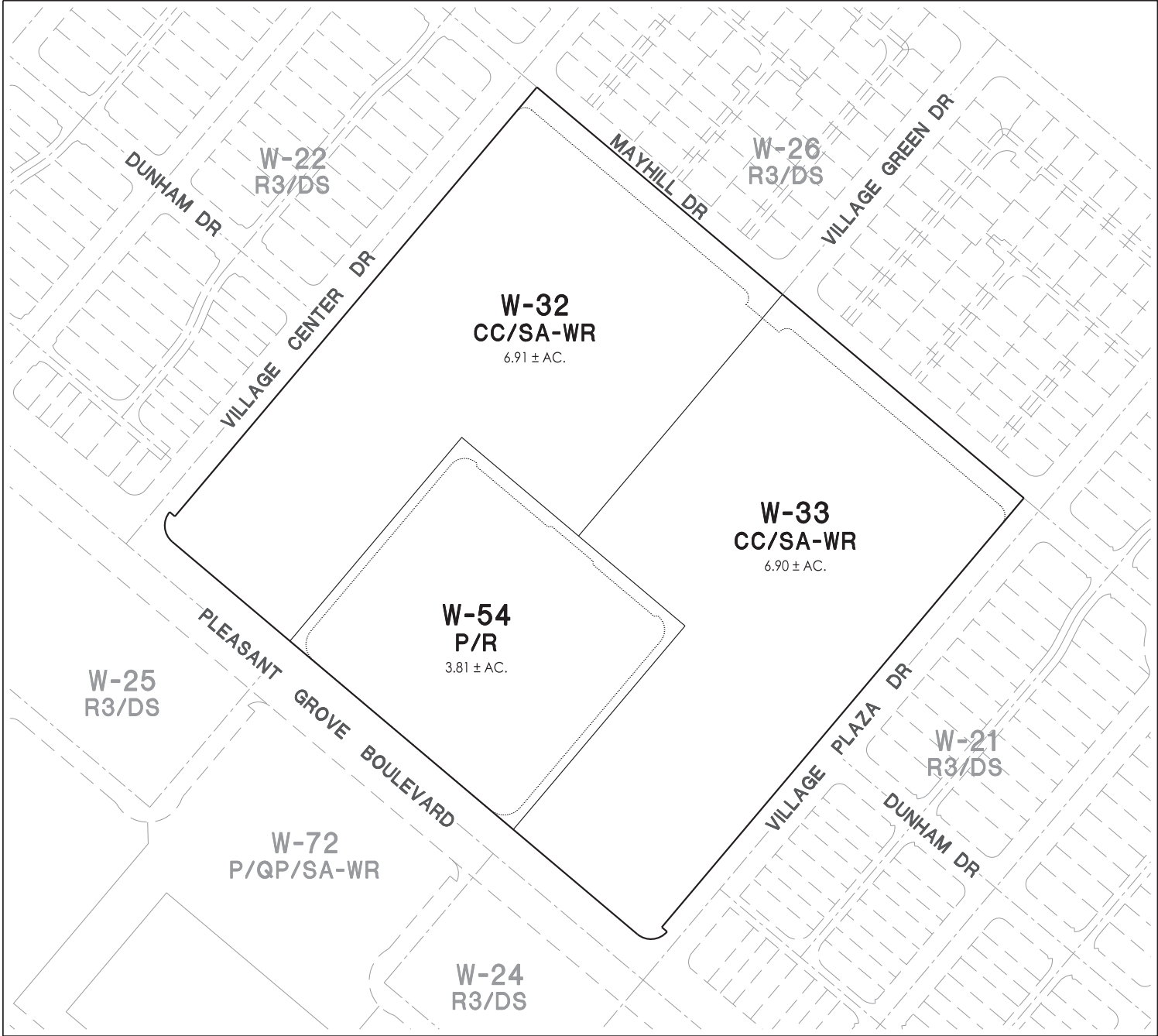
[5] Although the Placer Vineyards commercial parcels are near the edge of the 2-mile radius from the Project (depending upon the exact point of origin selected), they are included in this analysis since they will likely represent viable competitive retail supply to the Project.

[6] This site, located at Blue Oaks/Pleasant Grove (NW Corner), is owned by Safeway. It is possible that Safeway could decide to open a store at this location as more development occurs in the western area of Roseville.

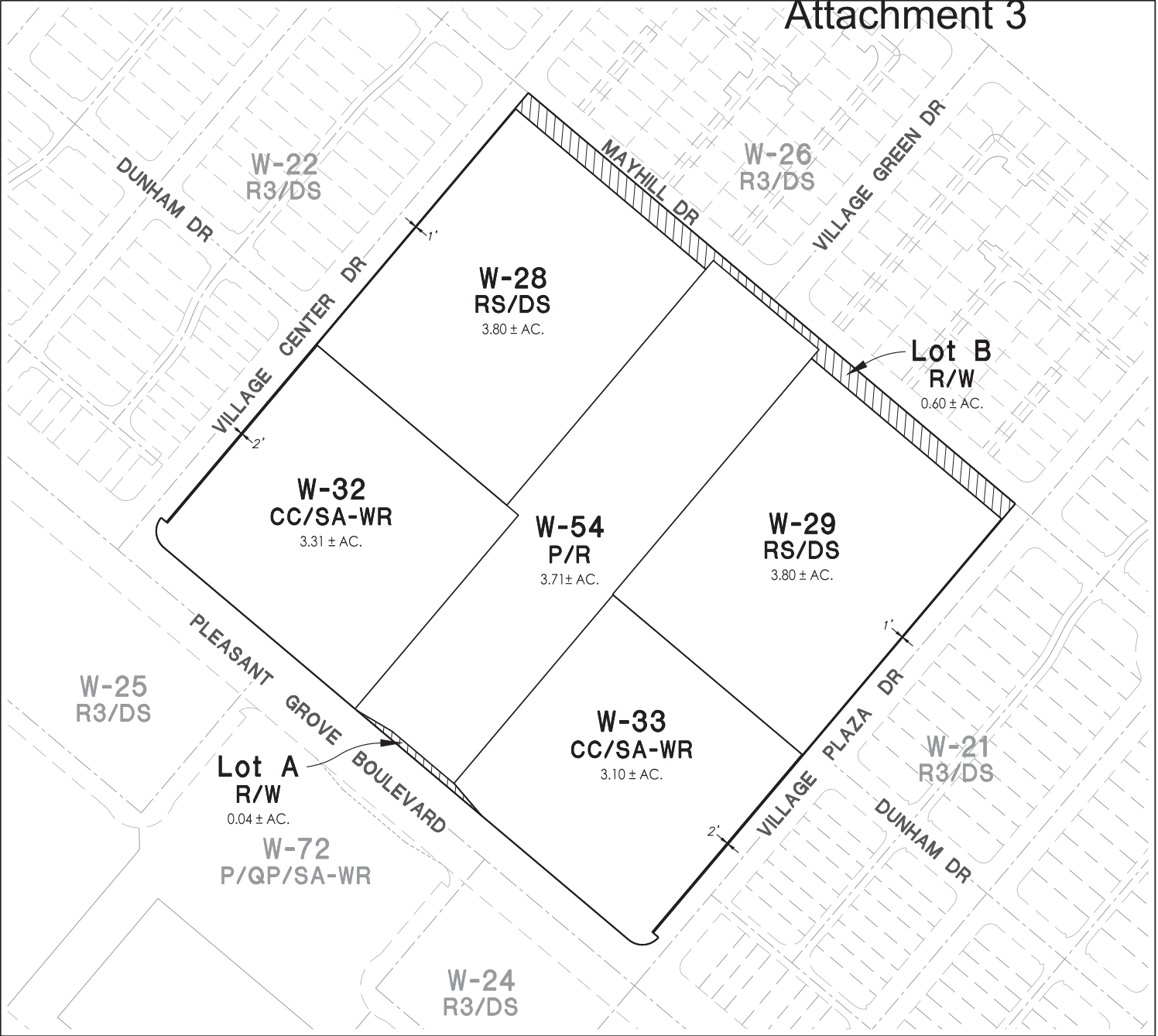
[7] City staff identified the CC parcel at the NE corner of Blue Oaks and Fiddymant as a parcel expected to submit a proposal for neighborhood-based retail development. This analysis assigns an FAR of 0.30 to the F-31 parcel within the WRSP.

Source: SVSP Specific Plan Chapter 4, Adopted 2010;

Prepared by New Economics & Advisory, April 2017.



EXISTING



PROPOSED

EXISTING ZONING SUMMARY

Parcel	Zoning Designation	Acres (Gross)	Dwelling Units	Density
W-32	CC/SA-WR	6.91 ac.	20 du	2.9 du/ac
W-33	CC/SA-WR	6.90 ac.	20 du	2.9 du/ac
W-54	P/R	3.81 ac.	0 du	-
Roads	ROW	0.74 ac.(1)	-	-
Total		18.36 ac.	40 du	

NOTE: 1. Consists of existing ROW on Mayhill Drive and Pleasant Grove Blvd. in parcels W-32 and W-33.

PROPOSED ZONING SUMMARY

Parcel	Zoning Designation	Acres (Gross)	Dwelling Units	Density
W-32	CC/SA-WR	3.31 ac.	0 du	
W-33	CC/SA-WR	3.10 ac.	0 du	
W-54	P/R	3.71 ac.	0 du	
W-28	RS/DS	3.80 ac.	28 du	7.4 du/ac
W-29	RS/DS	3.80 ac.	28 du	7.4 du/ac
Roads	ROW	0.64 ac.	-	
Total		18.36 ac.	56 du	

REZONE EXHIBIT
for Parcels W-32, W-33 and W-54 of the
West Roseville Specific Plan Area

VILLAGE
CENTER *at* WestPark

Scale: 1" = 100'

Roseville, California

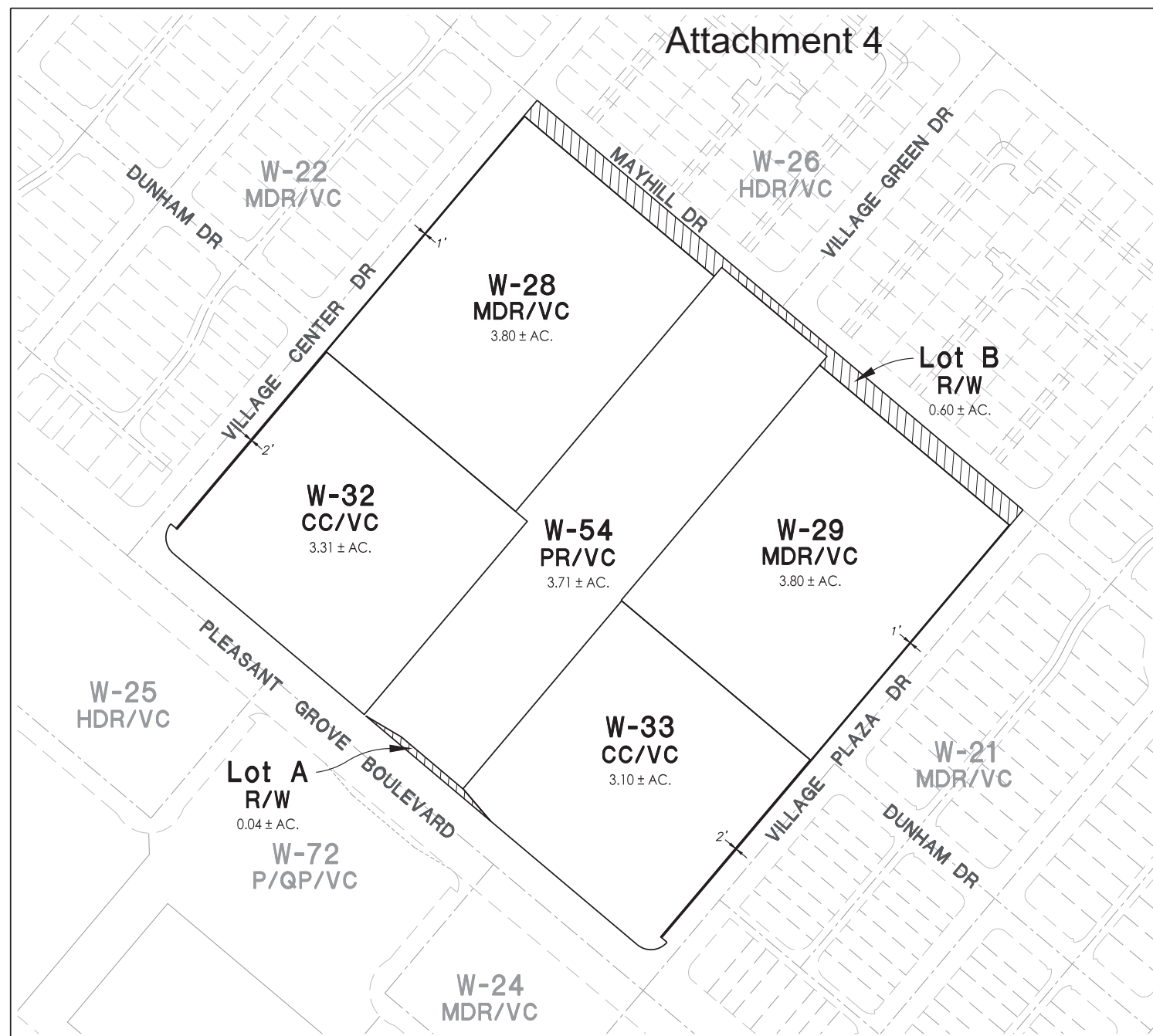
June 22, 2017

2nd Submittal: May 26, 2017





EXISTING



PROPOSED

EXISTING LAND USE SUMMARY

Parcel	Land Use	Acres (Gross)	Dwelling Units	Density
W-32	CC/VC	6.91 ac.	20 du	2.9 du/ac
W-33	CC/VC	6.90 ac.	20 du	2.9 du/ac
W-54	PR/VC	3.81 ac.	0 du	-
Roads	ROW	0.74 ac.(1)	-	-
Total		18.36 ac.	40 du	

NOTE: 1. Consists of existing ROW on Mayhill Drive and Pleasant Grove Blvd. in parcels W-32 and W-33.

PROPOSED LAND USE SUMMARY

Parcel	Land Use	Acres (Gross)	Dwelling Units	Density
W-32	CC/VC	3.31 ac.	0 du	
W-33	CC/VC	3.10 ac.	0 du	
W-54	PR/VC	3.71 ac.	0 du	
W-28	MDR/VC	3.80 ac.	28 du	7.4 du/ac
W-29	MDR/VC	3.80 ac.	28 du	7.4 du/ac
Roads	ROW	0.64 ac.	-	
Total		18.36 ac.	56 du	

GENERAL PLAN AMENDMENT & SPECIFIC PLAN AMENDMENT EXHIBIT

for Parcels W-32, W-33 and W-54 of the

West Roseville Specific Plan Area

VILLAGE CENTER *at* WestPark

Scale: 1" = 100'

Roseville, California

June 22, 2017
2nd Submittal: May 26, 2017

WESTPARK
communities

MACKEY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189

North Industrial Area

The North Industrial area, while not subject to a specific plan, is a recognized planning subarea of the City. The area consists of 2,031 gross acres west of Washington Boulevard and north of the Northwest Roseville Specific Plan. Devoted primarily to industrial uses, the area is intended to provide a major employment/ industrial center for the South Placer region. Integrated within the North Industrial Area is a mix of housing, commercial services and community amenities to support the industrial uses. The Hewlett-Packard Roseville Campus Master Plan and the Hewlett-Packard Campus Oaks Master Plan are located within this area. The North Industrial area will accommodate approximately 5,196 residents and provide 28,000 jobs at buildout.

Del Webb Specific Plan

The Del Webb Specific Plan was adopted in December 1993 and includes 1,203 gross acres north of Pleasant Grove Boulevard and east of Fiddymont Road. The Plan is an age restricted “active adult” community. It consists primarily of single-family homes focused around recreational facilities. Included are 27 holes of golf, private recreation centers, public parks and park preserves, two community commercial centers, a religious facility, and a fire station. The Plan accommodates approximately 5,859 residents and provides for 403 jobs.

Highland Reserve North Specific Plan

The Highland Reserve Specific Plan was adopted in May 1997 and includes 677 acres previously identified as urban reserve in the North Central Roseville Specific Plan. The Specific Plan includes 1,669 single and multi-family units, including approximately 162 acres of commercial use, and a 39-acre church/private school site. At buildout, the plan area is expected to accommodate approximately 4,356 residents and provide 4,900 jobs.

North Roseville Specific Plan

The North Roseville Specific Plan (Phase I) was adopted in August 1997 and includes approximately 749 acres previously identified as urban reserve and light industrial.

The North Roseville Specific Plan (Phase II) was adopted in May 1999 and includes approximately 659 acres previously identified in the urban reserve. The North Roseville Specific Plan (Phase III) was adopted in July 2000 and includes approximately 161 acres previously located within Placer County with a land use designation of Agriculture. Combined, the three phases of the NRSP include 6,072 single and multi-family dwelling units, including approximately 82 acres of commercial, 118 acres of parks, 183 acres of open space, and 68 acres of public/quasi-public. At buildout, the plan anticipates approximately 15,141 residents and 1,215 jobs.

Stoneridge Specific Plan

The Stoneridge Specific Plan was adopted in March 1998 and includes 1,117 acres, a majority of which (699 acres) was previously designated as urban reserve in the Northeast Roseville Specific Plan, with the remainder (390 acres) annexed into the City from unincorporated Placer County. The Specific Plan includes 2,861 single and multi-family units, including approximately 35 acres of Commercial, 5 acres of Business Professional, 78 acres of Park, 270 acres of Open Space, a 15-acre school site and a fire station. At buildout, the Plan area is expected to accommodate approximately 7,467 residents and provide 1,563 jobs.

West Roseville Specific Plan

The West Roseville Specific Plan was adopted in February 2004 and includes 3,194 acres west of Fiddymont Road, generally north of Pleasant Grove Boulevard. The Plan area was annexed into the City of Roseville from unincorporated Placer County. The Specific Plan includes 10,495 ~~10,478~~ single and multi-family units, including approximately 704 age-restricted units, 55.62 acres of Commercial, 88 acres of Industrial, 251 acres of Park, 705 acres of Open Space, and 110 acres of Schools. At buildout the Plan area is expected to accommodate approximately 26,822 ~~26,777~~ residents and provide 4,735 ~~3,952~~ jobs.

Riverside Gateway Specific Plan

The Riverside Gateway Specific Plan was adopted in March 2006. The Riverside Gateway Specific Plan was the City's first attempt at using the Specific Plan process in conjunction with a

**TABLE II-2
TOTAL LAND USE ALLOCATION**

USE CATEGORY	GROSS ¹ ACRES	% OF TOTAL ACRES
Residential (RES)	12,854 12,846	45%
Commercial (COM)	2,276 2,284	8%
Business Professional (BP)	792	3%
Industrial (IND)	2,369	8%
Open Space (OS)	3,151	11%
Park & Recreation (PR)	2,136	8%
Public/Quasi Public (P/QP)	2,719	10%
Right of Way (ROW)	1,978	7%
TOTAL	28,274	100%

SOURCE: City of Roseville Planning Division
Updated: June 15, 2016

**TABLE II-3
LAND USE ALLOCATION BY INCORPORATED SUBAREA (in acres)**

SUBAREA	RES	COM ²	BP	IND ³	OS ⁴	PR ⁵	P/QP ⁶	ROW	TOTAL ACRES
INFILL	3,349	571	201	914	479	465	2,109	426	8,514
SERSP	559	83	99	0	74	111	20	78	1,024
NERSP	132	300	308	0	94	13	10	97	954
NWRSP	1,759	119	11	0	155	353	107	159	2,663
NCRSP	656	339	162	78	183	100	75	232	1,825
NIPA	307	68	6	1,287	173	53	9	129	2,031
DWSP	659	13	0	0	98	378	4	51	1,203
HRNSP	294	162	0	0	37	37	48	99	677
NRSP	998	81	0	0	184	117	68	121	1,569
SRSP	616	35	5	0	270	78	23	90	1,117
WRSP	1,758 1,750	55 63	0	88	705	251	147	190	3,194
RGSP	21	29	0	0	0	0	0	0	50
DTSP	27	110	0	2	0	37	0	0	176
SVSP	1,133	241	0	0	357	105	72	173	2,081
CSP	248	19	0	0	177	16	10	32	502
ARSP	338	51	0	0	165	22	17	101	694
TOTAL ACRES	12,854 12,846	2,276 2,284	792	2,369	3,151	2,136	2,719	1,978	28,274

SOURCE: City of Roseville Planning Division
Updated: June 15, 2016

¹ Gross acreage includes road and highway rights-of-way, easements, etc.

² Commercial includes neighborhood commercial, community commercial, regional commercial and central business district.

³ Industrial includes general industrial, light industrial, and transfer station.

⁴ Open Space includes open space, floodway open space, paseos, wildlife/vernal pool preserves, and 80 acres of Urban Reserve.

⁵ Parks and Recreation includes developed park and recreation areas and golf courses.

⁶ Public/Quasi Public includes: schools, churches, fire stations, electrical substations, corporation yards, well sites, tank and pump station sites, solid waste recycled drop off and park & ride lots.

**TABLE II-4
RESIDENTIAL UNITS AND POPULATION BY INCORPORATED
SUBAREA**

SUBAREA	DWELLING UNITS			POPULATION ¹		
	(2016)	(2035)	Buildout	(2016)	(2035)	Buildout
Infill	15,647	16,359	16,359	40,839	43,167	43,167
Southeast Roseville	3,054	3,163	3,163	7,971	8,255	8,255
Northeast Roseville	1,098	1,350	1,350	2,866	3,524	3,524
Northwest Roseville	8,930	9,068	9,068	23,307	23,667	23,667
North Central Roseville	4,261	4,711	4,711	11,121	12,296	12,296
North Industrial	1,043	1,991	1,991	2,722	5,196	5,196
Del Webb	3,210	3,210	3,210	5,859	5,859	5,859
Highland Reserve North	1,669	1,669	1,669	4,356	4,356	4,356
North Roseville	5,434	5,801	5,801	14,183	15,141	15,141
Stoneridge	2,446	2,861	2,861	6,384	7,467	7,467
West Roseville	4,606	10,495 10,479	10,495 10,479	11,461	26,822 26,780	26,822 26,780
Riverside Gateway	206	456	456	538	1,190	1,190
Downtown	255	2,272	2,272	665	5,930	5,930
Sierra Vista	23	8,658	8,658	60	22,198	22,198
Creekview	0	2,011	2,011	0	5,249	5,249
ARSP	0	2,827	2,827	0	7,378	7,378
TOTAL	51,882	76,902 76,886	76,902 76,886	132,332	197,695 197,653	197,695 197,653

SOURCE: City of Roseville Planning Division
Updated: September 22, 2016

¹ Assumes 2.61 persons per household except for 3,110 units in Del Webb, 493 units in Sierra Vista and 704 units in West Roseville which utilize a 1.8 persons per household multiplier (2010 Census).

GROWTH MANAGEMENT

A. SETTING

INTENT

Growth management is a term that has come to mean many different things to different people. In general, growth management can be defined as certain actions taken by local government to influence the location, composition, rate or total amount of new growth in a community. While often associated with reactive “slow-growth” or “no-growth” policies, it is the City of Roseville’s perspective that growth management is more properly used as a positive approach to coordinate the growth opportunities and constraints dictated by the physical, social and economic characteristics of a community.

The City recognizes two primary candidates for growth potential. The first is within the corporate boundaries through reinvestment in the existing community (infill development or revitalization opportunities). The second is either inside or outside City boundaries through development of “greenfield” areas (un-urbanized or vacant land). Although “greenfield” development is often the focus of growth management, as the City matures and approaches buildout, infill development and revitalization will have an increasing role in the City’s ultimate growth management strategy.

Inherent in the term “growth management” is that there will be growth. With growth there are many potential tangible and intangible benefits as well as impacts. Growth can be beneficial to the community’s economy and quality of life through additional employment opportunities, housing availability, improved delivery and variety of services, and increased commercial, social and cultural opportunities. At the same time growth, particularly if it is not well planned and managed, can have negative impacts on the community. These may include impacts on transportation, air quality and other environmental resources, loss of community character, and a loss of sense of safety and security.

The challenge is to accommodate and manage growth that balances the positive and negative impacts in a fashion that results in an overall benefit to the community. The City of Roseville views growth management as a means to proactively prepare for and manage growth,

rather than react to it. To this end, the overarching principles that guide the City’s approach to managing growth include:

- Maintain quality of life through a balance of land uses;
- Maintain the City’s fiscal health in the long term;
- Continue to add and enhance the value of the built environment;
- Maintain and further define the City’s physical form through creation of an open space transition area along the western interface with County lands.

These principles are reflected in the Goals and Policies of the Growth Management section.

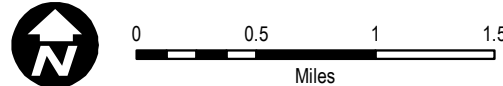
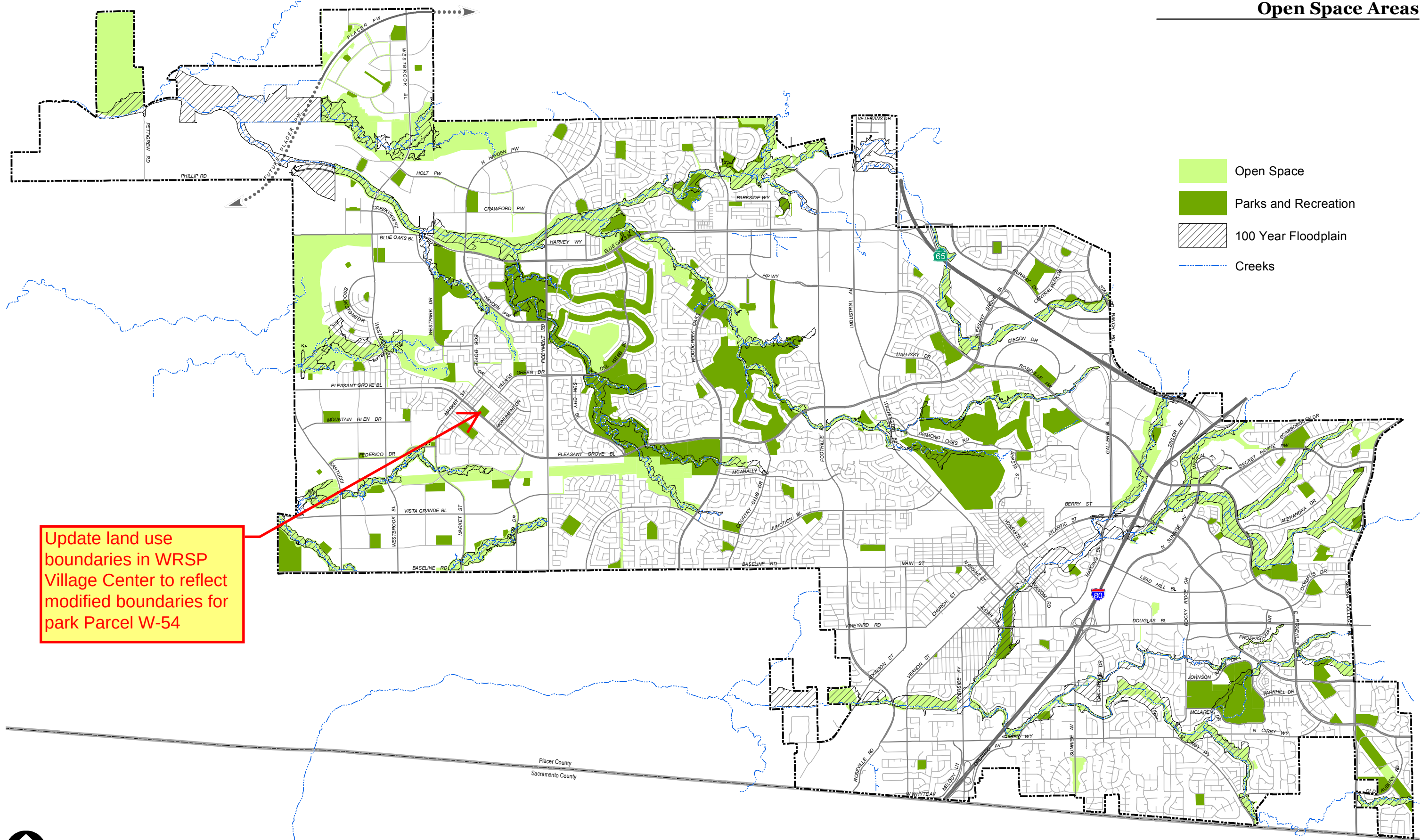
LAND USE ALLOCATION

In 1984, the City, based on service and capacity limitations identified at the time, established a maximum potential residential allocation of 34,700 dwelling units. This allocation included 1000 units specifically set aside in “reserve” for use by the City in implementing special programs such as density bonuses and development incentives. Since that time, with the adoption of new Specific Plan areas and related entitlement approvals, the land use allocation has been increased. The Specific Plan review process is the tool that the City utilizes to adjust the land use allocation, which is then reflected in the General Plan document.

With the adoption of the Amoruso Specific Plan in 2016 [and an amendment to the West Roseville Specific Plan in 2017](#), the General Plan dwelling unit allocation was adjusted for a total unit allocation as shown in Table II-4.

Person-per-household (PPH) estimates for Roseville have varied from an average of 2.65 to 2.54 since 1984 and currently is at 2.61 as of 2015 based on Census information. In addition, there are 4,307 units associated with the age restricted low density residential units in the Del Webb, Sierra Vista and West Roseville Specific Plan areas with a lower estimated PPH of 1.8. Because the PPH figures are inexact and fluctuate over time, the General Plan focuses on

Fig. V-1
Open Space Areas



-  Parks and Recreation Areas
-  Open Space Areas
-  School Recreation Areas
-  Creeks

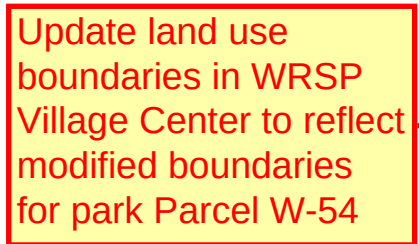
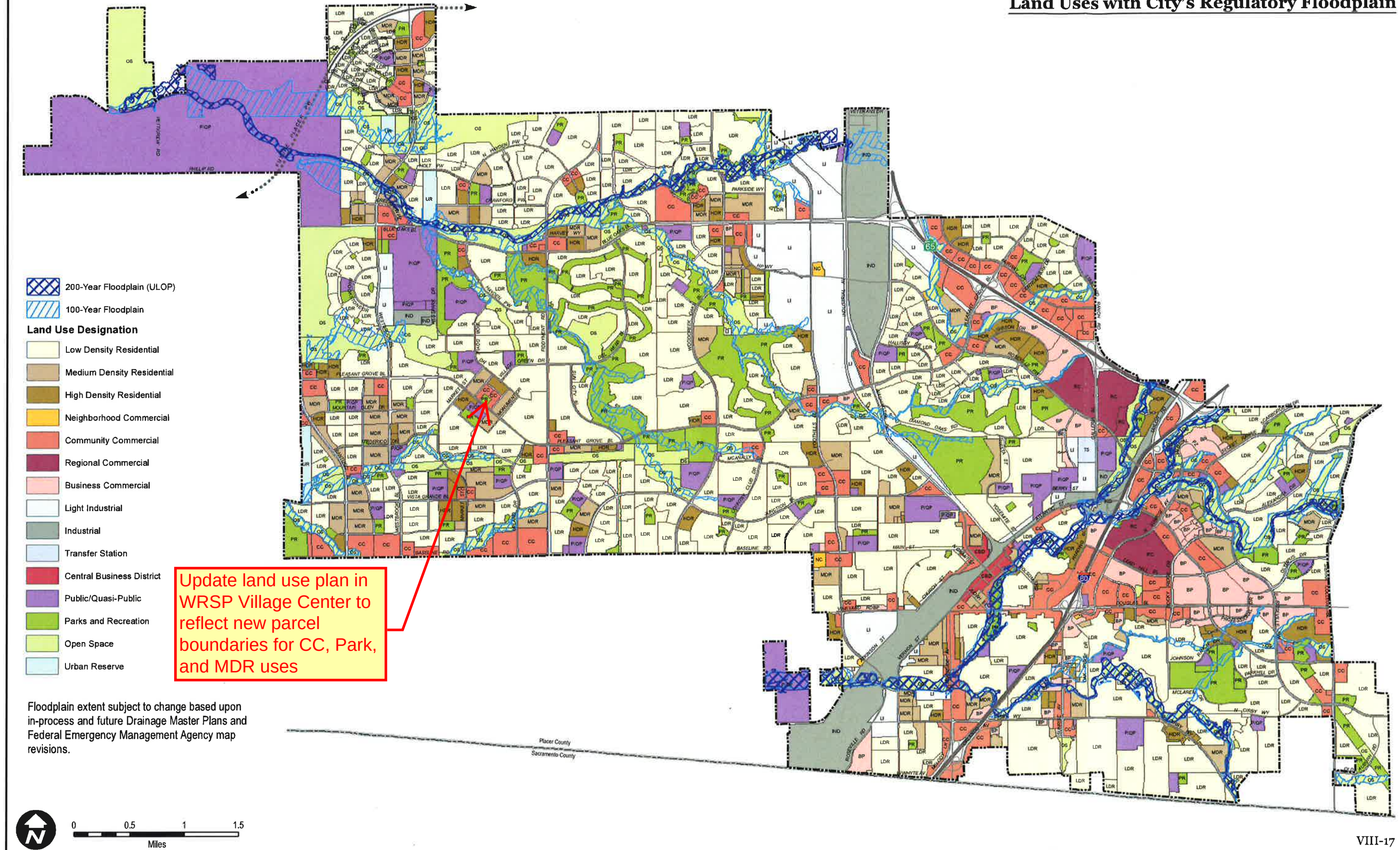


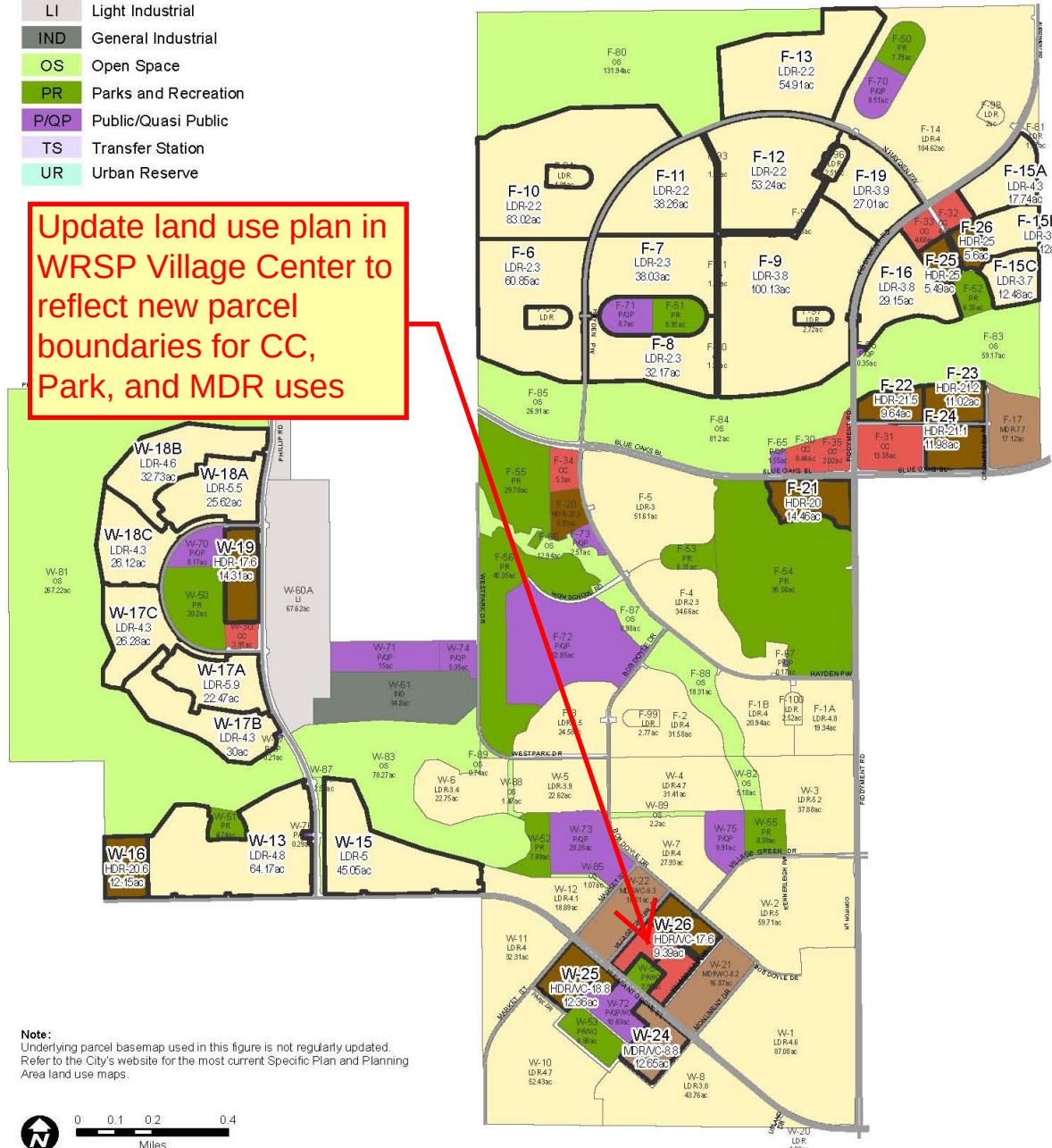
Fig.VIII-3
Land Uses with City's Regulatory Floodplain



Land Use Designation

West Roseville Specific Plan
***Undeveloped Residential
Land Inventory***

Update land use plan in WRSP Village Center to reflect new parcel boundaries for CC, Park, and MDR uses



S:\Arcdata\planning\Map Library\Projects\Housing Element Update 2012\GP Maps\GP_Fig X-06_WRSP.mxd

CITY OF ROSEVILLE GENERAL PLAN

Guidelines for Conversion of Non-Residential Land Uses

August 4, 2004

Intent:

In response to pressures to convert portions of the City's non-residential land use inventory the City has developed the following guidelines for the consideration of land use changes. The intent of the guidelines is to articulate the City's expectations relating to land use change proposals. These guidelines are to be applied as performance measures in the preparation and review of any such proposals. The guidelines are not intended to be inclusive of all City development requirements, but rather supplement those requirements by identifying or emphasizing concepts particularly important or unique to potential land use changes. It is expected that the City's emphasis on certain concepts or requirements will change overtime. Therefore, the guidelines are to be a fluid document to be revisited every two years and updated to reflect the City's present need.

In consideration of the unique attributes and constraints of various areas of the City, the guidelines have been divided in two areas those guidelines that are applicable to the infill area and those that are applicable to the balance of the City. A map depicting these areas is attached.

Infill

The overarching goal to be applied to land use changes within the infill portion of the City is to encourage and emphasize reinvestment and revitalization without creating undue burdens and barriers to development while preserving neighborhood compatibility.

1. Infill properties are identified as those properties located within the City's infill planning area as designated on the City's Zoning Map.
2. Parks obligation to include payment of citywide and neighborhood park fees. Neighborhood Park fees are to be applied to infill neighborhood park improvements as identified on an infill park CIP projects list. Where the Parks Department demonstrates a park need a Parkland dedication or in-lieu park fee for land dedication may be negotiated and evaluated on a project by project basis, based on the nature of the project and the benefit to the City.
3. Encourage the use of private passive open space in-lieu of land dedication for infill projects.
4. Off site utilities (e.g. water, sewer, electric) that serve more than the specific project are not the sole responsibility of the project. Over-sizing of improvements or upgrading to City standards may be available for City reimbursement. The City may develop a CIP for off site improvements for which a project may pay an impact fee in lieu of constructing the improvement. Each project shall be reviewed on a case-by-case basis and shall be conditioned accordingly.
5. School impacts shall be mitigated through new impact agreements executed to reflect the payment of the City's existing infill school impact fees.
6. New housing development shall meet the City's 10% goal (4% affordable to very low, 4% affordable to low, and 2% affordable to middle income) except redevelopment areas shall provide 15%. (Of those 40% affordable to very low income and the balance affordable to low/middle income).
7. A land use change on the Placer County Fair Grounds shall require a master plan.

8. Encourage higher density residential mixed-use projects with consideration to the relaxing of any one guideline or multiple guidelines to promote and provide incentives for innovative higher density residential mixed-use projects.

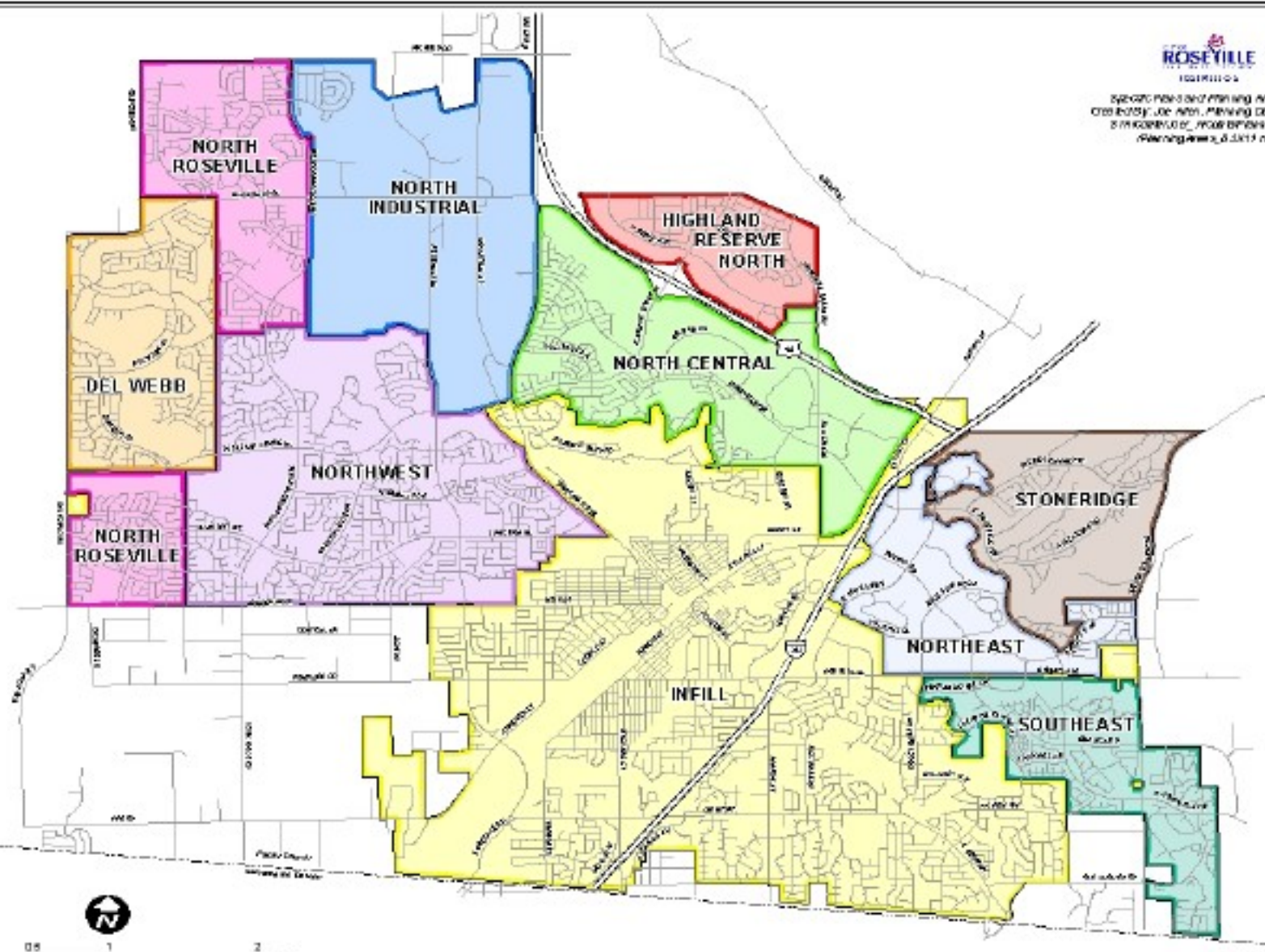
Balance of the City

The overarching goal to be applied to land use changes for the balance of the City is to maintain the City's fiscal balance and prevent the loss of jobs and existing job centers while maintaining a balanced community.

1. Balance of the City includes properties within all specific plans and the North Industrial Plan area.
2. A region wide employment and land inventory study shall be required of each project that is equal to or greater than 50 acres.
3. Land use changes will not have a negative fiscal impact to the City. Each project shall be modeled individually for citywide impacts utilizing the City's fiscal model.
4. Projects that are 50 acres or greater in size shall maintain employment options and a favorable jobs housing balance.
5. New housing development shall meet the City's 10% goal consistent with the Housing Element (4% affordable to very low, 4% affordable to low, and 2% affordable to middle income).
6. Projects shall provide a specific public benefit that may be in the form of a community benefit fee.
7. Increases in general fund service demands shall be mitigated by establishment of or annexation into a Community Facilities Mello Roos Assessment District to offset the costs of the project. The assessment may be utilized to offset the cost of the following: public safety; parks and open space maintenance; storm water management; and other costs identified by the City.
8. Parks obligation to include payment of citywide and neighborhood park fees. Active park needs shall be provided by the project. An in-lieu parkland dedication fee may be negotiated in lieu of land based on the project. For each acre of parkland dedication mitigated by an in-lieu fee a corresponding in-lieu fee shall be paid for park improvements. The in-lieu fees shall provide improvements of local benefit.
9. Place emphasis on the dedication of parklands within specific plan areas rather than acceptance of and in-lieu fee for land dedication.
10. Utilities (e.g. water, sewer, electric) shall not be impacted as to conveyance or capacity.
11. School impacts shall be mitigated through new impact agreements executed with the school districts to ensure that the projects student generation is accommodated.
12. Residential units not utilized within a specific plan area shall be reallocated within that plan area and school district. Otherwise, requests for units shall be considered as additive to the City's existing unit allocation.
13. Encourage higher density residential mixed-use projects with consideration to the relaxing of any one guideline or multiple guidelines to promote and provide incentives for innovative higher density residential mixed-use projects.



Specific Plans and Planning Areas
Created by Joe Allen, Planning Dept. Manager
5/1/2010, Roseville Planning
Planning Area 6.0/1.17.2010



SPECIFIC PLANS & PLANNING AREAS

Attachment 7

MEMORANDUM

To: Jeff Jones, Westpark Communities

From: Jamie Gomes and Mark Polhemus

Subject: Westpark Village Center Rezone Fiscal Impact Analysis;
EPS #162109

Date: July 12, 2017

Introduction

Westpark Communities (Applicant) retained Economic & Planning Systems, Inc. (EPS) to prepare the Fiscal Impact Analysis (Analysis) for the proposed rezone in the Westpark Village Center—an approximately 18-acre portion of the West Roseville Specific Plan (Project), a development located in the City of Roseville (City).

