



AGENDA

March 24, 2016

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 MARCH 10, 2016

5. NEW BUSINESS

- 5.1. TENTATIVE SUBDIVISION MAP & ADMINISTRATIVE PERMIT - 5501 MARKET STREET - SVSP PARCELS DF-1 & DF-2 - FILE #PL14-0516.

The applicant requests approval of a Tentative Subdivision Map within the Sierra Vista Specific Plan (SVSP) to allow the creation of 115 single-family lots, one (1) park lot, three (3) paseo lots, two (2) landscape lots, and three (3) open space lots, and an Administrative Permit to reallocate two (2) residential units (1 unit from Village DF-1 and 1 unit from DF-2) to Village DF-20. The proposed reallocation will not change the overall allocated dwelling unit count within the SVSP. Applicant: Nick Alexander, NG Alexander Real Estate Development. Property Owner: Jeff Ronten, DF Properties, Inc. (Miller)

- 5.2. DESIGN REVIEW PERMIT MODIFICATION AND A CONDITIONAL USE PERMIT - 2351 PLEASANT GROVE BL - WRSP PCL W-72 VERIZON WIRELESS ANTENNA - FILE #PL15-0393.

The applicant requests approval of a Design Review Permit Modification to allow building modifications including a 15 foot height increase to the existing church steeple. A Conditional Use Permit is requested to allow a new wireless antenna facility to be located within the modified steeple.

Applicant: Andrew Lesa, Verizon Wireless c/o Epic Wireless. Property Owner: St. John's Episcopal Church. (McColl)

- 5.3. GENERAL PLAN AMENDMENT, DEVELOPMENT AGREEMENT AMENDMENTS, SPECIFIC PLAN AMENDMENTS, REZONE, LARGE

LOT TENTATIVE SUBDIVISION MAP, AND SMALL LOT TENTATIVE
SUBDIVISION MAP - 3200 PLEASANT GROVE BOULEVARD -
WESTBROOK PHASES 2 & 3 - FILE #PL13-0318.

The entitlements include: 1) General Plan amendment to change the land use designations from approximately 63.8 acres of Low Density Residential (LDR), 57.7 acres of Medium Density Residential (MDR), 27.5 acres of High Density Residential (HDR) and 42.7 acres of Community Commercial (CC) to approximately 107.6 acres of LDR, 34.6 acres of MDR, 24.1 acres of HDR and 24.5 acres of CC; 2) Development Agreement Amendments for the Westbrook and Westpark Development Agreements; 3) Amendments to both the Sierra Vista Specific Plan and the West Roseville Specific Plan; 4) a rezone of the property consistent with the Land Use changes; 5) Large Lot Tentative Map to create 41 Large Lot Parcels; and, 6) Small Lot Tentative Map to create 582 single family lots, including 493 age restricted lots. Applicant: Ryan O'Keefe, Westpark Communities. Property Owner: Jeff Jones, Westpark S.V. 400, LLC. (Hocker)

6. REPORTS: COMMISSION/STAFF

7. ADJOURNMENT



PLANNING COMMISSION

Title: MINUTES OF MARCH 10, 2016

Meeting Date: 3/24/2016

Item #: 4.1.

ATTACHMENTS:

Description

March 10, 2016 Minutes - draft

Minutes of March 10, 2016



**Planning Commission Meeting
City Council Chambers
311 Vernon Street, Roseville
March 10, 2016 – 7:00 p.m.
AGENDA**

Planning Commissioners

Krista Bernasconi, Chair
Bruce Houdesheldt, Vice-Chair
Justin Caporusso
Julie Hirota
Charles Krafka
David Larson
Joseph McCaslin

Staff

Greg Bitter, Planning Manager
Kathy Pease, Planning Manager
Derek Ogden, Senior Planner
Wayne Wiley, Associate Planner
Marc Stout, City Engineer
Michelle Sheidenberger, Assistant City Attorney
Lupe Nelson, Recording Secretary

I. ROLL CALL

II. PLEDGE OF ALLEGIANCE

III. ORAL COMMUNICATIONS

Note: Those addressing the Planning Commission on any item or under Oral Communications are *limited to five (5) minutes*, unless extended by the Chair. Comments from the audience without coming to the podium will be disregarded. Please address all comments/questions to the Chair, not to staff members.

IV. CONSENT CALENDAR

The consent calendar consists of routine items that are to be considered upon one motion for approval as recommended in the staff reports. However, since each routine item requires a public hearing, each and every one may be considered separately upon requests by the audience, the Planning Commission, or the staff. Any item removed will be considered following old business.