This Analysis examines the Project's estimated fiscal impact on the City's annual General Fund budget, based on the City's estimated Fiscal Year (FY) 2017-2018 budget. Specifically, the Analysis estimates whether projected revenues from the Project will adequately cover the costs of delivering citywide services (e.g., police protection, fire protection, and parks and recreation) to the Project's residents and employees. The Analysis is based on the assumption that these services will be provided by the City.

At the City's request, EPS has analyzed the estimated fiscal impacts to the City for the following two land use scenarios:

- **Scenario 1**—Existing Land Uses (High-Density Residential and Commercial)
- **Scenario 2**—Proposed Land Uses (Medium-Density Residential and Commercial)

The results of each Scenario estimate the annual fiscal impact assuming buildout of the Project area. At the City's direction, EPS recently updated the Analysis for the Project to reflect more recent fiscal conditions in the City. The updated Analysis included herein reflects the following updates:

The Economics of Land Use



*Economic & Planning Systems, Inc.
400 Capitol Mall, 28th Floor
Sacramento, CA 95814
916 649 8010 tel
916 649 2070 fax*

*Oakland
Sacramento
Denver
Los Angeles*

www.epsys.com

1. Using the City's "Draft Proposed" FY 2017-2018 budget.
2. Restructuring certain indirect costs, such as "Information Technology," wherein those costs are now reflected directly in departmental budgets (e.g., police, fire, etc.).
3. Including capital improvement and equipment replacement needs by City department.
4. Including estimated cost for vacant but authorized General Fund-funded staff positions for FY 2017-2018.

The approach to prepare the expenditure-estimating procedures for new Project development is detailed in **Table C-1** in **Appendix C** of this memorandum.

This Analysis estimates property tax revenues to the City based on a 44/56 share of post-Educational Revenue Augmentation Fund (ERAF) shift of the City property tax revenues generated by new Project uses.

Project Overview

The Project is located in the Westpark Village Center area, located in the Project. The site is located along Pleasant Grove Boulevard between the intersections of Fiddymont Road and Westbrook Boulevard. **Map 1** shows the land use zoning and parcel acreage under the existing zoning and under the proposed zoning.

The land area subject to rezone remains undeveloped, though it is surrounded by developed single-family residential uses. **Scenario 1**, the Existing Land Uses, is based on the assumption the site will have 40 renter-occupied units and approximately 181,000 square feet of commercial uses on 2 parcels designated as Community Commercial-Village Center, and 4.0 acres of park space. **Scenario 2** proposes 56 medium-density residential units on 2 parcels, approximately 83,000 combined square feet of Commercial on 2 parcels zoned for commercial uses, and 3.7 acres of park space.

Overview of Results

The Analysis comparing the fiscal impacts to the City of the existing versus proposed zoning yielded the following results:

- **For both Scenarios, annual revenues are anticipated to exceed annual expenditures for the Project before and after accounting for estimated annual taxes from Community Facilities District (CFD) No. 3 (Municipal Services).** At buildout, the Project in **Scenario 1** is estimated to generate a net annual General Fund surplus of approximately \$297,000 before special taxes and assessments, and approximately \$342,000 after CFD No. 3 revenues (approximately \$45,000 in CFD No. 3 revenues). **Scenario 2** is estimated to generate a net annual surplus of approximately \$126,000 before special taxes and assessments, and \$165,000 after CFD No. 3 revenues (approximately \$39,000 in CFD No. 3 revenues). Please see **Table 1** for a comparison of results between the 2 scenarios. Even though **Scenario 2** reduces potential net revenues to the City's General Fund, the rezone application does not create a situation where the rezoned land uses are anticipated to create a drain on the City's General Fund.

Map 1



EXISTING



PROPOSED

EXISTING LAND USE SUMMARY

Parcel	Land Use	EXISTING ACREAGE			Dwelling Units	Net Density
		Original SP (2004)	gross (2016)	net (2016)		
W-32	CC/VC	7.2 ac.	7.24 ac.	6.91 ac.	20 du	2.9 du/ac
W-33	CC/VC	7.2 ac.	7.27 ac.	6.90 ac.	20 du	2.9 du/ac
W-54	PR/VC	4.0 ac.	3.85 ac.	3.39 ac.	0 du	-
Roads	ROW	0.0 ac.	0.00 ac.	1.16 ac.(1)	-	-
Total		18.4 ac.	18.36 ac.	18.36 ac.	40 du	

NOTE: 1. Consists of right-of-way on Mayhill Dr. within Parcels W-32 and W-33, and future right-of-way within Parcel W-54.

PROPOSED LAND USE SUMMARY

Parcel	Land Use	PROPOSED ACREAGE		Dwelling Units	Net Density
		gross (2017)	net (2017)		
W-32	CC	3.25 ac.	3.25 ac.	0 du	
W-33	CC/VC	3.12 ac.	3.11 ac.(1)	0 du	
W-54	PR/VC	3.71 ac.	3.40 ac.(2)	0 du	
W-28	MDR	4.14 ac.	3.89 ac.(3)	28 du	7.2 du/ac
W-29	MDR	4.14 ac.	3.89 ac.(3)	28 du	7.2 du/ac
Roads	ROW	0.00 ac.	0.82 ac.	-	
Total		18.36 ac.	18.36 ac.	56 du	

NOTES: 1. Net acreage reflects to existing back of curb on Pleasant Grove Blvd.
2. Net acreage reflects to back of curb on Mayhill Drive and Pleasant Grove Blvd., and future back of curb adjacent to Parcels W-28 and W-29.
3. Net acreage reflects to future back of walk on Mayhill Dr., Village Plaza Dr., and Village Center Dr.

GENERAL PLAN AMENDMENT &
SPECIFIC PLAN AMENDMENT EXHIBIT
for Parcels W-32, W-33 and W-54 of the
West Roseville Specific Plan Area

VILLAGE CENTER at WestPark

Scale: 1" = 100' Roseville, California February 23, 2017



Table 1
Roseville Westpark Rezone Fiscal Impact Analysis
Estimated Revenue and Expenditure Summary Comparison

Item	Scenario 1	Scenario 2	Difference	
	Existing Land Uses	Proposed Land Uses	Amount	Percent
<i>Formula</i>	<i>a</i>	<i>b</i>	<i>c = b - a</i>	<i>c / a</i>
GENERAL FUND				
Annual Revenues [1]				
Taxes:				
Property Taxes	\$69,800	\$62,700	(\$7,100)	(10.2%)
Property Tax In-Lieu of VLF	\$22,200	\$20,000	(\$2,200)	(9.9%)
Real Property Transfer Tax	\$2,000	\$2,600	\$600	30.0%
Sales Tax	\$310,400	\$151,000	(\$159,400)	(51.4%)
Prop. 172 Sales Tax	\$6,400	\$3,100	(\$3,300)	(51.6%)
Hotel/Motel Tax	\$5,100	\$4,100	(\$1,000)	(19.6%)
Business License Tax	\$1,300	\$1,100	(\$200)	(15.4%)
Franchise Fees	\$4,000	\$3,200	(\$800)	(20.0%)
Electric Franchise Fees	\$10,400	\$8,400	(\$2,000)	(19.2%)
Total Annual General Fund Revenues	\$431,600	\$256,200	(\$175,400)	(40.6%)
Annual Expenditures [2]				
City Council	\$300	\$200	(\$100)	(33.3%)
City Manager	\$700	\$600	(\$100)	(14.3%)
Development & Operations	\$600	\$400	(\$200)	(33.3%)
Public Affairs & Communications	\$600	\$500	(\$100)	(16.7%)
City Attorney	\$1,900	\$1,500	(\$400)	(21.1%)
Human Resources	\$1,400	\$1,200	(\$200)	(14.3%)
Information Technology	\$0	\$0	\$0	0.0%
City Clerk	\$600	\$500	(\$100)	(16.7%)
Central Services	\$1,400	\$1,100	(\$300)	(21.4%)
Finance	\$800	\$600	(\$200)	(25.0%)
Economic Development & Housing	\$900	\$700	(\$200)	(22.2%)
Development Services	\$7,200	\$5,800	(\$1,400)	(19.4%)
Public Works	\$11,400	\$9,100	(\$2,300)	(20.2%)
Police	\$63,300	\$50,900	(\$12,400)	(19.6%)
Fire	\$46,100	\$37,100	(\$9,000)	(19.5%)
Parks, Recreation & Libraries	\$13,800	\$19,700	\$5,900	42.8%
Total Annual General Fund Expenditures	\$151,000	\$129,900	(\$21,100)	(14.0%)
Annual General Fund Surplus/(Deficit)	\$280,600	\$126,300	(\$154,300)	(55.0%)
CFD No. 3 [3]	\$44,900	\$38,500	(\$6,400)	(14.3%)
Subtotal Net Annual Surplus/(Deficit) Including CFD No. 3	\$325,500	\$164,800	(\$160,700)	(49.4%)

summary

Source: City of Roseville FY 2017-18 Draft Proposed Budget; EPS.

Note: Values are rounded to the nearest \$100.

[1] See Table B-1 for details on revenue estimating procedures.

[2] See Table C-1 for details on expenditure estimating procedures.

[3] See Table B-6.

- **Estimated annual revenues in Scenario 2 are approximately \$173,000 lower as compared to Scenario 1.** With significantly more commercial square footage possible under the existing zoning, estimated annual sales tax revenues that may accrue to the City under **Scenario 1** are much greater than compared to **Scenario 2**. The difference in estimated sales tax revenues is the primary driver in the total difference in estimated revenues between the 2 scenarios.
- **Scenario 2 is estimated to slightly decrease annual expenditures at Project buildout by approximately \$3,000.** The proposed change in residential and nonresidential land uses in **Scenario 2** decrease the demand on City services as compared to **Scenario 1**. The departments contributing to the decreased expenditures are Police (\$6,000), Fire (\$4,000), and Public Works (\$1,000); however the increase in residential uses increases Parks, Recreation and Library expenses by approximately \$10,000.

Memorandum Organization

Data, assumptions, and detailed calculations underlying the Analysis are provided in **Appendices A** through **D**.

Methodology and Assumptions

This section details the underlying methodology and assumptions used to estimate the fiscal impact of the Project on the City. It describes assumptions concerning municipal service delivery, land development, and General Fund budgeting. In addition, it details the methodology used to forecast the Project's General Fund revenues and expenditures at buildout.

Municipal Service Provision

Citywide Services

This Analysis examines the Project's ability to generate adequate revenues to cover the City's costs of providing public services to the Project. The services analyzed in this Analysis comprise General Fund services (e.g., police, fire, and general government).

The Analysis excludes any services that may be funded privately. This Analysis also does not address activities budgeted in other Governmental Funds or Proprietary Funds, nor does it include an evaluation of capital facilities or funding of capital facilities needed to serve new development.

General Assumptions

The Analysis is based on the City's "Draft Proposed" FY 2017-2018 budget, tax regulations, statutes, and other general assumptions discussed herein. Each revenue item is estimated based on current State of California (State) legislation and current City practices. Future changes by either State legislation or City practices can affect the revenues and expenditures estimated in this Analysis. All costs and revenues are shown in constant 2017 dollars. General fiscal and demographic assumptions are detailed in **Table A-1** in **Appendix A**.

This Analysis also uses information from the City, the Applicant, and historical and projected demographic data from the California Department of Finance (DOF), U.S. Census Bureau, and the U.S. Bureau of Labor Statistics.

Other critical assumptions that may affect the results of this Analysis are actual home prices versus estimated home prices or other changes in residential assumptions (e.g., residential densities, product types, and persons-per-household factors). As instructed by the Applicant, the land use information in this Analysis was taken from the Project General Plan Amendment and Specific Plan Amendment Exhibit, dated February 23, 2017. The results of this Analysis will vary if development plans or other assumptions change from those on which this Analysis is based.

General Fund Revenue- and Expenditure-Estimating Assumptions

This Analysis considers only discretionary General Fund revenues that will be generated by the Project. Offsetting revenues, which are General Fund revenues that are dedicated to offset the costs of specific General Fund department functions, are excluded from this Analysis. Departmental costs funded by offsetting revenues or not affected by development also are excluded from this Analysis. Calculations used to exclude offsetting revenues from the Analysis were reviewed by City staff and are shown in **Table B-1** in **Appendix B**. Calculations used to exclude costs are shown in **Table C-1** in **Appendix C**.

Development Assumptions

Listed below are brief summaries of the land use and other development-related assumptions:

- **Land Use:** The Project General Plan Amendment and Specific Plan Amendment Exhibit, dated February 23, 2017, was used for this Analysis, which examines the fiscal impacts of the Project at buildout.
- **Residential and Employee Estimates:** Population projections are calculated using an average persons-per-household factor of 2.61 for single-family residential and 1.83 persons-per-household for multifamily residential, which was provided by the City's Planning Department. Employee estimates are based on factors of average square feet per employee for Project nonresidential land uses.
- **Residential Assessed Value:** The estimated assessed valuation of single-family residential development is based on prices of comparable residential projects in the City, as shown in The Gregory Group's New Home database as of 2016 Q4. The estimated assessed valuation of multifamily residential development is based on average price per unit from CoStar, a third-party data source that provides sales and lease data for commercial real estate, comparisons as of 2016. Estimated buildout assessed values for the total Project are calculated in **Table D-2** in **Appendix D**.
- **Nonresidential Assessed Value:** EPS used a sales comparison approach to estimate finished nonresidential values for the Analysis. Sales comparison data came from Costar, as well as other current real estate market indicators and historic trends.
- **Property Turnover Rates:** The Analysis is based on the assumption that a for-sale residential unit would turn over once every 7 years, and multifamily residential rental properties and nonresidential properties would turn over once every 15 years.
- **Persons-Served Methodology:** In estimating service demands of the Project and those of the existing City, EPS used a factor to approximate the service demands of an employee in Project nonresidential land uses as compared to a Project resident. EPS used a factor of

0.5 to estimate an employee's impact on services as compared to a resident's impact, which is consistent with the persons-served methodology the City has used in the past.

- **Income of Households:** The average household income of each residential land use category (e.g., low density, medium density, high density) in the Project was estimated to forecast household retail expenditures. This calculation was derived using the following assumptions and data inputs:
 - Estimated home values for product types proposed under each residential land use category, as described in **Table D-3** in **Appendix D**.
 - Assumed a 5.5-percent, 30-year, fixed-rate mortgage with a 20-percent down payment and 2 percent annual taxes and insurance. Taxes and insurance include ad valorem taxes, as well as existing and proposed special taxes and assessments for infrastructure and services.
 - For owner-occupied homes, assumed 30 percent of income dedicated to mortgage payments, taxes, and insurance.
 - For renter-occupied homes, assumed 30 percent of income dedicated to monthly rent.

Estimated household incomes by land use type are calculated in **Table D-3** in **Appendix D**.

Revenue-Estimating Methodology

EPS used either a marginal-revenue case-study approach or an average-revenue approach to estimate Project-related General Fund revenues.

The marginal-revenue case-study approach simulates actual revenue generation resulting from new development. The case-study approach for estimating sales and use tax revenues, for instance, forecasts market demand and taxable spending from the Project's new residents, as well as taxable sales generated by the Project's on-site retail. Case studies used in this Analysis are discussed in greater detail later in this section.

The average-revenue approach uses the City's "Draft Proposed" FY 2017-2018 budgeted revenue amounts on a citywide per capita or per-persons-served basis to forecast revenues derived from estimated residents of the Project.¹

Revenue sources *not* expected to increase as a result of development are excluded from this Analysis. These sources of revenue are not affected by development because either they are one-time revenue sources not guaranteed to be available in the future or there is no direct relation between increased employment growth and increased revenue.

A listing of all City General Fund revenue sources and the corresponding estimating procedure used to forecast future Project revenues is shown in **Table B-1** in **Appendix B**.

¹ A *per capita* basis of estimating revenues is based on the assumption that only residents have a fiscal impact on City revenues. A *per-persons-served* basis of estimating revenues is used to take into account that businesses (and their employees) have a fiscal impact on many City revenues but at a lower level than residential development's impact.

Reader's Note: The discussion of revenues in this memorandum generally reflects the order of the revenues presented in the tables. In some cases, however, this order may vary for purposes of organizing the background discussion and in describing similarly estimated revenue items.

Property Tax

Estimated annual property tax revenue resulting from development in the Project is presented in **Table B-3** in **Appendix B**. To be consistent with the City's budget data, the estimated assessed values for Project land uses are assumed to remain static in 2017-dollar values—real growth in assessed value is not estimated.

The Project site is located in Tax Rate Area (TRA) 005-066. The share of property taxes the City is assumed to receive from the Project is derived from the total assessed value of the Project and the City's property tax allocation share of the 1-percent ad valorem property tax, as shown in **Table D-1** in **Appendix D**.

Property Tax in Lieu of Vehicle License Fees

A formula provided by the State Controller's Office was used to forecast Property Tax in Lieu of Vehicle License Fees (PTIL VLF). PTIL VLF is calculated by taking the percentage increase of the City's assessed value resulting from the Project and applying that percentage share to the City's current State allocation of PTIL VLF. This calculation is shown in **Table B-3** in **Appendix B**.

Real Property Transfer Tax

Real property transfer tax is based on the assessed value of the Project's land uses and the anticipated turnover of residential properties over time. As stated earlier, the Analysis is based on the assumption the Project's for-sale residential property will turn over 14.3 percent per year (or once every 7 years), and multifamily rental and nonresidential property will turn over 6.7 percent per year (or once every 15 years). Real property transfer tax revenue projections are identified in **Table B-4** in **Appendix B**.

Sales Tax

Sales tax revenues are based on taxable sales generated in the City. The sales tax components examined in this Analysis include the Bradley-Burns 1-percent local sales tax rate. Estimated sales tax revenues to the City are summarized in **Table B-5** in **Appendix B**.

The Analysis uses two methodologies to estimate taxable sales generated by the Project:

1. The **Market Support Method** measures taxable sales generated from new Project residents and employees.
2. The **Retail Space Method** measures taxable sales from the Project's retail land uses.

In addition to the above methodologies, the Analysis includes estimates of taxable sales revenues derived from anticipated business-to-business spending from Project commercial land uses.

Market Support Method

New Households

This Analysis estimates retail expenditures of future residents in the Project by type of retail category and the share of expenditures that will be captured in the City (e.g., generate sales in the City's retail establishments). The amounts and types of expenditures made by residents

generally depend on their household income. Data for this Analysis are based on estimated Project resident incomes, household spending patterns, and retail demand and supply market conditions in the City.

Specifically, this Analysis estimates retail expenditures of future residents by:

- Estimating the total income of new households based on the projected home sales prices and monthly rent expenses. EPS assumes household income estimates are based on owner-occupied tenure, with home purchase financed by a 30-year fixed-rate mortgage.² EPS estimates that residents in renter-occupied units spend approximately 30 percent of their total income on monthly rent.
- Evaluating Consumer Expenditure Survey (CES) data from the U.S. Bureau of Labor Statistics, which reports the proportion of income spent on various household goods and services by income group.
- Translating the U.S. Bureau of Labor Statistics data on household expenditures into retail store categories by North American Industry Classification System (NAICS) code.³

Sales prices for the Project's owner-occupied homes are estimated to be \$430,000 per unit, and monthly rents for renter-occupied units are estimated to be \$1,750 unit. Based on these home assumptions, EPS estimated future household incomes to be \$107,000 for owner-occupied homes and \$70,000 for renter-occupied units, as shown in **Table D-3** in **Appendix D**. Typical household expenditure patterns from the Bureau of Labor Statistics' CES suggests, at these income levels, Project residents for owner-occupied homes and renter-occupied units are estimated to spend 24 percent and 27 percent, respectively, of their household income on taxable retail expenditures.

This equates to projectwide household spending of approximately \$1.0 million annually on taxable retail purchases in and beyond the City of **Scenario 1**. This Analysis is based on the assumption that the City's retail businesses would capture roughly 85 percent of the Project's household retail demand, resulting in approximately \$900,000 in total retail sales. Applying the same approach, **Scenario 2** may produce approximately \$1.4 million annual on taxable retail purchases in and beyond the City with a City capture of approximately \$1.2 million, as shown in **Table B-5A** in **Appendix B**.⁴

New Employees

The sales tax analysis accounts for taxable retail expenditures made by the new employees generated by development of nonresidential land uses in the Project. The number of employees is estimated by using the total occupied building square footage for each nonresidential land use

² Income estimate is based on the assumption that annual payment for the mortgage (30-year, 5.5-percent fixed interest, 20-percent down payment), property taxes, and insurance equal 30 percent of income. Property taxes and insurance are assumed at 2 percent of home value.

³ The NAICS classifies retail stores into 12 categories. Although not classified under retail trade, Food Services and Drinking Places typically are considered part of retail in retail market analyses.

⁴ EPS developed the capture rate based on a qualitative appraisal of existing shopping opportunities near the Project.

and applying an average square foot per employee factor for each corresponding land use (see **Table A-3** in **Appendix A**).⁵ EPS estimates employees spend approximately \$10 per business day on taxable goods.⁶ The amount of taxable sales from new employees is discounted to avoid double-counting employees who also are residents.

Scenario 1 sales tax revenues generated for the City by the Project's new employees are approximately \$433,000. Because **Scenario 1** does not include residential uses, the total sales tax revenues generated for the City by the Project's new residents and new employees are \$433,000, as shown in **Table B5-A** in **Appendix B**.

Scenario 2 sales tax revenues generated for the City by the Project's new employees are approximately \$199,000. Total sales tax revenues generated for the City by the Project's new residents and new employees for **Scenario 2** are approximately \$1.4 million, as shown in **Table B-5A** in **Appendix B**.

Retail Space Method

Annual taxable sales generated by retail uses in the Project were calculated by taking an "annual sales per square foot" factor, published in the Urban Land Institute's *Dollars and Cents of Shopping Centers: 2008*, and escalating it to 2017 dollars using the Consumer Price Index.

Table B-5B in **Appendix B** compares total potential taxable sales from the retail space method with the estimated total demand anticipated to be captured in the Project (described above). As shown, supply exceeds demand by approximately \$31.6 million and \$14.5 million for **Scenario 1** and **Scenario 2**, respectively. Taxable sales that could fill the gap would come from the following sources:

- Outside capture (residents of Rocklin, Lincoln, unincorporated Placer County (County), and other communities north of Roseville on State Route 65).
- Capture of existing and future City residents' spending (new residents outside the Project).

Because the Project is adjacent to existing residential areas, the Analysis is based on the conservative assumption that a portion of retail sales realized by the Project will occur as a result of shifting sales away from existing retail centers. The estimated shift in spending is low given the smaller acreage and likely neighborhood-serving nature of new retail development that might be accommodated on the site. EPS has characterized this in **Table B-5B** in **Appendix B** by estimating a 5-percent shift from existing retail stores to the Project, resulting in net annual on-site taxable sales of \$30.0 million and \$13.7 million for **Scenario 1** and **Scenario 2**, respectively.

Proposition 172

Revenues from the City's share of the County's half-cent sales tax for public safety are included in the Analysis and calculated in **Table B-5** in **Appendix B**. The City's public safety sales tax

⁵ Nonresidential vacancy rates are based on assumptions used in the Amoruso Ranch Specific Plan Fiscal Analysis, which originates from assumptions used by DPFG for fiscal analyses in the City.

⁶ This Analysis is based on the assumption there are 240 business days per year.

share is based on estimated citywide taxable sales from the "Draft Proposed" FY 2017-2018 budget.

CFD No. 3 (Municipal Services)

Project revenues from CFD No. 3 for police, fire, and library services are estimated to be \$45,000 and \$38,000 for **Scenario 1** and **Scenario 2**, respectively (see **Tables B-6 Appendix B**).

Expenditure-Estimating Methodology

Expenditure estimates are based on the City's "Draft Proposed" FY 2017-2018 budget and supplemental information from City staff. All City General Fund expenditure items are listed on **Table C-1** in **Appendix C**. As described herein, the Project fiscal impact analyses rely on an "average-cost" methodology to estimate all General Fund expenditure impacts of new development on the City. An average-cost methodology is a common fiscal impact analysis methodology that divides the City's net cost of service, for a given service function, by the service population to which that service is provided. In this manner, the average-cost method is based on the assumption the marginal cost of agency services to new Project residents and employees would equal the City's existing average-cost structure.

This Analysis applies adjustment factors to several General Fund department average-cost multipliers to reflect the fact that new residents and employees may not increase certain General Fund department expenditures on a 1:1 ratio. Some departments have fixed costs not anticipated to increase with new development (see **Table C-1** in **Appendix C**). These adjustment factors are based on EPS's experience with similar fiscal impact analyses and account for the size and land use of the Project as compared to that of the existing City.

As previously mentioned, this Analysis includes recent adjustments, based on the City's direction, that reflect more recent fiscal conditions in the City. These adjustments include restructuring certain indirect costs, such as "Information Technology," wherein those costs are now reflected directly in departmental budgets (e.g., police, fire, etc.); capital improvement and equipment replacement needs by City department; and estimated costs for vacant but authorized General Fund-funded staff positions for FY 2017-2018.

Expenditures affected by residents and employees are projected using a *per-person-served* average expenditure multiplier and include the department functions listed below:

General Government

- City Council
- City Manager
- City Attorney
- Finance
- Human Resources
- Information Technology
- City Clerk
- Central Services

Other

- Development Services/Planning
- Public Works
- Police
- Fire

Community Grants and Parks, Recreation & Libraries costs are estimated using a *per-capita* average-cost multiplier because these departments' functions generally serve residential development primarily.

Technical Appendices

The technical calculations used in this Analysis are shown in **Appendices A** through **D** (**Tables A-1** through **D-3**) of this memorandum:

- **Appendix A** indicates the proposed land uses and general assumptions used in this Analysis.
- **Appendix B** identifies the projected revenues that will be generated by the Project for the City's General Fund.
- **Appendix C** details the estimated expenditures for the City to provide General Fund services to the Project. It also shows the offsetting revenue analysis, which allocates dedicated General Fund revenues to General Fund department functions.
- **Appendix D** shows the projected assessed value of the Project, which serves as the basis for calculating property tax revenues. In addition, this appendix provides detail on the portion of the Assembly Bill 8 allocation of property tax revenues provided to the City and includes the calculation of estimated average household income.



APPENDICES:

- Appendix A: General Assumptions
- Appendix B: General Fund Revenue Analysis
- Appendix C: General Fund Expenditure Analysis
- Appendix D: Supporting Tables for Revenue and Expenditure Analyses



APPENDIX A: General Assumptions

Table A-1	General Assumptions	A-1
Table A-2	Land Use Development Plan at Buildout.....	A-2
Table A-3	Project Assumptions at Buildout	A-3

Table A-1
Roseville Westpark Rezone Fiscal Impact Analysis
General Assumptions

Item	Assumption
General Assumptions	
Base Fiscal Year [1]	FY 2017-18
General Demographic Characteristics	
City of Roseville	
Population [2]	135,868
Employees [3]	84,618
City of Roseville Persons Served [4]	178,177

gen assumps

Source: California Department of Finance (DOF); California Employment Development Department (EDD); US Census Bureau; EPS.

- [1] Reflects the City of Roseville Fiscal Year 2017-18 Draft Proposed Budget. Revenues and expenditures are in 2017 dollars. This analysis does not reflect changes in value resulting from inflation or appreciation.
- [2] DOF Table 2: E-5 City of Roseville population estimate as of 1/1/2017.
- [3] Roseville FY 2016-17 Approved Budget states CA EDD estimates Roseville to have 76,925 jobs. EPS adjusted by an additional 10% to account for self-employed workers.
- [4] Defined as total population plus half of total employees.

Table A-2
Roseville Westpark Rezone Fiscal Impact Analysis
Land Use Development Plan at Buildout

Land Use	Scenario 1				Scenario 2			
	Existing Land Uses				Proposed Land Uses			
	Gross Acreage	Average Density	Units	Sq. Ft. (Rounded)	Gross Acreage	Average Density	Units	Sq. Ft. (Rounded)
Residential								
Owner-Occupied		<i>DU/Ac.</i>				<i>DU/Ac.</i>		
Medium Density Residential (MDR)	0.00	0.00	0	0	8.28	6.76	56	0
Renter-Occupied								
Community Commercial-Village Center (CC/VC) [1]	0.00	0.00	40	0	0.00	0.00	0	0
Residential Subtotal								
Nonresidential		<i>FAR</i>				<i>FAR</i>		
Community Commercial (CC)	0.00	0.30	0	0	3.25	0.3	0	42,500
Community Commercial-Village Center (CC/VC)	14.51	0.30	0	180,500	3.12	0.3	0	40,600
Nonresidential Subtotal	14.51		0	180,500	6.37		0	83,100
Other Land Uses								
Park-Village Center (PR/VC)	3.95	0.00	0	0	3.71	0.0	0	0
Road (ROW)	0.00	0.00	0	0	0.00	0.0	0	0
Total	18.46		40	180,500	18.36		56	83,100

Source: Westpark; EPS.

[1] Existing: Residential CC/VC acres included in Nonresidential.

Table A-3
Roseville Westpark Rezone Fiscal Impact Analysis
Project Assumptions at Buildout

Land Use	Assumptions				Scenario 1				Scenario 2			
	Est. Average Assessed Value	Vacancy Rate [1]	Persons per HH/Sq. Ft. per Employee [2]	Persons Served Factor	Existing Land Uses				Proposed Land Uses			
					Units/Bldg. Sq. Ft.	Occupied Units/Bldg. Sq. Ft.	Population/ Employees	Persons Served	Units/Bldg. Sq. Ft.	Occupied Units/Bldg. Sq. Ft.	Population/ Employees	Persons Served
Formula		A	B	C	D	$E = D * (1 - A)$	F	$G = C * F$	H	$I = H * (1 - A)$	J	$K = C * J$
Residential												
Owner-Occupied	<u>per unit</u>											
Medium Density Residential (MDR)	\$430,000	4.0%	2.61	1.0	0	0	0	0	56	54	141	141
Renter-Occupied												
Community Commercial-Village Center (CC/VC)	\$175,000	4.8%	2.61	1.0	40	38	99	99	0	0	0	0
Residential Subtotal					40	38	99	99	56	54	141	141
Nonresidential	<u>per sq. ft.</u>											
Community Commercial (CC)	\$225	10.0%	450	0.5	0	0	0	0	42,500	38,300	85	43
Community Commercial-Village Center (CC/VC)	\$225	10.0%	450	0.5	180,500	162,500	361	181	40,600	36,500	81	41
Nonresidential Subtotal					180,500	162,500	361	181	83,100	74,800	166	84
Total							460	280			307	225

dev assumps

Source: Westpark; EPS.

- [1] MDR vacancy rate based on California Department of Finance historical estimates (2012 through 2017) for Roseville, CA.
 Nonresidential vacancy rates based on assumptions used in the Amoruso Ranch Specific Plan Fiscal Analysis, which originates from assumptions used by DPFG for fiscal analyses in the City of Roseville.
- [2] Persons per household provided by City of Roseville Planning Department.
 Square feet per employee based on the Illustrated Book of Development Definitions.



APPENDIX B:

General Fund Revenue Analysis

Table B-1	Revenue-Estimating Procedures based on City of Roseville FY 2017-18 Budget	B-1
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Table B-3	Estimated Property Tax Revenues.....	B-3
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Table B-1
Roseville Westpark Rezone Fiscal Impact Analysis
Revenue-Estimating Procedures Based on City of Roseville FY 2017-18 Budget (2017\$)

General Fund Revenues	Estimating Procedure	Case Study Reference	FY 2017-18 Budgeted Revenues	Service Population	Revenue Multiplier
Taxes:					
Property Taxes	Case Study	Table B-3	\$32,526,300	N/A	-
Property Tax In-Lieu of VLF	Case Study	Table B-3	\$9,190,500	N/A	-
Real Property Transfer Tax	Case Study	Table B-4	\$875,000	N/A	-
Property Tax In-Lieu of Sales Tax	Case Study	Table B-5	\$0	N/A	-
Sales Tax	Case Study	Table B-5	\$52,400,000	N/A	-
Prop. 172 Sales Tax	Case Study	Table B-5	\$1,071,200	N/A	-
Motor Vehicle In-Lieu	[1]		\$52,000	N/A	-
Secured Tax ABX1 26-AB1484	[1]		\$550,000	N/A	-
Hotel/Motel Tax	Persons Served		\$3,250,000	178,177	\$18.24
Business License Tax	Persons Served		\$834,500	178,177	\$4.68
Miscellaneous Taxes	[2]		\$25	N/A	-
Franchise Fees	Persons Served		\$2,525,300	178,177	\$14.17
Licenses	[2]		\$60,000	N/A	-
Permits	[2]		\$2,450,200	N/A	-
Use of Money and Property	[1,2]		\$1,352,212	N/A	-
Fees for Current Services	[2]		\$10,878,678	N/A	-
Other Revenues	[2]		\$1,952,832	N/A	-
Revenues & Grants from Other Agencies	[1,2]		\$373,935	N/A	-
Electric Franchise Fees	Persons Served		\$6,647,583	178,177	\$37.31
Transfers In	[1]		\$3,946,855	N/A	-
Indirect Cost	[1]		\$7,212,333	N/A	-
Subtotal General Fund Revenues			\$138,149,453		
Less Indirect Costs	[3]		\$7,212,333	N/A	-
Less Offsetting Revenues	[4]		\$13,217,698	N/A	-
Net General Fund Operating Revenues			\$117,719,422		

rev pro

Source: City of Roseville FY 2017-18 Draft Proposed Budget; EPS.

- [1] Not expected to be affected by the Project and therefore no revenue multipliers are estimated in this analysis.
- [2] This analysis assumes that all or part of these revenues are fully dedicated to specific General Fund departmental costs (Offsetting Revenues). Because these revenues are budget-neutral and are not discretionary, they are not included in estimating discretionary Project revenues.
- [3] Represents internal revenues for services to special enterprise funds; as such they are not estimated in this analysis. Associated expenditures also are netted out of appropriate general fund depts. in Table C-1.
- [4] Sum of offsetting revenues (footnote 1) dedicated to specific General Fund department functions. These revenues are budget neutral and are netted out of both total revenues and total costs. See Table C-1. Amounts exclude one-time grant revenues.

Table B-2
Roseville Westpark Rezone Fiscal Impact Analysis
Estimated Project Revenues at Buildout (2017\$)

General Fund Revenues	Source	Scenario 1	Scenario 2	Difference	
		Existing Land Uses	Proposed Land Uses	Amount	Percent
<i>Formula</i>		<i>a</i>	<i>b</i>	<i>c = b - a</i>	<i>c / a</i>
Taxes:					
Property Taxes	Table B-3	\$69,800	\$62,700	(\$7,100)	(10%)
Property Tax In-Lieu of VLF	Table B-3	\$22,200	\$20,000	(\$2,200)	(10%)
Real Property Transfer Tax	Table B-4	\$2,000	\$2,600	\$600	30%
Sales Tax	Table B-5	\$310,400	\$151,000	(\$159,400)	(51%)
Prop. 172 Sales Tax	Table B-5	\$6,400	\$3,100	(\$3,300)	(52%)
Hotel/Motel Tax	Persons Served	\$5,100	\$4,100	(\$1,000)	(20%)
Business License Tax	Persons Served	\$1,300	\$1,100	(\$200)	(15%)
Franchise Fees	Persons Served	\$4,000	\$3,200	(\$800)	(20%)
Electric Franchise Fees	Persons Served	\$10,400	\$8,400	(\$2,000)	(19%)
Subtotal General Fund Revenues		\$431,600	\$256,200	(\$175,400)	(41%)

revenues

Source: City of Roseville FY 2017-18 Draft Proposed Budget; EPS.

Note: Values are rounded to the nearest \$100.

Table B-3
Roseville Westpark Rezone Fiscal Impact Analysis
Estimated Property Tax Revenues (2017\$)

Item	Assumptions	Formula	Scenario 1	Scenario 2
			Existing Land Uses	Proposed Land Uses
1-Percent Property Tax				
Total Assessed Value of Project [1]		a	\$47,612,500	\$42,777,500
Property Tax Revenue (1% of Assessed Value)	1.00%	$b = a * 1.00\%$	\$476,125	\$427,775
Estimated Property Tax Allocation [2]				
City of Roseville	14.66%	$c = b * 14.66\%$	\$69,792	\$62,705
Other Agencies	85.34%	$d = b * 85.34\%$	\$406,333	\$365,070
Property Tax In Lieu of Motor Vehicle In-Lieu Fee Revenue (VLF)				
Total Citywide Assessed Value [3]		e	\$19,699,862,441	\$19,699,862,441
Total Assessed Value of Project		$f = a$	\$47,612,500	\$42,777,500
Total Assessed Value		$g = e + f$	\$19,747,474,941	\$19,742,639,941
Percent Change in AV		$h = f / e$	0.24%	0.22%
Property Tax In Lieu of VLF [4]	\$9,190,500	$i = h * \$9,190,500$	\$22,212	\$19,957

prop tax

Source: City of Roseville FY 2017-18 Draft Proposed Budget; Placer County Auditor-Controller; EPS.

[1] For assumptions and calculation of assessed value, refer to Table D-2.

[2] For assumptions and calculation of the estimated property tax allocation, refer to Table D-1.

[3] 2016-2017 Placer County Assessment Roll Values for City of Roseville. Includes Citywide secured, unsecured, and homeowner exemption.

[4] Property tax in-lieu of VLF amount derived from the City of Roseville FY 2017-18 Draft Proposed Budget. See Table B-1.

Table B-4
Roseville Westpark Rezone Fiscal Impact Analysis
Real Property Transfer Tax at Buildout (2017\$)

Description	Source/ Assumption	Scenario 1	Scenario 2
		Existing Land Uses	Proposed Land Uses
Assumptions			
Rate per \$1,000 of AV [1]	\$0.55		
Turnover Rate			
Owner-Occupied Homes	14.3%	0	56
Renter-Occupied Homes	14.3%	40	0
Non-residential Sq. Ft.	6.7%	180,500	83,100
Assessed Value [2]			
Owner-Occupied Homes		\$0	\$24,080,000
Renter-Occupied Homes		\$7,000,000	\$0
Non-residential		\$40,612,500	\$18,697,500
Total Assessed Value		\$47,612,500	\$42,777,500
Annual Transfer Tax Revenue			
Owner-Occupied Homes		\$0	\$1,894
Renter-Occupied Homes		\$551	\$0
Non-residential		\$1,497	\$689
Total Annual Transfer Tax Revenue		\$2,047	\$2,583

transfer tax

Source: City of Roseville; EPS.

[1] Based on California Revenue and Taxation Code, §§ 11911-11929, which authorizes cities and counties to levy a real estate transfer tax at a rate of \$0.55 per \$1,000 value.

[2] Assessed Values (AV) derived in Table D-2 Note that assessed values are expressed in 2017\$ and include no real AV growth.

Table B-5
Roseville Westpark Rezone Fiscal Impact Analysis
Estimated Taxable Sales and Use Tax Revenue (2017\$)

Item	Assumptions	Formula	Scenario 1	Scenario 2
			Existing Land Uses	Proposed Land Uses
Estimated Annual Taxable Sales (Rounded)				
Annual Taxable Sales from New Market Support	Table B-5A		\$1,044,000	\$1,379,000
Net Annual Taxable Sales from Onsite Commercial Use	Table B-5B		\$29,999,000	\$13,719,000
Total Annual Taxable Sales		a	\$31,043,000	\$15,098,000
Annual Sales Tax Revenue				
Bradley Burns Local Sales Tax Rate	1.0000%	b = 1.0000% * a	\$310,430	\$150,980
City of Roseville Prop. 172 Public Sales Tax Revenue [1]	0.02056%	c = 0.0206% * a	\$6,383	\$3,104

sales tax

Source: California State Board of Equalization; City of Roseville EPS.

[1] State Board of Equalization collects one-half cent sales tax revenue under Proposition 172. Based on estimated Citywide taxable sales, the City receives approximately 0.02056% of the annual taxable sales (City 2017-18 Draft Proposed Budget).

Table B-5A
Roseville Westpark Rezone Fiscal Impact Analysis
Estimated Annual Taxable Sales, Hybrid Market Support Method (2017\$)

Item Description	Assumption	Scenario 1	Scenario 2
		Existing Land Uses	Proposed Land Uses
Annual Taxable Sales from New Occupied Households			
Residential Development		Occupied Dwelling Units	
Owner-Occupied			
MDR		0	54
Renter-Occupied			
CC/VC		38	0
Residential Subtotal		38	54
Taxable Retail Expenditures [1]			
Owner-Occupied			
MDR	\$25,700	\$0	\$1,387,800
Renter-Occupied			
CC/VC	\$18,900	\$718,200	\$0
Residential Subtotal		\$718,200	\$1,387,800
Taxable Sales from New Households			
Estimated City Capture from New Residents [2]			
Taxable Sales Captured by the City	85%	\$610,470	\$1,179,630
Estimated Taxable Sales inside Project Area [3]	10%	\$61,047	\$117,963
Estimated Taxable Sales outside Project Area [3]	90%	\$549,423	\$1,061,667
Annual Taxable Sales from New Employees			
New Employees	Table A-3	361	166
Average Daily Taxable Sales per New Employee	\$10.00		
Work Days per Year	240		
Total City Taxable Sales from New Employees		\$866,400	\$398,400
Adjusted City Taxable Sales from New Employees [4]	50%	\$433,200	\$199,200
Estimated Taxable Sales inside Project Area [3]	10%	\$43,320	\$19,920
Estimated Taxable Sales outside Project Area [3]	90%	\$389,880	\$179,280
Total Annual City Taxable Sales from Market Support			
Taxable City Sales inside Project Area		\$104,367	\$137,883
Taxable City Sales outside Project Area		\$939,303	\$1,240,947

sales tax a

Source: BLS; Consumer Expenditure Survey; and EPS.

[1] See Table D-3. Rounded to the nearest \$500.

[2] Total retail sales in the City exceeds resident's retail spending potential, indicating no sales leakage for Roseville, so this analysis marginal leakage for the Project households' retail spending.

[3] EPS estimate of resident/employee spending split between retail stores in the Project and stores outside the Project

[4] Discounted by 50% to avoid double-counting employees who are also residents and to account for taxable sales from new employees that occur outside the City.

Table B-5B
Roseville Westpark Rezone Fiscal Impact Analysis
Estimated Annual Taxable Sales Generated from On-Site Nonresidential (2017\$)

On-Site Commercial Development	Assumption	Formula	Scenario 1	Scenario 2
			Existing Land Uses	Proposed Land Uses
CC - Community Commercial				
Taxable Sales per Sq. Ft. [1]	\$195	a		
Occupied Building Sq. Ft.		b	0	38,300
Subtotal, Annual Taxable Sales		$c = a * b$	\$0	\$7,468,500
CC/VC - Community Commercial Village Center				
Taxable Sales per Sq. Ft. [1]	\$195	d		
Occupied Building Sq. Ft.		e	162,500	36,500
Subtotal, Annual Taxable Sales		$f = d * e$	\$31,687,500	\$7,117,500
Annual Taxable Sales from On-Site Commercial Dev. [2]		$g = c + f$	\$31,687,500	\$14,586,000
<i>Less On-Site Market Support [3]</i>		h	\$104,367	\$137,883
Subtotal Annual Sales less Market Support		$i = g - h$	\$31,583,133	\$14,448,117
<i>Less Shift of Sales from Existing Retail Stores to the Project [4]</i>	5%	$j = g * 0.05$	\$1,584,375	\$729,300
Net Annual On-Site Taxable Sales		$k = i - j$	\$29,998,758	\$13,718,817

sales tax b

Source: Urban Land Institute & ICSC, *Dollars & Cents of Shopping Centers/The SCORE 2008*; BOE; and EPS.

[1] Derived from ULI's *Dollars & Cents of Shopping Centers: 2008*. Values inflated to 2016 dollars using the CPI for the West Urban Region, All Urban Consumers. Taxable Retail Sales Factor based on taxable sales information from the CA Board of Equalization.

Retail Type	2008 Annual Sales per Sq. Ft.	Inflated 2016\$ Annual Sales per Sq. Ft.	Taxable Retail Sales Factor	Taxable Sales per Sq. Ft.*
Neighborhood Retail (CC)	\$395	\$445	44%	\$195
Neighborhood Retail (CC/VC)	\$395	\$445	44%	\$195

*Rounded to the nearest \$5.

[2] Refers to new sales in the Project from customers other than new Project residents and employees. This total gross amount is subject to sales tax sharing with Placer County per the approved tax sharing agreement.

[3] Derived in Table B-5A.

[4] Represents a discount factor to account for taxable sales transactions that may shift from existing City retail centers to those inside the Project based on a preliminary review of existing retail demand and supply. This assumption was developed in accordance with DPGF for the Amoruso Ranch Specific Plan Fiscal Analysis.

Table B-6
Roseville Westpark Rezone Fiscal Impact Analysis
Summary of Estimated Special Tax/Assessment District Revenues

Land Use	CFD 3 Municipal Services FY 16/17 Rate	Est. CFD 3 Municipal Services FY 17/18 Rate [1]	Scenario 1 Existing Land Uses	Scenario 2 Proposed Land Uses
Escalation Factor [1]		4.0%		
Residential Land Uses				
Owner-Occupied	<i>per unit</i>	<i>per unit</i>		
Medium Density Residential (MDR)	\$407	\$423	\$0	\$23,697
Renter-Occupied				
Community Commerical/Village Center (CC/VC)	\$272	\$283	\$11,323	\$0
Subtotal Residential			\$11,323	\$23,697
Nonresidential Land Uses	<i>per acre</i>	<i>per acre</i>		
Community Commercial	\$2,227	\$2,317	\$0	\$7,529
Community Commercial/Village Center (CC/VC)	\$2,227	\$2,317	\$33,613	\$7,228
Subtotal Nonresidential			\$33,613	\$14,756
Total Developable Land Uses			\$44,935	\$38,453

cfd

Source: City of Roseville; and EPS.

[1] CFD No. 3 annual tax escalation factor based on the combined percentage increase in the City of Roseville General Fund Operating Budget for police and fire services, not to exceed four percent (4%). This analysis assumes an escalation factor of 4 percent.



APPENDIX C:

General Fund Expenditure Analysis

Table C-1	Expenditure-Estimating Procedures based on City of Roseville FY 2017-18 Budget	C-1
Table C-2	Estimated Annual Project Expenditures.....	C-2

Item	Estimating Procedure	FY 2017-18 Budgeted Expenditures	FY 2017-18 Estimated Vacancies Costs	FY 2017-18 Subtotal Expenditures	Less Offsetting Revenue [1]	Indirect Costs [2]	FY 2017-18 Net City Expenditures	Population or Persons Served	FY 2017-18 Average Cost	Adjustment Factor [3]	Population Net Average Cost
General Fund Expenditures [4]											
City Council	Persons Served	\$458,732	\$0	\$458,732	\$0	\$210,283	\$248,449	178,177	\$1.39	75%	\$1.05
City Manager	Persons Served	\$1,077,633	\$39,068	\$1,116,701	\$0	\$521,480	\$595,221	178,177	\$3.34	75%	\$2.51
Development & Operations	Persons Served	\$560,391	\$19,418	\$579,809	\$0	\$109,553	\$470,256	178,177	\$2.64	75%	\$1.98
Public Affairs & Communications	Persons Served	\$779,700	\$30,815	\$810,515	\$0	\$293,820	\$516,695	178,177	\$2.90	75%	\$2.17
City Attorney	Persons Served	\$1,961,931	\$71,140	\$2,033,071	\$400	\$422,465	\$1,610,206	178,177	\$9.04	75%	\$6.78
Human Resources	Persons Served	\$2,283,995	\$60,205	\$2,344,200	\$0	\$1,123,341	\$1,220,859	178,177	\$6.85	75%	\$5.14
Information Technology	Persons Served	\$0	\$0	\$0	\$0	\$0	\$0	178,177	\$0.00	75%	\$0.00
City Clerk	Persons Served	\$1,017,465	\$34,650	\$1,052,115	\$109,400	\$435,025	\$507,690	178,177	\$2.85	75%	\$2.14
Central Services	Persons Served	\$2,435,590	\$58,258	\$2,493,848	\$0	\$1,286,847	\$1,207,001	178,177	\$6.77	75%	\$5.08
Finance	Persons Served	\$4,389,665	\$147,211	\$4,536,876	\$1,866,100	\$2,029,922	\$640,854	178,177	\$3.60	75%	\$2.70
Economic Development & Housing	Persons Served	\$1,142,599	\$76,504	\$1,219,103	\$33,700	\$459,784	\$725,619	178,177	\$4.07	75%	\$3.05
Development Services	Persons Served	\$8,960,729	\$350,203	\$9,310,932	\$4,724,500	\$0	\$4,586,432	178,177	\$25.74	100%	\$25.74
Public Works	Persons Served	\$7,200,082	\$240,238	\$7,440,320	\$108,912	\$86,088	\$7,245,320	178,177	\$40.66	100%	\$40.66
Police	Persons Served	\$39,565,603	\$1,292,828	\$40,858,431	\$584,105	\$0	\$40,274,326	178,177	\$226.04	100%	\$226.04
Fire	Persons Served	\$29,314,651	\$1,027,704	\$30,342,355	\$927,724	\$62,463	\$29,352,168	178,177	\$164.74	100%	\$164.74
Parks, Recreation & Libraries	Per Capita	\$23,411,923	\$596,265	\$24,008,188	\$4,862,857	\$171,262	\$18,974,069	135,868	\$139.65	100%	\$139.65
Annexation Payments	[5]	\$5,450,000	\$0	\$5,450,000	\$0	\$0	\$5,450,000	N/A	N/A	N/A	N/A
City Special Assessments	[5]	\$139,581	\$0	\$139,581	\$0	\$0	\$139,581	N/A	N/A	N/A	N/A
Galleria Lease Payment	[5]	\$0	\$0	\$0	\$0	\$0	\$0	N/A	N/A	N/A	N/A
Interfund Loan Interest Payment to GF Contributions by Developers Fund	[5]	\$13,500	\$0	\$13,500	\$0	\$0	\$13,500	N/A	N/A	N/A	N/A
Transfer to Vehicle Replacement Fund	[5]	\$0	\$0	\$0	\$0	\$0	\$0	N/A	N/A	N/A	N/A
Transfer to Post-Retirement Insurance/Accrual Fund	[5]	\$4,583,884	\$0	\$4,583,884	\$0	\$0	\$4,583,884	N/A	N/A	N/A	N/A
Transfer to Transit Fund	[5]	\$61,700	\$0	\$61,700	\$0	\$0	\$61,700	N/A	N/A	N/A	N/A
Transfer to Storm Water Management Fund	[5]	\$571,367	\$0	\$571,367	\$0	\$0	\$571,367	N/A	N/A	N/A	N/A
Transfer to General CIP Rehabilitation Fund	[5]	\$450,000	\$0	\$450,000	\$0	\$0	\$450,000	N/A	N/A	N/A	N/A
General Fund Contingency - Materials, Services & Supplies	[5]	\$1,200,000	\$0	\$1,200,000	\$0	\$0	\$1,200,000	N/A	N/A	N/A	N/A
Total Annual General Fund Expenditures [6]		\$137,030,721	\$4,044,507	\$141,075,228	\$13,217,698	\$7,212,333	\$120,645,197		\$640.28		\$629.42

exp pro

- Prepared by EPS 7/12/2017

Table C-2
Roseville Westpark Rezone Fiscal Impact Analysis
Estimated Annual Project Expenditures (2017\$)

Expenditures	Source	Scenario 1		Scenario 2		Difference	
		Existing Land Uses		Proposed Land Uses		Amount	Percent
		Amount (Rounded)	Percent of Total	Amount (Rounded)	Percent of Total		
<i>Formula</i>		<i>a</i>		<i>b</i>		<i>c = b - a</i>	<i>c / a</i>
General Fund							
City Council	Table C-1	\$300	0.2%	\$200	0.2%	(\$100)	(33.3%)
City Manager	Table C-1	\$700	0.5%	\$600	0.5%	(\$100)	(14.3%)
Development & Operations	Table C-1	\$600	0.4%	\$400	0.3%	(\$200)	(33.3%)
Public Affairs & Communications	Table C-1	\$600	0.4%	\$500	0.4%	(\$100)	(16.7%)
City Attorney	Table C-1	\$1,900	1.3%	\$1,500	1.2%	(\$400)	(21.1%)
Human Resources	Table C-1	\$1,400	0.9%	\$1,200	0.9%	(\$200)	(14.3%)
Information Technology	Table C-1	\$0	0.0%	\$0	0.0%	\$0	0.0%
City Clerk	Table C-1	\$600	0.4%	\$500	0.4%	(\$100)	(16.7%)
Central Services	Table C-1	\$1,400	0.9%	\$1,100	0.8%	(\$300)	(21.4%)
Finance	Table C-1	\$800	0.5%	\$600	0.5%	(\$200)	(25.0%)
Economic Development & Housing	Table C-1	\$900	0.6%	\$700	0.5%	(\$200)	(22.2%)
Development Services	Table C-1	\$7,200	4.8%	\$5,800	4.5%	(\$1,400)	(19.4%)
Public Works	Table C-1	\$11,400	7.5%	\$9,100	7.0%	(\$2,300)	(20.2%)
Police	Table C-1	\$63,300	41.9%	\$50,900	39.2%	(\$12,400)	(19.6%)
Fire	Table C-1	\$46,100	30.5%	\$37,100	28.6%	(\$9,000)	(19.5%)
Parks, Recreation & Libraries	Table C-1	\$13,800	9.1%	\$19,700	15.2%	\$5,900	42.8%
Total General Fund Expenditures		\$151,000	100.0%	\$129,900	100.0%	(\$21,100)	(14.0%)

expenditures

Source: City of Roseville FY 2017-18 Draft Proposed Budget; EPS.

Note: Values are rounded to the nearest \$100.



APPENDIX D:

Supporting Tables for Revenue and Expenditure Analyses

Table D-1	Property Tax Allocation	D-1
Table D-2	Estimated Assessed Valuation at Buildout	D-2
Table D-3	Estimated Project Household Incomes	D-3

Table D-1
Roseville Westpark Rezone Fiscal Impact Analysis
Property Tax Allocation

Taxing Distri Fund Title		Pre-ERAF Distribution (TRA 005-066)	Percentage of Factor Shift to ERAF	Post ERAF Distribution Factors
Subject to Property Tax Sharing Agreement				
40900	City of Roseville	41.5534%	19.8273%	33.3145%
	City of Roseville Share (44%)			14.6584%
	County of Placer Share (56%)			18.6561%
Other Taxing Entities				
1500	County General	0.0000%	33.1786%	0.0000%
18100	Roseville Cemetery	0.9715%	10.8978%	0.8656%
24400	Placer Co. Resource Conservation	0.0720%	10.6604%	0.0643%
33400	Roseville City Elementary M&O	23.4198%	0.0000%	23.4198%
34100	Roseville High M&O	21.9476%	0.0000%	21.9476%
34200	Sierra College M&O	7.8985%	0.0000%	7.8985%
34600	Superintendent of Schools	3.9018%	0.0000%	3.9018%
41400	Placer Co. Water Agency M&O	0.2354%	38.7754%	0.1441%
	Subtotal	58.4466%	93.5122%	58.2418%
	Educational Revenue Augmentation Fund (ERAF)			8.4437%
	Total	100.0000%		100.0000%

alloc

Source: Placer County Auditor-Controller; EPS.

[1] Analysis assumes a 44/56 share of post ERAF property taxes between the City of Roseville and the County of Placer, per the tax-sharing agreement for the West Roseville Specific Plan.

Table D-2
Roseville Westpark Rezone Fiscal Impact Analysis
Estimated Assessed Valuation at Buildout (2017\$) [1]

Item	Assessed Value	Scenario 1	Scenario 2	Difference	
		Existing Land Uses	Proposed Land Uses	Amount	Percent
<i>Formula</i>		<i>A</i>	<i>B</i>	<i>C = B - A</i>	<i>C/A</i>
Residential					
Owner-Occupied	<i>per unit</i>				
Medium Density Residential (MDR)	\$430,000	\$0	\$24,080,000	\$24,080,000	0.0%
Renter-Occupied					
Community Commercial-Village Center (CC/VC)	\$175,000	\$7,000,000	\$0	(\$7,000,000)	(100.0%)
Residential Subtotal		\$7,000,000	\$24,080,000	\$17,080,000	244.0%
Nonresidential					
	<i>per bldg. sq. ft.</i>				
Community Commercial (CC)	\$225	\$0	\$9,562,500	\$9,562,500	0.0%
Community Commercial-Village Center (CC/VC)	\$225	\$40,612,500	\$9,135,000	(\$31,477,500)	(77.5%)
Nonresidential Subtotal		\$40,612,500	\$18,697,500	(\$21,915,000)	(54.0%)
Total Assessed Value		\$47,612,500	\$42,777,500	(\$4,835,000)	(10.2%)

av base

Source: Westpark; EPS.

[1] Note that assessed values (AV)s are expressed in 2017\$ and include no real AV growth.

Table D-3
Roseville Westpark Rezone Fiscal Impact Analysis
Estimated Project Household Incomes (2017\$)

Residential Land Use Type	Occupied Number of Households [1]		Estimated Unit Value [2]	Estimated Annual Housing Costs [3]	Estimated Household Income (Rounded) [4]	Taxable Expenditures as a % of Income [5]	Average Annual Household Taxable Retail Exp. (Rounded) [6]	
	Scenario 1	Scenario 2					Scenario 1	Scenario 2
	Existing Land Uses	Proposed Land Uses					Existing Land Uses	Proposed Land Uses
Owner Occupied				<u>Annual Mortgage</u>				
Medium Density Residential (MDR)	0	54	\$430,000	\$32,038	\$107,000	24.0%	\$25,700	\$25,700
Renter Occupied			<u>Monthly Rent</u>	<u>Annual Rent</u>				
Community Commercial-Village Center (CC/VC)	38	0	\$1,750	\$21,000	\$70,000	27.0%	\$18,900	\$18,900
Weighted Average/Total	38	54					\$18,900	\$25,700

hh income

Source: Bureau of Labor Statistics (BLS), Consumer Expenditure Survey; EPS.

- [1] See Table A-3 for calculation of the number of occupied households.
 [2] Residential unit value assumptions informed by new homes sales in Roseville, as reported by The Gregory Group Q4 2016. Data retrieved March 2017.
 Renter Occupied monthly rent assumptions informed by apartment search in Roseville, as reported by Apartments.com. Data retrieved March 2017.
 [3] Housing costs of owner-occupied units are based on a 5.5%, 30-year fixed-rate mortgage with a 20% down payment and 2% annual taxes and insurance.
 [4] Assumes 30% of income is dedicated to housing costs (mortgage, taxes and insurance) or rent payments. Incomes rounded to the nearest \$1,000.
 [5] Taxable expenditures as a percentage of income derived from the BLS Consumer Expenditure Survey.
 [6] Average retail expenditures per household used to estimate annual sales tax revenues, as shown in Table B-5A.

□ COMMUNITY FOCAL POINTS

The Village Center and Activity Core are to be a central focus of activity, and will have a highly visible community presence.

Village Center - The Village Center is planned as a unique and diverse mixed-use hub of activities. The Village Center is envisioned as the heart of the WRSP, a destination where residents will live, meet, shop, eat, recreate, obtain services and socialize. The anticipated mix of uses may include retail, restaurant, service, office, public, ~~theater~~, church, school, park and high/medium density housing. Emphasis is placed on the pedestrian, rather than the auto, and on consistency with the City's General Plan Pedestrian District level of service policy. The Village Center is modeled towards a traditional urban town center rather than a suburban shopping center.

Activity Core - The City's Regional Sports Park is planned east of the Pleasant Grove Wastewater Treatment Plant, encompassing a portion of the required 1000-foot non-residential buffer. Immediately to the east of the Regional Sports Park is a planned high school site, and further to the east and close by, Fiddymont Park. The central proximity of these facilities, along with the inclusion of multiple vehicular, pedestrian and bicycle connection points, are intended to facilitate accessibility between facilities and to nearby residents. Combined, the park, school and adjacent open space areas generate a distinct central core of active and passive recreation, education, joint use opportunities, and community activity. The Activity Core will draw users from both within and outside the WRSP..

□ RESIDENTIAL NEIGHBORHOODS

Low density single-family residential is the predominant land use within the WRSP, and a defining characteristic of the community. The Residential Neighborhoods surround the Activity Core with approximately 40% of Plan Area units to the north and east of the Activity Core, and 60% to the south and west.

Neighborhoods include a mix of low, medium and high density residential uses consistent with the character of the City. Schools and parks are located in neighborhoods within walking distance of most residences. Medium and high-density residential is incorporated, proximate to services and recreational areas and to provide a separation between single-family residential and more intense land uses.



Residential Neighborhoods

A variety of housing styles similar to that found elsewhere in the City are planned, including affordable housing and designated age restricted neighborhoods.

□ **SERVICE AND NEIGHBORHOOD NODES**

Outside of the Village Center and Activity Core, service uses and community facilities are dispersed throughout the WRSP in a hierarchy of Service and Neighborhood Nodes. The WRSP is designed to create interconnectivity between the various nodes and the surrounding neighborhoods. These linkages include pedestrian and bicycle pathways along adjacent open space, paseos and roadway corridors. In most cases, high-density residential uses have been sited adjacent to or in close proximity to the service nodes.



Service Nodes

Service Nodes – Retail, office and other commercial/service uses are provided in Service Nodes within the WRSP. The Service Nodes consist primarily of commercial centers located along major circulation corridors. In most cases, high-density residential use has been sited adjacent to or in close proximity to the service nodes. One Business Professional parcel has been included that may accommodate small office complexes intended to provide services to Plan Area residents.

3.2 PLANNING PRINCIPLES

□ GENERAL:

1. Create a comprehensively planned residential based community balanced by a mix of employment, commercial, business professional, service, recreation, open space, and public uses;
2. Provide a logical and orderly extension of the City of Roseville that is compatible with surrounding land uses, that complements the pattern and intensity of existing development in the City and provides new benefits to the City;
3. Satisfy City policies, regulations and expectations as defined in the General Plan, West Roseville Guiding Principles, City-County MOU, Zoning Ordinance, Improvement and Construction Standards and other applicable plans, documents and programs adopted by the City;
4. Aid the City in meeting its recognized obligation to accommodate a percentage of future population growth in the region by increasing the residential holding capacity by 10,495, 8,460 residential units in an area identified in the City's feasibility analyses as feasible for such development;
5. Ensure compatibility with the adjacent Pleasant Grove Wastewater Treatment Plant and other potential future intensive public uses, including the proposed Roseville Energy Park, through inclusion of appropriate uses within the 1000 foot non-residential buffer area around the plant; and
6. Offer a low-density age-restricted community as a component to the WRSP to compliment the age-restricted community in the Del Webb Specific Plan and to respond to the market preferences and needs of senior adults as they relate to type, size, cost of housing, and recreational and social amenities.

□ USES AND FORM:

7. Shape a physical form and character of development that is functional and creates a sense of place that will:
 - a. Establish an identifiable western edge of the City of Roseville through inclusion of contiguous permanent open space areas;
 - b. Enhance Roseville's supply of and reputation for quality housing that provides a diversity of housing opportunities available to residents from a wide range of economic levels and all stages of life;
 - c. Organize neighborhoods to be identifiable, walkable and to incorporate gathering places, such as parks and schools, for neighborhood activities and interaction;

4 LAND USE PLAN & REGULATIONS

4.1 OVERVIEW

The West Roseville Specific Plan land use plan includes a blend of residential, service, employment, open space and public uses. The Plan Area will house approximately ~~25,9634~~ ~~25,922~~ residents and ~~4,735~~ ~~5,011~~ employees. WRSP land uses are reflected on Figure 4-1, and are summarized on Table 4-1. A parcel-by-parcel land use, zoning, and unit summary is included on Table 4-2. Given its unique nature, a more detailed discussion of the proposed Village Center is included as Section 10, Village Center Plan.

4.2 PERMITTED USES & DEVELOPMENT STANDARDS

Land uses within the West Roseville Specific Plan will be implemented by the application of permitted, conditionally permitted and/or administratively permitted uses designated by the zoning district applied to each parcel. Except as otherwise provided in this Specific Plan, permitted uses, development standards, processing requirements and other regulations are as specified by the City of Roseville Zoning Ordinance (Municipal Code Chapter 19).

In accordance with the Zoning Ordinance, the WRSP has applied the Development Standards (DS) and Special Area (SA) overlay zones to customize development standards and/or permitted uses of general zone districts where needed. A summary of zoning districts and overlay zones applied by the WRSP is included in Table 4-3. Guidance relating to the application of these overlay zones is provided in this section.

The WRSP Design Guidelines (Section 12) include additional detail to be considered in the design, review and approval of individual projects. The WRSP Design Guidelines supplement the Citywide Design Guidelines and other City requirements by identifying considerations unique to the character and development objectives of the Plan Area. Development within the Plan Area is required to comply with the WRSP Design Guidelines, and all applicable City requirements.

Table 4-1: Land Use Summary

General Plan Land Use (Specific Plan Land Use)	Acres	% of Total Acres	Allocated Units	% of Total Units
Residential				
LDR (Residential)	1,337.81	42.29%	5,903	56.33%
LDR (Age Restricted)	146.79	4.64%	704	6.72%
LDR (Pocket Park)	13.43	0.42%	0	0.00%
MDR (Residential)	79.71	2.18%	836	8.01%
MDR (VC-Residential)	53.73 46.13	1.70 1.46%	454 387	4.22 3.69%
HDR (Residential)	93.33	3.29%	2,212	21.19%
HDR (VC-Residential)	9.39	0.30%	154 165	1.57%
HDR (VC-Residential / Senior)	12.36	0.39%	232	2.21%
Subtotal	1,746.55 1,738.66	55.22 54.97%	10,495 10,439	100.00 99.62%
Service and Employment				
CC (Commercial)	48.74	1.54%	0	0.00%
CC (VC-Commercial)	6.41 13.81	0.20 4.4%	0 40	0.00 3.8%
LI (Light Industrial)	55.15	1.74%	0	0.00%
IND (Industrial)	32.86	1.04%	0	0.00%
Subtotal	143.16 150.61	4.52 7.6%	0 40	0.00 3.8%
Open Space and Public				
OS (Open Space)	690.79	21.84%	0	0.00%
OS (Paseo)	13.93	0.44%	0	0.00%
PR (Park)	67.40	2.13%	0	0.00%
PR (Fiddymment Park)	95.56	3.02%	0	0.00%
PR (Sports Complex)	75.13	2.38%	0	0.00%
PR (VC-Park)	8.98	0.28%	0	0.00%
PR (VC-Village Green)	3.71 3.85	0.12%	0	0.00%
P/QP (Elementary School)	37.51	1.19%	0	0.00%
P/QP (Middle School)	20.28	0.64%	0	0.00%
P/QP (High School)	52.85	1.67%	0	0.00%
P/QP (Fire Station)	2.51	0.08%	0	0.00%
P/QP (Well)	0.74	0.04%	0	0.00%
P/QP (Water Tank)	5.35	0.17%	0	0.00%
P/QP (WWTP)	15.00	0.47%	0	0.00%
P/QP (Substation)	1.55	0.05%	0	0.00%
P/QP (VC-Church)	10.83	0.34%	0	0.00%
ROW (Right of Way)	170.76 170.82	5.40%	0	0.00%
Subtotal	1,273.36 1,273.47	40.26%	0	0.00%
Total	3,162.59	100.00%	10,495 479	100.00%

Last update _____, 2017September 23, 2015

REVISED FIGURE

Parcel	General Plan Land Use (Specific Plan Land Use)	Zoning	Acres	Allocated Units	Density
F-66	P/QP (Well)	P/QP	0.36		
F-67	P/QP (Well)	P/QP	0.17		
F-70	P/QP (Elementary School)	P/QP	8.51		
F-71	P/QP (Elementary School)	P/QP	10.60		
F-72	P/QP (High School)	P/QP	52.85		
F-73	P/QP (Fire Station)	P/QP	2.51		
F-80	OS (Open Space)	OS	131.94		
F-81	CC (Commercial/Commercial)	CC	1.97		
F-83	OS (Open Space)	OS	59.17		
F-84	OS (Open Space)	OS	81.20		
F-85	OS (Open Space)	OS	26.91		
F-86	OS (Open Space)	OS	12.94		
F-87	OS (Open Space)	OS	8.98		
F-88	OS (Open Space)	OS	18.31		
F-89	OS (Open Space)	OS	0.74		
F-90A	OS (Paseo)	OS	0.28		
F-90B	OS (Paseo)	OS	0.57		
F-90C	OS (Paseo)	OS	0.96		
F-91A	OS (Paseo)	OS	1.02		
F-91B	OS (Paseo)	OS	0.35		
F-91C	OS (Paseo)	OS	0.94		
F-92A	OS (Paseo)	OS	0.76		
F-92B	OS (Paseo)	OS	0.64		
F-93	OS (Paseo)	OS	0.94		
F-94	LDR (Pocket Park)	RS/DS	1.26	0	0.0
F-95	LDR (Pocket Park)	RS/DS	1.27	0	0.0
F-96	LDR (Pocket Park)	RS/DS	1.30	0	0.0
F-97	LDR (Pocket Park)	RS/DS	1.31	0	0.0
F-98	LDR (Pocket Park)	RS/DS	2.00	0	0.0
F-99	LDR (Pocket Park)	R1/DS	2.77	0	0.0
F-100	LDR (Pocket Park)	R1/DS	2.52	0	0.0
F-101	LDR (Pocket Park)	RS/DS	0.96	0	0.0
Fiddymment Total:			1,587.96	5,868	
W-1	LDR (Age Restricted)	RS/DS	87.08	404	4.6
W-2	LDR (Age Restricted)	RS/DS	59.71	300	5.0
W-3	LDR (Residential)	RS/DS	37.88	198	5.2
W-4	LDR (Residential)	R1/DS	31.82	147	4.6
W-5	LDR (Residential)	R1/DS	22.62	88	3.9
W-6	LDR (Residential)	R1/DS	22.75	77	3.4
W-7	LDR (Residential)	R1/DS	27.92	111	4.0
W-8	LDR (Residential)	R1/DS	43.76	168	3.8
W-10	LDR (Residential)	R1/DS	52.43	245	4.7
W-11	LDR (Residential)	R1/DS	32.31	130	4.0
W-12	LDR (Residential)	RS/DS	18.87	78	4.1
W-13	LDR (Residential)	RS/DS	64.51	310	4.8
W-15	LDR (Residential)	RS/DS	45.14	224	5.0
W-16	HDR (Residential)	R3	12.15	250	20.6
W-17A	LDR (Residential)	RS/DS	14.83	66	4.5
W-17B	LDR (Residential)	RS/DS	14.06	56	4.0
W-17C	LDR (Residential)	RS/DS	14.93	69	4.6
W-17D	LDR (Residential)	RS/DS	13.05	53	4.1
W-17E	LDR (Residential)	RS/DS	11.42	41	3.6
W-18A	LDR (Residential)	RS/DS	17.60	86	4.9
W-18B	LDR (Residential)	RS/DS	12.62	57	4.5
W-18C	LDR (Residential)	RS/DS	23.01	102	4.4
W-18D	LDR (Residential)	RS/DS	21.50	92	4.3
W-18E	LDR (Residential)	RS/DS	14.35	52	3.6

Parcel	General Plan Land Use (Specific Plan Land Use)	Zoning	Acres	Allocated Units	Density
W-18F	LDR (Residential)	RS/DS	4.39	19	4.3
W-19A	LDR (Residential)	RS/DS	20.33	109	5.4
W-19B	LDR (Residential)	RS/DS	16.61	85	5.1
W-20	LDR (Residential)	R1/DS	1.09	0	0.0
W-27	HDR (Residential)	R3	7.92	170	21.5
W-30	CC (Commercial)	CC	2.99		
W-50A	PR (Park)	P/R	6.52		
W-50B	PR (Park)	P/R	1.92		
W-50C	PR (Park)	P/R	1.21		
W-50D	PR (Park)	P/R	1.23		
W-50E	PR (Park)	P/R	3.11		
W-51	PR (Park)	P/R	4.69		
W-52	PR (Park)	P/R	7.99		
W-55	PR (Park)	P/R	8.39		
W-60A	LI (Light Industrial)	M1/SA	25.18		
W-60B	LI (Light Industrial)	M1/SA	29.98		
W-61A	IND (Industrial)	M2/SA	26.86		
W-61B	IND (Industrial)	M2/SA	6.00		
W-70	P/QP (Elementary School)	P/QP	8.50		
W-71	P/QP (WWTP)	P/QP	14.99		
W-73	P/QP (Middle School)	P/QP	20.28		
W-74	P/QP (Water Tank)	P/QP	5.36		
W-75	P/QP (Elementary School)	P/QP	9.91		
W-77	P/QP (Well)	P/QP	0.30		
W-81	OS (Open Space)	OS	267.47		
W-82	OS (Open Space)	OS	5.18		
W-83	OS (Open Space)	OS	78.20		
W-85	OS (Paseo)	OS	1.09		
W-87	OS (Paseo)	OS	2.82		
W-88	OS (Paseo)	OS	1.47		
W-89	OS (Paseo)	OS	1.80		
Westpark Total:			1307.37	3,786	
W-21	MDR (VC-Residential)	R3/DS	16.87	138	8.2
W-22	MDR (VC-Residential)	R3/DS	16.61	138	8.3
W-24	MDR (VC-Residential)	R3/DS	12.65	122	9.6
W-25	HDR (VC-Residential / Senior)	R3/DS	12.36	232	18.8
W-26	HDR (VC-Residential)	R3/DS	9.39	154	16.4
<u>W-28</u>	<u>MDR (VC-Residential)</u>	<u>RS/DS</u>	<u>3.80</u>	<u>28</u>	<u>7.4</u>
<u>W-29</u>	<u>MDR (VC-Residential)</u>	<u>RS/DS</u>	<u>3.80</u>	<u>28</u>	<u>7.4</u>
W-32	CC (VC-Commercial)	CC/SA-WR	3.31 6.94	20	2.9
W-33	CC (VC-Commercial)	CC/SA-WR	3.10 6.90	20	2.9
W-53	PR (VC-Park)	P/R	8.98		
W-54	PR (VC-Village Green)	P/R	3.71 3.85		
W-72	P/QP (VC-Church)	P/QP/SA-WR	10.83		
Westpark-VC Total			105.41 35	840 824	
ROW (Right of Way)			161.85 490.25		
Total:			3,162.59	10,495 478	

Notes:

Last Updated: September 10, 2015, W-24 Tentative Map

- A verification study conducted in December of 2006 resulted in minor adjustments to the acreage and number of dwelling units.
- The 156 unit allocation on Parcel F-20 includes 36 units transferred from the City's Reserve Unit Pool, as a Residential Density Bonus for affordable housing, approved by CUP-000049 on December 13, 2007.

Table 4-3: Summary of WRSP Applied Zoning Districts

Land Use	Applied Zoning Districts	Permitted Uses	Development Standards
Residential Uses			
LDR – Low Density Residential MDR – Medium Density Residential HDR – High Density Residential	R1/DS RS/DS RS/DS & R3/DS R3 & R3/DS	Per Zoning Ordinance Per Zoning Ordinance Per Zoning Ordinance	Modified by WRSP ¹ Modified by WRSP ¹ Per Zoning Ordinance
Service and Employment Uses			
VC – Village Center CC – Community Commercial LI – Light Industrial IND – General Industrial	See Section 10 CC M1/SA-WR M2/SA-WR	Modified by WRSP ² Per Zoning Ordinance Modified by WRSP ³ Modified by WRSP ³	Modified by WRSP ² Per Zoning Ordinance Per Zoning Ordinance Per Zoning Ordinance
Open Space and Public Uses			
OS – Open Space P/R – Parks & Recreation P/QP – Public/Quasi-Public	OS P/R P/QP	Per Zoning Ordinance Per Zoning Ordinance Per Zoning Ordinance	Per Zoning Ordinance Per Zoning Ordinance Per Zoning Ordinance

Notes:

1. Section 4.2.
2. Village Center Plan (Section 10).
3. Section 4.2, Table 4-6.

□ SERVICE AND EMPLOYMENT USES

Service and employment uses in the West Roseville Specific Plan consist of commercial, office, general industrial and light industrial. Included is the Village Center, envisioned as the primary focal point of the community. The Specific Plan emphasizes compatibility and interconnectivity between uses. The WRSP Design Guidelines promote the creation of projects that are desirable, functional, secure, create a strong street presence, and incorporate elements (pathways, access connections, plazas, lighting elements, shading, etc.) that promote pedestrian activity.



Village Center (VC)	
Density Range:	
Typical FAR:	See Village Center Plan, Section 10
Applied Zoning District:	
Description:	The Village Center is planned to accommodate a broad mix and configuration of uses that form the commercial, service, social and activity focus for the WRSP. It is modeled after a traditional urban small town center rather than a suburban shopping complex. The Village Center will have a visible presence in the community and create a destination where residents will come to meet, shop, eat, recreate and obtain services. It is the gathering spot of the community: a district where preferences are given to the pedestrian and not the auto, and where interaction and socialization are primary goals and a catalyst for formal and informal activities. The Village Center will accommodate a variety of service, commercial and housing uses. Given the unique nature of the Village Center, and the importance it plays in the overall form of the WRSP, detailed provisions have been established to guide its development. These include unique land use, zoning, improvement and development standards, design guidelines and project processing provisions. Section 10, Village Center Plan, provides a detailed discussion and the requirements associated with this use.
Permitted Uses:	See Village Center Plan, Section 10
Development Standards:	See Village Center Plan, Section 10

- b. Units may only be transferred from an HDR parcel with a density of 18 units per acre or greater to another HDR parcel with a density of 18 units per acre or greater (Parcels F-6B, F-8A, F-20, F-21, F-22, F-23, F-24, F-25, F-26, W-25, W-~~1628~~, W-~~2729~~). In no case may such transfer result in the density of either parcel falling below 18 units per acre. These parcels may receive unit transfers from parcels with densities below 18 units per acre.

Minor density adjustments, if consistent with the above criteria, are contemplated by and within the intent of this Specific Plan and the WRSP EIR and will not require an amendment to the Specific Plan or the City General Plan.

To request a minor density adjustment, the owner or owners of both the transfer and receiving parcels shall submit an Administrative Permit to the Planning Director identifying the impacted parcels, designating the number of units being transferred and providing other documentation as required by the Planning Director to determine compliance with the above unit transfer criteria. Applicant shall also provide a revised Specific Plan Table 4-2 "Land Use, Zoning and Units by Parcel" reflecting the adjusted unit counts and densities. The revised table will be the official record tracking unit allocations to each large lot residential parcel.

If the Planning Director determines that the minor density adjustment is not consistent with the above criteria, the minor density adjustment shall be denied or may be referred or appealed to the Planning Commission for resolution. Any determination of consistency may, at the discretion of the Planning Director, be forwarded the Planning Commission for review. Applicant may request density adjustments that do not comply with the above criteria. Such requests shall require an amendment to the Specific Plan.

All unused units must be transferred prior to approval by the City of the last small lot final map or Design Review Permit for any residential large lot parcel. Any units designated by the Specific Plan to a large lot parcel that are not used by a tentative map/Design Review Permit or are not approved for transfer shall revert to the City unit pool and landowners shall have no subsequent claim to such units.

Table 5-1: Definition of Household Income Categories

Income Category	Percent of Median Income
Very Low-Income	Less than 50% of Median
Low-Income	51% to 80% of Median
Middle-Income	81% to 100% of Median
Moderate-Income	101% to 120% of Median
Above Moderate-Income	121% + of Median

It is recognized that the various factors that determine affordability continually change, and that project specific affordability standards need to be established and adjusted as development occurs.

5.3 AFFORDABLE HOUSING PROGRAM

Consistent with the General Plan affordable housing goal, ten percent (10%) of the units in the WRSP have been designated for middle-, low- and very low-income households. This includes a mix of purchase housing affordable to middle-income households, and rental housing affordable to low- and very low-income households. Approximately ~~eleven~~nine percent (~~11~~9%) of the affordable housing goal will be available to middle-income residents, ~~forty-nine~~fifty percent (~~49~~50%) to low-income residents and forty percent (40%) to very low-income residents. The WRSP affordable housing goal is summarized in Table 5-2.

Table 5-2: Affordable Housing Goal

Total Dwelling Units	10,4958,817 du	
10% Affordable Housing Goal	1,048883 du	
Middle-Income (purchase)	116 83 du	(11 9%)
Low-Income (rental)	510 444 du	(49 50%)
Very Low-Income (rental)	422 356 du	(40%)

The WRSP affordable housing goal has been allocated to specific MDR and HDR parcels as identified on Table 5-3, with the designated parcels reflected on Figure 5-1. The intent is to distribute affordable units throughout the WRSP area.

8.3 SCHOOLS

The WRSP is within the boundaries of the Roseville City School District (grades K-8) and Roseville Joint Union High School District (grades 9 to 12). The Plan Area will generate an estimated ~~2,635~~ ~~2,621~~ elementary school (K-5) students, ~~912~~ ~~906~~ middle school (6-8) students and ~~1,303~~ ~~1,296~~ high school (9-12) students, as shown on Table 8-2.

Table 8-2: Student Generation

	LDR/ MDR ¹	HDR ²	Students Generated	School Capacity	Schools Required
Roseville City School District²					
Grades K-5	0.3329	0.1118	2,635 2,621	600	4.39 4.34
Grades 6-8	0.1164	0.0352	912 906	1,000	0.91
Roseville Joint Union High School District					
Grades 9-12	0.1700	0.0400	1,303 1,296	1,800	0.72

1. ~~7,085~~ ~~29~~ LDR/MDR units and ~~2,473~~ ~~2,513~~ HDR units assumed. 936 age-restricted units not included.
~~Includes 40 units assigned to the Village Center Commercial use.~~
2. Source: Roseville City School District Student Generation Report dated February 28, 2013.

Within the WRSP, four elementary school sites, a minimum of eight and up to ten acres each, are planned (Parcels W-70, W-75, F-70, F-71). One elementary school is located in each phase of the project. In addition, a 20.28-acre middle school (Parcel W-73) is planned northeast of the Village Center south of Pheasant Run. All elementary and middle schools are located adjacent to neighborhood park sites to promote joint use opportunities and create a local activity amenity.

A 52.85-acre high school site (Parcel F-72) is located in the central portion of the WRSP, west of Hayden Parkway adjacent to the Regional Sports Park. The high school and sports park are part of the WRSP Activity Core, providing for education, active and passive recreation, joint use opportunities and community activity. The high school is anticipated to serve students generated both within and outside the Plan Area.

School sites within the WRSP are reserved for the school districts. Facility planning and the sequencing of development of these sites is to be determined by the districts. The WRSP is required to fully mitigate school impacts in accordance with the Specific Plan development agreements and funding agreements with the respective school districts.

WRSP School sites are reflected on Figure 8-2.

8.4 PARKS AND RECREATION

Approximately thirty percent (30%) of the WRSP is planned for park and open space use. The parks and open space program provides for a range of active and passive recreational opportunities that exceed the City's General Plan requirement of 9 acres of parkland per 1,000 residents. The WRSP includes: active neighborhood, community and regional park sites; and credited open space and paseo areas. Construction of park and recreation facilities as described in this document is dependent upon adequate construction and long-term maintenance funding.

The placement and sizing of parks is reflective of community need, General Plan policy, proximity to users, ability to promote joint use activities, and existence of natural resources such as floodplain, oak woodland and vernal pool preservation. Parks are generally located within neighborhoods creating a local focal point and activity amenity. In addition, when feasible, park sites have been located adjacent to or connected with open space areas. The resulting interconnected open space and park network provides for pedestrian and bicycle access throughout the WRSP with connections outside the Plan Area.

The general location of WRSP parks and open space is included on Figure 8-2. Details relating to dedication, operation, funding, phasing and construction is included in the Specific Plan development agreements.

□ CITY OF ROSEVILLE PARK AND RECREATION REQUIREMENTS

The WRSP provides recreation facilities, parkland and open space to comply with the policies and requirements of the City's General Plan Parks and Recreation Element. The General Plan requires the provision of nine (9) acres of parkland per 1,000 residents. The General Plan requirement is comprised of three (3) acres of city-wide park, three (3) acres of neighborhood and community park, and three (3) acres of credited open space.

The 10,495,478-dwelling units in the WRSP will generate an estimated population of 25,964-25,922 residents based on an average household size of 2.54 residents for conventional (non age-restricted) development and 1.8 residents for age-restricted development. The City's requirement of nine (9) acres per 1,000 residents requires a total of 233.6830 credited acres of parkland in the Plan Area. WRSP park dedication requirements are summarized in Table 8-3.

Table 8-3: Park Dedication Requirements

	General Plan Standard	Acreage Required
City-wide Park	3 acres per 1,000 residents	77. 8976 acres
Neighborhood/Community Park	3 acres per 1,000 residents	77. 8977 acres
Open Space	3 acres per 1,000 residents	77. 9077 acres
Total Parkland	9 acres per 1,000 residents	233.6830 acres

☐ CREDITED PARKLAND AND OPEN SPACE

The WRSP designates a total of 955.~~5064~~ acres in park and open space uses. This total includes 250.~~7892~~ acres of active neighborhood and city-wide parkland, and 704.72 acres of open space and paseo. Of the 250.~~7892~~ acres of active parkland, 170.69 acres are designated for city-wide park and 80.~~0723~~ acres for neighborhood parks. Each acre set aside for active park use is credited as a full acre towards meeting the General Plan park dedication requirement.

In addition to meeting the City's standards for active parkland, the WRSP provides additional passive recreation opportunities in the form of open space areas. Partial credit may be granted for open space areas that include non-traditional informal recreational facilities and open space amenities. Each acre set aside for open space and paseo is credited at 0.10 acre (one acre of credit for each 10 acres dedicated) with the exception of the 47.18 acre creek corridor conservation easement in F-54 Park, which is credited 0.20 (one acre for each 5 acres of easement area). In total, the 955.~~50 64~~ acres of parks and open space provided in the WRSP are granted a credit of 283.~~54 68~~ acres towards meeting the General Plan park dedication requirement. This credit exceeds the dedication requirement for the WRSP by ~~49.86 50.38~~ acres. A summary of WRSP park and open space credits is included on Table 8-4.

☐ CREDITED PARK DESCRIPTIONS

The following provides a brief overview of the various components that constitute the WRSP credited park and open space program. Park sites within the WRSP have been designed to include facilities required by the Parks Vision 2010 Master Plan. Additional detail relating to those parks within the Village Center is included in Section 10, Village Center Plan.

Table 8-4: Summary of Park and Open Space Lands and Credits

Parcel	Type	Acreage	Credit Ratio	Credited Acreage
CITY-WIDE PARKS				
F-54	City-wide Park portion	48.38	1:1	48.38
F-55	City-wide Park	29.80	1:1	29.80
F-56	City-wide Park	45.35	1:1	45.35
Subtotal		123.53		123.53
NEIGHBORHOOD/COMMUNITY PARKS				
F-50	Neighborhood Park	7.79	1:1	7.79
F-51	Neighborhood Park	11.84	1:1	11.84
F-52	Neighborhood Park	6.33	1:1	6.33
F-53	Neighborhood Park	6.31	1:1	6.31
W-50A-E	Neighborhood Parks	13.99	1:1	13.99
W-51	Neighborhood Park	4.74	1:1	4.74
W-52	Neighborhood Park	7.99	1:1	7.99
W-53	Neighborhood Park (VC)	8.98	1:1	8.98
W-54	Neighborhood Park (VC)	3.713.85	1:1	3.713.85
W-55	Neighborhood Park	8.39	1:1	8.39
Subtotal		80.0721		80.0721
OPEN SPACE				
F-54	Open Space portion	47.18	0.2:1	9.44
F-80	Open Space	131.84	0.1:1	13.18
F-83	Open Space	59.17	0.1:1	5.92
F-84	Open Space	81.22	0.1:1	8.12
F-85	Open Space	26.92	0.1:1	2.69
F-86	Open Space	12.94	0.1:1	1.29
F-87	Open Space	8.98	0.1:1	.90
F-88	Open Space	18.31	0.1:1	1.83
F-89	Open Space	0.74	0.1:1	0.07
W-81	Open Space	267.22	0.1:1	26.72
W-82	Open Space	5.18	0.1:1	0.52
W-83	Open Space	78.27	0.1:1	7.83
F-90 A, B, C	Paseo	1.80	0.1:1	0.18
F-91 A, B, C	Paseo	2.49	0.1:1	0.25
F-92 A, B	Paseo	1.44	0.1:1	0.14
F-93	Paseo	0.93	0.1:1	0.09
W-85	Paseo	1.08	0.1:1	0.11
W-87	Paseo	2.93	0.1:1	0.29
W-88	Paseo	1.46	0.1:1	0.15
W-89	Paseo	2.20	0.1:1	0.22
Subtotal		751.90		79.94
TOTAL		955.5064		283.5468

CITY-WIDE PARKS

The WRSP includes two city-wide parks, ~~Fiddymment F-54 Park~~ and the ~~Regional Sports F-55 & 56 Park~~. These parks, combined with the adjacent high school site, form the WRSP Activity Core as described in Community Form and Planning Principles, Section 3. Strong interconnectivity between these facilities is important to support joint use and community activity. A continuous greenway comprised of park and open space will connect ~~Fiddymment F-54 Park~~, the ~~Regional Sports Park F-55/56 Park~~ and the high school site. The greenway includes a Class I bike path connection from the Regional Sports Park east through open space (Parcel F-86), to Park F-53 and to ~~Fiddymment F-54 Park~~.

~~Fiddymment Park F-54~~ is a 95.56-acre city-wide park (~~Parcel F-54~~) located south of Blue Oaks Boulevard and west of Fiddymment Road. Fiddymment Park may potentially contain a variety of active and passive recreation opportunities at buildout including bike and pedestrian paths, an outdoor bandstand area, activity greens, a disc golf course and a small multi-purpose center. A City groundwater well site will also be included. The park encumbers the highest concentration of oak woodlands within the WRSP, and will be highly visible as an entry to the Plan Area. A 47.18 acre conservation easement is designated to protect the oak woodlands along Kaseberg Creek, leaving 48.38 acres to be developed with more active uses, and different credit ratios are applied by Table 8-4. Figure 8-3 provides a conceptual plan for ~~Fiddymment F-54 Park~~. Included is a listing of WRSP fee improvements and potential future amenities not associated with development of the WRSP.

~~Regional Sports Park F-55 & 56~~ is a 75.15-acre city-wide park (~~Parcels F-55 and F-56~~) located adjacent to the high school site, south of Blue Oaks Boulevard between Phillip Road and Hayden Parkway. Included on the property is the historic Fiddymment Ranch Main Complex (see Resource Management, Section 6.4). The Sports Park is envisioned as a regional facility available for tournaments and local league play. The combined Regional Sports Park and adjacent high school site will include various recreational joint use facilities such as soccer fields, baseball fields, a lighted soccer/football stadium, tennis courts, softball fields, an outdoor swimming pool, basketball courts and a 400 meter track. The combined Regional Sports Park/high school site includes a concession area with restrooms, outdoor seating and parking lots. Figure 8-4 provides a conceptual plan and listing of potential improvements for the Regional Sports Park.

NEIGHBORHOOD PARKS

The WRSP includes ten (10) neighborhood park sites distributed throughout the Plan Area. These sites range in size from ~~3.71~~ ~~85~~ to 14.96 acres. Neighborhood parks include a variety of facilities to accommodate local recreation needs including soccer and baseball fields, hard courts, playgrounds, tot lots and picnic areas. Five of the neighborhood parks are located adjacent to schools to support joint use activities. The neighborhood parks create nodes of activity within the neighborhoods.

10 VILLAGE CENTER PLAN

10.1 INTRODUCTION

The Village Center is envisioned as the heart and primary focus of the West Roseville Specific Plan. Encompassing an area of approximately 120.78 acres, the Village Center provides for a true interactive mixed-use neighborhood. Retail, office, community services, public spaces and parks are integrated with a variety of housing types. The mix, density, and interface between these uses create an environment that is pedestrian friendly and where formal and informal activities are key goals.

Successful execution of the Village Center is dependent upon a clear articulation of, and a long-term commitment to, the base concepts and principles that define its distinctive form.

The Village Center presents a unique development form in Roseville, one emblematic of an urban mixed-use environment. It introduces concepts, product types, use patterns, interfaces and development standards that require adjustment to the general philosophies and regulations that typically guide suburban development. Successful execution of the Village Center is dependent upon a clear articulation of, and a long-term commitment to, the base concepts and principles that define its distinctive form. While it is critical that policies and regulations be developed that are firm in ensuring implementation of the Village Center's distinguishing components, it is similarly important to provide sufficient flexibility to accommodate the variety of specific product types and design solutions that could contribute towards its realization.



Given the unique nature of the Village Center, and the important role it plays in the WRSP, detailed requirements have been established to guide its development. This section of the Specific Plan provides specific form, planning principles, land use, zoning, development and design standards and processing direction. It supplements other sections of the Specific Plan and includes a more specific level of detail.

10.2 VILLAGE CENTER FORM & PLANNING PRINCIPLES

□ FORM

The Village Center is a core feature and a unique place within the WRSP. It is influenced by the concepts embedded in traditional small town urban villages and smart growth principles such as densities that support transit, a mix of uses, compact development form, a variety of housing opportunities and a pedestrian-friendly environment. The Village Center incorporates a broad mix of uses applied over an urban grid street pattern with a central village green. Included are a blend of higher density residential types, commercial and service uses, and public/quasi-public spaces. The increased density/intensity of development and spatial relationship between uses promote diversity, activity and pedestrian orientation. Numerous design elements, including buildings oriented toward the street and dense tree canopies, are incorporated to further this intent. The Village Center form and density facilitates a variety of transportation options and increases the living choices available in Roseville.