A. MINUTES OF FEBRUARY 25, 2016

- B. MAJOR PROJECT PERMIT (STAGE 1 MODIFICATION & STAGE 2) – 254 GIBSON DRIVE – NCRSP PCL 40 REVOLUTIONS NATUROPATHIC MEDICAL OFFICE – FILE# PL15-0421.** The applicant requests approval of a Major Project Permit (MPP) to allow the construction of an approximately 4,336 square foot one-story medical office building within the Highland Village center. The request includes a MPP Stage 1 Modification to modify the Highland Village site plan by replacing the bank building designated for Parcel 8 with the medical office, and a MPP Stage 2 to approve the building design and site landscaping. Applicant: Karenda MacDonald, Borges Architectural Group. Property Owner: Justin Raithel, Revolutions Naturopathic Medical Solutions. (McColl) – THIS ITEM WAS CONTINUED FROM THE MEETING OF FEBRUARY 25, 2016.

V. SPECIAL PRESENTATIONS/WORKSHOPS/REPORTS

- A. PUBLIC WORKSHOP – DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR) – ANNEXATION, SPHERE OF INFLUENCE AMENDMENT, GENERAL PLAN AMENDMENT, SPECIFIC PLAN, PREZONING AND DEVELOPMENT AGREEMENT – AMORUSO RANCH SPECIFIC PLAN – 5101 SUNSET BOULEVARD – FILE #2011PL-039 (ANN-000007, GPA-000061, SPA-00043, RZ-000058 & DA-000047).** Staff presentation on the project and overview of the Draft EIR. The project site is located on the south side of West Sunset Boulevard approximately 1.5 miles west of Fiddymont Road. The proposed land use plan includes 2,827 residential units (in a mix of low, medium and high density), three commercial parcels totaling 51 acres, a 9.6-acre Elementary school site, seven neighborhood parks, and a 3-acre fire station site. The specific plan will also include 20 acres of Urban Reserve and approximately 145 acres of open space preserve. Applicant: Brookfield Residential. Property Owners: The Amoruso Family Living Trust. (Pease)

VI. REPORTS: COMMISSION/STAFF

VII. ADJOURNMENT

Agendas are available on the internet at www.roseville.ca.us

Notes:

1. The applicant or applicant's representative must be present at the hearing.
2. Complete Agenda packets are available for review at the main library or in the Planning Division.
3. All items acted on by the Planning Commission may be appealed to the City Council.
4. No new items will be heard after 10:00 pm.
5. No smoking permitted in Council Chambers.
6. All public meetings are broadcast live on Roseville COMCAST Cable Channel 14 SUREWEST 73 and replayed the following morning beginning at 9 a.m. The Meeting will also replay at 1 p.m. Saturday and Sunday of the following weekend.
7. If you plan to use audio/visual material during your presentation, it must be submitted to the Planning Division 72 hours in advance.
8. The Commission Chair may establish time limits for testimony.

All material introduced at a public hearing or included with the project's staff report, including but not limited to exhibits, photographs, video or audio tapes, plan sets, architectural drawings, models, color and materials palettes, and maps must be retained by the Planning Division as a part of the public record for one year following the City's final action on the project. Official project file material will be kept in conformance with the Division's adopted retention schedule. Color renderings and material boards will be disposed of after the project is built and the project receives a certificate of occupancy or at the end of one year, whichever is later.



**Planning Commission Meeting
March 10, 2016 – 7:00 p.m.
Approved Minutes**

I. ROLL CALL

Planning Commissioners Present

Krista Bernasconi, Chair
Bruce Houdesheldt, Vice-Chair
Justin Caporusso
Julie Hirota
Charles Krafka
Joseph McCaslin

Staff Present

Kathy Pease, Planning Manager
Derek Ogden, Senior Planner
Gina McColl, Associate Planner
Wayne Wiley, Associate Planner
Chris Kraft, Engineering Manager
Michelle Sheidenberger, Assistant City Attorney
Lupe Nelson, Recording Secretary

Planning Commissioners Absent

David Larson, *Excused*

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 item IV-B. **MAJOR PROJECT PERMIT (STAGE 1 MODIFICATION & STAGE 2) – 254 GIBSON DRIVE – NCRSP PCL 40 REVOLUTIONS NATUROPATHIC MEDICAL OFFICE – FILE# PL15-0421** be pulled from the Consent Calendar.

Chair Bernasconi asked for a motion to approve the Consent Calendar as listed below:

A. MINUTES OF FEBRUARY 25, 2016

MOTION

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

The motion passed with the following vote:

Ayes: Caporusso, Hirota, Houdesheldt, Krafka, McCaslin, Bernasconi

Noes: None

Abstain: None

B. MAJOR PROJECT PERMIT (STAGE 1 MODIFICATION & STAGE 2) – 254 GIBSON DRIVE – NCRSP PCL 40 REVOLUTIONS NATUROPATHIC MEDICAL OFFICE – FILE# PL15-0421

Associate Planner, Gina McColl, presented the staff report and responded to questions.

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

Applicant, Karenda MacDonald, and owner, Justin Raithel, addressed the Commission and responded to questions. They stated they were in agreement with staff's recommendations.

Public Comment:

- None

Commission Discussion:

- Parking concerns
- Business' hours of operation
- Can the applicant provide a description of the medical use?

MOTION

Commissioner Caporusso made the motion, which was seconded by Commissioner Hirota, to approve the conditions of approval as submitted in the staff report.

The motion passed with the following vote:

Ayes: Caporusso, Hirota, Houdesheldt, Krafka, McCaslin, Bernasconi

Noes: None

Abstain: None

V. SPECIAL PRESENTATIONS/WORKSHOP/REPORTS

A. PUBLIC WORKSHOP DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR) – ANNEXATION, SPHERE OF INFLUENCE AMENDMENT, GENERAL PLAN AMENDMENT, SPECIFIC PLAN, PREZONING AND DEVELOPMENT AGREEMENT – AMORUSO RANCH SPECIFIC PLAN – 5101 SUNSET BOULEVARD – FILE #2011PL-039 (ANN-000007, GPA-000061, SPA-00043, RZ-000058 & DA-000047)

Planning Manager, Kathy Pease, and Associate Planner, Wayne Wiley, presented the staff report and responded to questions.

Applicant represented by Marcus Lo Duca provided an overview of benefits of the project and transportation fees that would aid in regional traffic improvements.

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

Public Comment:

- None

Commission Discussion:

- Is a library planned for the area?
- Due to the proximity of the landfill, will odors be an issue?
- Can the Amoruso Ranch Specific Plan documents be found on the City's website?
- Is this the first plan to change the General Plan horizon date?
- What is the timing of Placer Parkway?
- Is W. Sunset a part of the annexation or the improvement plans?
- Will aquifer storage and recovery be used?

- Schools services: Elementary? Population of the high school? Timing of the construction of schools? What will be the impact to the high school?
- Is Amoruso Ranch the last piece of western development for the City?
- What will Placer Parkway look like? Number of lanes? Locally funded?
- Is a right-of-way reserved for three (3) lanes of traffic in each direction?
- What is the development construction timeframes?
- Federal permits required?
- Financed by transportation fee?

This item was informational only.

VI. REPORTS: COMMISSION/STAFF

None

VII. ADJOURNMENT

Commissioner Bernasconi asked for a motion to adjourn the meeting.

MOTION

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

The motion passed unanimously at 8:11 p.m.



PLANNING COMMISSION

Title:

TENTATIVE SUBDIVISION MAP & ADMINISTRATIVE PERMIT - 5501
MARKET STREET - SVSP PARCELS DF-1 & DF-2 - FILE #PL14-0516.

Meeting Date: 3/24/2016

Item #: 5.1.

ATTACHMENTS:**Description**

Staff Report - SVSP Parcels DF-1 & DF-2

ITEM V-A: TENTATIVE SUBDIVISION MAP & ADMINISTRATIVE PERMIT – 5501 MARKET STREET - SVSP PARCELS DF-1 & DF-2 – PL14-0516.

REQUEST

The applicant requests approval of a Tentative Subdivision Map within the Sierra Vista Specific Plan (SVSP) to allow the creation of 115 single-family lots, one (1) park lot, three (3) paseo lots, two (2) landscape lots, and three (3) open space lots, and an Administrative Permit to reallocate two (2) residential units (1 unit from Parcel DF-1, and 1 unit from Parcel DF-2) to Parcel DF-20. The proposed reallocation will not change the number of allocated dwelling units within the SVSP.

Applicant – NG Alexander Real Estate Development, Nick Alexander
Property Owner – DF Properties, Inc., Jeff Ronten

SUMMARY RECOMMENDATION

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

- A. Adopt the three (3) findings of fact for the Administrative Permit;
- B. Approve the Administrative Permit;
- C. Adopt the three (3) findings of fact for the Tentative Subdivision Map; and
- D. Approve the Tentative Subdivision Map, subject to 107 conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues associated with this project. The applicant has reviewed the project conditions and is in agreement with the recommendation.

BACKGROUND

The Sierra Vista Specific Plan (SVSP) was adopted on May 5, 2010 (File #2007PL-044). The plan area includes 2,064 acres west of Fiddymont Road, north of Baseline Road (see Figure 1 – SVSP as viewed from Baseline & Fiddymont Roads). The SVSP established the land use and zoning for properties within the plan area.



The Specific Plan anticipated development of 8,679 single and multi-family units. In addition to residential land uses, the plan includes approximately 259 acres of Commercial, 106 acres of Park, 304 acres of Open Space, 56 acres of Schools and 40 acres of Urban Reserve land uses. At buildout, the Plan area is expected to accommodate approximately 20,045 residents and provide 9,000 jobs. An EIR was

certified and a Mitigation Monitoring Program adopted with the SVSP. The Plan was amended in June 2012 to entitle land uses on the Westbrook property (File #2011PL-043). Additionally, Development Agreements with the property owners of the SVSP parcels (including Westbrook) and the City were also approved for the project. These agreements outline development obligations within the SVSP.