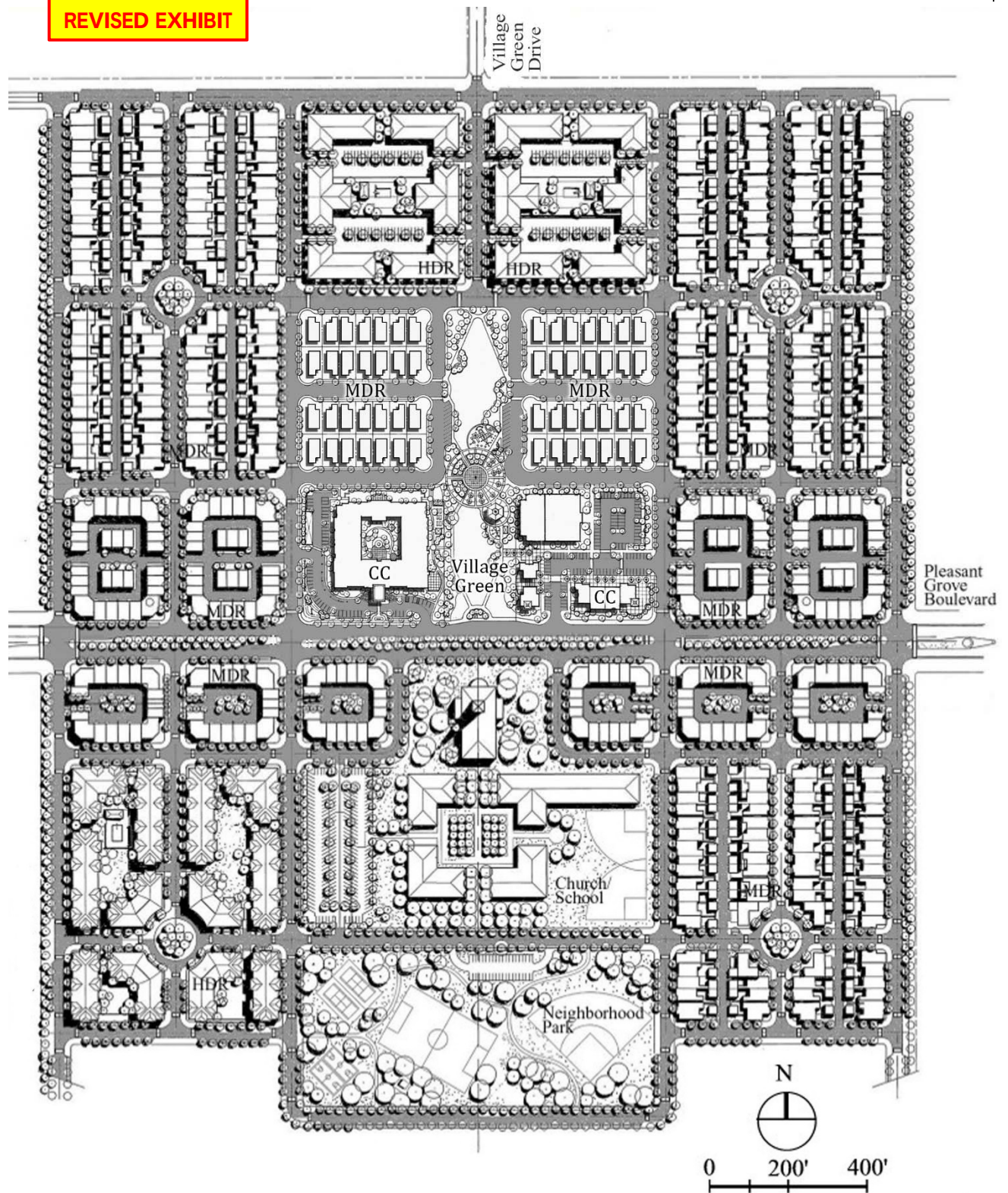


The Village Center is planned to function as the commercial, service, social and activity focus of the WRSP. The Village Center will have a visible presence in the community and create a destination where residents may live, shop, eat, recreate and obtain services. It is the gathering spot and a district where preference is given to the pedestrian. Interaction and socialization are primary goals and a catalyst for formal and informal activities. Uses, activities and amenities are offered that encourage people from throughout the community to come often and stay for extended periods.

The key elements of the Village Center are generally reflected on Figure 10-1, Village Center Illustrative Plan.

Figure 10-1: Village Center Illustrative Plan

REVISED EXHIBIT



PLANNING PRINCIPLES

The Village Center is defined by a combination of its form, uses and design. The following principles describe the major attributes of the use and guide its implementation. The Village Center Planning Principles are highly influenced by and reflective of “Smart Growth” values that promote the creation of walkable mixed-use communities:

Form:

- Model the Village Center in the form of a traditional small town village or center;
- Create a clearly identifiable and distinct district that is easy to see, find, get to and comprehend;
- Integrate a mix of uses with multiple destinations within close proximity;
- Increase densities and intensities of uses to support activity and a variety of transportation choices;
- Create a compact development form;
- Provide overlapping interfaces between uses and allow uses to mix;
- Create a pedestrian friendly-walkable community that minimizes barriers, emphasizes the pedestrian over the automobile, and implements the City’s General Plan Pedestrian District policy;
- Incorporate a traditional grid circulation pattern with short blocks, straight streets and intersections at regular intervals;
- Provide for easy and desirable access between uses, and interconnection with adjacent neighborhoods;
- Ensure that streets and sidewalks balance all forms of transportation; and
- Orient all development toward the street (rather than inward or to parking lots) to place activity on the street.

Uses:

- Create a wide range of higher density housing choices such as brownstones, townhouses, stacked flats, and apartments;
- Include retail and services uses ~~in a “Main Street” setting~~ to meet resident’s needs and to attract outside users and activities;
- Promote a “live-work” environment including residential above commercial spaces;
- Incorporate distinctive civic and quasi-public spaces for people to gather and to reinforce community identity; and
- Provide a village green as a visual centerpiece and a venue for a wide variety of activities such as farmer’s markets, arts and craft shows, various events and celebrations, and performance arts.

Design:

- Emphasize urban streetscapes as a predominant design element bringing buildings and activities to the sidewalk to create a vertical enclosure that defines comfortable public spaces;
- Incorporate deciduous tree canopies, coordinated street furnishings, plazas and multi-use spaces, pedestrian scale lighting, directional signage and other elements to enhance the pedestrian environment;
- Provide gateways to create a sense of identity and arrival to the Village Center;
- Require street forward building orientations, entries, porches, windows and other elements to create visual interest and activity along the pedestrian ways;
- De-emphasize the visual presence of garages and off-street parking through rear oriented parking areas, alley access and by optimizing on-street parking to meet a portion of the parking demand; and
- Permit adequate flexibility to accommodate the variety of specific product types and design solutions that contribute to the realization of the Village Center.

The Village Center presents a distinctive development form, characterized by a grid-like street network and buildings that are oriented to streets, that may challenge certain established attitudes and conventions. As a result, it is critical to maintain a determined commitment to the components and principles that define the Village Center, with recognition of long-term goals over short-term market pressures.



10.3 LAND USE PLAN & REGULATIONS

□ OVERVIEW

The Village Center includes a mix of residential, commercial, park and public/quasi-public uses. All uses include the Village Center combining land use designation to recognize their unique nature and requirements. Village Center land uses are reflected on Figure 10-2, and are summarized on Table 10-1. A parcel-by-parcel land use, zoning, unit and square footage summary is included on Table 10-2.

Table 10-1: Village Center Land Use Summary

General Plan Designation	Land Use	Acres	% of Total Acres	Units
VC - MDR	Medium Density Residential	53.73 46.10	44% 38%	454 391
VC - HDR	High Density Residential	21.75 22.44	18% 19%	386 405
VC - CC	Community Commercial	6.41 4.50	5% 12%	40
VC - P/R	Park & Recreation	12.69 13.78	11%	
VC - P/QP	Public/Quasi-Public	10.83	9%	
	Road Right of Way	15.37 13.13	13% 12%	
TOTAL		120.78	100%	840 836

Table 10-2: Village Center Land Use, Zoning, Units & Square Footage by Parcel

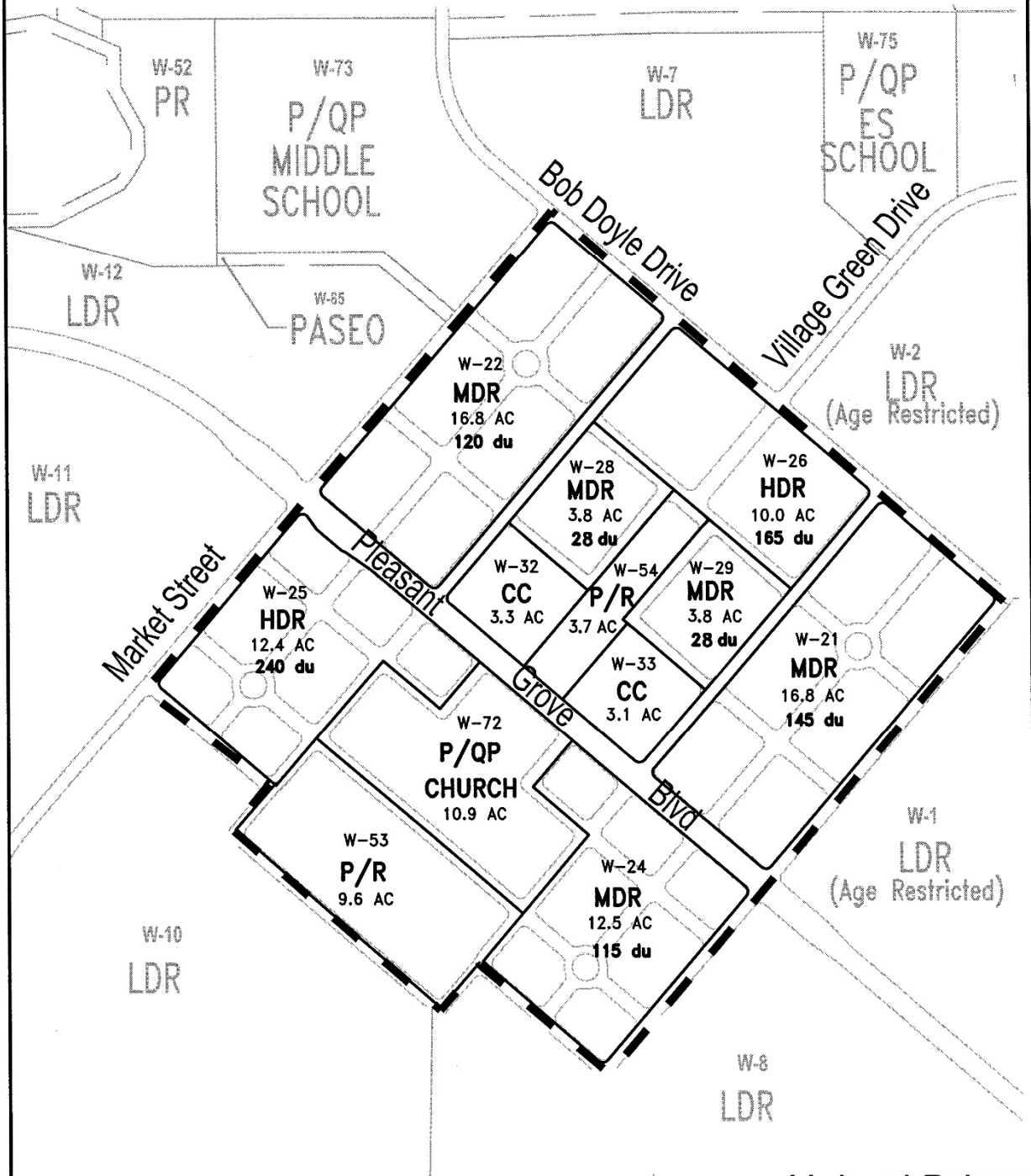
Parcel #	Land Use	Zoning	Acres	Density ¹	Units ²
W-21	VC-MDR	R3/DS	16.8 7.5	8.2 du/ac	138
W-22	VC-MDR	R3/DS	16.61	8.3 du/ac	138
W-24	VC-MDR	R3/DS	12.6 5.4	9.1 du/ac	122.445
W-25	VC-HDR	R3/DS	12.3 6.45	19.3 du/ac	232.240
W-26	VC-HDR	R3/DS	9.3 9.99	16.5 du/ac	154.465
W-28	VC-MDR	R3RS/DS	3.80	7.4 du/ac	28
W-29	VC-MDR	R3RS/DS	3.80	7.4 du/ac	28
W-32	VC-CC	CC/SA-WR	3.31-7.24		-20³
W-33	VC-CC	CC/SA-WR	3.10-7.26		-20³
W-53	VC-PR	P/R	8.98-9.93		
W-54	VC-PR	P/R	3.71-3.85		
W-72	VC-P/QP	P/QP/SA-WR	10.83		
Road Right-of-Way			15.37 4343		
TOTAL			120.78		840.836

1. A mix of unit types and resulting densities are anticipated. Identified densities reflect an average as applied to the entirety of each parcel.
2. The WRSP allows for Minor Density Adjustments for LDR and MDR Units. Confirm current unit counts with the City of Roseville Planning Department.
- ~~3. A total of 40 units are allocated to be spread between Parcels W-32 and/or W-33. The exact allocation of units between the two parcels shall be determined through the Design Review process.~~

REVISED EXHIBIT

Figure 10-2

Village Center Land Use Plan



Note: Underlying parcel basemap used in this figure is not regularly updated.

Refer to Figure 4-1 for the most up to date parcel basemap.

□ PERMITTED USES AND DEVELOPMENT STANDARDS

Land uses within the Village Center are implemented through application of zone districts as specified by the City of Roseville Zoning Ordinance. In recognition of its distinctive form, the Development Standards (DS) or Special Area (SA) overlay zones have been applied to most Village Center Uses. The overlay zones customize development standards and/or permitted uses of general zone districts to reflect the unique nature of the Village Center. A summary of zoning districts and overlay zones applied to the Village Center is included in Table 10-3. Guidance relating to the application of these overlay zones is provided in this section.

The WRSP Design Guidelines (Section 12) include additional details to be considered in the design, review and approval of individual projects within the Village Center.

Table 10-3: Summary of Village Center Applied Zoning Districts

Land Use	Applied Zoning Districts	Permitted Uses	Development Standards
VC – MDR: <i>Medium Density Residential</i>	R3/DS & RS/DS	Per Zoning Ordinance	Modified by WRSP¹
VC – HDR: <i>High Density Residential</i>	R3/DS	Per Zoning Ordinance	Modified by WRSP¹
VC – CC: <i>Community Commercial</i>	CC/SA-WR	Modified by WRSP¹	Modified by WRSP¹
VC – P/R: <i>Parks & Recreation</i>	P/R	Per Zoning Ordinance	Per Zoning Ordinance
VC – P/QP: <i>Public/Quasi-Public</i>	P/QP/SA-WR	Modified by WRSP¹	Per Zoning Ordinance

1. Section 10.3

□ RESIDENTIAL USES

A wide range of higher density single-family attached, detached and multi-family housing types are included and encouraged within the Village Center. Housing is to be of an urban nature with higher densities than found in a typical suburban setting. Densities within the Village Center will range from 7.4 ~~8.2~~ to over 19.3 units per acre, with an overall average density of approximately 12 units per acre. Emphasis is placed on defining the relationship between residential units and the street. Dwelling units are to be brought forward with entry doors and active living areas facing the street. ~~Generally,~~ off-street parking is to be de-emphasized through alley access and rear yard garages. The intent is to create an active, pedestrian friendly community environment reminiscent of a traditional neighborhood.

Medium Density Residential (VC-MDR)	
Density Range:	7.0 to 13.0 <u>12.9</u> dwelling units per acre
Applied Zoning District:	R3/DS: Attached or Detached Housing/Design Standard Overlay <u>RS/DS: Small Lot Residential/Development Standard Overlay</u>
Description:	Medium Density Residential (MDR) land use is anticipated to accommodate urban density housing with a strong orientation toward the street. Key components of any MDR unit type shall include: - Single family attached or detached units facing the public street - Entries/porches facing and moved forward towards the street - Alley loaded or recessed rear yard garages, <u>excluding Parcels W-28 and W-29</u> The preferred model is the “brownstone” concept reflective of the above elements. Other anticipated unit types include townhomes, and single-family detached. Figures 10-3 through 10-5<u>a</u> include illustrative layouts for potential unit types. There are other unit types that may be accommodated within the MDR land use and achieve the Planning Principles for the Village Center. All unit types shall be consistent with the R3/DS development standards, <u>as well as the RS/DS development standards for parcels W-28 and W-29</u>, and the WRSP Design Guidelines. Table 10-2 includes specific unit allocations and resulting densities for each MDR parcel. While it is anticipated and encouraged that unit types be mixed on a large lot parcel, the overall density in the Village Center shall average that prescribed on Table 10-2. In no case may a specific unit type on any MDR large lot parcel be below or above the density range specified by the MDR land use (7.0 to 12.9 du/ac).
Permitted Uses:	As specified in the City of Roseville Zoning Ordinance.
Development Standards:	The Design Standard (DS) Overlay provides for the unique nature and variety of housing types anticipated in the Village Center and the MDR density range. Development standards are included on Table 10-4. Standards are specified for both detached and attached units. Product types, building footprints (with associated fit lists) and architectural design of units shall be approved <u>pursuant to the Application Review Process outlined in the City’s adopted Community Design Guidelines for Compact Residential Development, with the tentative small lot subdivision map for each Village Center large lot parcel.</u> Modifications to the approved architectural design of units may subsequently be approved administratively if in compliance with Table 10-4. Other product types consistent with the intent of the Village Center development standards and Design Guidelines may be considered subject to approval of a Design Review Permit for Residential Subdivisions (DRRS) concurrent with approval of a tentative subdivision map.

Figure 10-3: Village Center MDR (R3/DS) Brownstone-Picture and Plan View

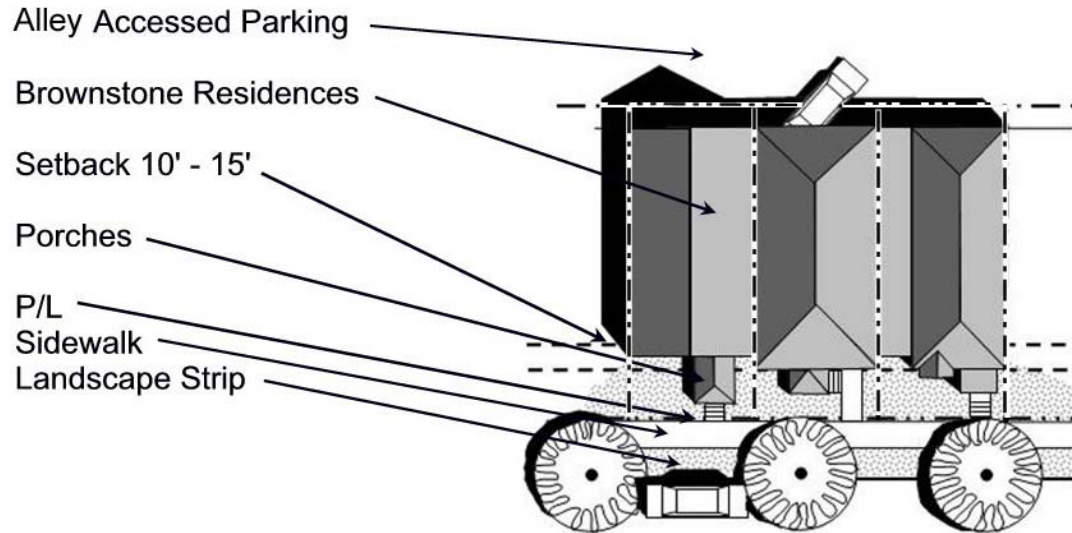


Figure 10-4: Village Center MDR (R3/DS) Townhouse-Picture and Plan View

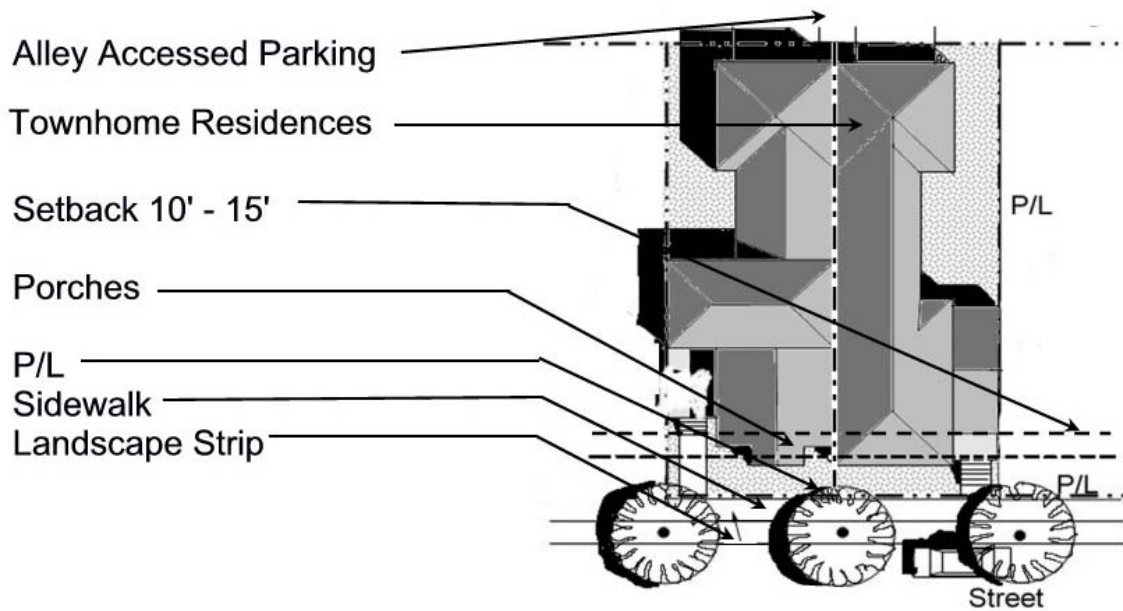


Figure 10-5: Village Center MDR (R3/DS) Single Family Detached-Picture and Plan View

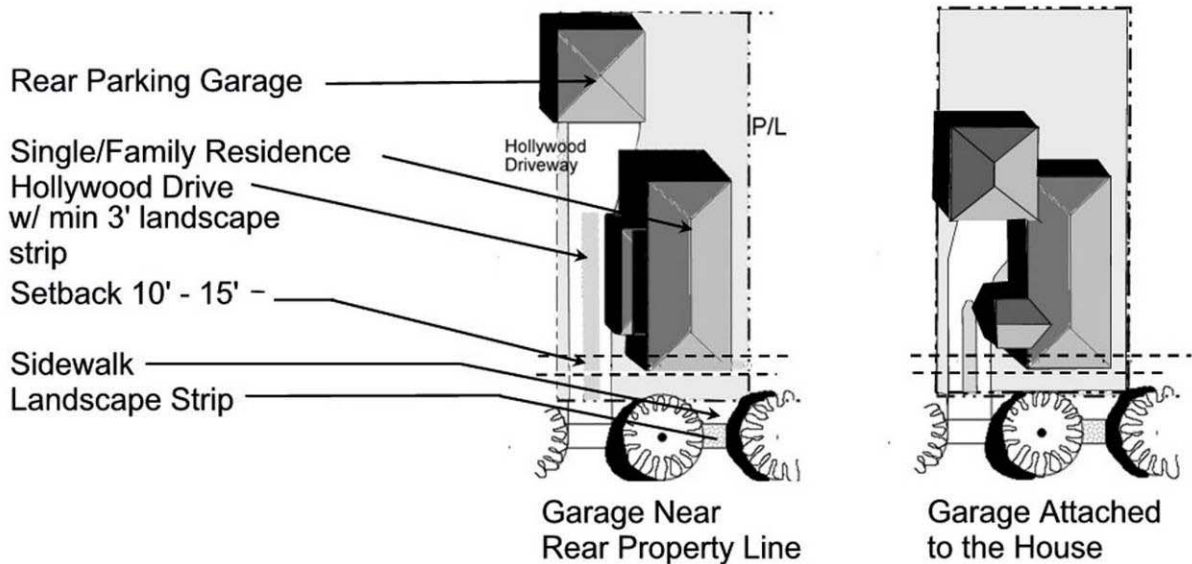
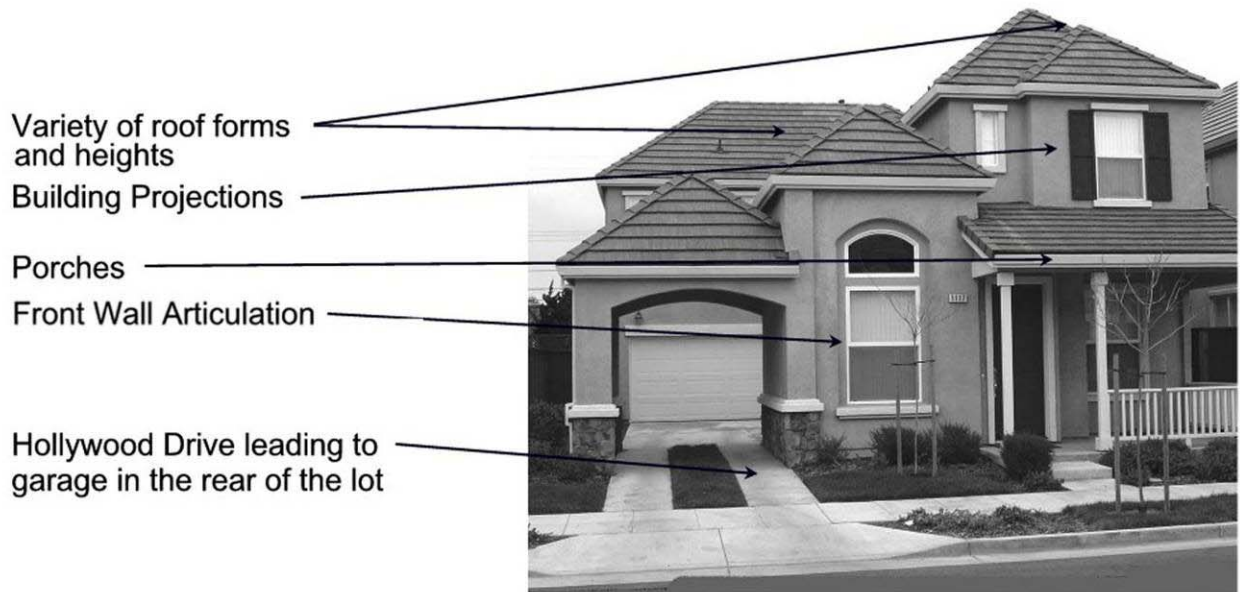


Table 10-4a: Village Center MDR Development Standards for RS/DS (Parcels W-28 & W-29)**[NEW TABLE]**

RS/DS Development Standards (MDR)		
Product Type		
	Single Family with Attached Sidewalk ⁴	Single Family with Separated Sidewalk ^{1, 4}
Lot Size (minimum)		
Area, Interior Lot	3,600 sq. ft.	3,600 sq. ft. ¹
Area, Corner Lot	4,400 sq. ft.	4,000 sq. ft. ¹
Width, Interior	45 ft.	45 ft.
Width, Corner	55 ft.	50 ft.
Permitted Density (maximum per lot)		
Residential Density	1 dwelling; 1 second unit	1 dwelling; 1 second unit
Setbacks (minimum)		
Front ²	15 ft. to living space or side wall of garage; 12.5 ft. to porch 18 ft. min. driveway depth with roll-up garage	10 ft. to first-floor living space or side wall of garage 7.5 ft. to porch, but in no case may encroach into a PUE 15 ft. to second-floor living space 18 ft. min. driveway depth with roll up garage
Sides ² Interior Lots: Corner Lots:	5 ft. 5 ft. interior side 12.5 ft. street side on first floor 15 ft. street side on second floor	5 ft. 5 ft. interior side 10 ft. street side on first floor 13 ft. street side on second floor
Rear	10 ft. minimum with minimum usable open space of 700 s.f. or 500 s.f. where a usable front porch is provided ³	10 ft. minimum with minimum usable open space of 500 s.f where a usable front porch is provided ^{3,3}
Coverage (maximum)		
Site Coverage	None ³	None ³
Height (maximum)		
Height	35 ft.	35 ft.
Supplemental Design Standards		
1. Front Yard Stagger	None required, but optional per unit design	
2. Stagger for 3 rd Car Garages	2 ft. between 3 rd car bay and two-car garage	
3. Two-story unit mix	No limit	
4. Separation Between Second Story Elements	A minimum of 10 feet shall be provided between second story elements of adjacent two-story dwellings	
5. Building Exterior	Architectural treatment shall be applied to all elevations of a building. At a minimum, all doors, windows and other wall openings shall be trimmed consistent with the architectural style, consistent with the Compact Residential Design Guidelines provided in the City's adopted Community Design Guidelines. Panelized windows or other architectural treatment shall be used on all garage doors.	

- ¹ Sidewalk separated from back of curb by 6-foot planter strip
- ² Front setback (and side setback where adjacent to street) is measured from back of walk. Fence side yard setback is 5' from back of walk where facing a street. In the absence of a sidewalk, setback is measured from edge of right-of-way.
- ³ The rear and side yards may be utilized to meet the minimum usable open space provided the minimum dimension, measured perpendicular to the applicable rear or side yard is ten (10) feet. Maximum coverage is a function of lot size, required setbacks and usable open space. A minimum usable open space of 500 s.f. may be applied where a front porch is provided with minimum dimension of 6 ft. x 10 ft. exclusive of entry way.
- ⁴ Variations to the standards and other housing product types may be permitted through approval of a Design Review Permit for Residential Subdivisions (DRRS).

Figure 10-5a: Village Center MDR (RS/DS) Single Family Detached Plan Details

NEW FIGURE



Figure 10-5b: Village Center MDR (RS/DS) Single Family Side Elevation Details**NEW FIGURE****Additional design requirements for side elevations:**

All exterior building elevations that face a public street, including side elevations, shall incorporate enhanced architectural design features, which may include building articulation, recesses, or other stylistic elements that enrich the visual design of the facade. Examples of homes with enhanced side elevations are provided below:



Figure 10-6: Front Driveway Prohibited Access Locations

REVISED EXHIBIT

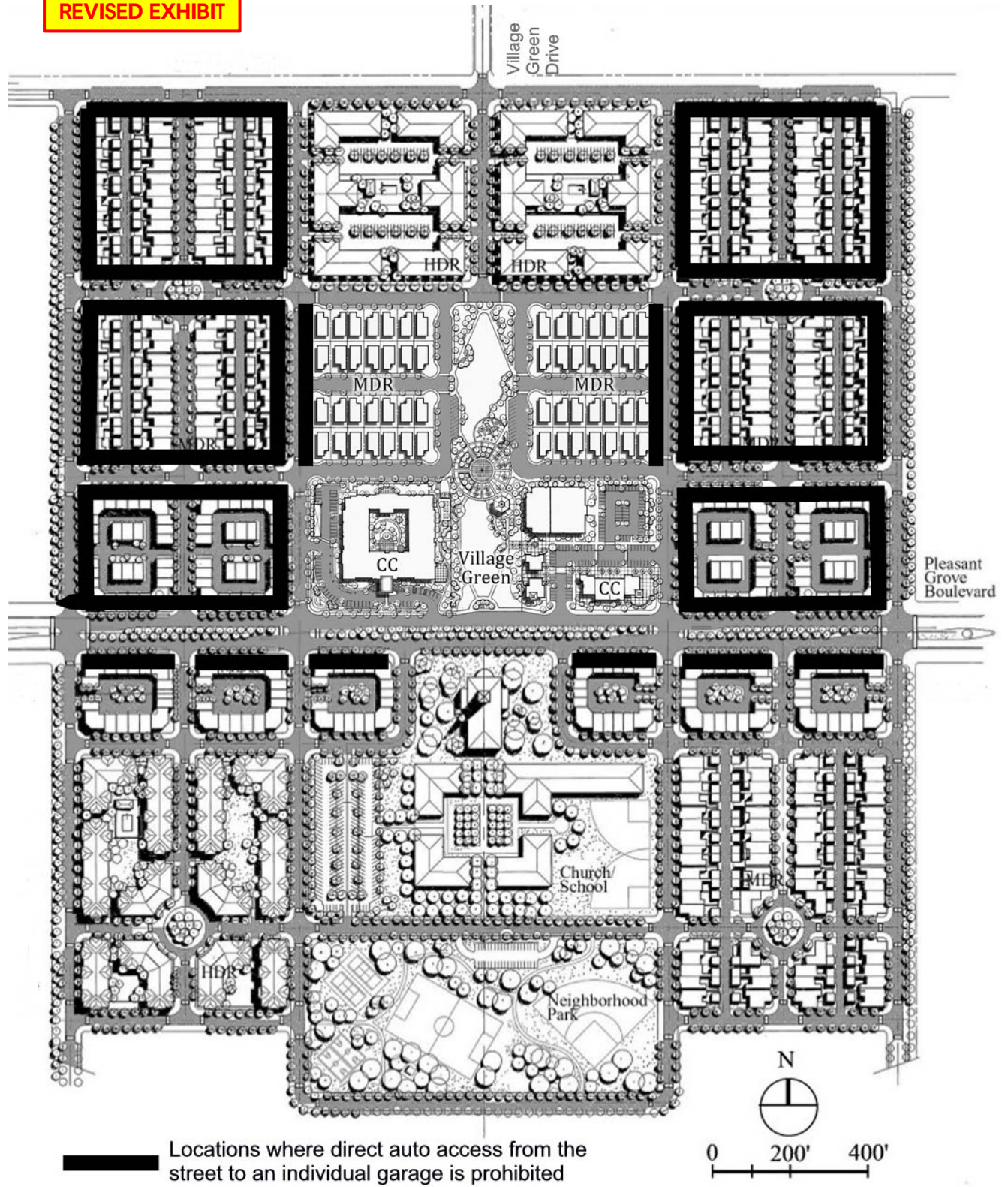
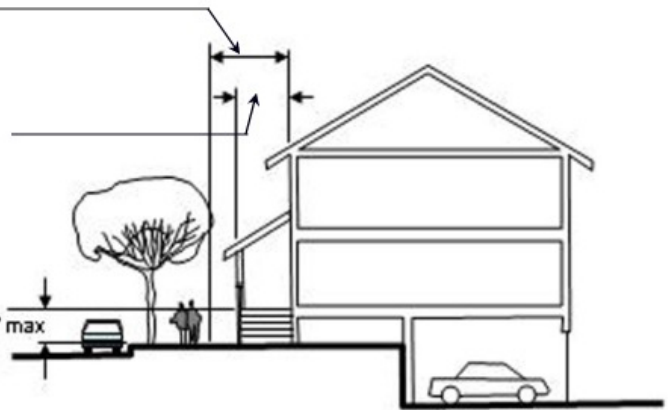


Figure 10-7: Village Center MDR (R3/DS) Front Setback-Cross Sections

Front setback min. of 10' &
maximum of 15' from front P/L

Open porches may project into
the front yard setback a
maximum of 6'

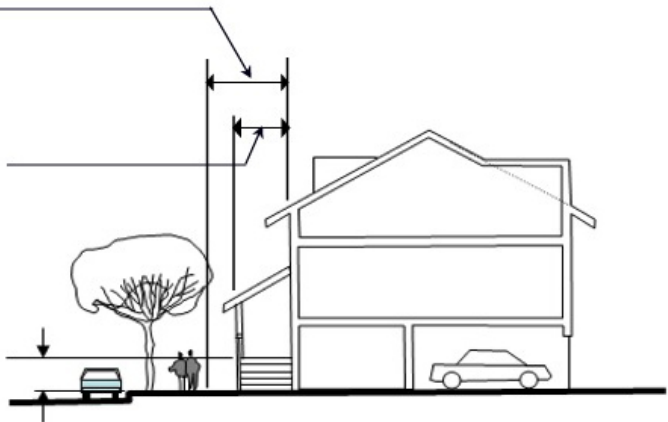
Maximum height of the porch
not to exceed 4'-6" above the
adjacent curb



Front setback min. of 10' &
maximum of 15' from front P/L

Open porches may project into
the front yard setback a
maximum of 6'

Maximum height of the porch
not to exceed 4'-6" above the
adjacent curb



□ RETAIL & SERVICE USES

The integration of commercial land use that can accommodate retail businesses, service uses and community activities is a critical component of the Village Center and a central focus of its design. These uses, in combination with adjacent and mixed residential and public uses, create a diverse community with a variety of options that promote interaction. Both businesses and residents benefit from the proximity of uses, increasing the viability of walking, bicycling and transit as transportation options.

Similar to residential uses, emphasis is placed on the relationship of buildings to the street. Building facades are oriented to the street ~~and located adjacent to the sidewalk~~. Off-street parking is located to minimize visibility from public streets ~~on well designed lots to the rear of the stores~~. On-street parking is maximized to provide a visual parking presence while meeting a portion of the parking demand for the retail component of the Village Center. Numerous design elements, such as transparent storefronts, wide sidewalks, traditional style lighting, dense tree canopies, and coordinated street furnishings are provided to create a comfortable and distinctive “main street” setting. Restaurant seating, and other accessory services, are permitted to encroach onto public spaces to enhance an active pedestrian friendly environment and encourage social activity.:

Community Commercial (VC-CC)	
Applied Zoning District:	CC/SA-WR: Community Commercial/Special Area Overlay
Description:	The Community Commercial (CC) land use is anticipated to accommodate a variety of retail and service activities. Typical uses may include retail shops, restaurants, local pubs, banks, grocery stores, convenience services, theaters and offices. These uses, within walking distance to and mixed with the Village Center residential, are planned to meet the everyday needs of local residents and promote non-vehicular forms of transportation. In addition, the commercial uses in the Village Center act to draw residents from throughout the community due to their unique form and setting.
Permitted Uses:	The Special Area (SA) overlay has been applied to modify permitted, conditionally permitted and administratively permitted uses. The intent is to provide for a unique mix of uses that support the Village Center concept. This includes permitting residential uses over commercial spaces to create live-work opportunities. In addition, in order to promote retail and other pedestrian attractive service activities along the streetscape, certain uses such as offices; vocational schools and community assembly are restricted (require a Conditional Use Permit) on ground floor spaces . Permitted uses are included on Table 10-6.
Development Standards:	Development standards have been modified by the Special Area (SA) overlay to provide for the distinctive nature of the Village Center. Development standards are included on Table 10-7. All commercial development is subject to City approval of an Administrative Permit, provided such development is consistent with the development and design standards contained in Table 10-7.



Table 10-6: CC/SA-WR Permitted Uses

AGRICULTURAL AND OPEN SPACE USE TYPES		CC/SA-WR
Resource Protection & Restoration		-
Resource Related Restoration		-
CIVIC USE TYPES		CC/SA-WR
Community Assembly		- P/CUP(1)
Community Service		- CUP
Essential Services		P
Hospital Services		
	General Hospital Services	-
	Psychiatric Hospital Services	-
Libraries & Museums, Private		P/CUP(1)
Public Parking Services		- P
Schools		
	College & University	P/CUP(1)
	Elementary & Secondary	-
	Private Elementary & Secondary	-
Social Services		
	Food Distribution	-
	Food Service	-
	Temporary Resident Shelter	-

RESIDENTIAL USE TYPES		CC/SA-WR
Caretaker/Employee Housing		-
Dwelling		
	Multi-Family	P ₍₂₎
	Single-Family	-
	Two-Family	-
Family Day Care Home, Small		-
Family Day Care Home, Large		-
Single Room Occupant		-

COMMERCIAL USE TYPES		CC/SA-WR
Adult Business Establishments ⁽³⁾		-
Animal Sales & Services		
	Grooming & Pet Stores	P
	Kennels	-
	Veterinary Clinics	P
	Veterinary Hospital	-
Automotive & Equipment		
	Automotive Rentals	-
	Automotive Repairs	-
	Automotive Sales	-
	Car Wash and Detailing	-
	Commercial Parking	-
	Heavy Equipment Rental, Repair and Sales	-
	Equipment Repair	-
	Gasoline Sales	-
Banks & Financial Services ⁽³⁾		P
Bars & Drinking Places		P
Broadcasting and Recording Studios		-
Building Materials Stores		-
Business Support Services		P
Commercial Recreation		
	Amusement Center	P
	Indoor Entertainment	P
	Indoor Sports and Recreation	P
	Outdoor Entertainment	-
	Outdoor Sports and Recreation	-
	Large Amusement Complexes	-
Community Care Facility ⁽¹⁾		-P
Day Care Center		-P
Eating and Drinking Establishment		
	Fast Food with Drive Through	-
	Convenience	P
	Full Service	P
Food & Beverage Retail Sales		P
Funeral & Internment Services		-
Lodging Services		-P/CUP(1)
Long Term Care Facility		-
Maintenance and Repair		P
Medical Services		
	General	P/CUP(1)
	Substance Abuse Treatment Clinic	-
COMMERCIAL USE TYPES (cont.)		CC/SA-WR
Neighborhood Commercial		-
Nightclubs ⁽⁴⁾		-
Nursery, Retail		-
Offices, Professional ^{(3) (4)}		P/CUP
Personal Services ⁽⁵⁾		P
Retail Sales and Services ^{(3) (6)}		P
Specialized Education & Training		
	Vocational Schools	P/CUP(1)
	Specialty Schools	P/CUP(1)

Storage, Personal Storage Facility	-
INDUSTRIAL USE TYPES	CC/SA-WR
Laundries, Commercial	-
Printing & Publishing	-
Research Services	-
Wholesale & Distribution, Light	-
TRANSPORTATION AND COMMUNICATION USE TYPES	CC/SA-WR
Antennas & Communications Facilities⁽⁵⁾	
Developed Lot	-
Undeveloped Lot	-
Heliport	-
Intermodal Facilities⁽⁶⁾	-

All highlighted uses have been modified by the WRSP SA Overlay.

- (P) Principally Permitted
 (CUP) Permitted through approval of a Conditional Use Permit
 (A) Administratively Permitted
 (-) Not Permitted

Notes:

- ~~(1) Permitted by right on second floor, Conditional Use Permit required on ground floor.~~
~~(1) Permitted only on Parcel W-32.~~
~~(2) Permitted on second floor only.~~
~~(3) Cash advance and bail bonds are not permitted uses within the Banks and Financial Services, Professional Office and Retail Sales and Services use types.~~
~~(4) A maximum of 25 percent of the total square footage developed on Parcel W-33 can include Professional Office Uses on the ground floor.~~
~~(5) Tattoo shops and body piercing shops are not permitted uses within the Personal Services use type.~~
~~(6) Smoke shops, hookah lounges and smoking lounges are not permitted uses within the Retail Sales and Services use type.~~
~~(2) Additional Requirements contained in Chapter 19.32 of the City of Roseville Zoning Ordinance~~
~~(3) Additional Requirements contained in Chapter 19.49 of the City of Roseville Zoning Ordinance~~
~~(4) Additional Requirements contained in Chapter 19.34 of the City of Roseville Zoning Ordinance~~
~~(5) Additional Requirements contained in Chapter 19.36 of the City of Roseville Zoning Ordinance~~

Table 10-7a: Modified CC Development & Design Standards for Parcel W-32
[THIS IS A NEW TABLE THAT REPLACES THE PREVIOUS DEVELOPMENT STANDARDS]

CC/SA-WR Development & Design Standards for Parcel W-32	
Sidewalks	
Design Intent: <i>To provide adequate space to accommodate and promote pedestrian related activity.</i>	
Sidewalks	Pleasant Grove Boulevard: 8-feet minimum, attached to back of curb Village Center Drive: 6-feet minimum, detached from curb by 6'-wide planter strip
Building Setbacks	
Design Intent: <i>To ensure that buildings have a strong visual presence along major streets</i>	
Front/ Pleasant Grove Blvd.	20-feet from back of curb minimum
Side & Rear	Adjacent to Street – 12.5-feet from back of sidewalk Adjacent to Village Green Park – 10-feet from property line abutting park
Decorative Walls	5-feet minimum from back of sidewalk
Entries, Building Articulation, & Architectural Features	
Design Intent: <i>To ensure that building entrances are highly-visible along primary street frontages and that building architecture incorporates traditional elements such as a base/bulkhead, body with windows, and roofline/cornice, which create visual interest and high-quality architecture.</i>	
Entries	Primary building entrances facing Pleasant Grove Boulevard or Village Center Drive shall be clearly articulated and discernable elements of the building.
Building Articulation	Street-facing facades (or within public view) shall be well articulated through the use of a variety of roof forms, building projections and recesses, window styles, decorative trim, awnings, cornice and belt courses, paint colors, and/or finish materials; Corner parcels are encouraged to incorporate rounded or cut corners and other architectural features. Added height at corner elements is permitted to create a focal point (see Height Exception Standards below).
Rooflines	Shall be varied and capped with a strong cornice line, roof treatment or combination of treatments.
Side/Rear Facades	Building facades not facing primary street frontages shall be designed to present an inviting façade to adjacent parcels and surrounding streets; Service doors and areas shall be architecturally designed as an integral part of the building.
Lighting	Shall be designed as an integral part of the building façade to provide an ambient level of light on the street. Lighting may provide low-level wash on the face of the building.
Height	
Design Intent: <i>To create building walls and massing that define, but do not overwhelm, public spaces.</i>	
Height Limit	35-feet maximum;
Exceptions	Towers, cupolas, steeples, dormers, spires, flagpoles, and similar architectural elements if the element is integrated into the overall architectural design and occurs at significant locations, such as at primary building entrances or building corners.

CC/SA-WR Development & Design Standards for Parcel W-32	
Parking	
<i>Design Intent: To provide adequate parking while minimizing the visual impacts of off-street parking areas.</i>	
Off-Street Parking	Per requirements of City of Roseville Zoning Ordinance.
Screening	The perimeter of off-street parking areas abutting a street shall have a minimum 6-foot wide landscape setback consisting of any combination of a low concrete/masonry wall, landscaped berm, and/or hedge that is 4-feet high.