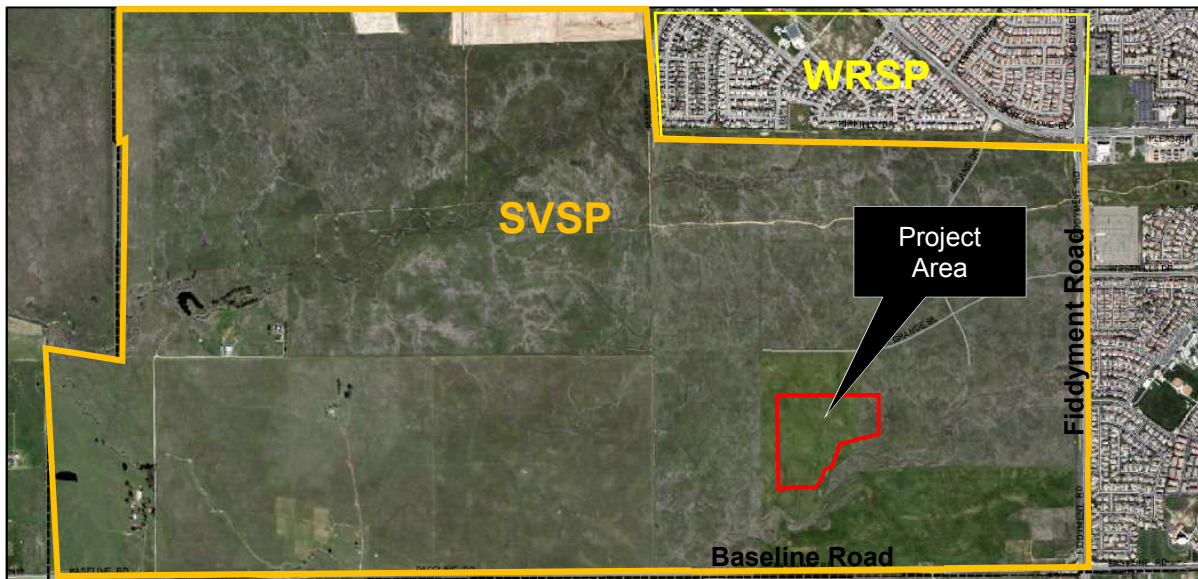
The requested entitlements for the DF Properties Subdivision Map would allow for development of approximately 27 acres in the southeast portion of the SVSP area (see Vicinity Map/Project Area below).

EXISTING SITE CONDITIONS AND ZONING

SITE INFORMATION

- A. Project Location:** 5501 Market Street
- B. Applicable Specific Plan:** Sierra Vista Specific Plan (SVSP)
- C. Roseville Coalition of Neighborhood Associations (RCONA):** A neighborhood association has not been established for this area. This is due to the fact that no residential subdivisions have been constructed in the SVSP. A notice of the project was sent to the RCONA Board of Directors.
- D. Total Acreage:** ±26.9 acres
- F. Topographical/Natural Features:** The project site is undeveloped grasslands with a gently rolling topography, as are the lands surrounding the site. An open space corridor of approximately 52 acres (Parcels DF-80, DF-81, JM-84 & JM-85) is located south and east of the project site. Adjacent and nearby properties are designated for urban development, including residential and commercial.

Vicinity Map/Project Area



EVALUATION

ADMINISTRATIVE PERMIT FOR UNIT TRANSFER/REALLOCATION

The Sierra Vista Specific Plan includes a residential density and unit count for each residential large lot, as listed in SVSP Table 4-2. The SVSP also recognized that as individual residential small-lot parcel

maps are processed over time, a more detailed assessment of site, market, and other conditions will occur. It was anticipated that this process may result in the need to adjust (reduce or increase) the number of units assigned to some large-lot residential parcels (including CMU parcels) with an assigned unit allocation.

The SVSP (Chapter 10.8) includes a provision that allows the City to approve minor residential density adjustments and permit the transfer of residential units between large lot parcels, including Commercial Mixed Use (CMU) parcels by approval of an Administrative Permit. A minor change is one which meets the following criteria:

1. The transfer and receiving parcels are within the SVSP and subject to a development agreement;
2. The transfer of units does not result in a change to the land use designation, specifically, the transfer does not: (a) reduce the number of units from the transfer parcel below the minimum number of units allowed by the applicable land use designation; or (b) increase the number of units to the receiving parcel above the maximum number of units allowed by the applicable land use designation;
3. The transfer of units does not result in increased impacts beyond those identified in the Specific Plan EIR and does not preclude the ability of the parcels to conform to the applicable standards or regulations contained in the Specific Plan and related Development Standards and Design Guidelines;
4. The transfer of units does not adversely impact planned infrastructure, roadways, schools, or other public facilities, or fee programs and assessment districts;
5. The cumulative increase or decrease in units resulting from the minor density adjustment does not change by more than twenty-percent (20%) the units to either the transfer or receiving parcel, as established at the time of the original approval of the specific plan...;
6. HDR units designated as affordable units may be transferred administratively until such time that they are encumbered by an Affordable Housing Regulatory Agreement (or other form as approved by the City); and
7. For HDR parcels, unit transfers may be approved between HDR parcels administratively, provided that the resulting density of an affected HDR parcel does not fall below 18 units per acre.

Zoning Ordinance Section 19.78.060.A stipulates that three findings must be made in order to approve an Administrative Permit. The required findings for an Administrative Permit are listed below in ***bold italics*** text and are followed by an evaluation.

1. ***The proposed use or development is consistent with the City of Roseville General Plan and any applicable Specific Plan.***
2. ***The proposed use or development conforms with all applicable standards and requirements of the City of Roseville Zoning Ordinance.***
3. ***The location, size, design, and operating characteristics of the use or development is compatible with, and shall not adversely affect or be materially detrimental to, the health, safety, or welfare of persons residing or working in the area, or be detrimental or injurious to the public or private property or improvements.***

The proposed tentative subdivision map includes 115 single-family lots on the parcels designated for Low Density Residential (LDR), which is two (2) fewer units than the 117 single-family LDR lots allocated to

SVSP Parcels DF-1 and DF-2. The applicant proposes to transfer the two unused LDR units to SVSP Parcel DF-20, a Medium Density Residential (MDR) parcel, as shown in Table 1 below. The proposed reallocation will not change the overall single-family dwelling unit allocation within the SVSP. All affected parcels are covered by the DF Properties, Inc. Development Agreement.

The proposed changes are reflected in Table 1 below.

Table 1: Summary of Proposed Density Transfers

Parcel (Land Use)	SVSP Allocated Units	Proposed Units	SVSP Acres (Gross)	Acres (Gross)	SVSP Density (du/ac)	Density (du/ac)	Diff. In units	% unit change
DF-1 (LDR)	101	100	20.30	20.30	5.0	5.0	-1	-1.0%
DF-2 (LDR)	16	15	3.18	3.20	5.0	4.7	-1	-6.25%
Subtotal LDR	117	115	23.48	23.50	4.9	4.89	-2	-1.71%
DF-20 (MDR)	113	115	15.52	14.5	7.3	8.0	+2	+1.77%
Subtotal MDR	113	115	15.52	14.5	7.3	8.0	+2	+1.77%
TOTAL	230	230	39	38	--	--	0	0%

Note: Density transfer table does not include Park, Open Space, Paseo, or Landscape parcels. Total project area as shown on the Small Lot Tentative Subdivision Map is ±26.9 acres.

The cumulative increase or decrease in units per lot is less than 20%, and the reallocation does not; a) reduce the number of units from the transfer parcels below the minimum unit density allowed by the applicable land use designation or; b) increase the number of units to the receiving parcels above the maximum unit density allowed by the applicable land use designation.

The tentative map development boundaries are consistent with the boundaries which were identified as part of the SVSP analysis, and thus the unit transfer will not result in increased impacts to trees or any other physical resource.

All units will remain within the same sewer and storm water drainage sheds. The units will rely on the same major roadway improvements, and the students generated by the project will remain within the same school service area. The proposed unit reallocation meets the criteria for a minor change and will not change residential density within the SVSP. Specifically, the unit transfer will not adversely impact planned infrastructure, roadways, schools or other public facilities, or SVSP fee programs and assessment districts. Accordingly, the transfer of units between large lot parcels will not adversely affect or be materially detrimental to the public health, safety or welfare, and will not be detrimental or injurious to public or private property or improvements.

TENTATIVE SUBDIVISION MAP

The applicant is processing a Tentative Subdivision Map to create 115 low density residential single family lots within two (2) residential parcels (SVSP Large Parcels DF-1 & DF-2) as referenced on Table 1 above. Additionally, the map will create one (1) park lot, three (3) paseo lots, two (2) landscape lots, and three (3) open space lots.

The two residential parcels proposed with the small lot Tentative Subdivision Map have a zoning designation of Small Lot Residential with Development Standards (RS/DS). The SVSP allows the developer to choose from either the minimum development standards established in the specific plan or those established in the development agreements for RS parcels. The proposed single-family lots meet or exceed the SVSP's minimum Development Standards for RS/DS zoned properties.

The SVSP includes design standards for residential subdivisions. The guidelines stress neighborhood connectivity between the subdivisions and pedestrian connectivity to the paseo and trail systems and to the open space, parks, and schools. Consistent with the design guidelines, the subdivisions' internal street system has been designed to allow residents to easily walk to nearby parks and schools.

Connectivity is also to be achieved through neighborhood access to a network of pedestrian paseos and trail systems. Consistent with the SVSP, a 60' paseo easement is shown along the east side of Market Street. The SVSP recommends that residential neighborhoods adjacent to the paseo provide a connection at least every 600 feet either via a street connection, sidewalk connection at a cul-de-sac, or a sidewalk within a "pedestrian way". As depicted on the Tentative Map, connections to the paseos are provided via street connections and sidewalk connections at the end of cul-de-sacs. In accordance with the SVSP requirement, there is a pedestrian connection at least every 600 feet.