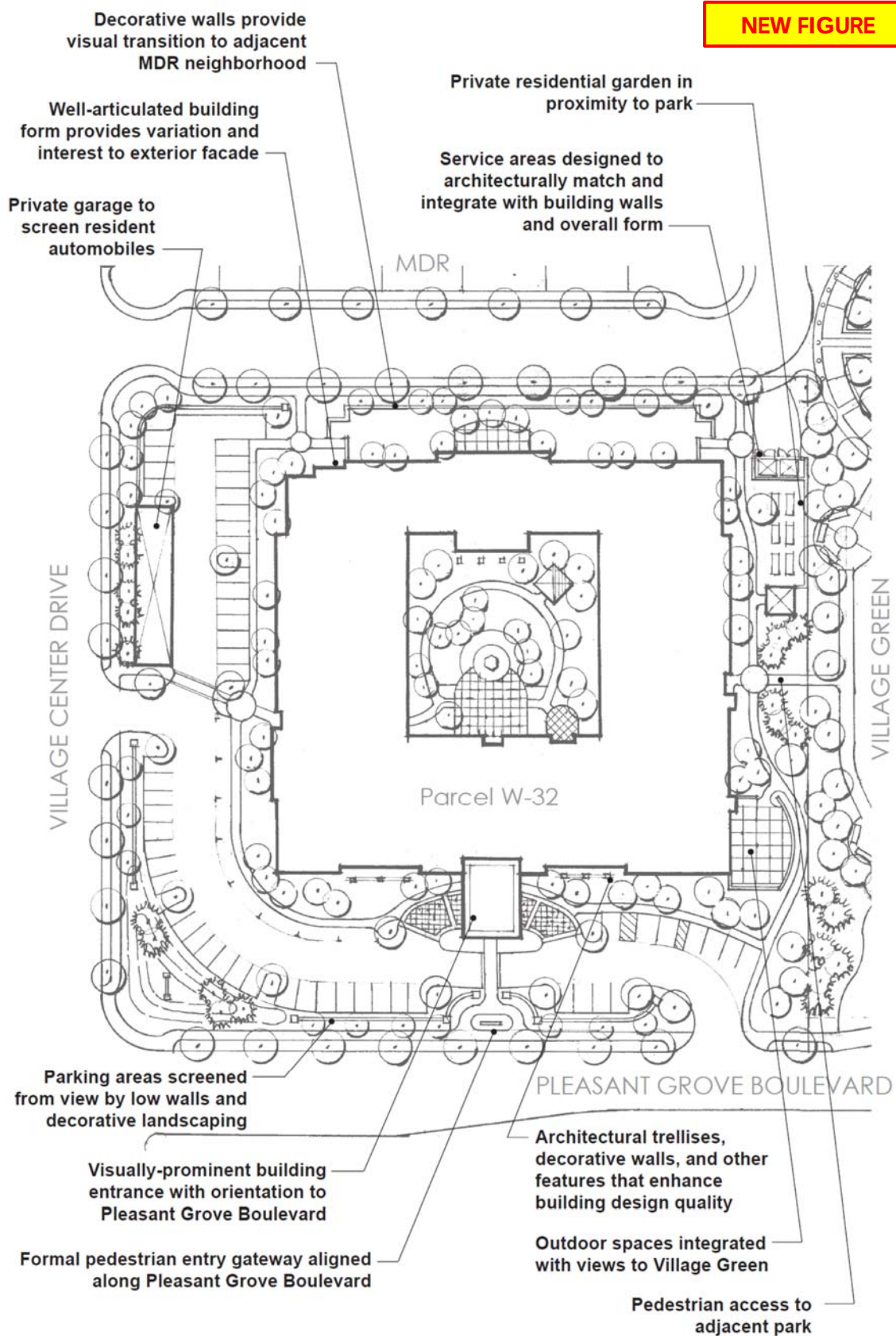
Figure 10-10: Concept Plan for Commercial Parcel W-32

Figure 10-11: Design Elements for Commercial Buildings on Parcel W-32

NEW FIGURE

Articulated massing creates smaller building forms that add architectural diversity

Varied roof lines respond to different building forms

Use of color and trim elements enhance visual appearance

Building entrance defined with prominent architectural feature

Design incorporates distinct base and body elements



Windows incorporate shutters or other design elements to highlight their appearance

Decorative trellises enhance appearance of building facade

Outdoor patio areas provide semi-private spaces for seating

Low, decorative walls visually define public realm from private spaces



Table 10-7b: Modified CC Development & Design Standards for Parcel W-33
[THIS IS A NEW TABLE THAT REPLACES THE PREVIOUS STANDARDS]

CC/SA-WR Development & Design Standards for Parcel W-33	
Sidewalks	
Design Intent: <i>To provide adequate space to accommodate and promote pedestrian related activity.</i>	
Sidewalks	Pleasant Grove Boulevard: 8-feet minimum, attached to back of curb Village Plaza Drive.: 6-feet minimum, detached from curb by 6- foot-wide planter strip
Building Setbacks	
Design Intent: <i>To ensure that buildings and associated activities are pulled forward toward the sidewalk and street to create a defined street edge.</i>	
Front/ Pleasant Grove Setback	20-feet from back of curb (8 foot attached walk and 12 foot landscaped planter).
Front Parking Setback	Minimum 6-foot landscape setback from back of sidewalk with screening. See Parking Screening Standards below.
Side & Rear Setbacks	Adjacent to Street – 12.5-feet from back of sidewalk Adjacent to Park – 10-feet
Entries, Building Articulation, & Architectural Features	
Design Intent: <i>To ensure that entrances are well-defined elements of building design, that activity spaces are visually prominent and relate to building function, and that building architecture incorporates traditional elements such as a base/bulkhead, body with windows, and roofline/cornice, which create visual interest and high-quality architecture.</i>	
Entries	Entries shall be clearly articulated and discernable elements of the building design. Porticos are encouraged to help define retail entries, where appropriate for the architectural style.
Building Articulation	Exterior building design shall be well articulated through the use of a variety of roof forms, building projections and recesses, window styles, decorative trim, awnings, cornice and belt courses, paint colors, and/or finish materials; Corner parcels are encouraged to incorporate rounded or cut corners, towers, or other architectural features that enhance the architectural quality of the building. Added height at corner elements is permitted to create a focal point (see Height Exception Standards below).
Rooflines	Shall be varied and capped with a strong cornice line, roof treatment or combination of treatments.
Awnings	Are encouraged as an element of building architecture and shall maintain a minimum clearance of 9-feet above the sidewalk.
Signage	Shall complement the style of architecture and be integrated into the building's design; Acceptable sign types include, halo, lit or reverse pan channel, and indirectly lit panel signs; Internally illuminated cabinet signs, pan channel signs and exposed railways are prohibited; Blade or shingle-type signs are encouraged under canopies and awnings as close as practical to the horizontal middle of the building;
Side/Rear Facades	Building facades not facing primary street frontages shall be designed to present an inviting façade to adjacent parcels and surrounding streets;

CC/SA-WR Development & Design Standards for Parcel W-33	
	Service doors and areas shall be designed as an integral part of the architectural building façade.
Lighting	Shall be designed as an integral part of the building façade to provide an ambient level of light. Lighting may provide low-level wash on the face of the building.
Service Entries	Service or delivery entries should be discouraged along the interface with the park. If located along this edge, these entries shall be architecturally integrated into the building design such that they do not appear as “back” doors.
Height	
Design Intent: <i>To create building walls and massing that define, but do not overwhelm, the public spaces.</i>	
Height Limit	35-feet maximum; In no case shall the top of a building parapet or roof façade along the storefront be less than 16-feet.
Exceptions	Towers, cupolas, steeples, dormers, spires, flagpoles, and similar architectural elements if the element is integrated into the overall architectural design and occurs at significant locations, such as at primary building entrances or at building corners.
Pedestrian Ways/Plazas	
Design Intent: <i>To link the individual commercial buildings to the off-street parking areas and to provide a clearly-defined pedestrian connection from the retail center to the Village Green.</i>	
Location	An internal pedestrian way is encouraged between the off-street parking areas, Village Plaza Drive, and the Village Green. The pedestrian ways should be clearly defined through the use of sidewalks, planters, or other site features that are visually prominent in the retail center. Outdoor plazas or seating areas are encouraged as part of site design to enhance building architecture and visually activate building edges and park interface.
Width	Pedestrian ways shall have a minimum width of 6-feet and a maximum width of 25-feet.
Treatment	Paving, landscaping and illumination along pedestrian ways shall be designed with site landscape architecture; Porticos or trellises are encouraged to help define pedestrian ways.
Parking	
Design Intent: <i>To provide adequate parking while minimizing the visual impacts of off-street parking areas.</i>	
Off-Street Parking	Per requirements of City of Roseville Zoning Ordinance.
Screening	The perimeter of off-street parking areas abutting a street shall have a minimum 6-foot wide landscape setback consisting of any combination of a low concrete/masonry wall, landscaped berm, and/or hedge that is 4-feet high.

Figure 10-12: Concept Plan for Commercial Parcel W-33

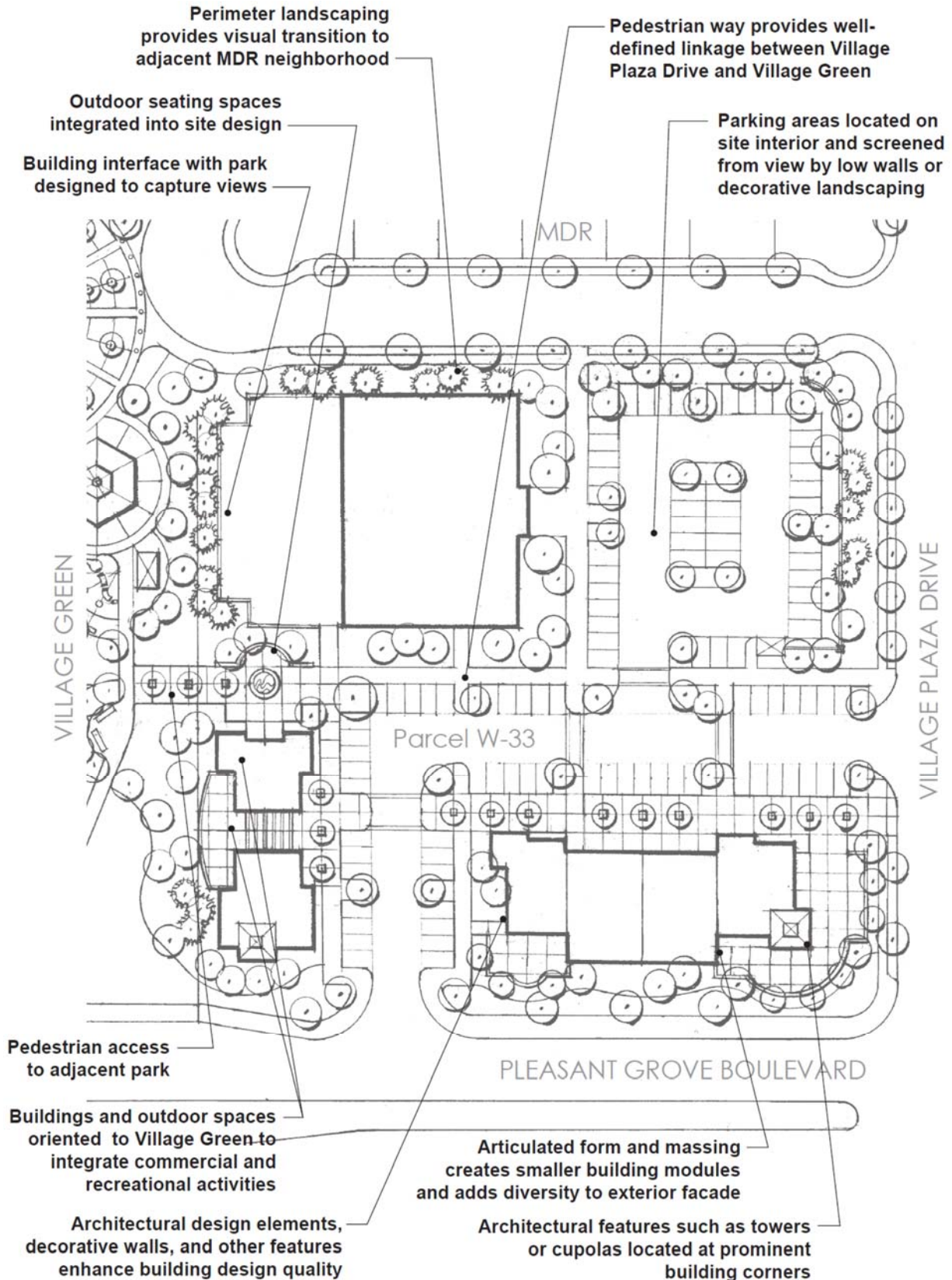
NEW FIGURE

Figure 10-13: Design Elements for Commercial Buildings on Parcel W-33

NEW FIGURE

- Varied roof lines respond to different building forms
- Articulated massing creates smaller building forms that add architectural diversity
- Building entrance defined with prominent architectural feature



- Design incorporates distinct base, body, and cap facade elements
- Decorative awnings, lighting and other features enhance appearance of building facade
- Variation in building colors reinforce architectural style



- Building form and massing incorporates towers or other articulated elements that strengthen architectural style
- Outdoor patio areas provide semi-private spaces for seating
- Low, decorative walls visually define public realm from private spaces



[THE ORIGINAL CC/SA DEVELOPMENT STANDARDS BELOW HAVE BEEN REPLACED WITH THE NEW DEVELOPMENT STANDARDS LISTED IN TABLES 10-7A AND 10-7B, ABOVE]

CC/SA-WR Development & Design Standards	
Sidewalks	
Design Intent: <i>To provide adequate space to accommodate and promote pedestrian-related activity.</i>	
-Sidewalks	Minimum of 14 feet in width as measured from back-of-curb to the build-to-line; Sidewalks shall be decoratively paved with a pattern of unit pavers and colored concrete; Utility appurtenances located in sidewalks shall be avoided. Where required, they shall be integrated with the paving pattern to the extent feasible.
Setbacks	
Design Intent: <i>To ensure that buildings and associated activities are pulled forward toward the sidewalk and street.</i>	
-Front Building -Build to Line -(Figure 10-10)	Back of sidewalk (14 feet from back-of-curb); All building facades facing the street shall be built up to the build-to-line.
Front Parking Setback	Minimum 6-foot landscape setback from back of sidewalk with screening. See Parking Screening Standards below.
Side & Rear Building Setbacks	Adjacent to Street—Front Build-to-Line Interior—None (zero side yard setbacks)
Entries, Recesses and Projections	
Design Intent: <i>To focus activity to the street and create inviting and highly accessible store fronts and activity spaces.</i>	
Entries	All buildings abutting Village Green Drive, Village Green Drive East or Village Green Drive West shall have their primary entry facing the street; Entrances shall not be spaced more than 50 feet apart along the length of the frontage.
Front Entry Recesses (Figure 10-10)	Maximum of 6 feet behind build-to-line (away from back of walk) for storefront entries with the width of the recess not to exceed 10 feet.
Front Building Recesses (Figures 10-10 & 10-11)	Maximum of 10 feet behind the build-to-line (away from back of walk) to provide for active outdoor uses (dining, seating, etc.) that are covered and oriented to the sidewalk and street.
Front Non-Building Projections (Figures 10-10 & 10-11)	Maximum of 5 feet beyond the build-to-line (sidewalk) to accommodate outdoor dining; The grade elevation of a projection shall be at the same level as the adjacent sidewalk; No permanent structures are allowed within the projection with the exception of ADA accommodations; A separation between outdoor dining areas and the sidewalk may be provided through low planters or other removable barriers no more than 4 feet in height.
Building Articulation	
Design Intent: <i>To create a mix of architectural styles that incorporate three traditional elements: base (bulkhead), body (storefront with windows) and cap (roofline/cornice). Building facades should emulate the character and composition of retail/commercial buildings typically found in small towns, define the open space of the street and achieve quality retail space.</i>	
Street Facades (Figure 10-12)	The front or street facade shall be well articulated using a variety of architectural elements including a variety of roof forms, building projections and recesses, window styles, balconies, decorative trim, flower boxes, awnings, cornice and belt courses, paint colors, and multiple finish materials;

CC/SA-WR Development & Design Standards	
	Corner parcels are encouraged to incorporate rounded or cut corners, special display windows, outdoor cafes, and other architectural features. Added height at corner elements is permitted to create a focal point (see Height Exception Standards below).

CC/SA-WR Development & Design Standards	
Store Fronts (Figure 10-12)	For those buildings fronting the build-to-line (sidewalk), 75% of the ground floor street facade shall be windows or transparent with the ability to see into the store. The use of tinted or reflective glass is prohibited; Window bulkheads shall not exceed 30 inches in height; No building abutting Village Green Drive, Village Green Drive East or Village Green Drive West shall have a blank wall exceeding 10 feet in length along the street; Solid or grilled roll-down gates in front of storefronts are prohibited.
Upper Floors (Figure 10-12)	Shall be built to front build-to-line (sidewalk) and distinguished from ground floor storefronts through the use of a strong belt course or architectural expression line.
Rooflines (Figure 10-12)	Shall be varied and capped with a strong cornice line, roof treatment or combination of treatments.
Bay Windows	Ground Floor—May project 12 inches into the build-to-line (sidewalk) for a length not to exceed 12 feet. Upper Floors—May project up to 3 feet into the build-to-line (sidewalk) for a length not to exceed 10 feet. Shall maintain a minimum clearance of 15 feet above the sidewalk.
Entry Porticos	May project 12 inches into the build-to-line (sidewalk).
Awnings	May project up to 5 feet into the build-to-line (sidewalk) and shall maintain a minimum clearance of 9 feet above the sidewalk.
Flower Boxes & Hangings	Flower boxes/planters may project up to 18 inches into the build-to-line (sidewalk) and shall not exceed 2 feet in height (unless used to define outdoor dining area); Hanging flowerpots may project up to 18 inches into the build-to-line (sidewalk) and shall maintain a minimum clearance of 8 feet above the sidewalk.
Signage	Shall complement the style of architecture and be integrated into the building's design; Acceptable sign types include, halo, lit or reverse pan channel, and indirectly lit panel signs; Internally illuminated cabinet signs, pan channel signs and exposed railways are prohibited; Blade or shingle type signs are encouraged under canopies and awnings as close as practical to the horizontal middle of the building; Signs may not project more than 4 feet horizontally into the build-to-line (sidewalk) and shall maintain a minimum clearance of 9 feet above the sidewalk. A maximum of 10% of the window area may be used for temporary signs.
Rear Facades	Building facades facing off street parking shall be designed to present an inviting façade to the parking area and surrounding street, and may include direct retail entrances; Service doors and areas shall be designed as an integral part of the architectural building façade.
Lighting	Shall be designed as an integral part of the building façade to provide an ambient level of light on the street front building façade. Lighting shall provide low level wash on the face of the building.

CC/SA-WR Development & Design Standards	
Height	
Design Intent: To create building walls and massing that define, but do not overwhelm, the public spaces.	
Height Limit (Figure 10-13)	35-foot maximum; In no case shall the top of a building parapet or roof façade along the storefront be less than 25 feet.
Ground Floor (Figure 10-13)	Minimum 16 feet as measured from ground floor grade to second floor or roof to ensure quality retail space.
Exceptions	Towers, cupolas, steeples, dormers, spires, flagpoles, and similar architectural elements if the element is integrated into the overall architectural design and occurs at significant locations within the Village Center (eg. building corners) providing a landmark to reinforce the sense of place.
Mid-Block Pedestrian Ways	
Design Intent: To link the off-street parking to the primary retail streetscape which provides the primary pedestrian circulation within the Village Center.	
Location	One mid-block pedestrian way is required between off-street parking and the street (sidewalk) in each block. The pedestrian ways are encouraged to align on opposite blocks to facilitate a mid-block street crossing on the primary retail streets.
Width (Figure 10-14)	Pedestrian ways shall be a minimum of 15 feet and a maximum of 25 feet in width.
Treatment (Figure 10-14)	Paving, landscaping and illumination along pedestrian ways shall be consistent with the design and quality of the streetscape; Retail entries, show windows and displays are encouraged along the facades aligning the pedestrian ways; Porticos or trellises that project from the face of the buildings should be located along the street and within the parking area to announce the location of the pedestrian ways. The portico or trellis may project into the build-to-line (sidewalk) a maximum of 6 feet and into the parking area a maximum of 8 feet, while maintaining a minimum vertical clearance of 9 feet.
Large Floor Plate Retail	
Design Intent: To break down the mass of large buildings so that they are generally consistent with the smaller Village Center retail buildings.	
Building Façades: Articulation and Form (Figure 10-15)	Building facades should emulate the scale of the small Village Center retail by physically articulating walls and/or providing changes of materials with a varying module of 35 to 50 feet along the street. Changes in the roof or parapet height are encouraged when consistent with the articulation of the wall. Special architectural features, such as turrets, raised roof elements etc., should be at the entries to signify and highlight the entrances to the building. The building must meet the requirements of the build-to-line on the primary ¹ and secondary ² retail streets.
Building Façades: Window Placement and Rhythm (Figure 10-15)	Building facades shall have windows with glazing that permits visibility into the store along all facades facing a primary retail street ¹ and along the primary building wall facing the store's major parking field. ■ Building facades facing primary retail streets¹ shall have windows with clear glazing above a 30-inch maximum high bulkhead for a minimum of 75% of the length of the wall. ■ Building facades facing secondary streets² do not require windows if the wall is constructed of quality materials and is highly articulated with architectural detailing. ■ Building facades facing the primary parking area shall have windows with clear glazing above a 30-inch maximum high bulkhead for a minimum of 50% of the length of the wall. ■ Secondary facades facing the parking field do not require windows if the wall is constructed of quality materials and is highly articulated with architectural detailing.

CC/SA-WR Development & Design Standards	
Building Entries (Figure 10-15)	A primary entry shall be located facing the primary retail street¹ with the doors located within 25 feet of the build-to-line (sidewalk). For the purposes of creating activity along the retail street frontage, the primary entry shall be functional and not treated as a “back door” to the business; A small pedestrian plaza (minimum 25' X 25') is encouraged to be located at the entry adjacent to the primary retail street;¹ A secondary entrance may be allowed facing the main parking field.
Service Areas (Figure 10-15)	Truck dock and service areas shall be fully enclosed (including a roll up door) and of sufficient size to accommodate the largest service truck within the enclosed service area, mechanical equipment, trash and cardboard collection, etc.; Service areas shall be accessed from the secondary streets.² No service access is allowed from a primary retail street.¹
Parking Access	Access to parking areas from streets that have diagonal parking shall be limited. The City may approve an access point to the street between the large floor plate retail and adjacent in-line shop buildings.
Shopping Carts	A shopping cart management plan is required and shall be approved concurrently with the associated Design Review permit.
Parking	
<i>Design Intent: To provide adequate parking while minimizing the visual impacts of off-street parking areas.</i>	
Off Street Parking (minimum and maximum)	Retail/Office/Service—One (1) space per 300 square feet. Residential—One (1) space per unit. All other uses per City of Roseville Zoning Ordinance.
On-Street Parking	On-street parking shall be in addition to required off-street parking; Diagonal on-street parking will be privately owned and maintained. Such spaces shall be distinguished from the public street (right of way) by a colored paving mark.
Off-Street Parking Access	Vehicular access to off-street parking shall be from secondary streets and not from Village Green Drive, Village Green Drive East or Village Green Drive West. (See exception for Large Floor Plate Retail above.)
Screening (Figure 10-16)	The perimeter of off-street parking areas abutting a street shall have a minimum 6-foot wide landscape setback, with a 4-foot high concrete/masonry wall along the parking lot side of the setback.
Development Approval	
Processing	All CC/SA-WR large lot parcels shall be planned, processed and approved concurrently.

1. — Streets with retail on both sides or retail on one side and park on the opposite side.

2. — Streets with retail on one side and residential on the opposite side.

Figure 10-10: Village Center CC Front Setbacks Recesses and Projections Plan View

**THIS FIGURE HAS BEEN
REPLACED WITH NEW
FIGURES 10-10 TO 10-13
IN THE PAGES ABOVE**

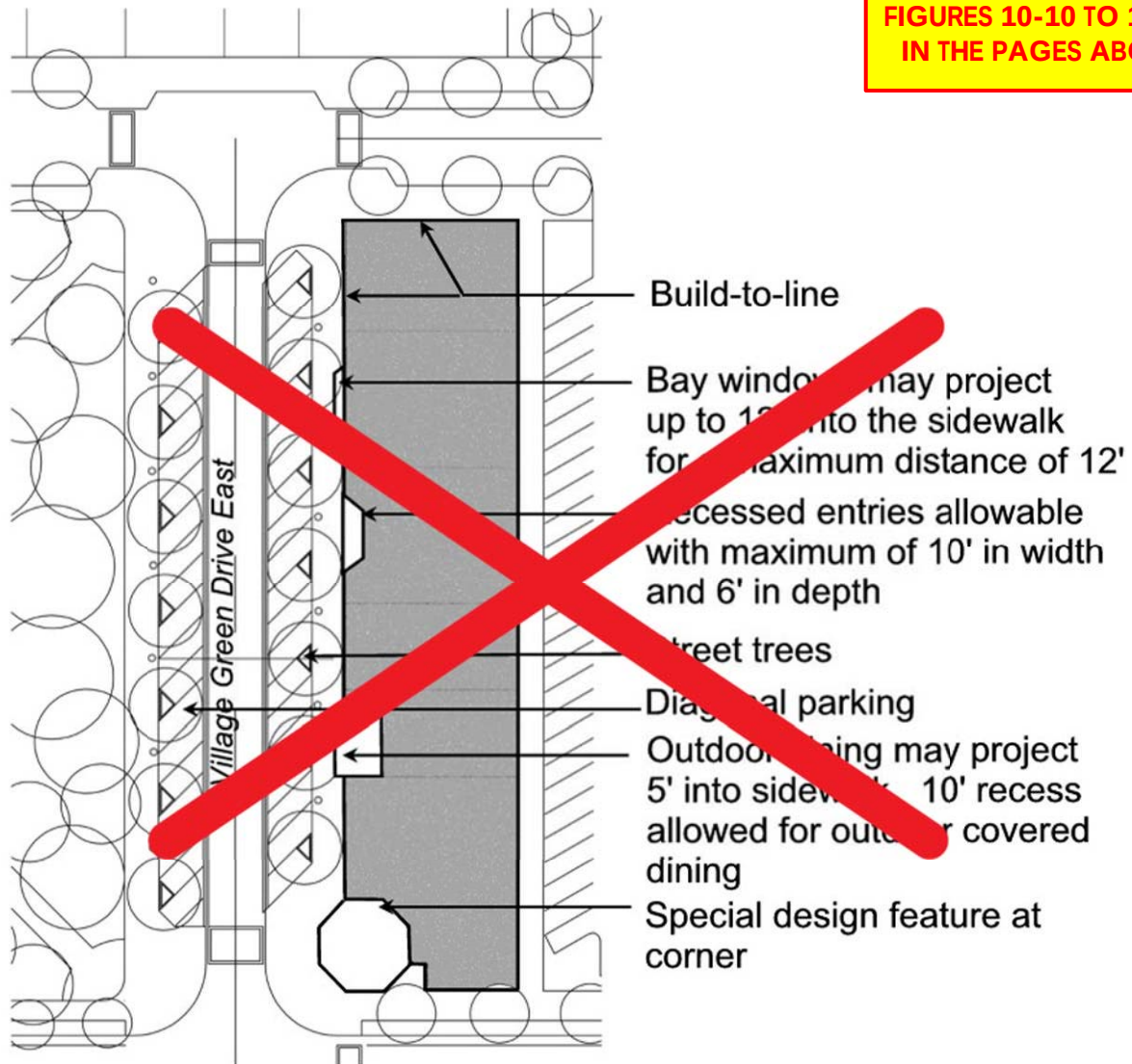


Figure 10-11 Village Center CC Front Recess and Projection Cross Section

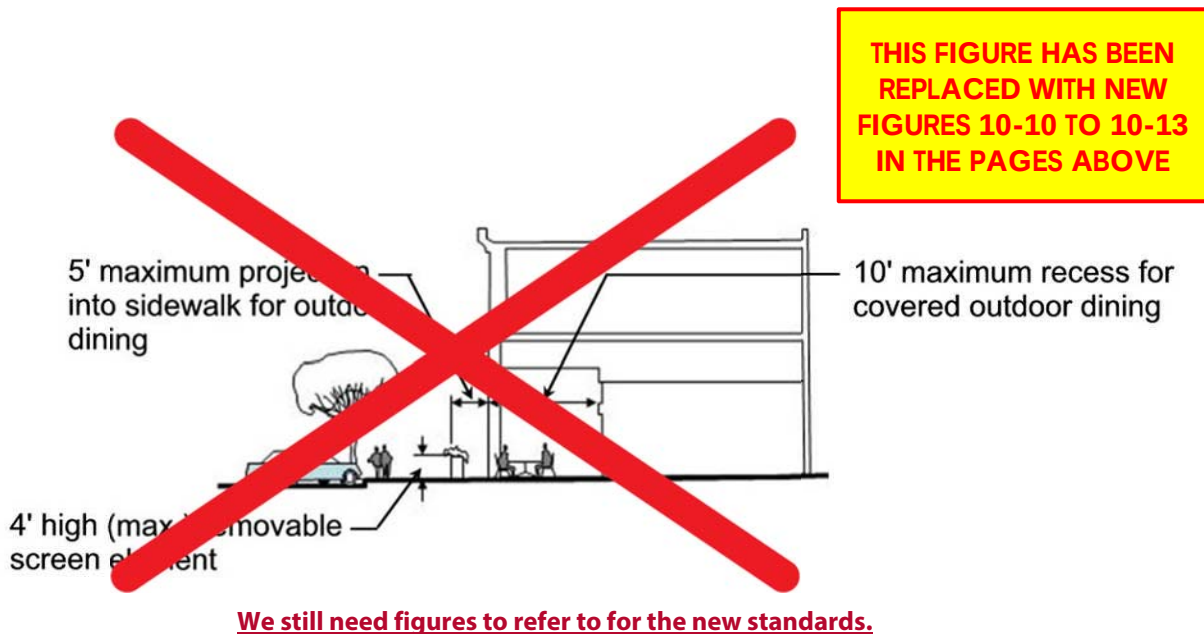


Figure 10-12: Village Center CC Façade Illustrative Concept



Figure 10-13: Village Center CC Building Height Cross Section

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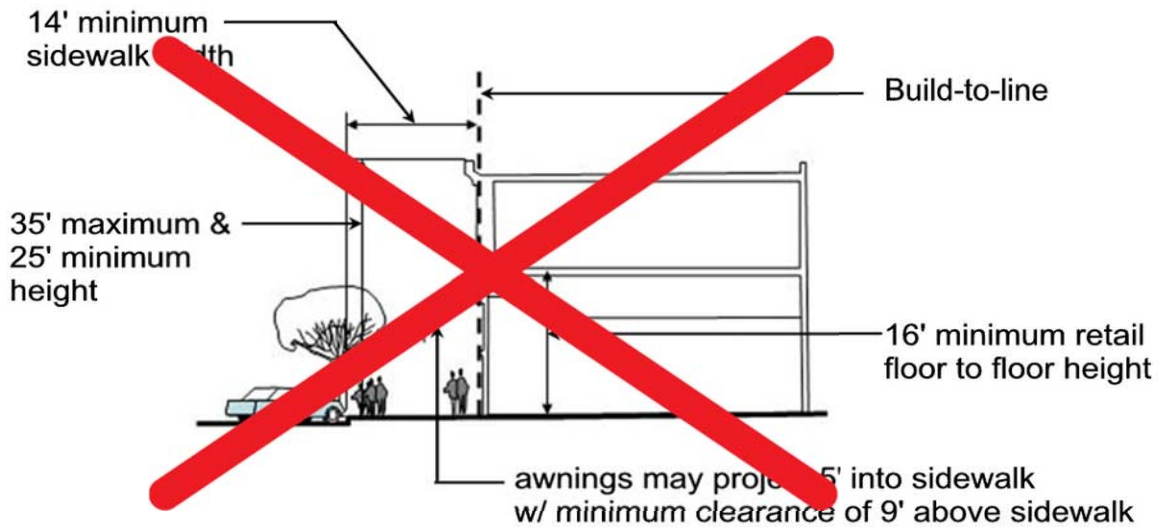


Figure 10-14: Mid-Block Pedestrian Way Plan View

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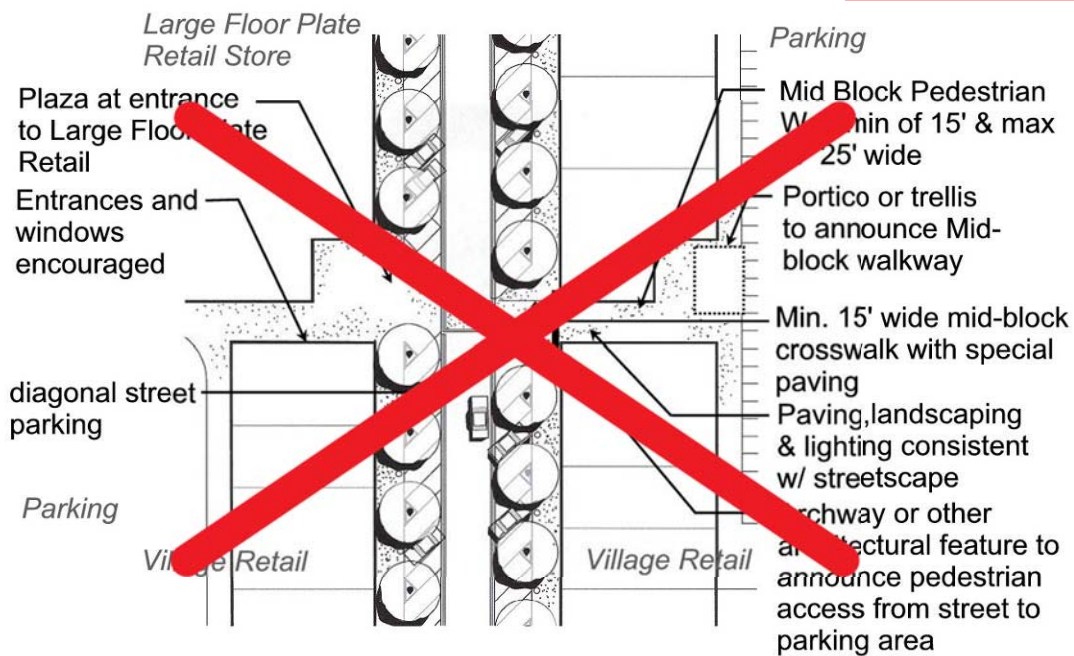
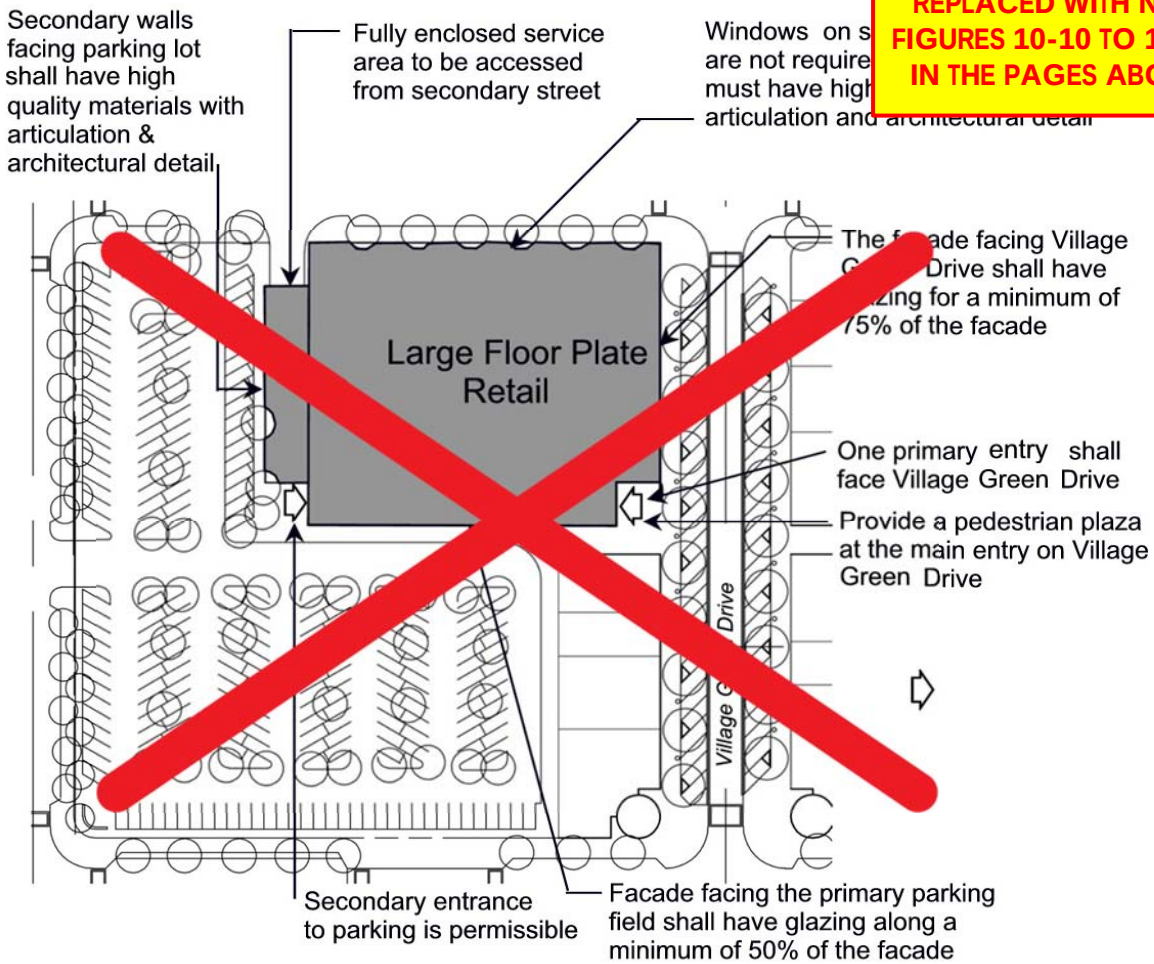
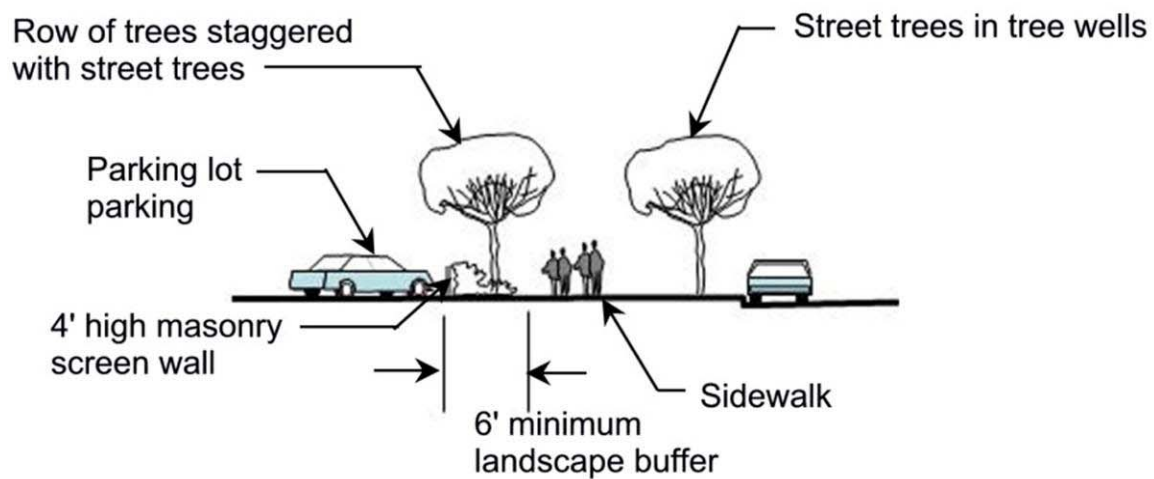


Figure 10-15: Village Center Large Floor Plate Retail Plan View



THIS FIGURE HAS BEEN REPLACED WITH NEW FIGURES 10-10 TO 10-13 IN THE PAGES ABOVE

Figure 10-16: Village Center Parking Screening-Cross Section



□ PUBLIC & QUASI-PUBLIC SPACES



The Village Center provides public and quasi/public spaces for people to gather and to reinforce community identity. The centrally located Village Green, a ~~3.71-85~~-acre traditional urban park element, provides the visual focus of the Village Center. The Village Green is intended to accommodate passive recreation, provide a visual respite for residents, shoppers and employees, and form a community gathering place. It includes a central pavilion as a venue for a wide variety of

community activities, including concerts, fairs, exhibits, markets and other events that will bring the community to the Village Center. The form of the Village Center calls for the adjacent commercial uses to face onto the Village Green. A second park site, a City neighborhood park, is included on the south end of the Village Center. This ~~8.98 9.93~~-acre park is intended to meet the active recreational needs of residents within the Village Center and adjacent neighborhoods.

The Village Center incorporates a 10.83-acre Public/Quasi-Public site to be used for a church and private school. The church and private school create another identifying community element and activity center. The church site has been positioned to face the Village Green from across Pleasant Grove Boulevard, and is aligned with the axis of Village Green Drive creating a visual focal point. The Church is required to include a spire, tower or other architectural element to align with the visual centerline of Village Green Drive and provide a focal point for the Village Center.



□ MINOR RESIDENTIAL DENSITY ADJUSTMENTS

Minor Residential Density Adjustments are permitted within the Village Center subject to the requirements of Section 4.3, with the following additions:

1. The Minor Density Adjustment may not result in a reduction of units within the Village Center; and
2. The Minor Density Adjustment may only be approved if determined by the Planning Director that it improves the ability to achieve the Planning Principles for the Village Center and produce the residential product types envisioned.

10.4 AFFORDABLE HOUSING PLAN

Consistent with the General Plan affordable housing goal, ten percent (10%) of the units in the WRSP have been designated for middle-, low- and very-low income households. The WRSP affordable housing goal has been allocated to specific residential parcels. This includes the allocation of 75 low-income rental and 75 very low-income rental units to Parcel W-25 in the Village Center. Affordable units shall be provided in accordance with Section 5 of the Specific Plan. Included is the requirement for a *Supplemental Affordable Housing Development Agreement* to detail specific requirements and obligations prior to the issuance of any building permits for Parcel W-25.

10.5 CIRCULATION PLAN

The Village Center is a district where preference is given to the pedestrian rather than the automobile. The mix, proximity, and intensity of uses, along with the underlying grid street pattern, encourage alternative forms of transportation including walking, bicycling and transit. All uses are in easy walking distance, within 1,500 feet of the Village Green and a central transit stop. Numerous design elements, including wide sidewalks, enhanced pedestrian crossings, ~~mid-block pedestrian ways~~, dense tree canopies, street furnishings, pedestrian scale lighting, signage and front forward building designs are intended to promote a comfortable and inviting pedestrian environment.

In accordance with the City's General Plan, the Village Center is designated as a Pedestrian District. The intent of the Pedestrian District is to place a greater emphasis on the pedestrian rather than the automobile by implementing measures to improve walkability through enhanced safety, security and convenience within and through the District. The Village Center incorporates numerous elements, from its basic form to unique pedestrian and vehicular circulation standards, which promote walkability and support the intent of the Pedestrian District. In designating the Village Center as a Pedestrian District, the City acknowledges that certain design features may slow the speed of vehicle travel and may reduce the vehicle level of service. The Pedestrian District overlay has been applied to the entire Village Center area.

□ ROADWAYS

The Village Center incorporates a traditional grid circulation pattern providing multiple routes and options for both pedestrians and automobiles. The conventional suburban emphasis on a hierarchy or functional classification of roadways is replaced by a general uniformity of street options. All roadways place equal emphasis on vehicular and pedestrian transportation. The unique nature of the Village Center roadway system necessitates variations to typical City street standards including on-street diagonal parking, wider sidewalks abutting commercial frontages, and sidewalk “bulb-outs” at intersections.

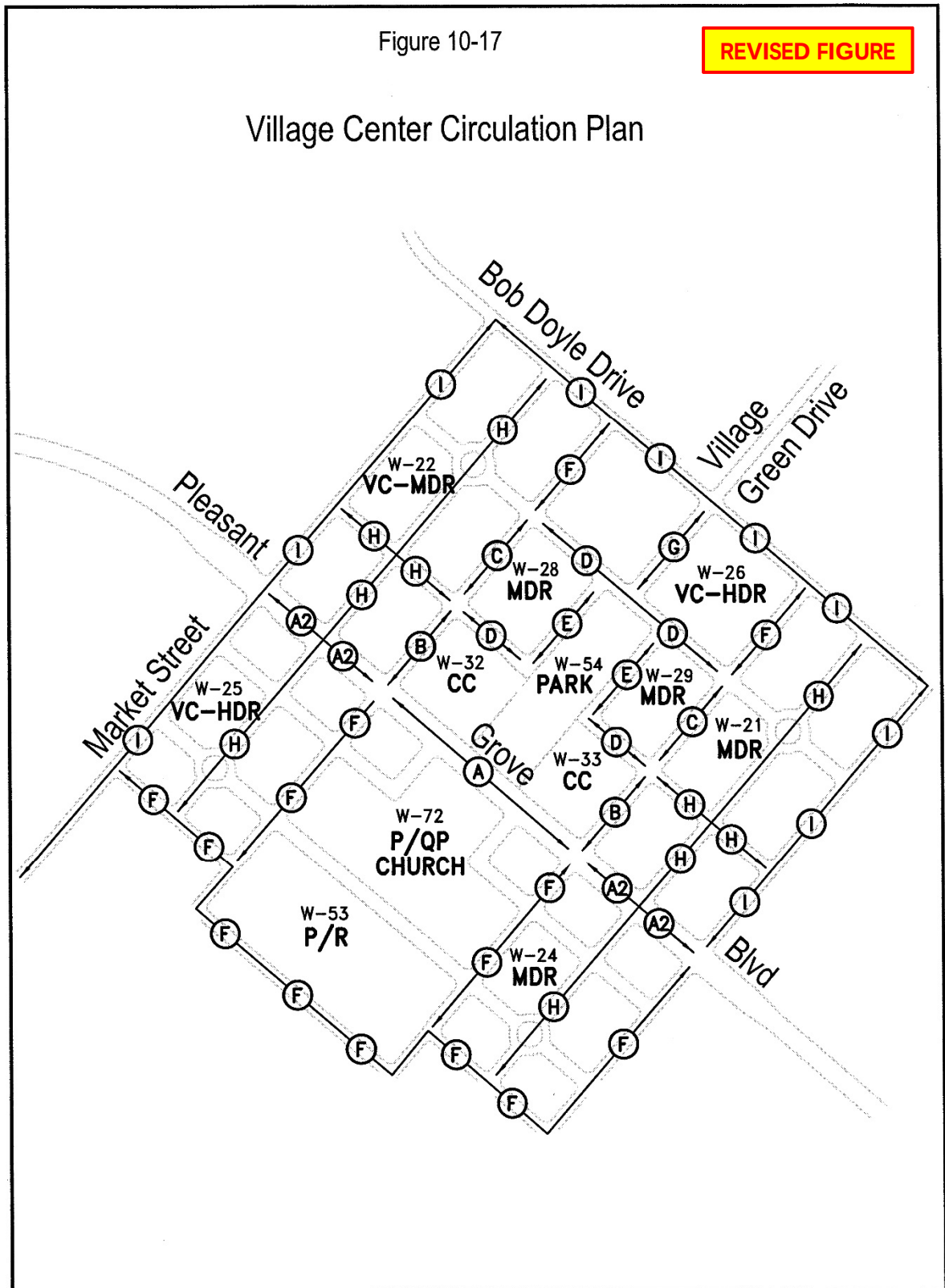
The Village Center’s grid roadway system shall include:

- Short blocks of 300-feet in length or less;
- Straight streets; and
- Intersections at regular intervals.