The subdivision map also includes a grading plan and cut/fill exhibit for development of the project area. As part of the SVSP, a Master Grading and Drainage Plan was approved for the specific plan area. The grading and drainage plan anticipated run-off from the developed land to be routed into detention areas within the open space preserve area.

Runoff from the subdivision is consistent with the Drainage and Stormwater Master Plan prepared for the Sierra Vista Specific Plan, dated October 23, 2009 and amended March of 2015. The drain sheds depicted in the study are in general conformance with the drainage study. The City's Engineering Division has reviewed this proposal and found that the drainage plan is acceptable.

The project includes mass grading plans for SVSP Parcels DF-1, DF-2, and DF-20 (see Exhibits D & E). Mass grading of the three parcels will result in a net zero (0) balance of earthwork. The Engineering Division has determined that the proposed grading is consistent with the City's Grading Ordinance and Improvement Standards and the intent of the SVSP Master Grading and Drainage Plan.

The subdivisions will be located in an undeveloped area of the City. Improvements including the construction of major roadways, extension of utilities (electric, gas, water, wastewater), subdivision walls and fencing, project entry signage, and park sites will be required of the developer. The developer's obligations are outlined in the DF Properties, Inc. Development Agreement (DA). The development obligations are depicted on the proposed subdivision maps. The Utility and Infrastructure Phasing Plan (see Exhibit F) confirms that the phasing of improvements is consistent with the DA.

Findings

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

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

Consistent with the SVSP, the proposed subdivision configuration will create practical lots for the development of residential and public facility uses. Adequate access and circulation is provided to each large lot parcel to facilitate development of the small lots. At least two entrance points will be provided into each residential subdivision. 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 and Fire Departments to ensure there is adequate street widths for circulation and emergency response.

The densities of the two proposed residential large lots are consistent with the SVSP land use allocation. The RS/DS zoning allows for minimum lot widths of 45 feet wide with a minimum lot area of 4,500 square feet. The single-family residential lots proposed for parcels DF-1 and DF-2 exceed the SVSP's minimum standard for lot area and width. The overall average lot size (typical) proposed is 55' x 100' (5,500 square feet). The lots sizes and design of the subdivision are adequate to allow for development of detached single family units.

As conditioned, the proposed subdivisions are found to be consistent with the applicable policies of the General Plan, SVSP, and design standards of the Subdivision Ordinance. A detailed discussion follows on items that are either unique to the subdivision or are exceptions to the standards.

Village Node District: Parcel DF-1 is located in the Village Node District of the SVSP. The SVSP Design Guidelines recommend the development pattern within this district provide for a walkable neighborhood with good connectivity to the central core of the node (Parcels FD-41 & JM-40). Parcel DF-1 meets the guidelines of the Village Node District by providing multiple points of connection to Market Street and the Market Street Paseo. Market Street and the Market Street Paseo provide direct access to the central core of the Village Node District (Parcels FD-41 & JM-40). These connection points are provided via separated sidewalks on Street A and Street F, the two open cul-de-sacs and the open space trail.

Parcel DF-2 Park Frontage: The SVSP Design Guidelines encourage residential units to be oriented toward park areas. Such orientation allows greater visibility into the park for increased safety and security. The proposed Tentative Map shows Parcel DF-2 lots 47, 63, 64 and 84 with a side-on orientation to the park.

The applicant conducted alternative lotting studies that re-oriented the lots fronting the park; however, following evaluation of the alternative lot designs, it was determined that it was not practical to re-orient the lots to a front-on orientation.

The applicant has agreed to a map condition (see Condition 106) requiring architecture and fencing for these lots to allow for maximum visibility to the park (DF-50).

- 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.***

As discussed above, the proposed parcels are of sufficient size and shape to accommodate future development. The proposed parcel configuration preserves the location of watercourses and does not create a physical condition that would be impractical for the proposed improvements.

- 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 Sierra Vista Specific Plan EIR. In addition, the

design of the sewer lines in the project area and treatment capacity at the City's sewage treatment plant have adequate conveyance and capacity to accommodate the future development on the parcels proposed by the Tentative Map.

CONCLUSION

As described in the staff report, the proposed project is well designed and meets the requirements of the Sierra Vista Specific Plan as well as City standards. For these reasons staff is supportive of the proposed project.

ENVIRONMENTAL DETERMINATION

The environmental effects of the proposed project were previously evaluated in the Sierra Vista Specific Plan EIR certified by the City Council on May 2, 2010 (SCH#2008032115) and identified in the associated Sierra Vista Specific Plan. The project involves minor adjustments to the adopted land use plan within the same project footprint therefore, construction of the DF-1 and DF-2 parcels is found to be within the scope of the project covered by the Sierra Vista Specific Plan Final EIR and is exempt from CEQA pursuant to Section 15182 as a residential project pursuant to a specific plan for which an EIR was certified. As discussed in the Specific Plan EIR, the EIR provides environmental analyses of community infrastructure and facilities, including residential subdivisions. Because the project is consistent with the Sierra Vista Specific Plan Final EIR and Specific Plan, no new effects are expected to occur and all applicable mitigation measures (see Attachment 1) from the Sierra Vista Specific Plan EIR will be implemented during the design and construction of the SVSP DF Properties, Inc. Maps. As such, no additional environmental documentation is required.

RECOMMENDATION

The Planning Division recommends that the Planning Commission take the following actions (A-D):

- A. Adopt the three (3) findings of fact as listed in the staff report for the **ADMINISTRATIVE PERMIT – TENTATIVE SUBDIVISION MAP & ADMINISTRATIVE PERMIT – 5501 MARKET STREET - SVSP PARCELS DF-1 & DF-2 – FILE #PL14-0516**; and
- B. Approve the **ADMINISTRATIVE PERMIT – TENTATIVE SUBDIVISION MAP & ADMINISTRATIVE PERMIT – 5501 MARKET STREET - SVSP PARCELS DF-1 & DF-2 – FILE #PL14-0516**; as shown in Exhibits A & B;
- C. Adopt the three findings of fact as stated in the staff report for the **TENTATIVE SUBDIVISION MAP – TENTATIVE SUBDIVISION MAP & ADMINISTRATIVE PERMIT – 5501 MARKET STREET - SVSP PARCELS DF-1 & DF-2 – FILE #PL14-0516**; and
- D. Approve the **TENTATIVE SUBDIVISION MAP – TENTATIVE SUBDIVISION MAP & ADMINISTRATIVE PERMIT – 5501 MARKET STREET - SVSP PARCELS DF-1 & DF-2 – FILE #PL14-0516**; subject to the 107 conditions listed below.

CONDITIONS OF APPROVAL –ADMINISTRATIVE PERMIT AND TENTATIVE SUBDIVISION MAP

- 1. The approval of a Tentative Map and/or tentative site plan does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)

2. The 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)
3. The developer shall not commence with any on-site improvements until such time as grading, underground utility and/or improvement plans are approved and grading and/or encroachment permits are issued by the Development Services Department – Engineering Division. (Engineering)
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. (Engineering, Environmental Utilities, Finance)
5. Fulfillment of all backbone dedication requirements for Irrevocable offers of dedication and easements shall occur prior to the approval of any Improvement, Grading Plans, and/or recordation of any Final or Parcel Map as required by the Development Agreement between the City of Roseville and DF Properties, Inc. (Engineering)
6. Prior to the issuance of any improvement plans owner must have obtained issuance of a 404 permit as defined by the Development Agreement between the City of Roseville and DF Properties, Inc. (Engineering)
7. The applicant shall comply with applicable requirements for reimbursements to and from the West Roseville Specific Plan per Section 3.26 of the Development Agreement. (Engineering)

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

8. 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 Sierra Vista Specific Plan and the City of Roseville Water Efficient Landscape Ordinance (RMC 19.67). (Planning, Engineering, Parks, Fire, Environmental Utilities)
9. Grading around the Open Space Preserve area shall be as shown on the tentative map or as approved in these conditions. (Planning)
10. CEQA mitigation measures relating to grading and construction of subdivision infrastructure, as identified in the SVSP EIR, shall be shown on Improvement Plans, as contained in Attachment 1. (Planning, Engineering)
11. The applicant shall submit to the Engineering Department the appropriate Army Corps of Engineers permit or clearance, the California Department of Fish and Game Stream Bed Alteration Agreement, and/or the Regional Water Quality Control Board Water Quality Certificate. (Planning)
12. Per the Sierra Vista Specific Plan (SVSP) Design Guidelines, Open Fencing (wrought iron style) is to be installed at the southern property lines of Lots 85, 94, and 95, not to impede pedestrian access to the Class 1 bike trail from the cul-de-sacs shown as Court 1 and Court 2 or Parcel DF-2 on Tentative Subdivision Map. (Planning)
13. The grading and improvement plans shall be designed in accordance with the City's Design 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. All erosion control shall be installed prior to the onset of wet weather. Erosion control is installed to minimize silt discharge from the project site. It is incumbent upon the applicant to ensure that necessary measures are taken to minimize silt discharge from the site.
 - c. A rough grading and/or underground only permit may be approved by the Engineering Division prior to approval of the improvement plans.
 - d. Access to the floodplain as required by Engineering and the Streets Divisions.
 - e. Standard access ramps shall be installed at all curb returns per City Standards. (Engineering)
14. 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 the Engineering Division prior to approval of any plans. This shall include, but not be limited to, the proposed over grading on Parcel DF-20 along the northern property boundary. If a right-of-entry cannot be obtained, a retaining wall will be required along the northern property line. (Engineering)
15. The applicant shall apply for and obtain an encroachment permit from the Engineering Division prior to any work conducted within the City right-of-way. (Engineering)
16. 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)
17. The intersection and traffic signal at Baseline Road/Fiddymment Road shall be improved prior to the first certificate of occupancy, per section 3.5.17 of the Development Agreement, unless previously completed by others. (Engineering)
18. The phasing of infrastructure shall be consistent with Sierra Vista Phasing Plan for parcels DF-1, DF-2 & DF-20, the Sierra Vista Specific Plan, and as defined by the Development Agreement. Phasing shall occur in a sequential order as defined on the Phasing Plan. (Engineering)
19. Bramblewood Road (Street "F") is bisected by the DF-1 and DF-20 large lot parcels and the JM-4 large lot parcel. As such, the cost of constructing improvements for Bramblewood Road, shall be apportioned based on a 50/50 split between the property owner of DF-1 and DF-20, and the property owner of JM-4. Each developer will build the curb & gutter and sidewalk along their frontage. Whichever of the properties develops first will construct a 24' pavement width and underground improvements, and subsequently will enter into a Developer/Developer Reimbursement Agreement with the City. The other property owner(s) will then be required to reimburse their share of the Bramblewood Road improvements, including the underground utilities and the 8' of pavement width, prior to improvement plan approval for their adjacent project. (Engineering)
20. The intersection of Market Street and Baseline Road shall be improved per one of the following options:
- a. Construct the ultimate signalized intersection at Baseline Road, as identified in the Development Agreement, with two westbound lanes, two eastbound lanes, a standard left turn lane and a standard right turn lane. As detailed in the Development Agreement, the eligible Baseline Road improvements shall be reimbursed by the City/County Fee.
 - b. Widen the intersection to accommodate a standard left turn lane and a standard right turn lane to access Market Street. Traffic Signal installation may be deferred, but all costs associated with intersection improvements shall be responsibility of Developer. Those improvements that can be