Roads will be in compliance with emergency vehicle access requirements. Internal streets included within projects on Village Center large lot parcels are required to complement the overall grid network. In addition, coordination is required to ensure that roadways and pedestrian access points in adjacent development connect to Village Center roadways and sidewalks.

The Village Center Circulation Plan is reflected on Figure 10-17, with lane capacity, right-of-way, sidewalk widths, parking and general landscape treatments summarized on Table 10-9. All roadways within the Village Center are required to be in conformance with Figure 10-17 and Table 10-9. Specific roadway sections for Village Center roadways are included as Figures 10-18 through 10-22. Landscape treatments, street light details and other streetscape elements are included in the WRSP Design Guidelines (Section 12).

Figure 10-17: Village Center Circulation Plan



Note: Underlying parcel basemap used in this figure are not regularly updated.

Refer to Table 4-1 for the most up to date unit and acre information.

Table 10-9: Village Center Roadway Summary

Street	Lanes	Right-of-Way	Sidewalk Width	On-Street Parking	Landscape Treatment	Landscape Median	Figure
ARTERIAL ROADWAY							
Pleasant Grove Blvd. (A) (Adjacent to Commercial & Park)	4	92'	6'- 8' ^{12'} ¹	None	6' Planter Strip	30'	10-18
Pleasant Grove Blvd. (A2) (Residential on both sides)	4	92'	6'	None	6' Planter Strip	30'	10-18
COMMERCIAL ROADWAYS							
Village Green Drive (B)	2	27'	14'	Diagonal	Tree Planters	-	10-19
Village Green Drive East/West (B2)	2	27'	12'-14' ²	Diagonal	Tree Planters	-	10-19
East/West at Village Green (C)	2	38'	12'-14' ²	Parallel	Tree Wells	-	10-20
North/South at Commercial (B)	2	60'	5'-6'	Parallel	5'-6' Planter Strip	-	10-20
East/West at Commercial (D)	2	61'-38'	5'-6'-14'	Parallel	6' Planter Strip	-	10-20
Commercial/Residential Street (E)	2	38'	6'-12' ³	Parallel	Tree Wells	-	10-22
					Tree Wells & 6' Planter Strip ⁴	-	10-22
Collector at Perimeter (I)	2	42'	5'	Parallel	5' Planter Strip	-	10-22
RESIDENTIAL ROADWAYS							
North/South Residential (C)	2	59'	5'-6'	Parallel	5'-6' Planter Strip	-	10-21
Residential at Park (E)	2	49'	5'	Parallel	6' Planter Strip	-	10-21
Major Residential Street (F)	2	58'	5'	Parallel	5' Planter Strip	-	10-21
Residential Entry Street (G)	2	62'	6'	Parallel	6' Planter Strip	-	10-21
Minor Residential Street (H)	2	54'	5'	Parallel	5' Planter Strip	-	10-22
Alley (public)	1	20'	-	-	-	-	-

1. ~~128~~-foot sidewalk required adjacent to commercial and park; 6-foot sidewalk required adjacent to ~~residential~~ and public/quasi-public.

2. ~~14 foot sidewalk required adjacent to commercial; 12 foot wide sidewalk adjacent to park.~~

3. ~~12 foot sidewalk required adjacent to commercial; 6 foot sidewalk required adjacent to residential.~~

4. ~~Tree wells adjacent to commercial; 6 foot planter strip adjacent to residential.~~

Note: See WRSP Design Guidelines, for landscape requirements and other details.



Typical Commercial Roadway

Figure 10-18: Village Center Pleasant Grove Boulevard Street Sections

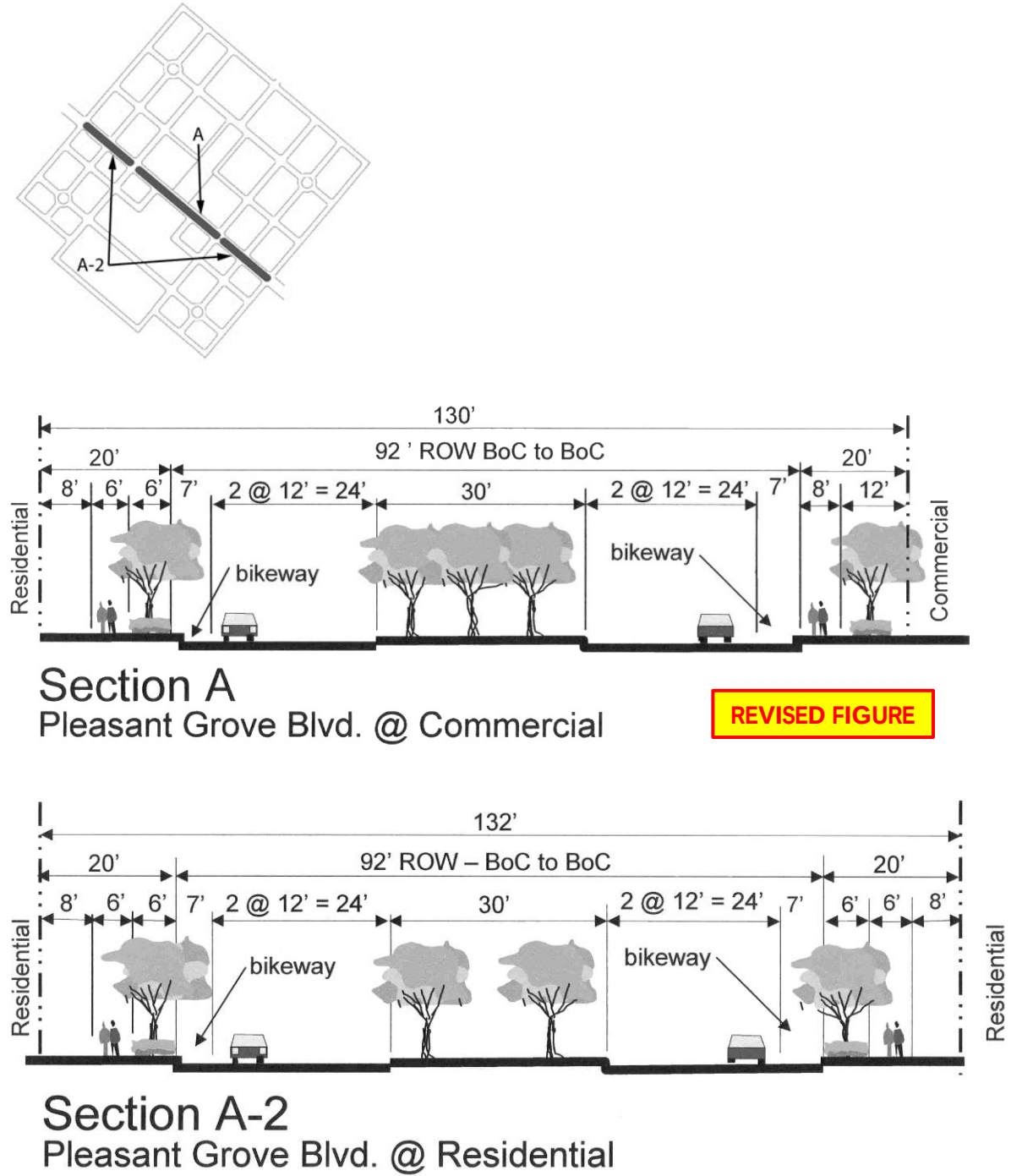
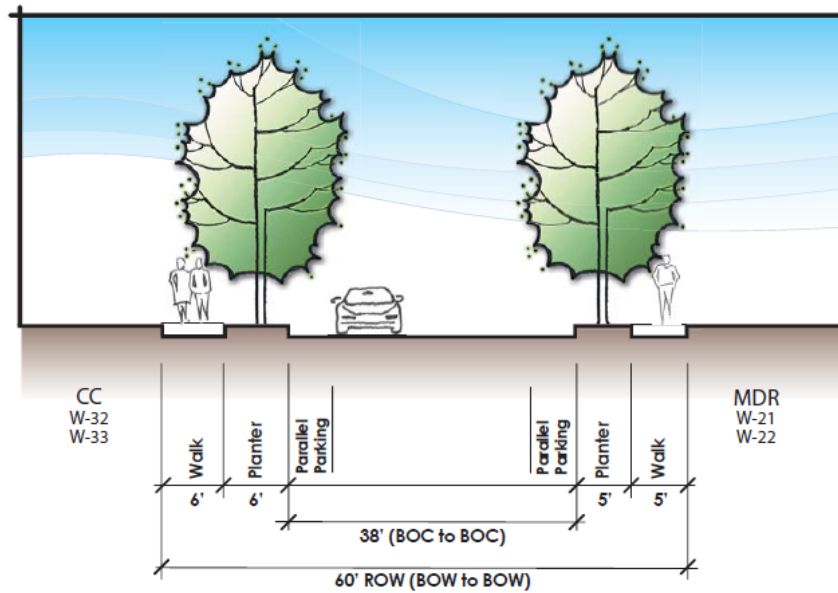
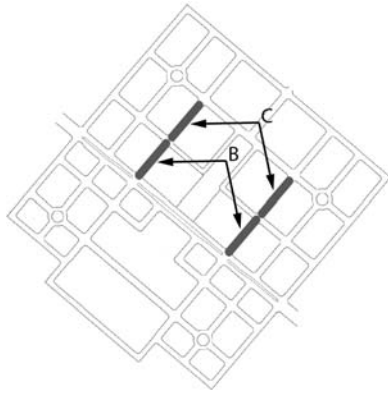
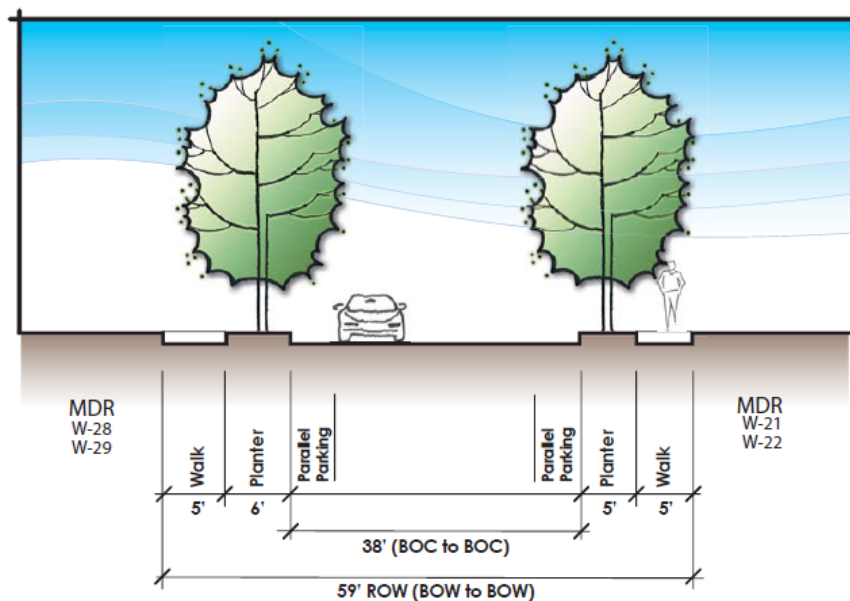


Figure 10-19: Village Center Drive & Village Plaza Drive Street Sections

NEW FIGURE



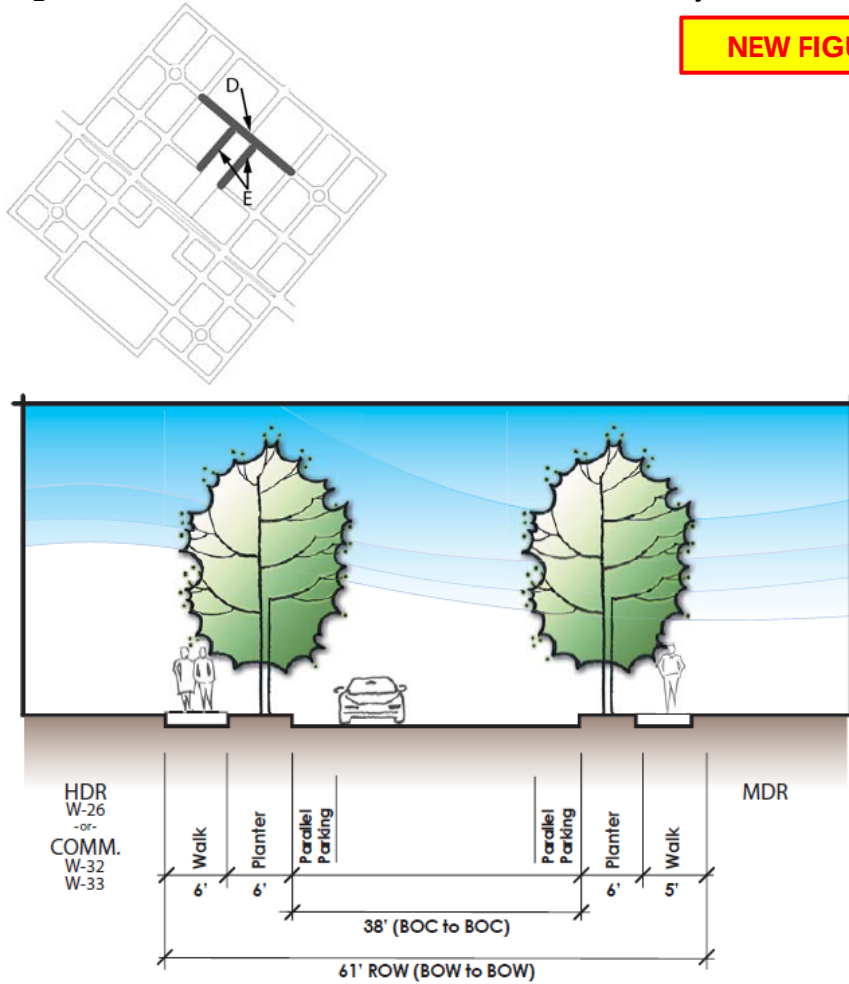
Section B: Village Center Drive and Village Plaza Drive at Commercial/MDR



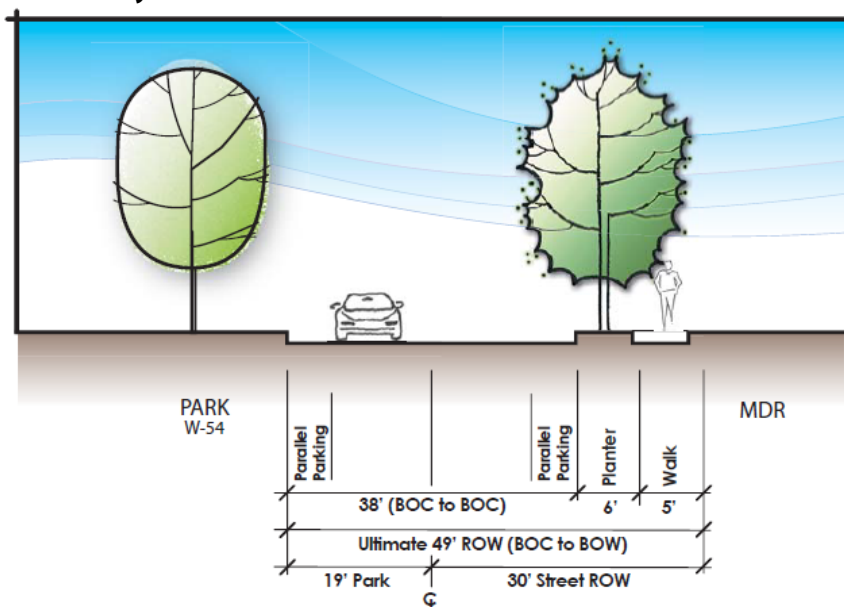
Section C: Village Center Drive and Village Plaza Drive at Residential

Figure 10-20: Park Interface Street Sections at Mayhill Drive & MDR

NEW FIGURE



Section D: Mayhill Drive



Section E: Village Green and Residential Interface

FIGURE REPLACED

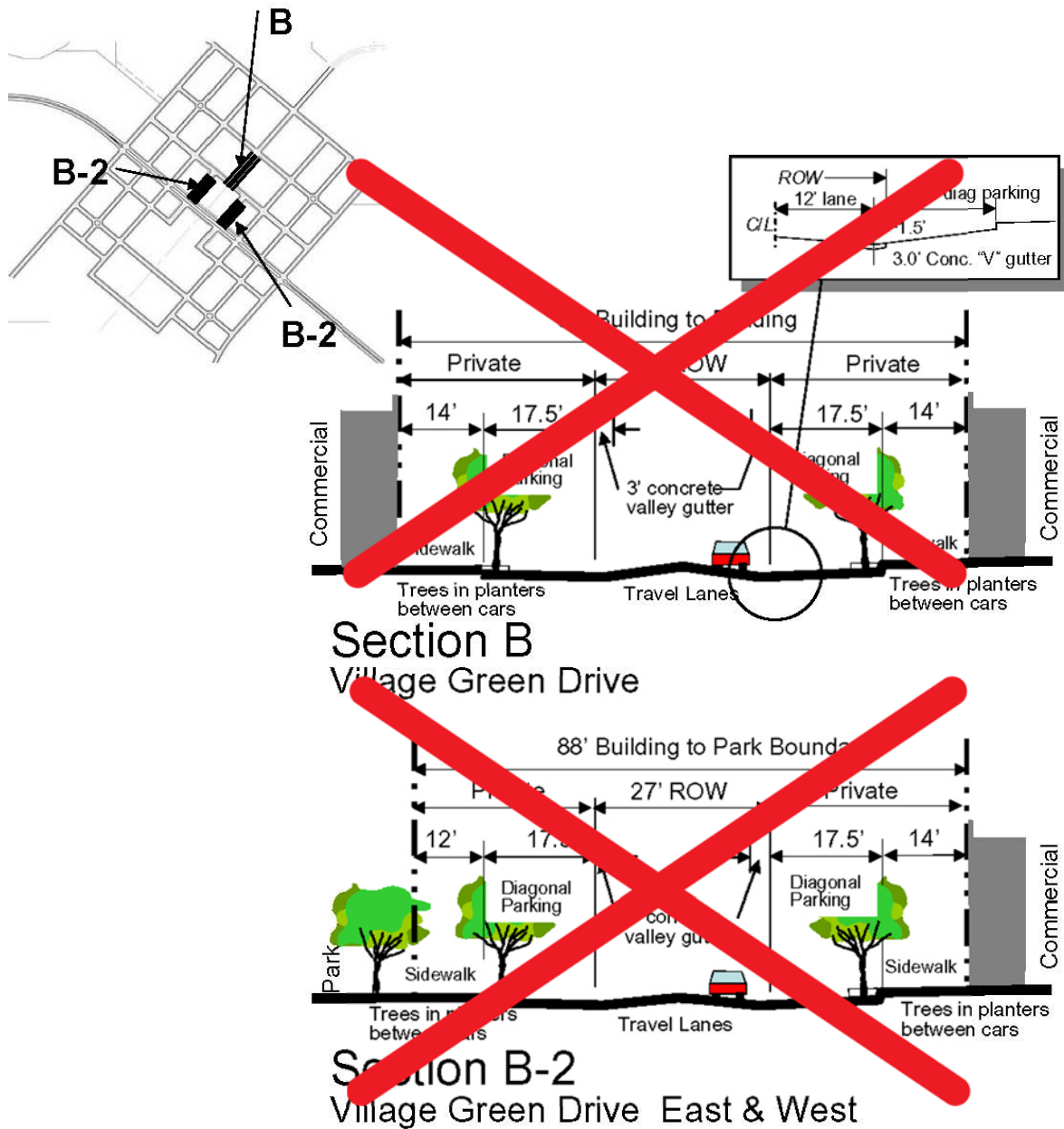


Figure 10-20: Village Center Commercial Street Sections

FIGURE REPLACED

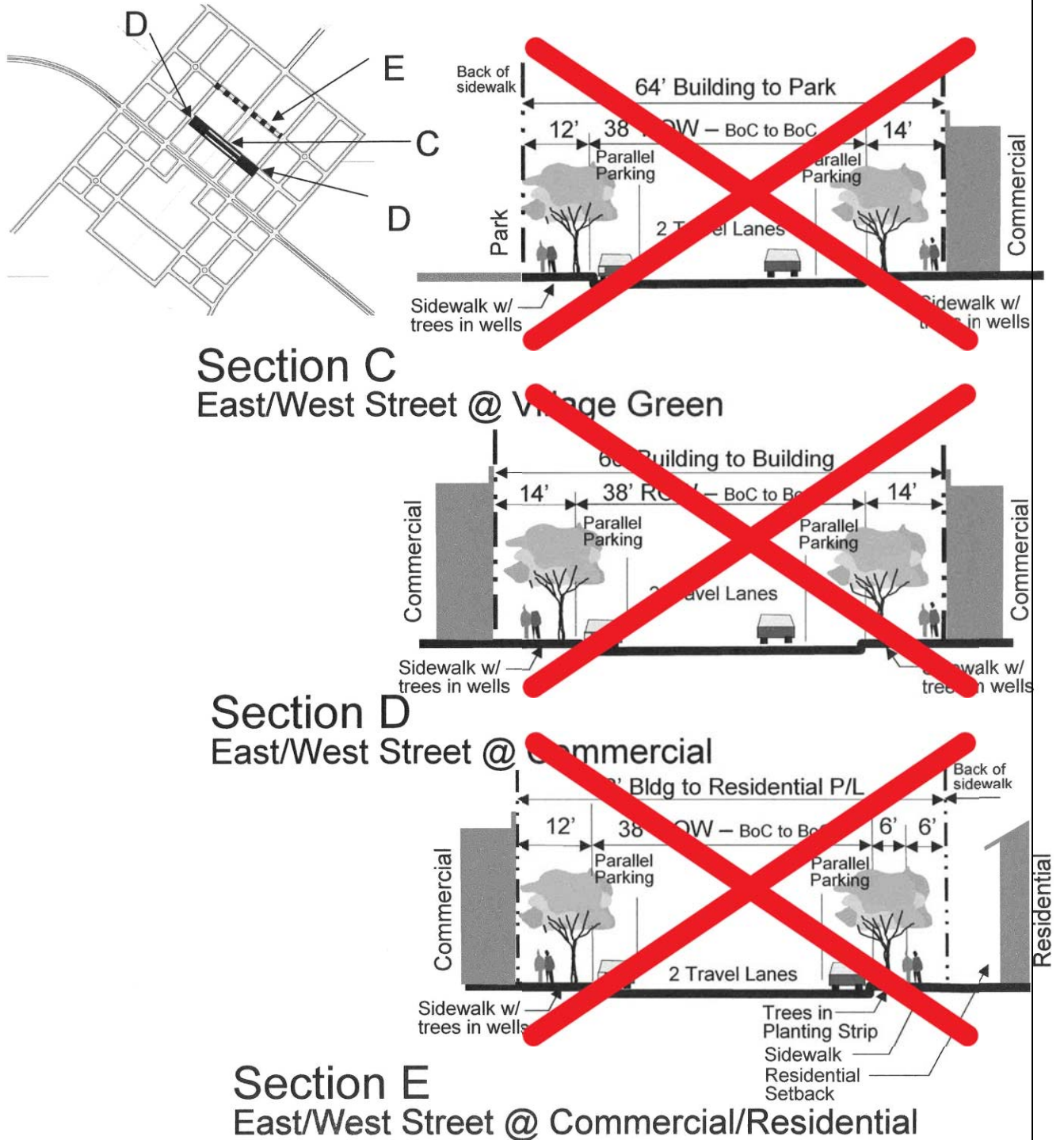
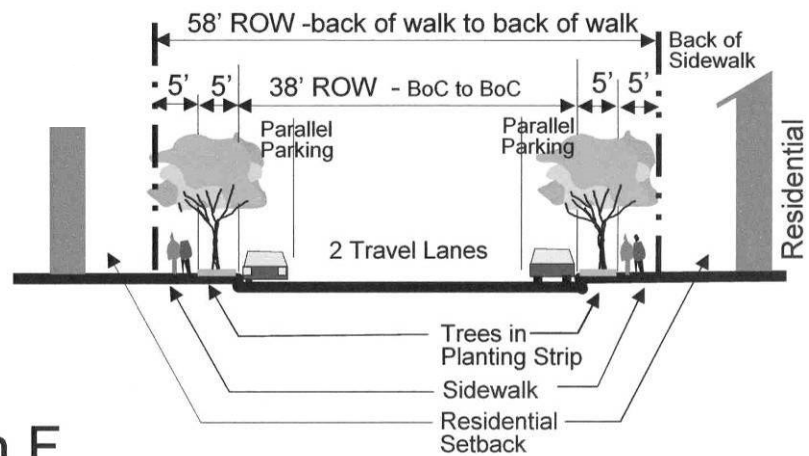
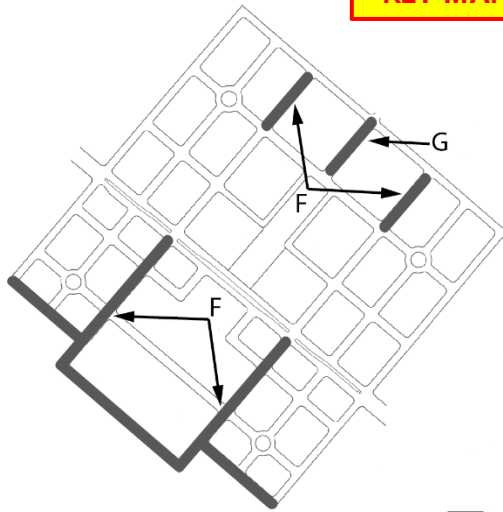
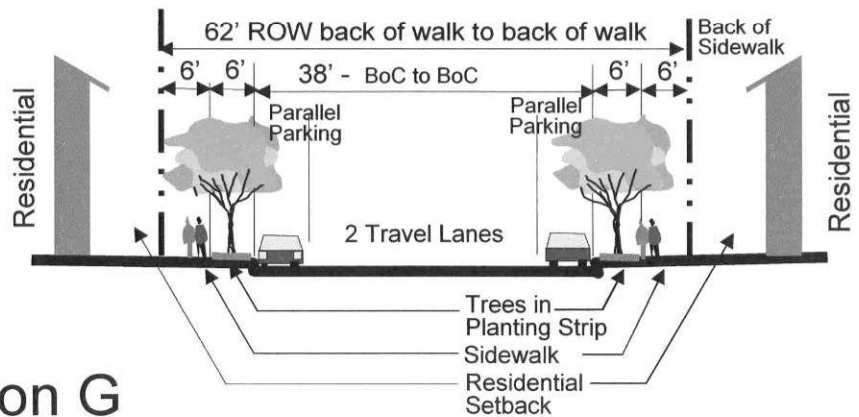


Figure 10-21: Village Center Master Residential and Entry Residential Street Sections

KEY MAP UPDATED



Section F
Major Residential Street



Section G
Residential Entry Street

Figure 10-23 Village Center Gateway and Enhanced Pedestrian Crossing-Illustrative

FIGURE REMOVED



Figure 10-24: Village Center Gateway and Enhanced Pedestrian Crossing-Plan View

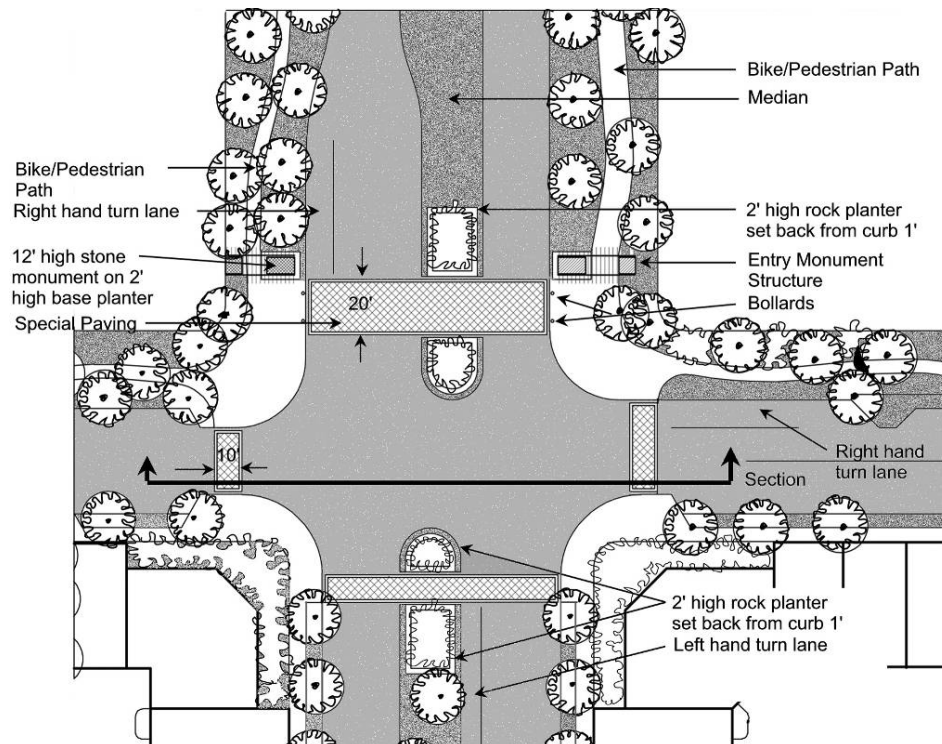
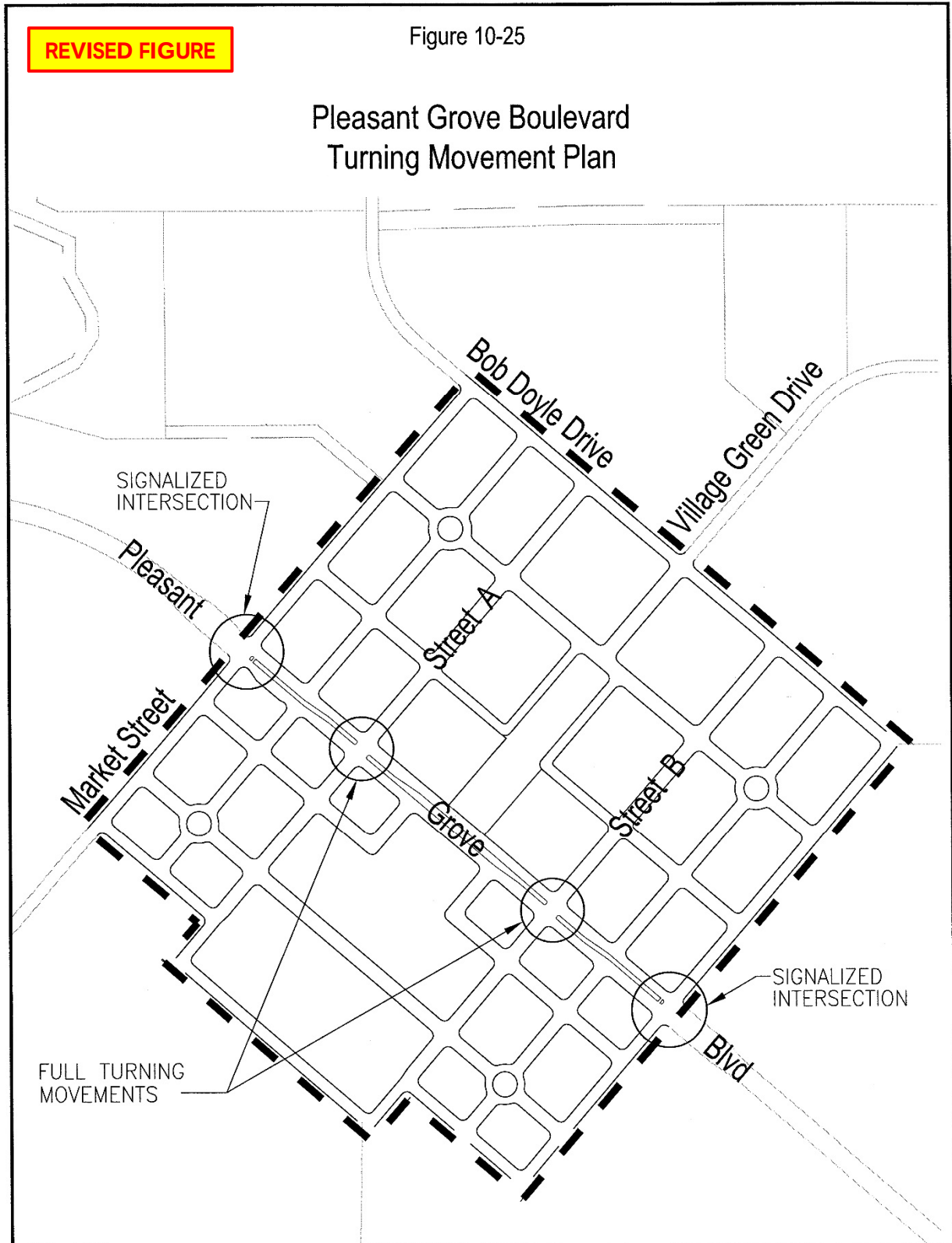


Figure 10-25: Pleasant Grove Boulevard Turning Movement Plan



Commercial Roadways (Figures 10-19 and 10-20), specifically Village Green Drive, Village Green Drive East and Village Green Drive West Pleasant Grove Boulevard, Village Center Drive, and Village Plaza Drive are the focus of commercial and social activity within the Village Center. These 2-lane streets include wide sidewalks, significant tree plantings and other elements to enhance the pedestrian environment. Adjacent commercial development is oriented towards the



surrounding streets and wide sidewalks are provided to give pedestrians options to move between the commercial parcels and the central Village Green, with restaurant seating and activities permitted to spill out into the public spaces. In addition, Village Green Drive and its east and west extensions include diagonal on-street parking. As a result of off-street parking areas being placed to the rear of commercial uses, curb cuts along Village Green Drive and its extensions are limited to minimize conflicts with pedestrian traffic and allow on-street parking to be optimized to supplement required off-street parking.

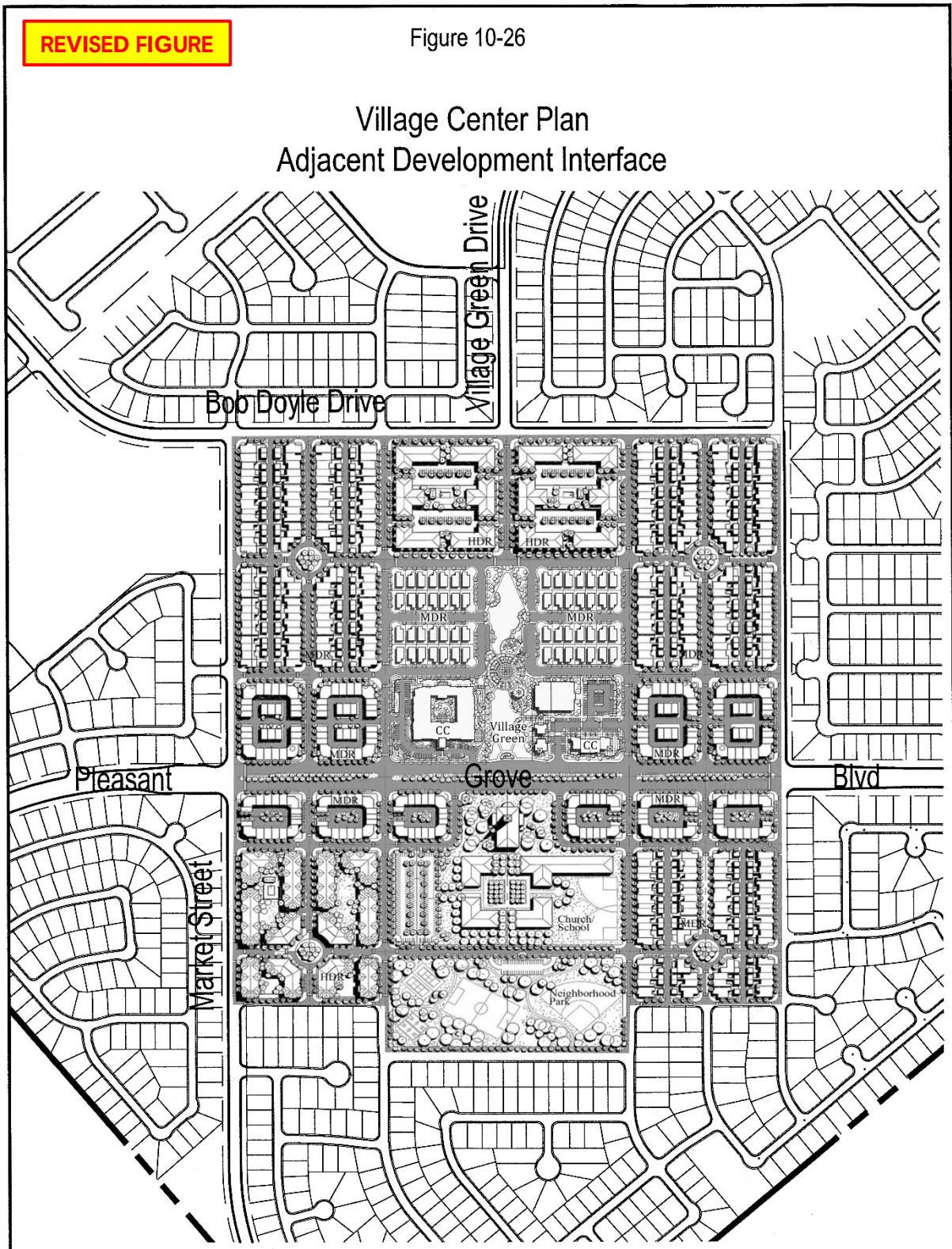
Residential Roadways (Figures 10-21 and 10-22) are 2-lane streets that provide access to Village Center housing. Residential streets include 5-foot to 6-foot wide planter strips between the curb and sidewalk for tree plantings and other landscaping. Housing faces onto the streets and is encouraged to include entries, porches and other features promoting activity. Alley access may be provided to Medium Density Residential (MDR) small-lot parcels to allow for rear loaded garages and services. Direct auto access from street to garage is prohibited along key Village Center roadways to minimize disruption to on-street parking opportunities (see Figure 10-6).

Four small privately maintained circular greens or roundabouts are located within the intersections of residential streets in the four quadrants of the Village Center (see Figure 10-17 for locations). The circular greens are landscaped elements that interrupt the visual linearity of the roadway system, provide points of orientation, and add to the green landscape quality of the Village Center. Each circular green will be landscaped to assist in orienting pedestrians and motorists within the Village



Center. Circular greens are part of the landscaped right-of-way.

Figure 10-26: Village Center/Adjacent Development Interface



□ PARKS & RECREATION

Distinct to the Village Center are two City park sites, the Village Green and a traditional neighborhood park. Totalling approximately 12.69 ~~13.78~~ acres ~~(net)~~, the park facilities provide for both social and recreational opportunities and help define the character of the Village Center.

Village Green (Parcel W-54) is a unique 3.71 ~~3.85~~ acre ~~(net)~~ urban ~~square-park~~ forming the visual focus of the Village Center. The Village Green consists of grass with a symmetrical set of centrally oriented walkways. In the center is ~~a pavilion that functions as a venue for musical concerts and an activated gathering space that can be a venue for~~ community events. Large trees are located along the perimeter to provide shade and define the central community space. The Village Green is designated to provide passive recreation and as a gathering place for the community. Besides its passive recreation value and visual presence, the Village Green is designed to accommodate a variety of community activities such as a farmer's market, arts and crafts shows, celebrations, and performance arts that will attract the community to the Village Center. The Village Green will be owned and operated by the City of Roseville. The park preserves the north/south visual corridor which connects the church and neighborhood park site (W-53). A conceptual plan for the Village Green is included as Figure 10-27.

Neighborhood Park (Parcel W-53) is a 9.93 ~~8.98~~ acre (net) active recreation facility. The park will include soccer and baseball fields, hard courts, a playground, picnic area and parking lot. Facility planning for this park should also strongly consider adding a Community Garden to the park to serve the residential uses in the Village Center. The neighborhood park will serve the recreational needs of the Village Center and adjacent residential area. This facility will be dedicated to and maintained by the City of Roseville. A conceptual plan for the Village Center Neighborhood Park is included as Figure 10-28.:



Figure 10-27: Village Green Conceptual Plan

REVISED FIGURE

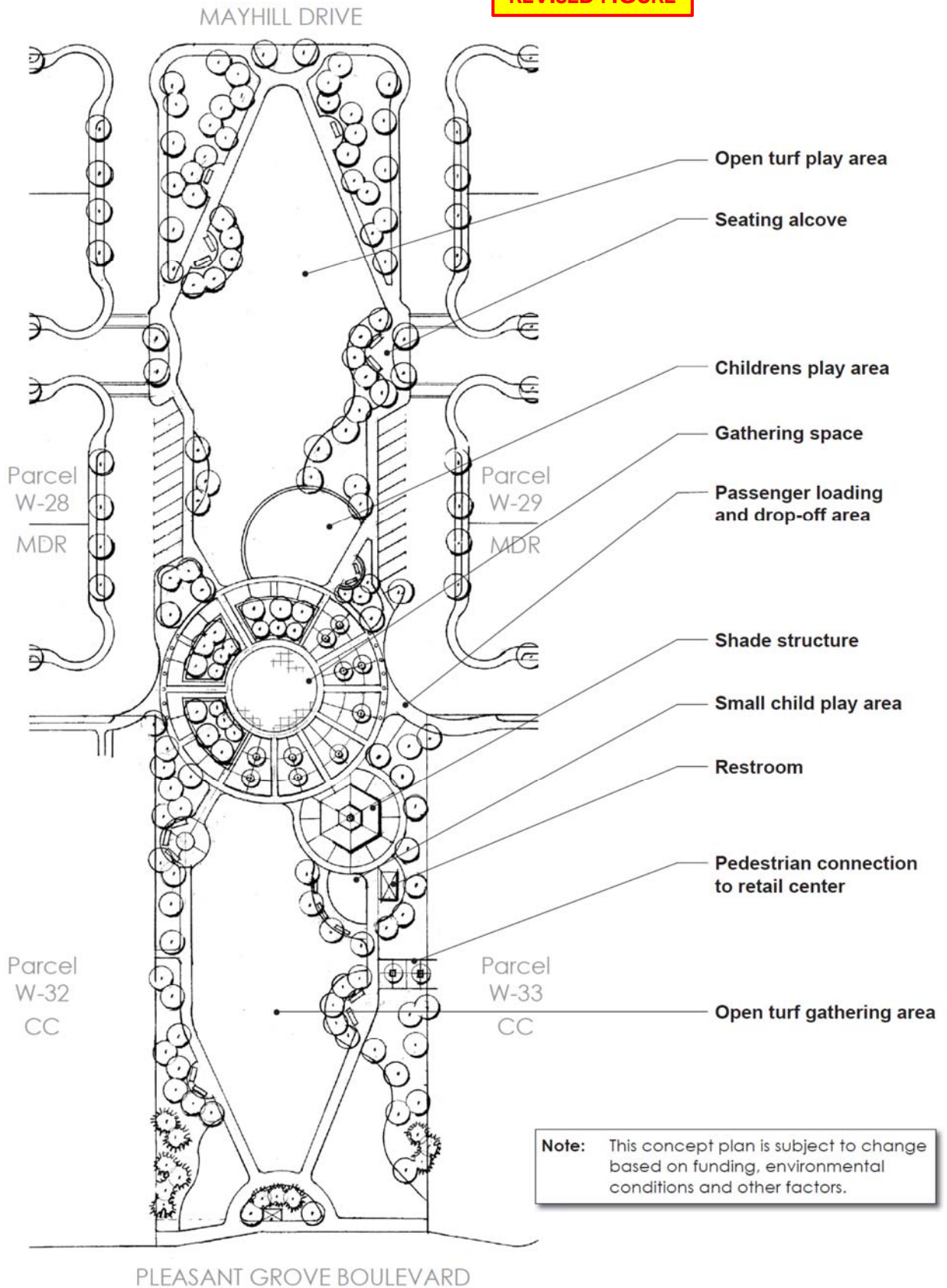
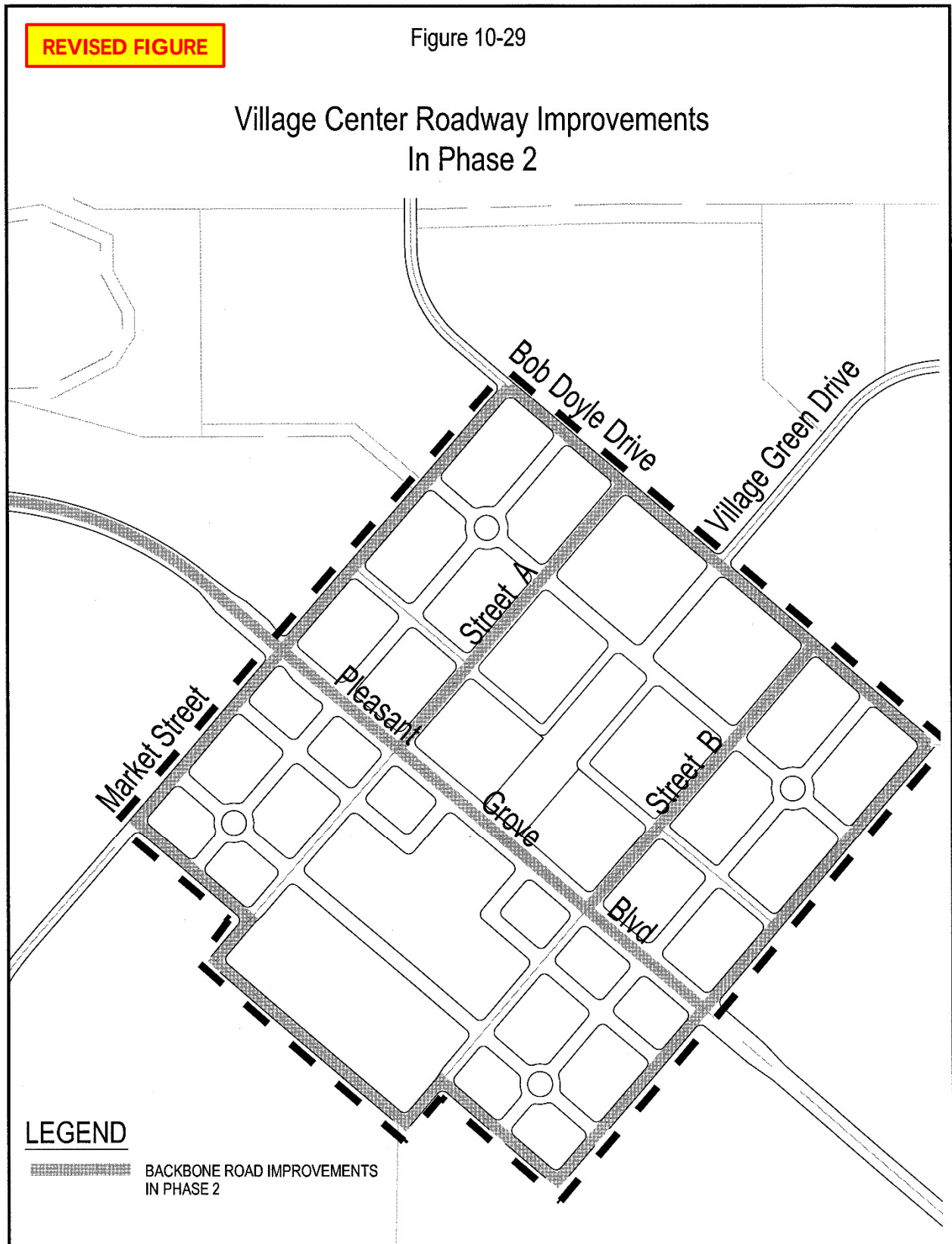


Figure 10-29: Village Center Roadway Improvements in WRSP Phase 2



Materials

Material selections shall utilize the plant palette contained herein. Signage shall be consistent with the materials listed below, subject to review and approval by the Parks and Recreation Department and subject to provisions in the Roseville Sign Ordinance.

- Backlit Raised Aluminum Letters
- Uplit Raised Aluminum Letters
- Flush Mount Channel Letters
- Flush Mount Masonry or Metal Wall Plaques
- Cast concrete signage
- Engraved stone

Signage

All sign elements on pilasters or walls shall use mounting hardware securely embedded into the surface onto which it is affixed. No epoxy-mounted elements are permitted. Where signs and monuments are to be uplit, such lighting equipment shall be approved by the City.

12.2.2.4 VILLAGE CENTER GATEWAY ENTRANCE



Figure 12-25 Village Center Entrance Gateway Design Concept — Pleasant Grove Boulevard

Along Pleasant Grove Boulevard, a significant entrance feature shall be incorporated into each edge of the Village Center district. The intent of these gateways is to visually define the Village Center as a unique district within the Plan Area, which is clearly distinguishable from other neighborhoods.

The gateway feature is an important element in creating an appropriate transition along the streetscape. Its design shall incorporate:

- Three-dimensional hardscape features such as monument, pilasters, trellises, raised planters, and/or other features that visually define the gateway along Pleasant Grove;
- Hardscape/landscape features shall not interfere with the City's site distance requirements;
- A change in street trees and landscape materials that are unique to the Village Center district;
- A change in street and accent lighting;

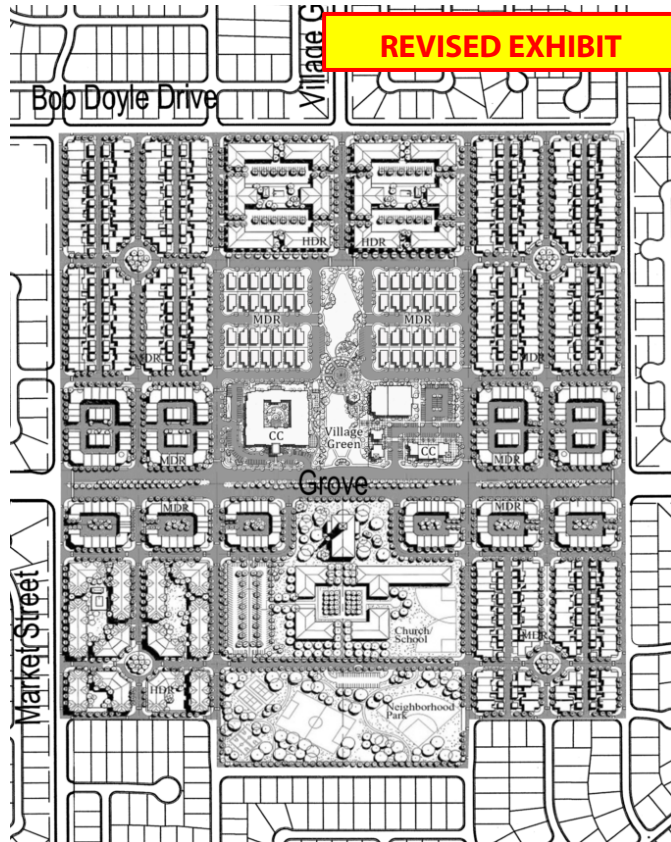
12.3.1 VILLAGE CENTER INTERFACE

12.3.1.1 INTENT OF EDGE INTERFACE

Critical to the Village Center's successful integration into the Plan Area is creating a proper interface between it and the surrounding residential neighborhoods. The Village Center is bounded mostly by low-density residential parcels, which are typically designed with internally-oriented streets, limited connection points to streets outside the subdivision, and walls around the perimeter of the subdivision. This type of development pattern will not be permitted adjacent to the Village Center.

The intent of this section is to ensure that the residential neighborhoods adjacent to the Village Center do not turn their back to the Village Center through the conventional subdivision design described above. Instead, the residential neighborhoods surrounding the Village Center should provide a clear, open connection to this district, such that each subdivision's internal streets become a natural extension of the Village Center's internal street network.

This interface will add continuity to the street network and create a desirable interface between the different housing product types in and out of the Village Center. This will also promote walkability between the Village Center and its adjacent neighborhoods.

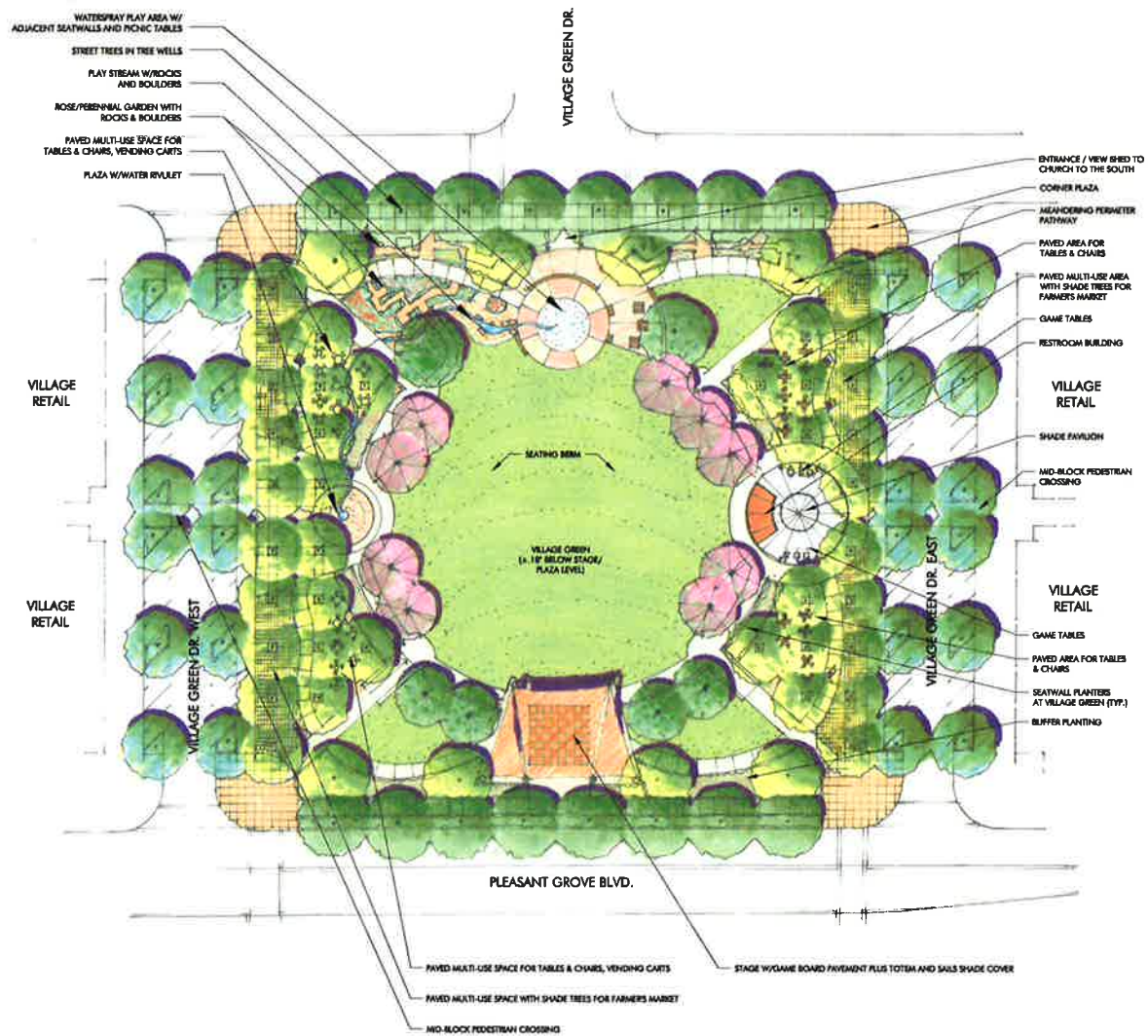


12.3.1.2 RESIDENTIAL LOTTING ALONG VILLAGE CENTER EDGES

Figure 12-38 Low Density Residential Lotting Interface with Village Center

Affected Parcels: W-1, W-2, W-7, W-8, W-10, W-11, & W-12

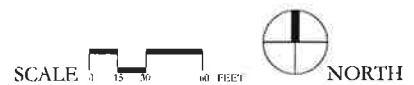
To achieve a lotting interface along the Village Center edges, as outlined in the design intent above, residential lotting shall front onto the Village Center's perimeter streets to the extent feasible. Although this is a requirement of residential units within the Village Center, siting of low-density residential lots outside the Village Center must have careful design considerations to ensure that the desired interface is created. The lotting orientation differs on the north and south sides of Pleasant Grove Blvd., due to



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JULY 2007

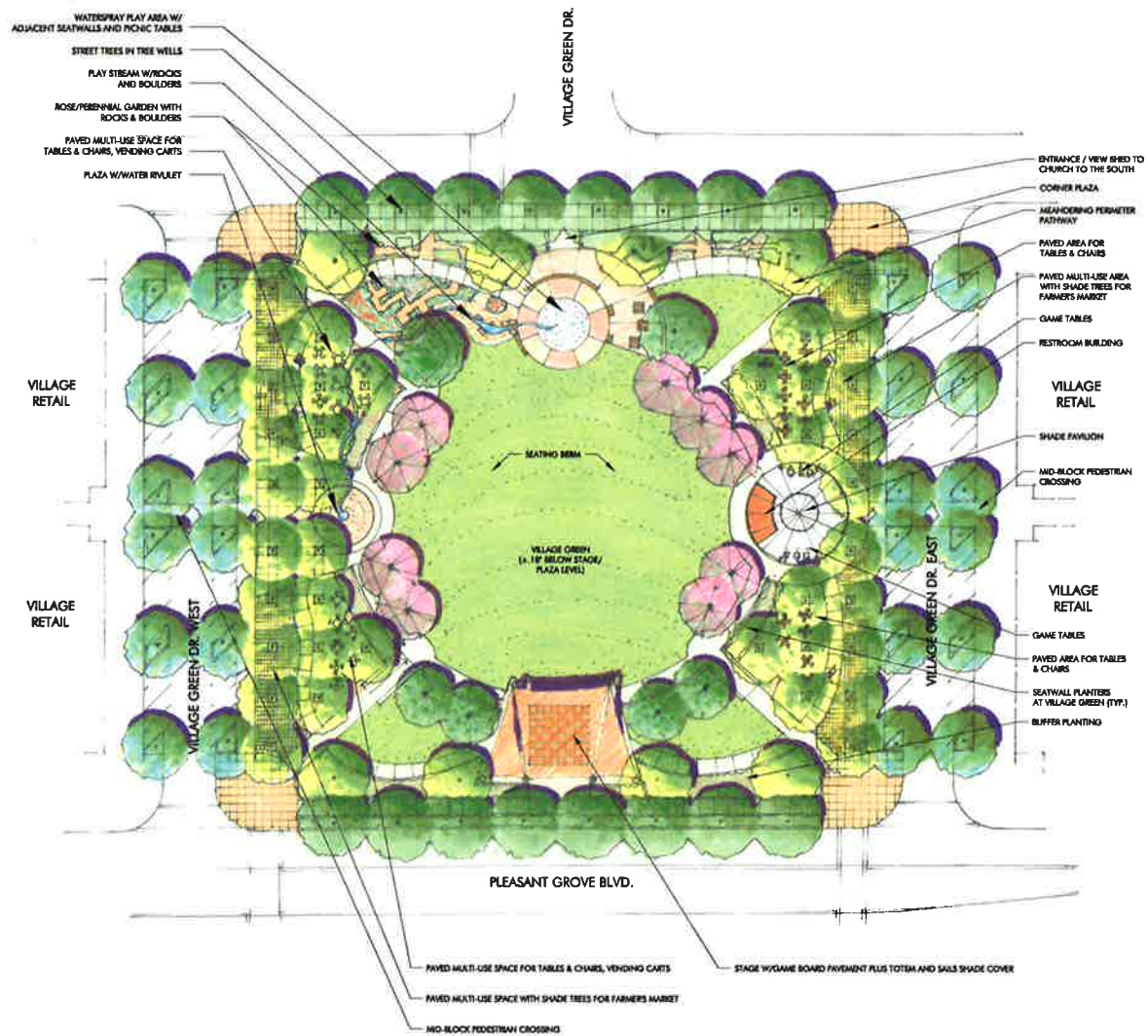


CONCEPT PLAN



VILLAGE CENTER
MASTER PLAN

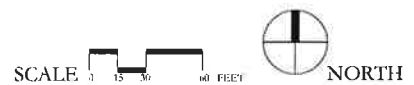
CITY OF ROSEVILLE, PARKS & RECREATION
ROSEVILLE, CA



PEER REVIEW DRAFT
JULY 2007



CONCEPT PLAN



VILLAGE CENTER
MASTER PLAN

CITY OF ROSEVILLE, PARKS & RECREATION
ROSEVILLE, CA



**DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION STAFF REPORT
PARKS & RECREATION COMMISSION MEETING: July 10, 2017**
Prepared by: Tricia Stewart, Senior Planner

SUBJECT: Review of the West Roseville Specific Plan (WRSP) Parcel W-32, W-33 & W-54 Village Center Project – 2300, 2350 & 2400 Pleasant Grove Boulevard

The purpose of this Public Hearing is to receive input from the public and the Parks & Recreation Commission with regard to the parks and recreation portion of the proposed Village Center Rezone Project. Staff is requesting that the Parks & Recreation Commission provide comments, as it pertains to parks and recreation and the conceptual park plan for the project. Comments received at the meeting will be forwarded to the Planning Commission and the City Council.

Recommendation

- 1) Provide comments on the proposed Village Center park and recreation proposal, which will be provided to the Planning Commission and City Council, on the parks and recreation portions of the project; and
- 2) Recommend approval, in concept, of the park plan proposed on park Parcel W-54.

Background

The project site is located at 2300, 2350 and 2400 Pleasant Grove Boulevard in the West Roseville Specific Plan. The WRSP, originally approved in 2004, included a 120 acre Village Center area, bound by Bob Doyle to the north, Nettleton Drive to the south, Market Street to the west and Monument Drive to the east. Land uses in the Village Center include medium and high density residential, community commercial, parks and public/quasi-public uses. The majority of the Village Center is built out. The commercial portion of the Village Center (13.8 acres) and the park site on parcel W-54 (3.81 acres) has remained undeveloped since 2004.

Market studies prepared for the Village Center commercial properties have indicated that the commercial properties are not anticipated to build out within the next ten years or longer given various economic factors. The study indicated that a project with less commercial acreage at this location could have more success in building out in the near future (two to five years).

VC Roseville LLC recently purchased the Village Center properties (W-32, W-33 and W-54) and has submitted an application to the City for approval of their project. Approval of the requested entitlements include a Tentative Parcel Map, Rezone, General Plan Amendment, Specific Plan Amendment, Development Agreement Amendment and two Tentative Subdivision Maps (Village Center Project). The requested entitlements would allow for the reconfiguration of the parcels, changes to land use and zoning, and revisions to both the WRSP document and Development Agreement to address the proposed changes. The original proposed Village Center park was proposed as a more urban town square. With the proposed project, the applicant is proposing to reconfigure the park to provide more access to the residential uses to the north, additional parking opportunities, and provide a better view corridor to the existing St. Johns Church.

Discussion

Project Description

The project site is surrounded by development on all sides. With the exception of approximately three large lot parcels, parcels W-32, W-33 and W-54 are the last remaining parcels to develop within the Village Center. The requested entitlements are described as follows:

- **A Tentative Parcel Map** – To merge and re-subdivide 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 Parks & Recreation designations for the Village Center to:

<i>Zoning & Land Use</i>	<i>Parcel</i>	<i>Acreage</i>
Community Commercial – Village Center	W-32 & W-33	6.41
Parks & Recreation – Village Center	W-54	3.71
R3/Medium Density Residential – Village Center	W-28 & W-29	7.6

The Specific Plan Amendment includes an amendment to the West Roseville Specific Plan document to address these changes.

- **A Development Agreement Amendment** – 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 portion of the Village Center from 13.81 acres to 6.41 acres and slightly reduce the size and modify the shape of the park parcel from 3.81 acres to 3.71 acres. Attachment 1 illustrates the existing and proposed parcel configuration for reference. Based on the reconfiguration, the conceptual plan has been modified slightly (Attachments 2 and 3 provide the existing and proposed conceptual park plans) and is discussed in more detail under the Park Plan Section. Lastly, the project would replace 40 high density residential (HDR) units with 56 medium density residential (MDR) units.

An application was recently submitted for development on proposed commercial parcel W-32. A Design Review Permit for Oakmont Senior Living has been submitted requesting approval of a two-story, 88,446 square foot building on that site which will include 60 assisted living units and 27 memory care units. The facility would be directly adjacent to park parcel W-54. The project is currently under City review, and the project will be considered by the Planning Commission separate from the Village Center Project.

Parks & Recreation Commission Review Process

The purpose of the Parks & Recreation Commission's review is to provide comments to the City Council on the parks and recreation related portion of the project. It is the Parks & Recreation Commission's responsibility to review and comment on the analysis of parks and recreation-related aspects of the project.

At the public hearing, staff will present an overview of the project focusing on the proposal as it relates to park parcel W-54. Following the presentation, the Parks & Recreation Commission will have an opportunity to discuss the proposal and receive public comment on the parks portion of the Village Center Project.

The General Plan requires 9 acres of parkland per 1,000 residents. This equates to 3 acres of city-wide parkland, 3 acres of neighborhood parkland and 3 acres of open space for every 1,000 new residents. The WRSP provided more acreage of each in the original plan approval.

	<i>Required Parkland Dedication</i>	<i>Actual Provision</i>
City-wide	62.4 acres	166.6 acres
Neighborhood	62.4 acres	84.5 acres
Open Space	62.4 acres	684.6 acres

The proposed rezone creates 56 additional MDR units plus 60 active adults (in the Oakmont Senior Living building), which equates to a required parkland dedication of 0.52 acres each of city-wide parkland, neighborhood parkland and open space. Based on the original parkland dedication, which provided parkland above City requirements, even with the slight (0.10 acre) size reduction of park parcel W-54 and the additional units proposed in the rezone, a WRSP park acreage surplus would remain and no additional park acreage dedication is required.

Park Plan

The WRSP currently identifies W-54 as a future 3.81 gross acre citywide park site. 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 highlighting the St. John's Church steeple.

With the applicant's proposal to reconfigure and further subdivide the property, the applicant proposes to reconfigure the park parcel to a longer and linear rectangular shape with approximate dimensions of 180 feet across by 810 feet long. The new acreage of the park would be 3.71 gross acres. The park would have frontage along new MDR parcels W-28 and W-29 as well as reconfigured parcels W-32 (future Oakmont) and W-33 (future commercial). Parking is anticipated to be on-street.

Staff has found that this proposed configuration has multiple benefits:

- **An enhanced view corridor** – The reconfiguration creates a much longer view corridor from Village Green Drive to St. John's Church (0.4 miles long approximately) which provides for a nicer aesthetic environment;
- **Enhanced access** - The reconfiguration allows more of the surrounding residential parcels closer access to the park (W-21, W-22, & W-26);
- **Interface between uses** - The proposed commercial use on W-33 incorporates design standards requiring pedestrian connections between the park and commercial site to allow for



Photo: View corridor from Village Green Drive looking south towards St. John's Church

an interface that allows for a synergy between uses (i.e. building fronting onto the park and not “backing” onto the park and enhanced pedestrian pathways.)

- **Parking** – The original design allocated a large number of diagonal parking along the frontages of existing residential homes. This rezone eliminates this parking. The visual impact of the rezone is an improvement for existing residences.

A high level conceptual design has been planned for the park that is included in the Specific Plan Amendment. The park, referred as the Village Green in the WRSP, is described as follows in the proposed revisions to the specific plans:

The Village Green consists of grass with a symmetrical set of centrally oriented walkways. In the center is a pavilion that functions as a venue for musical concerts and an activated gathering space that can be a venue for community events. Large trees are located along the perimeter to provide shade and define the central community space. The Village Green is designated to provide passive recreation and as a gathering place for the community. Besides its passive recreation value and visual presence, the Village Green is designed to accommodate a variety of community activities such as a farmer's market, arts and crafts shows, celebrations, and performance arts that will attract the community to the Village Center. The Village Green will be owned and operated by the City of Roseville.

Park Funding

Funds that will contribute to park development on parcel W-54 will be generated from multiple sources. The addition of 56 MDR units on parcels W-28 and W-29 will generate neighborhood and citywide fees that are in addition of what was previously anticipated. These MDR units will pay development agreement required fees, General Fund Contribution (GFC) and Public Benefit Fee (PBF) fees, that staff will ask the City Council to dedicate towards development of parcel W-54. The Oakmont project will pay citywide park fees that will also go towards the construction of parcel W-54.

The conceptual plan provided in Attachment 1 includes open turf play areas, seating areas, children's play structures, designated gathering space, shade structure, restroom and a pedestrian connection to the proposed commercial on parcel W-32. The conceptual design is estimated to cost \$2,200,000. This is the anticipated total project cost which includes construction and soft costs (design, permit, inspection). With the fees generated from the project, combined with funds identified in the park financing plan for development in the amount of \$1,600,000 (2017 dollars), adequate funding for construction of the park will be provided.

The residents in the area have indicated a desire for this park to be constructed in the near future. Based on this, and because additional funding from the proposed project will be available, the timing for construction of the park can be accelerated. Due to the added funding provided by this project, the City has agreed to begin the development process. The first public meeting for the master plan was conducted concurrent with the Developer's neighborhood meeting on June 20th as discussed below. The City will complete the master planning process and preparation of construction documents this year with a target of a spring 2018 start of construction. Conditions in the development agreement have been included in the event that the proposed home construction needed to fully fund the park is delayed. If the home construction is delayed, the start of construction will also be delayed until such time as the needed funding is available.

Community Outreach & Park Master Planning Process

Prior to an application being submitted to the City for consideration, the applicant presented the project concept to the Westpark Neighborhood Association (WNA). In December 2016, WNA formed a subcommittee to review the project scope and layout. In total, between December 2016 and June 20, 2017 nine community meetings occurred related to this project. These included: subcommittee

meetings, updates to the WNA Board, general community meetings and a site visit to the Oakmont facility on Secret Ravine Parkway. The most recent general community meeting took place on June 20, 2017 where WNA hosted a special meeting for the project applicants of the Village Center Rezone and Oakmont Senior Living Design Review Projects at a meeting. City staff attended the meeting to provide information on the City's role in the entitlement process. At this meeting in anticipation of park construction commencing in 2018, Parks, Recreation and Library (PRL) staff was present to solicit residents' input on features or amenities to be included in the Village Center Park design. This was residents' first opportunity to provide input to the City as part of the park master planning process. Parks staff received the following input from the community regarding future development of this park site.

Requested amenities & features on parcel W-54

- Interactive water feature
- Shaded picnic area
- Walking paths
- Amphitheater
- Large gathering space (multi-use)
- Children's play area
- Open turf areas
- Restroom
- Bicycle Parking
- Public Art
- Texture & color in materials and hardscape
- Venue for farmer's market

Concerns

- Residents using park parking
- Noise from amphitheater
- No stinky plants
- Pedestrian connection across Pleasant Grove Boulevard

PRL staff will return to the community later this year with a concept plan for additional feedback and will create a final park master plan. Staff will return to the Parks & Recreation Commission for review and approval of the master plan. As previously noted, if building permits for Parcels W-28, W-29 and W-32 will be pulled within the construction period of the park then construction could move forward in spring/summer of 2018.

Environmental Review

Development of park parcel W-54 was anticipated in the WRSP Environmental Impact Report (EIR) that was certified with the adoption of the WRSP in 2004. While the project footprint will change, development impacts will substantially remain the same and therefore, staff is preparing an Addendum to the WRSP EIR that covers the proposed Village Center Rezone Project, Oakmont Senior Living Project and future development of the park site.

Summary

City staff has reviewed the proposed park concept plan in relation to the overall site design and is supportive of the changes in parcel configuration.

Recommendation

Staff recommends that the Parks & Recreation Commission:

- 1) Provide comments on the proposed Village Center park and recreation proposal, which will be provided to the Planning Commission and City Council, on the parks and recreation portions of the project; and
- 2) Recommend approval, in concept, of the park plan proposed on park Parcel W-54.

Attachments

In order to assist the Commission with the review of the project, staff has provided the following attachment to the staff report.

1. Rezone Exhibit (*this illustrates the before and after configuration of the subject parcels*)
2. Proposed conceptual park plan for W-54
3. Existing conceptual park plan for W-54

**EIGHTH AMENDMENT OF DEVELOPMENT AGREEMENT
BY AND BETWEEN
THE CITY OF ROSEVILLE AND VC ROSEVILLE, LLC, AS ASSIGNEE OF PL
ROSEVILLE, LP RELATIVE TO THE WEST ROSEVILLE SPECIFIC PLAN**

This Eighth Amendment of Development Agreement is entered into this ____ day of _____, 2017, by and between the CITY OF ROSEVILLE, a municipal corporation ("City") and VC ROSEVILLE, LLC, a California limited liability company ("Developer"), pursuant to Sections 65864 through 65869.5 of the Government Code of California.

RECITALS

A. Developer's first predecessor in interest, 1600 Placer Investors, LP ("1600 Placer") and City entered into a Development Agreement (the "Development Agreement") which was approved by the City Council of City on February 23, 2004, and recorded on May 28, 2004, in the Official Records of Placer County as Document No. 2004-0069488, which Development Agreement 1600 Placer assigned to PL Roseville, LP ("PL Roseville") pursuant to that certain Assignment and Assumption Agreement of Development Agreement Relative to the West Roseville Specific Plan dated as of March 21, 2005, and recorded March 21, 2005, as Document No. 2005-0032912 in the Official Records of Placer County, California. Except as otherwise defined herein, all capitalized terms used herein shall have the meanings ascribed thereto in the Development Agreement.

B. City and 1600 Placer entered into the Development Agreement relative to development within a portion of the West Roseville Specific Plan Area ("Specific Plan", "WRSP" or "Plan Area"), as such is more precisely defined in Exhibits "A" and "B" of the Development Agreement (the "Property").

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

D. On April 17, 2006, City and PL Roseville entered into the First Amendment to the Development Agreement, which amendment was recorded in the Official Records of Placer County, California on April 20, 2006, as Document No. 2006-0042921.

E. On March 18, 2009, City and PL Roseville entered into the Second Amendment to the Development Agreement, which amendment was recorded in the Official Records of Placer County, California on May 5, 2009, as Document No. 2009-0037209.

F. On January 5, 2011, City and Developer entered into the Third Amendment to the Development Agreement, which amendment was recorded in the Official Records of Placer County on April 5, 2012, as Document No. 2012-0030092.

G. On July 17, 2013, City, Developer and KB Home Sacramento, Inc., and Meritage Homes of California, Inc., Developer's assignees on a portion of Phase 3 of the Property, entered into the Fourth Amendment to the Development Agreement, which amendment was recorded in the Official Records of Placer County on August 20, 2013, as Document No. 2013-0082173-00.

H. On August 7, 2013, City and Developer entered into the Fifth Amendment to the Development Agreement, which amendment was recorded in the Official Records of Placer County on August 20, 2013, as Document No. 2013-0082447-00.

I. On December 17, 2014, City and KB Home Sacramento, Inc., Developer's assignee on a portion of Phase 3 of the Property, entered into the Sixth Amendment to the Development Agreement, which amendment was recorded in the Official Records of Placer County on December 22, 2014, as Document No. 2014-0091940-00.

J. On May 4, 2016, City and Developer entered into the Seventh Amendment to the Development Agreement, which amendment was recorded in the Official Records of Placer County on May 11, 2016, as Document No. 2016-0035987-00.

K. This Eighth Amendment to the Development Agreement (the "Eighth Amendment") affects certain portions of the Property (the "Eighth Amendment Property"), as described in Exhibit "A" and Exhibit "B" attached to this Eighth Amendment, and shall run with the land described in Exhibits "A" and "B" hereto.

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

NOW THEREFORE, THE PARTIES MUTUALLY AGREE AS FOLLOWS:

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

a. REVISED SECTION 2.2. The summary table of Section 2.2 ("Vested Entitlements") is revised as follows:

"Low Density Residential	2,662 units on 596.5 Net Acres
Low Density Residential (age-restricted)	704 units on 146.8 Net Acres
Medium Density Residential	0 units on 0 Net Acres
High Density Residential	420 units on 20.1 Net Acres
Community Commercial	3.0 Net Acres
General Industrial	32.9 Net Acres
Light Industrial	55.2 Net Acres
Park	35.1 Net Acres
Open Space	350.8 Net Acres
Open Space (paseo)	7.7 Net Acres
Schools	38.7 Net Acres
Treatment Plan Expansion	15.0 Net Acres
Water Tank Site	5.4 Net Acres
Well Sites	0.6 Net Acres
Other Public (right of way)	138.5 Net Acres
Village Center	
High Density Residential	386 units on 21.8 Net Acres
Medium Density Residential	454 units on 53.7 Net Acres
Community Commercial	6.4 Net Acres
Park	12.7 Net Acres
Church	10.8 Net Acres"

b. DELETE SECTION 3.5.6.3. Section 3.5.6.3 is deleted in its entirety.

c. REVISED SECTION 3.12. Section 3.12 is revised in its entirety to read as follows:

"3.12. Parks and Open Space. Developer shall dedicate to City certain active park land (49.17 acres) and open space lands (359.15 acres), pay fees for construction of park improvements, paseo improvements, and trail improvements and construct park frontage improvements as set forth in this Section and the Phasing Plan as shown in Exhibit "DD"."

d. REVISED SECTION 3.12.1. Section 3.12.1 is revised in its entirety to read as follows:

“3.12.1 Park and Open Space Dedications. Developer shall dedicate to City a total of 47.80 acres of parkland, 8.0 acres of open space paseo and 350.84 acres of open space. The following ten (10) park parcels, four (4) open space paseo parcels, and three (3) open space parcels shall be dedicated to City as described below and shown in Exhibit “DD”:

1. A 6.52 net acre, more or less, portion of the Property for the purposes of a public park, shown as Parcel W-50a;
2. A 1.92 net acre, more or less, portion of the Property for the purposes of a public park, shown as Parcel W-50b;
3. A 1.21 net acre, more or less, portion of the Property for the purpose of a public park, shown as Parcel W-50c;
4. A 1.23 net acre, more or less, portion of the Property for the purposes of a public park, shown as Parcel W-50d;
5. A 3.11 net acre, more or less, portion of the Property for the purposes of a public park, shown as Parcel W-50e;
6. A 4.74 acre, more or less, portion of the Property for the purpose of a public park, as shown as Parcel W-51;
7. A 7.99 acre, more or less, portion of the Property for the purpose of a public park, as shown as Parcel W-52;
8. A 8.98 acre, more or less, portion of the Property for the purpose of a public park in the Village Center , as shown as Parcel W-53;
9. A 3.71 acre, more or less, portion of the Property for the purpose of a public park (known as the Village Green) in the Village Center, as shown as Parcel W-54;
10. A 8.39 acre, more or less, portion of the Property for the purpose of a public park, as shown as Parcel W-55;
11. A 1.1 acre, more or less, portion of the Property for the purpose of a public park, as shown as Parcel W-85;

12. A 2.9 acre, more or less, portion of the Property for the purpose of a public park, as shown as Parcel W-87;
13. A 1.5 acre, more or less, portion of the Property for the purpose of a public park, as shown as Parcel W-88;
14. A 2.23 acre, more or less, portion of the Property for the purpose of a public park, as shown as Parcel W-89;
15. A 267.47 acre, more or less, portion of the Property for the purpose of drainage, flood control, bike trails, fuel modification (i.e., fire breaks), and preservation of wetland habitat and open space, as shown as Parcel W-81;
16. A 5.2 acre, more or less, portion of the Property for the purpose of drainage, flood control, bike trails, fuel modification (i.e., fire breaks), and preservation of wetland habitat and open space, as shown as Parcel W-82; and
17. A 78.2 acre, more or less, portion of the Property for the purpose of drainage, flood control, bike trails, fuel modification (i.e., fire breaks), and preservation of wetland habitat and open space, as shown as Parcel W-83.

Upon request of City, Developer shall dedicate any park lands, open space paseos and open space Parcels within the Property provided that the applicable final Large Lot Subdivision Map creating a separate parcel for the subject site has been recorded.

In recognition of Developer's dedication of Parcel W-30 to City, after Developer's changing the land use and zoning designation of such Parcel W-30 from Light Industrial to Community Commercial, allowing City to own a 13.7± acre Community Commercial property at the intersection of Blue Oaks Boulevard and Westbrook Boulevard, the 5.1± acre City-owned portion of APN 017-101-017 designated for park use shall be counted as part of Developer's neighborhood park acreage dedication requirement in Developer's portion of the WRSP.

Parcels W-50a, W-50b, W-50c, W-50d, W-50e, W-51 and W-54 shall be rough graded by Developer at its expense prior to acceptance by City. Rough grading shall be comprised of contour grading to drain, with a tolerance of +/- 0.50 feet, per a City-approved rough grading plan."

e. REVISED SECTION 3.12.3. Section 3.12.3 is revised to add a new final paragraph as follows:

“Upon the issuance of the first residential building permit on either Parcel W-28 or Parcel W-29, Developer shall pay in a lump sum payment the total Neighborhood Park Fee of \$2,897 per single-family residential unit for all the single-family residential units to be built in Parcels W-28 and W-29, subject to annual adjustment, on July 1, based on the percentage change in the CCI.”

f. REVISED SECTION 3.12.4. Section 3.12.4 is revised to add a new final paragraph as follows:

“Upon the issuance of the first residential building permit on either Parcel W-28 or Parcel W-29, Developer shall pay in a lump sum payment the total City-Wide Park Fee of \$2,387 per single-family residential unit for all the single-family residential units to be built in Parcels W-28 and W-29, subject to annual adjustment, on July 1, based on the percentage change in the CCI.”

g. NEW SECTION 3.12.4.2. Section 3.12.4.2 is added to read as follows:

“3.12.4.2 City-Wide Park Fee for Village Center Community Commercial Parcel W-32. For the community care facility built on Village Center Community Commercial Parcel W-32, Developer shall pay City-Wide Park Fees at the then prevailing \$2,387 City-Wide Park Fee amount for each of the assisted living units built on Parcel W-32, excluding units designated for memory care residents, to be paid to City in a lump sum payment upon issuance of the first building permit for the community care facility built on Parcel W-32, subject to annual adjustment, on July 1, based on the percentage change in the CCI. At the time of approval of this Eighth Amendment, 27 of the planned 87 assisted living units on Parcel W-32 are planned to be memory care units, and so the 60 non-memory care assisted living units planned to be built on Parcel W-32 would generate a total of \$143,220 in City-Wide Park Fees, to be paid in a lump payment to City at the time of issuance of the first building permit for the community care facility to be built on Parcel W-32. City agrees that the City-Wide Park Fees collected from the community care facility on Parcel W-32 shall be utilized to construct improvements on Village Green Park Parcel W-54. City further agrees that any community care facility built on Parcel W-32 shall not be subject to neighborhood park fees, paseo fees, and bike trail fees in the WRSP, and not subject to any Public Benefit Fee

under Section 3.14.3, any General Fund Contribution under Section 3.14.4, or any Community Benefit Fee under Section 3.14.19.”

h. NEW SECTION 3.12.4.3. Section 3.12.4.3 is added to read as follows:

“3.12.4.3. Timing of Village Green Park Construction. City desires to commence construction of the improvements on Village Green Park Parcel W-54 at the earliest opportunity. Construction of this park facility is dependent upon the collection of various park fees as noted in Sections 3.12.3, 3.12.4, and 3.12.4.2 above. To ensure that funds will be available for park construction, City agrees to provide Developer with a written notice of City’s intent to construct the park on Parcel W-54 when seeking City Council approval of construction plans and advertisement of bids for Park Parcel W-54. Upon receipt of this notice, Developer shall respond in writing to City within fifteen (15) calendar days, indicating Developer’s timing for obtaining building permits for the Medium Density Residential development on Parcels W-28 and W-29 and for the community care facility on Parcel W-32. If the anticipated building permit issuance date(s) for these parcels fall beyond the projected completion date of the Village Green Park improvements, City in its sole discretion may elect to postpone construction of the Village Green Park improvements until such funds are made available to City.”

i. NEW SECTION 3.14.19. Section 3.14.19 is added to read as follows:

“3.14.19 Community Benefit Fee. As partial consideration for this Eighth Amendment, to help fund the construction of the improvements to the Village Green Park Parcel W-54, and to ensure that the development of properties that are the subject of this Eighth Amendment will benefit current and future residents of Roseville, Developer shall pay in a lump sum payment a Community Benefit Fee of \$5,000 per single-family residential unit for sixteen (16) residential units upon the issuance of the first residential building permit on either Parcel W-28 or W-29.”

j. REVISED SECTION 3.24. New Disclosure 30 is added as follows:

“30. The Eighth Amendment Property is subject to aircraft over flights and related noise from McClellan Airfield and Sacramento International Airport.”

k. DELETE SECTION 4.4.3. Section 4.4.3 is deleted in its entirety.

1. REVISED SECTION 4.4.4. Section 4.4.4 revised in its entirety to read as follows:

“A commercial development may be eligible for deferral of certain City fees, except that no fees for parks (including neighborhood, citywide or regional parks, open space preserves, paseos or bike trails) may be deferred. Fee deferrals may be granted according to Chapter 4.04 of the Roseville Municipal Code and existing City policy.”

m. REVISED EXHIBITS. The exhibits attached to the Development Agreement are proposed to be either deleted and replaced by new exhibits attached to this Eighth Amendment, in the case of Exhibits C, DD, and HH, or are attached to this Eighth Amendment as exhibits for this Eighth Amendment only, in the case of Exhibits A and B, as follows:

Exhibit A - Eighth Amendment Property
Exhibit B - Legal Description of Eighth Amendment Property
Exhibit C - Land Use Plan
Exhibit DD - Parks and Open Space
Exhibit HH - Community Facilities District Property

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

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

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

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, has authorized the execution of this Eighth Amendment in duplicate by its City Manager and attested to by its City Clerk under the authority of Ordinance No. _____, adopted by the Council of the City of Roseville on the ____ day of _____, 2017.

CITY OF ROSEVILLE,
a municipal corporation

VC ROSEVILLE, LLC,
a California limited liability
company

By: _____
Rob Jensen
City Manager

By: _____
Its: _____

ATTEST:

By: _____
Sonia Orozco
City Clerk

APPROVED AS TO FORM:

By: _____
Robert R. Schmitt
City Attorney

APPROVED AS TO SUBSTANCE:

By: _____
Kevin Payne
Development Services Director

Exhibit A
8th Amendment
Subject Property

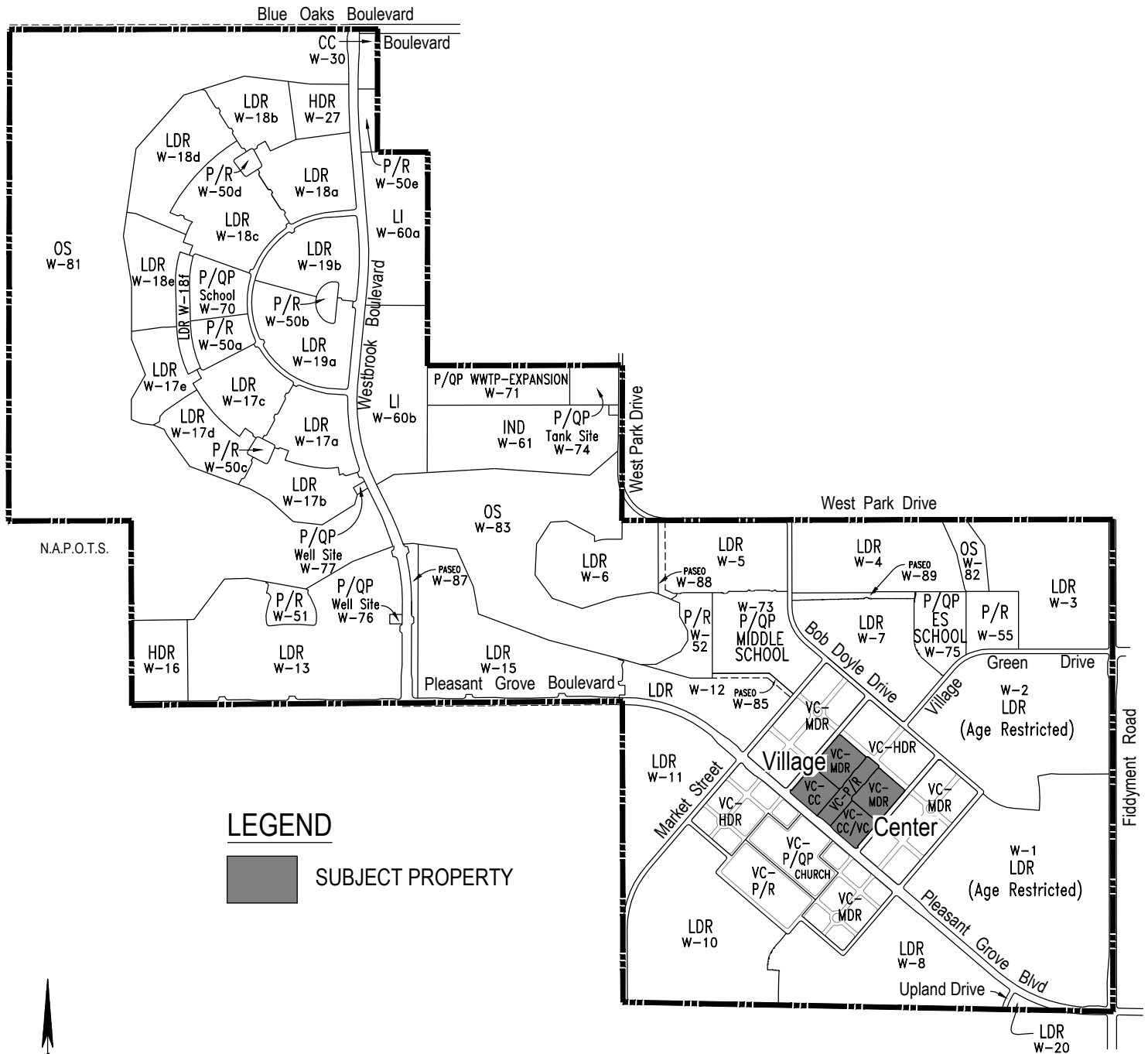


Exhibit B

**Legal Description of
Eighth Amendment Property**

The land described herein is situated in the State of California, County of Placer, City of Roseville, described as follows:

Lots 11, 12, and 13, as shown and designated on the map entitled "Westpark Phase 1", filed for record October 21, 2004, in Book AA of Maps at Page 4, Placer County Records.

APN: 017-153-003, 017-153-004, 017-153-005

Exhibit C



Exhibit DD



PARK SITES

PASEO

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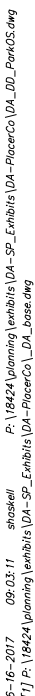


Exhibit HH





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 JANUARY 9, 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.

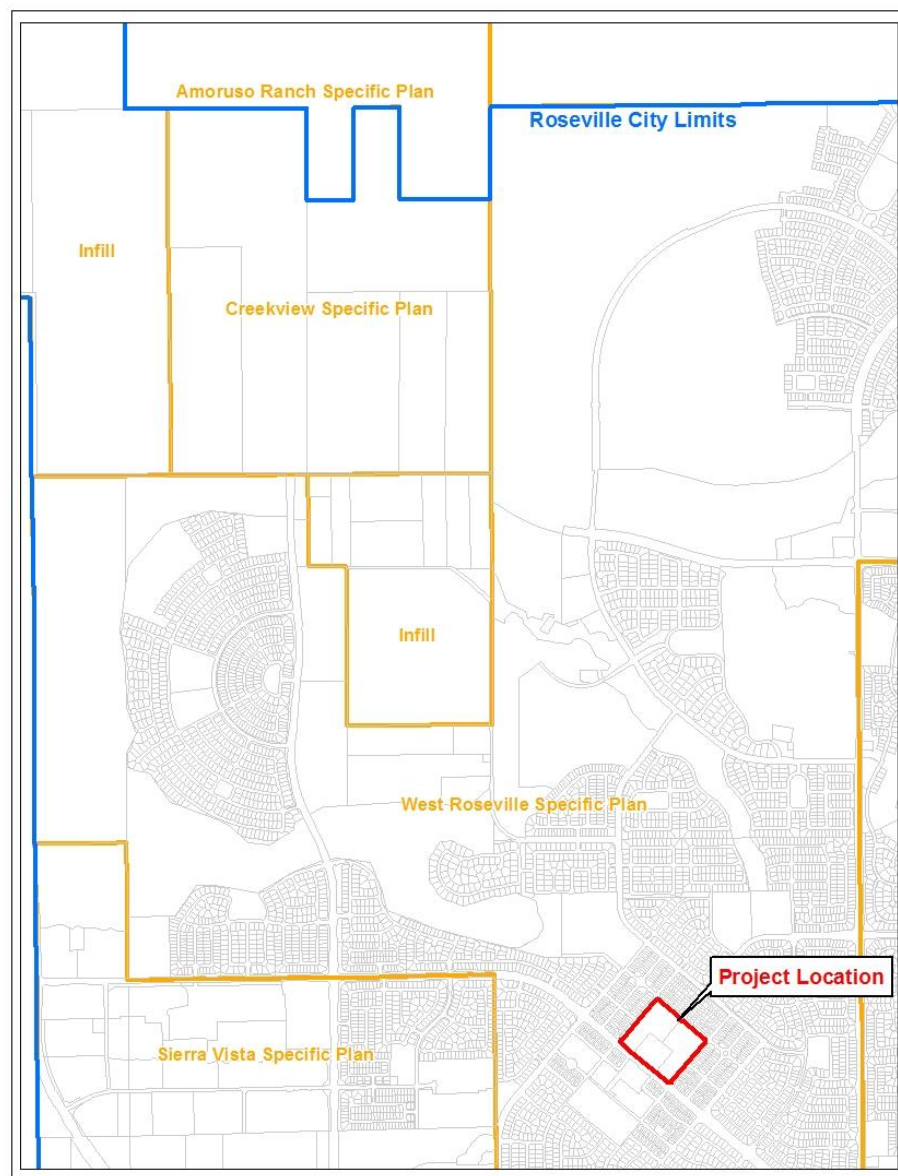


Figure 1: Vicinity Map

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 January 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.

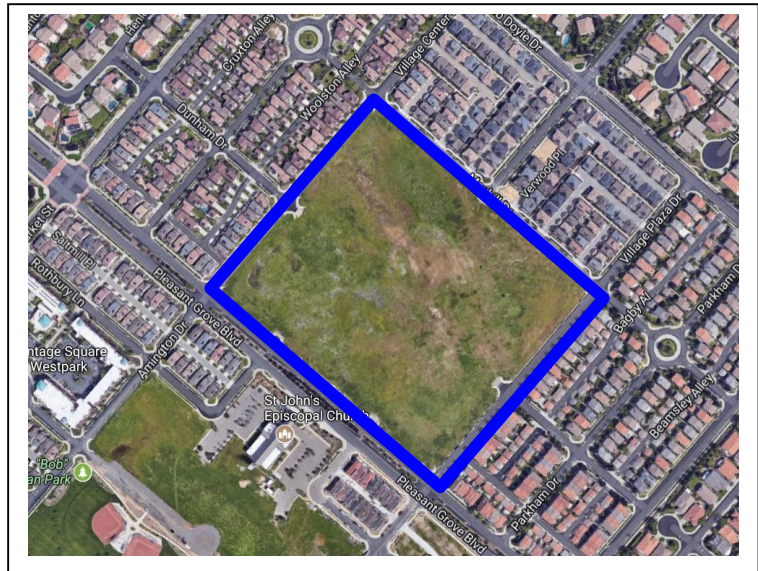


Figure 2: Existing Conditions Aerial

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 January 9, 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 *"none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred"* 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 “<i>none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred</i>” 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
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Discussion: 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 “*none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred*” 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

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 January 9, 2004), the Lead Agency makes the following findings:

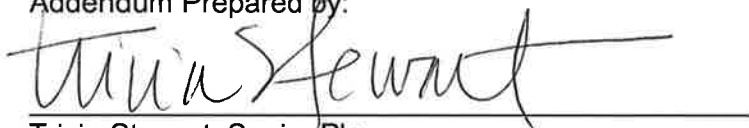
[X] No substantial changes are proposed in the project which would require major revisions of the previous EIR or Mitigated Negative Declaration.

[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

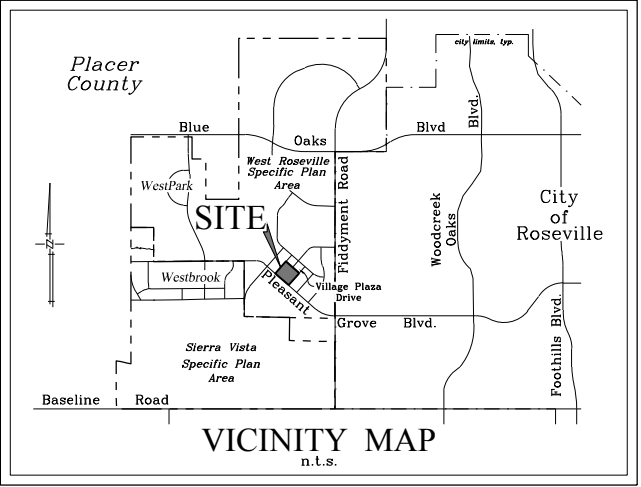
Attachments:

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

PROJECT INFORMATION

SITE DESCRIPTION:	A PORTION OF SECTION 25, TOWNSHIP 11 NORTH, RANGE 5 EAST, MDB&M
ASSESSORS PARCEL NO:	017-151-020, 017-153-004 AND 017-153-005
OWNER:	VC ROSEVILLE LLC 2443 FAIR OAKS BLVD., SUITE 326 SACRAMENTO, CA 95825
APPLICANT/DEVELOPER:	VC ROSEVILLE LLC 1420 ROCKY RIDGE DRIVE, SUITE 265 ROSEVILLE, CA 95661 (916) 774-3400
ENGINEER:	MACKAY & SOMPS CIVIL ENGINEERS, INC. 1552 EUREKA ROAD, SUITE 100 ROSEVILLE, CA 95661 (916) 773-1189
EXISTING USE:	VACANT
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL, COMMUNITY COMMERCIAL, & PARK
EXISTING ZONING:	CC/SA-WR, PR
PROPOSED ZONING:	RS/DS, CC/SA-WR and PR
EXISTING GENERAL PLAN DESIGNATION:	CC/VC-2.9, PR/VC
PROPOSED GENERAL PLAN DESIGNATION:	MDR/VC, CC/VC and PR/VC
SERVICE PROVIDERS	
PARK:	CITY OF ROSEVILLE PARKS & RECREATION DEPT.
FIRE:	ROSEVILLE FIRE DEPARTMENT
SCHOOL:	ROSEVILLE CITY SCHOOL DISTRICT ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT
WATER:	CITY OF ROSEVILLE ENVIROMENTAL UTILITIES
SANITARY SEWER:	CITY OF ROSEVILLE ENVIROMENTAL UTILITIES
ELECTRICITY:	ROSEVILLE ELECTRIC UTILITY
GAS:	PACIFIC GAS & ELECTRIC CO.
PHONE:	CONSOLIDATED COMMUNICATIONS
STORM DRAINAGE:	CITY OF ROSEVILLE PUBLIC WORKS DEPARTMENT
NUMBER OF PARCELS:	4 + 3 MISCELLANEOUS LOT
SITE AREA:	18.36 ± AC.



NOTES:

1. PARCEL DIMENSIONS AND ACREAGES ARE APPROXIMATE AND ARE SUBJECT TO CHANGE.
2. PARCEL LINES AND PARCEL AREAS MAY BE ADJUSTED AT THE TIME OF FINAL PARCEL MAP(S) PREPARATION PROVIDED NO ADDITIONAL LOTS ARE CREATED, SUBJECT TO THE APPROVAL OF THE CITY OF ROSEVILLE. FLEXIBILITY IN PARCEL CONFIGURATION AS SHOWN HEREON IS ALLOWED PROVIDED THE CONFIGURATION IS IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED SPECIFIC PLAN, SUBJECT TO THE APPROVAL OF THE CITY OF ROSEVILLE.
3. PROJECT IMPROVEMENTS ARE DEFERRED TO INDIVIDUAL SMALL LOT FINAL MAPS OR PROJECT DEVELOPMENT PLANS.
4. PURSUANT TO GOVERNMENT CODE SECTION 66463.1, THE SUBDIVIDER MAY FILE MULTIPLE FINAL PARCEL MAPS BASED UPON THIS TENTATIVE PARCEL MAP. THE FILING OF A FINAL PARCEL MAP ON A PORTION OF THIS TENTATIVE PARCEL MAP SHALL NOT INVALIDATE ANY PART OF THIS TENTATIVE PARCEL MAP.
5. THE FINAL MAPPING AND SUBSEQUENT DEVELOPMENT OF PARCELS AND STREETS MAY BE PHASED.
6. PURSUANT TO GOVERNMENT CODE SECTION 66499.20.2 THE PARCEL MAP MERGES AND RESUBDIVIDES LOTS 11, 12 AND 13 WESTPARK PHASE 1 LARGE LOT SUBDIVISION, BOOK AA OF MAPS AT PAGE 4, FILED FOR RECORD OCTOBER 21, 2004 AS SHOWN ON THIS TENTATIVE PARCEL MAP. THE FOLLOWING EASEMENTS SHALL BE ABANDONED:
 - a) RIGHT-OF-WAY EASEMENT, 2007-0062597.
 - b) 18' PUBLIC UTILITY EASEMENT (PUE), PER AA MAPS 4 & 2007-0070957.
7. EASEMENTS TO ACCOMMODATE NEW PUBLIC UTILITY IMPROVEMENTS, ACCESS REQUIRED FOR PARCEL DEVELOPMENT, OR OTHER SIMILAR MAPPING REQUIREMENTS NEEDED TO ACCOMPLISH THE FINAL DESIGN MAY BE ADDED PRIOR TO EACH FINAL PARCEL MAP BASED ON THIS TENTATIVE PARCEL MAP.
8. PARCEL W-54 (PARK) SHALL BE DEDICATED TO THE CITY OF ROSEVILLE AS AN IRREVOCABLE OFFER OF DEDICATION (IOD).
9. MAYHILL DRIVE(PARCEL B) AND PLEASANT GROVE BOULEVARD (PARCEL C) SHALL BE DEDICATED IN FEE SIMPLE AS RIGHT-OF-WAY TO THE CITY OF ROSEVILLE.
10. STREET SECTIONS ARE PER THE WEST ROSEVILLE SPECIFIC PLAN-VILLAGE CENTER (CHAPTER 10).
11. PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) COMMUNITY PANEL 457, MAP NO. 06061C0457F DATED JUNE 8, 1998.

PROPERTY DESCRIPTION

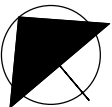
LOTS 11, 12 AND 13, AS SHOWN AND DESIGNATED ON THE MAP ENTITLED "WESTPARK PHASE 1", FILED FOR RECORD OCTOBER 12, 2004 IN BOOK AA OF MAPS AT PAGE 4, PLACER COUNTY RECORDS.

BASIS OF BEARING:

THE BASIS OF BEARINGS FOR THIS SITE IS THE FOUND CENTERLINE MONUMENTS OF VILLAGE PLAZA DRIVE AS SHOWN ON THAT CERTAIN FINAL MAP ENTITLED "WESTPARK VILLAGE 21" FILED FOR RECORD ON NOVEMBER 4, 2006 IN BOOK BB MAPS, AT PAGE 43, PLACER COUNTY RECORDS. SAID CENTERLINE BEARS N40°09'03"E.

BENCHMARK

IDENTIFICATION NO.: B.M. 71
ELEVATION: 122.340 (NVGD 29)
3-1/2" BRASS DISK STAMPED LS6046, DEC. 1995 TOP OF CURB AND WEST OF D.I., NORTH SIDE OF PLEASANT GROVE BLVD. AT 900' EAST OF FIDDYMONT ROAD.



0 50 100 200
SCALE: 1"=100'

TENTATIVE PARCEL MAP

for

Village Center

Parcels W-28, W-29, W-32, W-33 and W-54 of the West Roseville Specific Plan Area

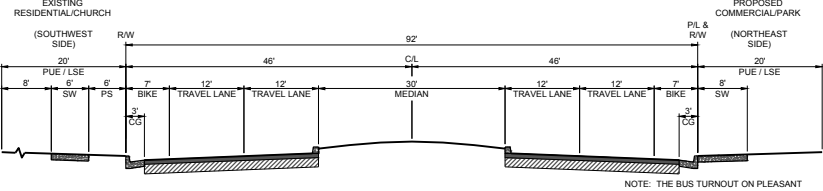
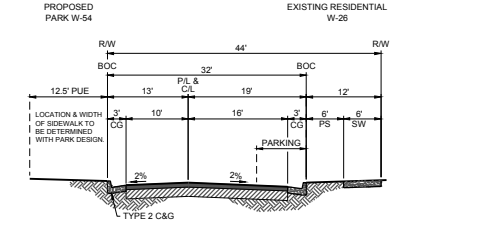
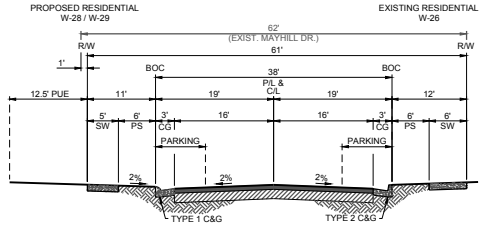
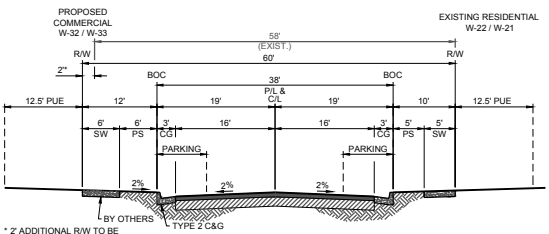
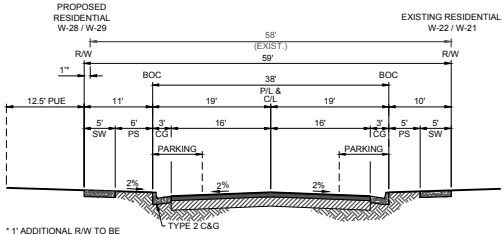
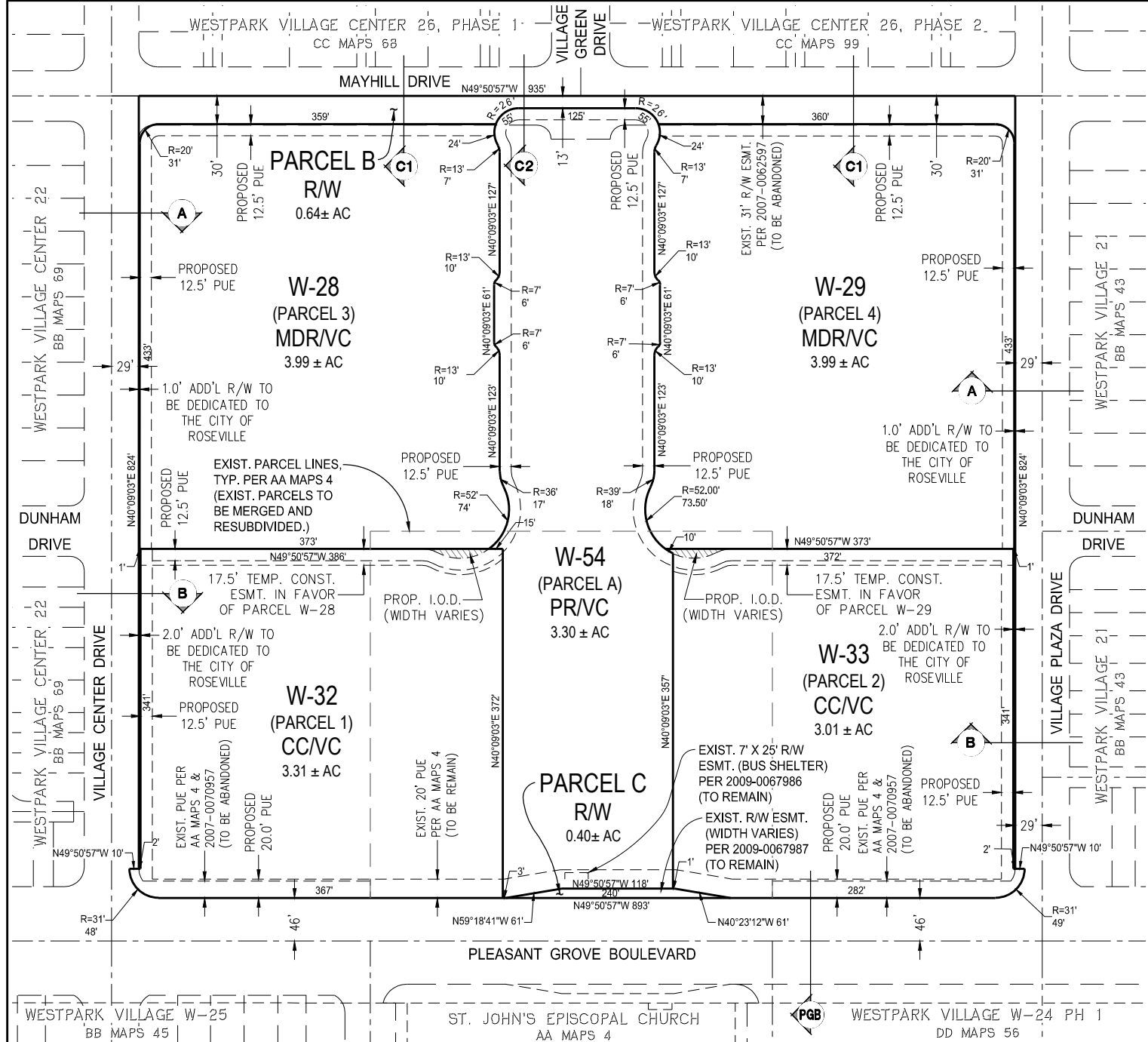
Scale: 1" = 100'

Roseville, California

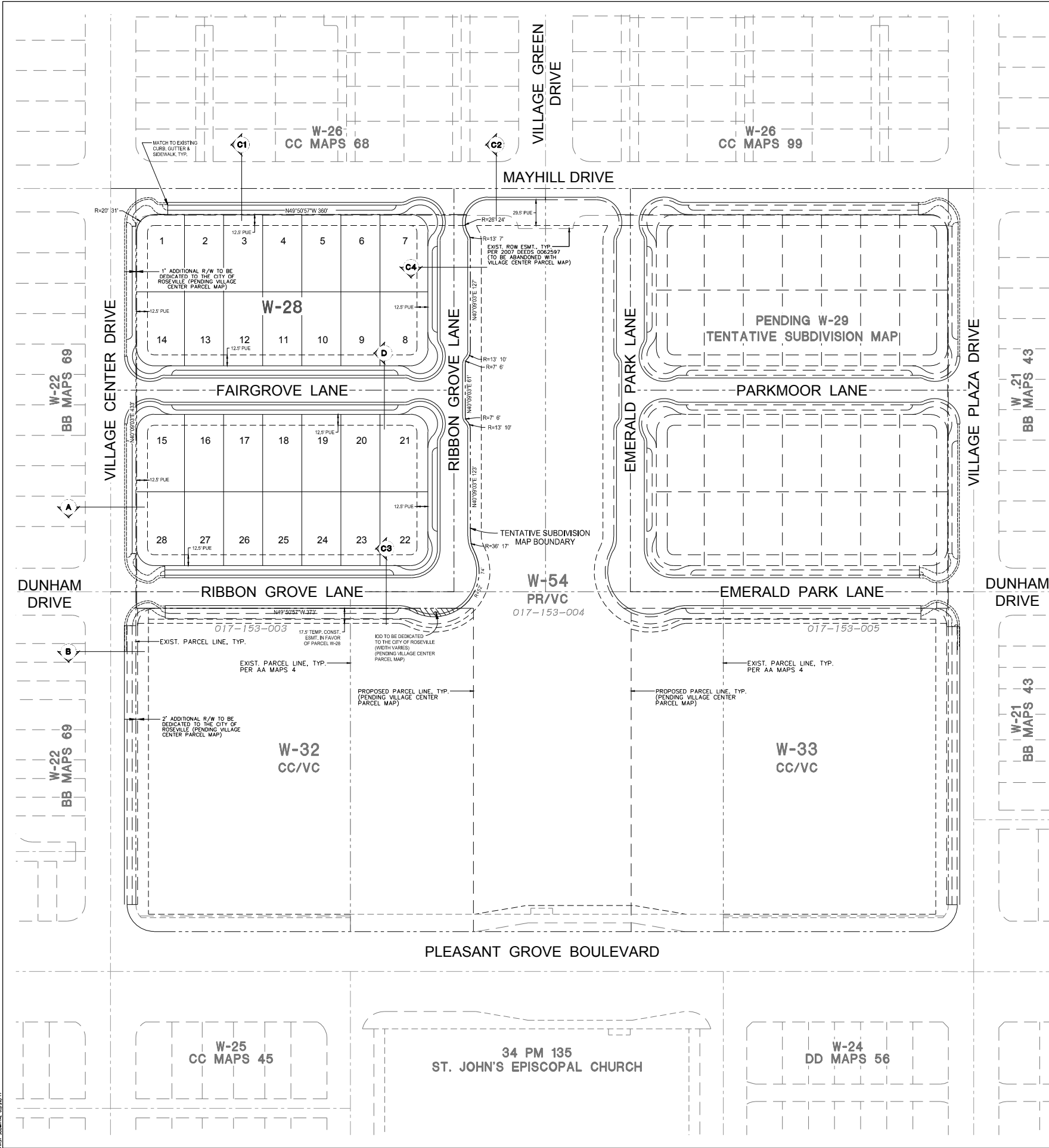
June 28, 2017



Sheet 1 of 1

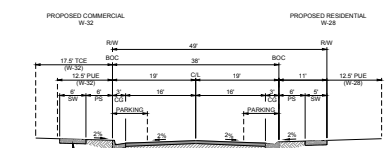
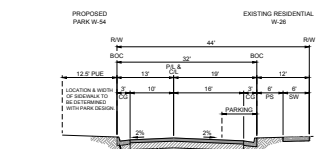
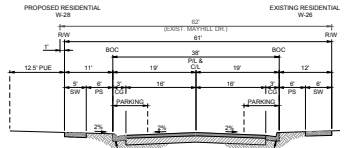
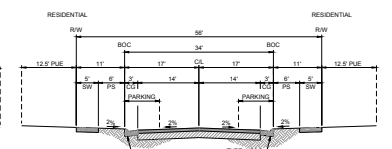
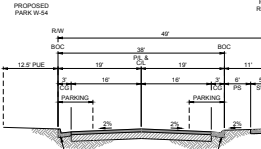
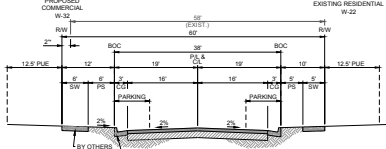
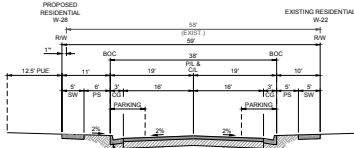


NOTE: THE BUS TURNOUT ON PLEASANT GROVE BLVD. AT PARCELS W-54 (PARK) AND W-33 (CCVC) HAS BEEN CONSTRUCTED.

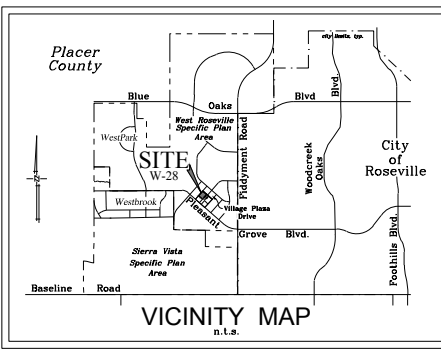


TENTATIVE MAP NOTES

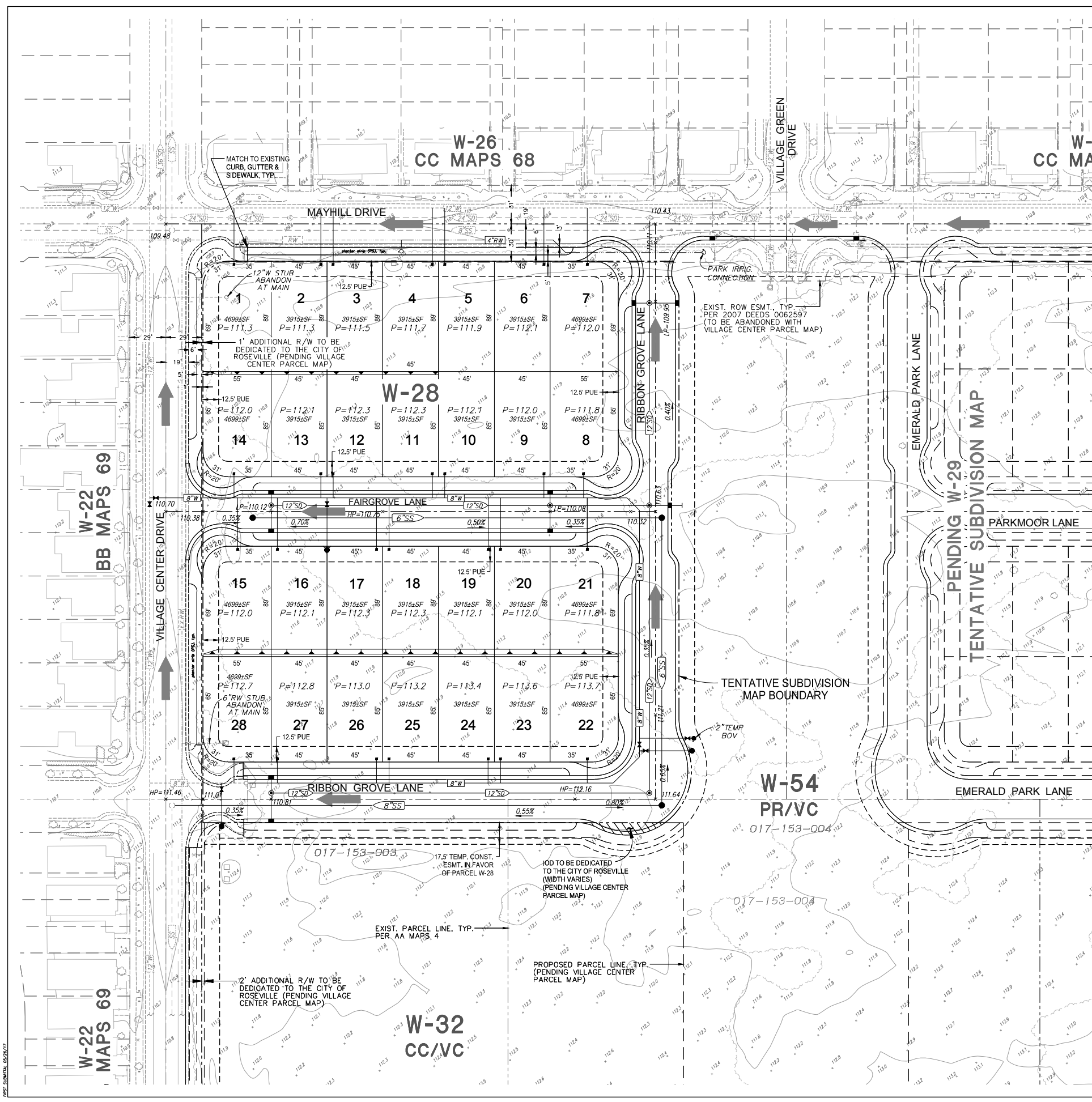
- PROPERTY DESCRIPTION: LOTS 11, 12, AND 13, AS SHOWN AND DESIGNATED ON THE MAP ENTITLED "WESTPARK PHASE 1", FILED FOR RECORD OCTOBER 21, 2004, IN BOOK AA OF MAPS AT PAGE 4, PLACER COUNTY RECORDS. APN: 017-153-003, 017-153-004, & 017-153-005.
- LOT DIMENSIONS AND ACREAGES ARE APPROXIMATE AND ARE SUBJECT TO CHANGE.
- LOT LINES AND LOT AREAS MAY BE ADJUSTED AT THE TIME OF FINAL MAP(S) PREPARATION PROVIDED NO ADDITIONAL LOTS ARE CREATED, SUBJECT TO THE APPROVAL OF THE CITY OF ROSEVILLE.
- PURSUANT TO GOVERNMENT CODE SECTION 66463.1, THE SUBDIVIDER MAY FILE MULTIPLE FINAL MAPS BASED UPON THIS TENTATIVE SUBDIVISION MAP. THE FILING OF A FINAL MAP ON A PORTION OF THIS TENTATIVE SUBDIVISION MAP SHALL NOT INVALIDATE ANY PART OF THIS TENTATIVE SUBDIVISION MAP.
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- GRADING SHOWN ON THIS TENTATIVE SUBDIVISION MAP IS SUBJECT TO CHANGE AT THE TIME OF FINAL DESIGN.
- ALL UTILITY SYSTEMS ILLUSTRATED ON THIS TENTATIVE SUBDIVISION MAP ARE SUBJECT TO CHANGE AT THE TIME OF FINAL DESIGN WITH THE APPROVAL OF THE CITY OF ROSEVILLE.
- A PORTION OF RIBBON GROVE LANE, ADJACENT TO PARCEL W-32, SHALL BE DEDICATED AS AN IOO TO THE CITY OF ROSEVILLE WITH THE FIRST FINAL MAP.
- PARK ACRES ARE CALCULATED FROM BACK OF CURB (BOC), EXCEPT THAT ALONG RIBBON GROVE LANE, CREDITED PARK ACRES ARE CALCULATED FROM STREET CENTERLINE.
- A PORTION OF RIBBON GROVE LANE ADJACENT TO PARK PARCEL W-54 MAY BE CONVERTED FROM PARALLEL PARKING TO ANGLED PARKING.
- RESIDENTIAL BULBED INTERSECTIONS PER CITY OF ROSEVILLE STANDARD DETAIL ST-45.



PROJECT INFORMATION	
SITE DESCRIPTION:	A PORTION OF SECTION 25, TOWNSHIP 11 NORTH, RANGE 5 EAST, MDB&M
ASSESSORS PARCEL NO:	PORTIONS OF 017-151-020 AND 017-153-004
OWNER:	VC ROSEVILLE LLC 2443 FAIR OAKS BLVD., SUITE 326 SACRAMENTO, CA 95825
APPLICANT/DEVELOPER:	VC ROSEVILLE LLC 1420 ROCKY RIDGE DRIVE, SUITE 265 ROSEVILLE, CA 95661 (916) 774-3400
ENGINEER:	MACKEY & SOMPS CIVIL ENGINEERS, INC. 1552 EUREKA ROAD, SUITE 100 ROSEVILLE, CA 95661 (916) 773-1189
EXISTING USE:	VACANT
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
EXISTING ZONING:	CC/SA-WR, PR
PROPOSED ZONING:	RS/DS
EXISTING GENERAL PLAN DESIGNATION:	CC/VC-2.9, PR/VC
PROPOSED GENERAL PLAN DESIGNATION:	MDR/VC
SERVICE PROVIDERS	
PARK:	CITY OF ROSEVILLE PARKS & RECREATION DEPT.
FIRE:	ROSEVILLE FIRE DEPARTMENT
SCHOOL:	ROSEVILLE CITY SCHOOL DISTRICT ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT
WATER:	CITY OF ROSEVILLE ENVIRONMENTAL UTILITIES
SANITARY SEWER:	CITY OF ROSEVILLE ENVIRONMENTAL UTILITIES
ELECTRICITY:	ROSEVILLE ELECTRIC UTILITY
GAS:	PACIFIC GAS & ELECTRIC CO.
PHONE:	CONSOLIDATED COMMUNICATIONS
STORM DRAINAGE:	CITY OF ROSEVILLE PUBLIC WORKS DEPARTMENT
NUMBER OF LOTS:	28 SINGLE FAMILY RESIDENTIAL LOTS
SITE AREA:	3.99 ± AC.

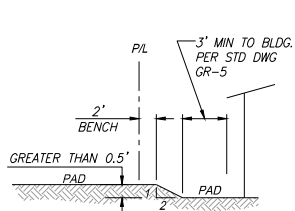


COVER SHEET
TENTATIVE SUBDIVISION MAP
for
Village Center W-28
of the West Roseville Specific Plan Area
Roseville, California
Scale: 1" = 60'
June 28, 2017
WESTPARK COMMUNITIES
MACKAY & SOMPS CIVIL ENGINEERS
Sheet 1 of 2
VC W28 TSM #2 18424.TCD

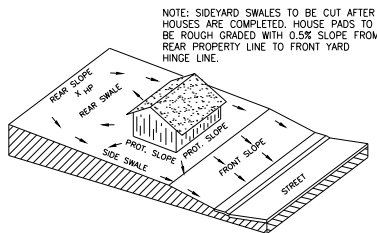


PROPOSED	DESCRIPTION	EXISTING
	SANITARY SEWER PIPE	
	SANITARY SEWER MANHOLE	
	WATER LINE	
	GATE VALVE	
	FIRE HYDRANT	
	BLOW-OFF VALVE	
	WATER SERVICE	
	RECYCLED WATER LINE	
	STORM DRAIN PIPE	
	STORM DRAIN MANHOLE	
	DROP INLET	
	PAD GRADE	
	TREE REMOVAL	
	OVERLAND RELEASE FOR DRAINAGE	

- NOTES:
- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE.
 - UTILITIES MAY BE PHASED DEPENDING UPON THE DEVELOPMENT SEQUENCE OF THE PROJECT, SUBJECT TO THE REVIEW OF THE CITY OF ROSEVILLE.
 - THE PROPOSED WATER AND SEWER INFRASTRUCTURE LOCATIONS AND SIZES ARE SUBJECT TO CHANGE DURING FINAL DESIGN.
 - ANY OFFSITE GRADING SHALL REQUIRE RIGHT OF ENTRY FROM ADJOINING PROPERTY OWNER.

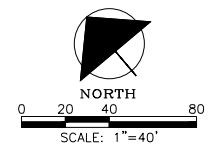


TYPICAL REAR LOT GRADING DETAIL
N.T.S.



TYPICAL FINAL LOT GRADING DETAIL
N.T.S.

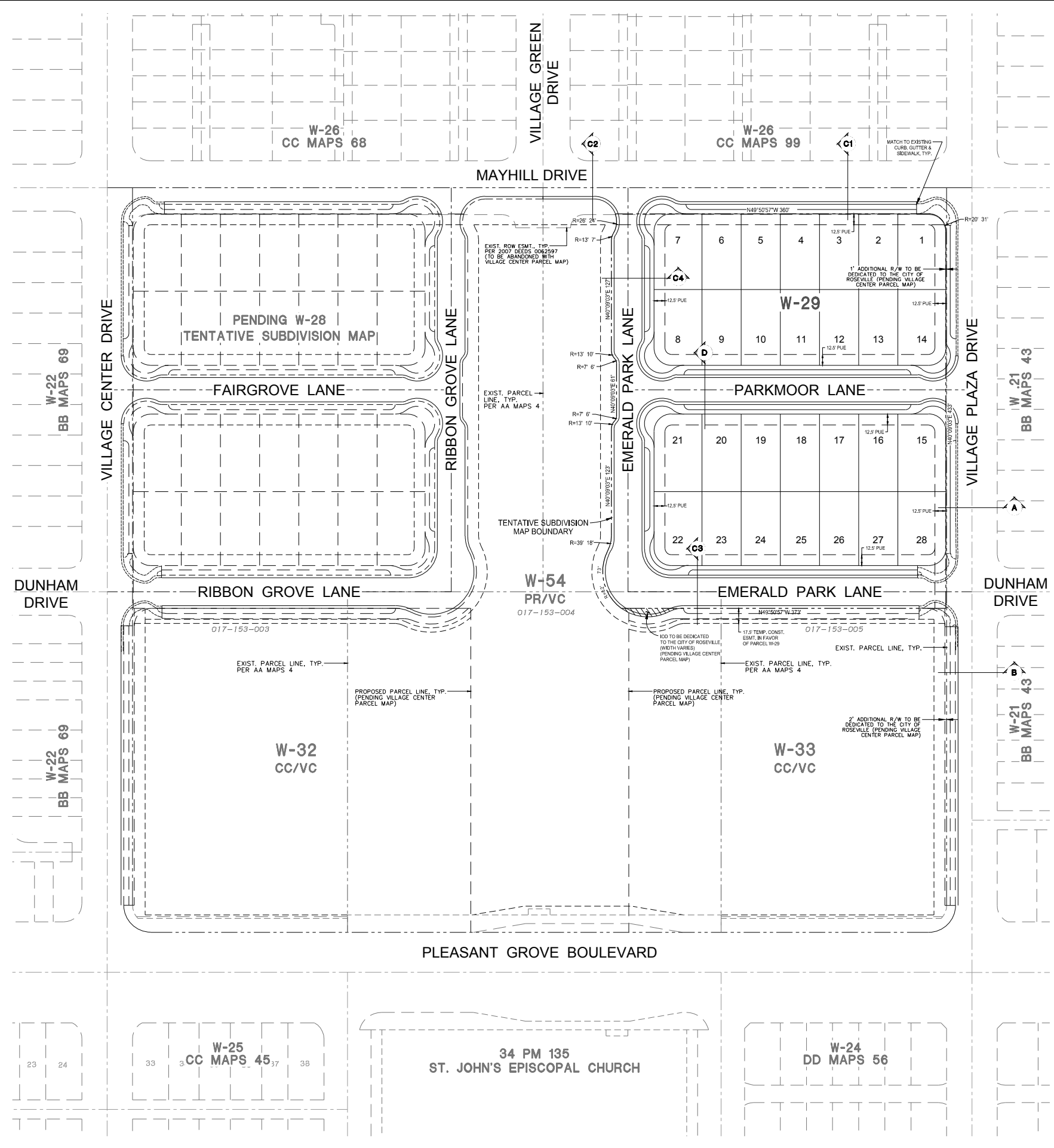
ESTIMATED EARTHWORK SUMMARY	
CUT:	850 c.y.
FILL:	850 c.y.
EXCESS:	0 c.y.



CONCEPTUAL GRADING, STORM DRAINAGE,
SANITARY SEWER, & DOMESTIC WATER PLAN
TENTATIVE SUBDIVISION MAP

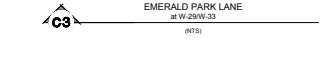
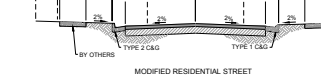
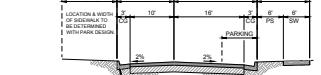
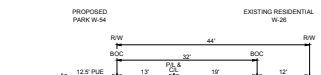
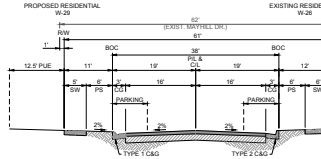
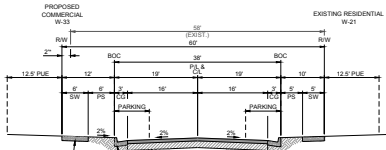
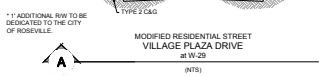
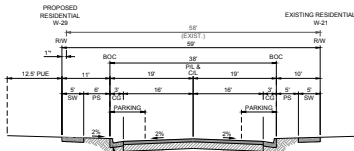
Village Center W-28

of the West Roseville Specific Plan Area



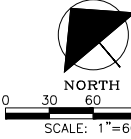
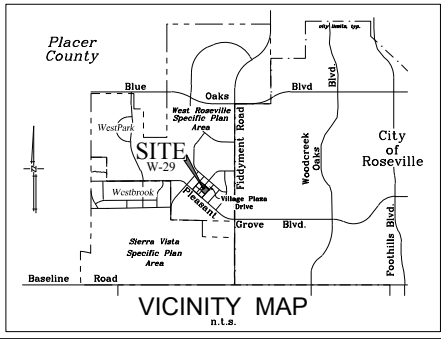
TENTATIVE MAP NOTES

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- PORTIONS OF EMERALD PARK LANE ADJACENT TO PARK PARCEL W-54 MAY BE CONVERTED FROM PARALLEL PARKING TO ANGLED PARKING.
- RESIDENTIAL BULBED INTERSECTIONS PER CITY OF ROSEVILLE STANDARD DETAIL ST-45.

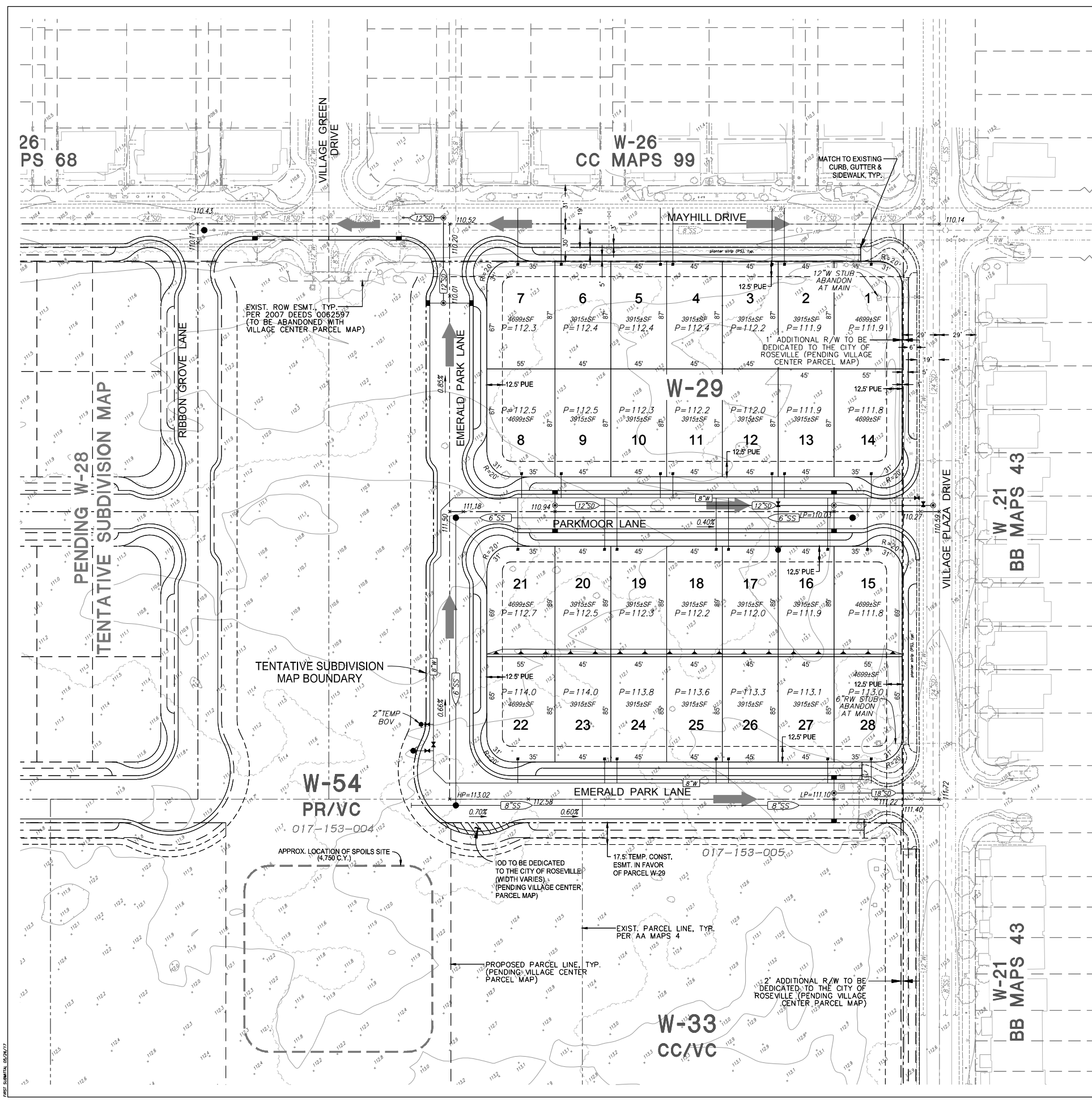


PROJECT INFORMATION

SITE DESCRIPTION:	A PORTION OF SECTION 25, TOWNSHIP 11 NORTH, RANGE 5 EAST, MDB&M
ASSESSORS PARCEL NO:	PORTIONS 017-153-004 AND -005
OWNER:	VC ROSEVILLE LLC 2443 FAIR OAKS BLVD., SUITE 326 SACRAMENTO, CA 95825
APPLICANT/DEVELOPER:	VC ROSEVILLE LLC 1420 ROCKY RIDGE DRIVE, SUITE 265 ROSEVILLE, CA 95661 (916) 774-3400
ENGINEER:	MACKAY & SOMPS CIVIL ENGINEERS, INC. 1552 EUREKA ROAD, SUITE 100 ROSEVILLE, CA 95661 (916) 773-1189
EXISTING USE:	VACANT
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
EXISTING ZONING:	CC/SA-WR, PR
PROPOSED ZONING:	RS/DS
EXISTING GENERAL PLAN DESIGNATION:	CC/VC-2.9, PR/VC
PROPOSED GENERAL PLAN DESIGNATION:	MDR/VC
SERVICE PROVIDERS	
PARK:	CITY OF ROSEVILLE PARKS & RECREATION DEPT.
FIRE:	ROSEVILLE FIRE DEPARTMENT
SCHOOL:	ROSEVILLE CITY SCHOOL DISTRICT ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT
WATER:	CITY OF ROSEVILLE ENVIRONMENTAL UTILITIES
SANITARY SEWER:	CITY OF ROSEVILLE ENVIRONMENTAL UTILITIES
ELECTRICITY:	ROSEVILLE ELECTRIC UTILITY
GAS:	PACIFIC GAS & ELECTRIC CO.
PHONE:	CONSOLIDATED COMMUNICATIONS
STORM DRAINAGE:	CITY OF ROSEVILLE PUBLIC WORKS DEPARTMENT
NUMBER OF LOTS:	28 SINGLE FAMILY RESIDENTIAL LOTS
SITE AREA:	3.99 ± AC.

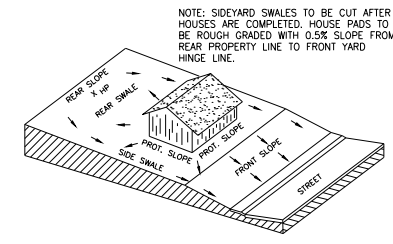
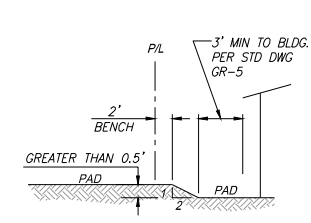


COVER SHEET
TENTATIVE SUBDIVISION MAP
for
Village Center W-29
of the West Roseville Specific Plan Area

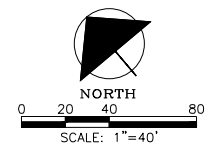


PROPOSED	DESCRIPTION	EXISTING
	SANITARY SEWER PIPE	
	SANITARY SEWER MANHOLE	
	WATER LINE	
	GATE VALVE	
	FIRE HYDRANT	
	BLOW-OFF VALVE	
	WATER SERVICE	
	RECYCLED WATER LINE	
	STORM DRAIN PIPE	
	STORM DRAIN MANHOLE	
	DROP INLET	
	PAD GRADE	
	TREE REMOVAL	
	OVERLAND RELEASE FOR DRAINAGE	

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 - ANY OFFSITE GRADING SHALL REQUIRE RIGHT OF ENTRY FROM ADJOINING PROPERTY OWNER.



ESTIMATED EARTHWORK SUMMARY
CUT: 6,250 c.y.
FILL: 1,500 c.y.
EXCESS: 4,750 c.y.



CONCEPTUAL GRADING, STORM DRAINAGE,
SANITARY SEWER, & DOMESTIC WATER PLAN
TENTATIVE SUBDIVISION MAP
for

Village Center W-29

of the West Roseville Specific Plan Area



PLANNING COMMISSION

Title:

INFILL PCL 241 - JOHN ADAMS ACADEMY MULTI-PURPOSE BUILDING
DRP MOD - 1 SIERRA GATE PLAZA - FILE #PL15-0283

Meeting Date: 7/27/2017

Item #: 5.3.



PLANNING COMMISSION

Title: ELECTION OF PLANNING COMMISSION CHAIR AND VICE CHAIR

Meeting Date: 7/27/2017

Item #: 6.1.



PLANNING COMMISSION

Title: ELECTION OF DESIGN COMMITTEE REPRESENTATIVE AND ALTERNATE

Meeting Date: 7/27/2017

Item #: 6.2.