verified to the satisfaction of the City Engineer that they will not be “throw away” improvements when the ultimate intersection is constructed are subject to reimbursement pursuant to Section 3.5.2(d) of the Development Agreement. (Engineering)

21. 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)
22. 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)
23. 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)
24. The sidewalk and landscaping on the east side of Market Street adjacent to Parcel CG-82 shall be constructed with this project with the adjoining section of Market Street, subject to reimbursement from the Sierra Vista Specific Plan Fee Program. (Engineering, Alternative Transportation)
25. Concurrent with the submittal of mass grading plans and/or improvement plans, the developer shall submit preliminary trail plans and a cost estimate for trail design and construction. Per the Development Agreement, if the City has sufficient funds the developer shall enter into a reimbursement agreement with the City for construction of the trail improvements. If sufficient funds are not available, the developer shall develop preliminary plans and conduct rough grading for the trail, with reimbursement from the City through either a reimbursement agreement or credit against the bike trail fee. The trail shall be designed in accordance with City standards and the following:
 - a. The trail connection with Market Street shall be designed to direct users to the crossing of Market Street.
 - b. Post and cable fence shall be provided as required by the U.S. Army Corps of Engineers wetland permit and City of Roseville Overarching Management Plan. Along Street A, post and cable fence is anticipated between the Class I trail and open space, but not between the Class I trail and sidewalk. (Alternative Transportation, Engineering).
26. 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)
27. 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 storm drainage shall be collected and treated with Best Management Practices per the City's Stormwater Quality Design Manual, the approved Stormwater Quality Compliance Form and consistent with the LID requirements in the Sierra Vista Master Drainage Study. All stormwater shall be routed to the nearest existing storm drain stub of natural drainage course. (Engineering)
28. Prior to approval of improvement plans, drainage calculations must be submitted that are consistent with the Master Drainage Study for Sierra Vista or the Master Drainage Study shall be amended as

necessary to accommodate any change in sheds. Detention and drainage swales shall also be consistent with the Master Drainage Study or the Master Drainage Study shall be amended to reflect any proposed changes. (Engineering)

29. Prior to approval of grading within the Open Space developer shall provide a plan that demonstrates that the “created wetlands” will provide enough storage volume to mitigate the 100 year peak flows as identified in the Drainage and Stormwater Master Plan. The design shall demonstrate that there are no adverse changes to the hydromorphological characteristics of the natural drainage course. Topographic data shall be gathered prior to and after the grading of open space to quantify the amount of storage that is being created for peak flow mitigation. Once the capacity of the storage is exceeded additional capacity will need to be created within the Open Space. (Engineering)
30. In accordance with the methods outlined in the SVSP Drainage and Stormwater Master Plan, analysis shall be submitted that; 1) quantifies project impacts to the two existing culverts on Baseline Road and the one existing culvert on Santucci Boulevard; and 2) identifies if the project triggers required upsizing of these existing culverts. (Engineering)
31. The drainage outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. (Engineering)
32. 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)
33. The developer shall be responsible for any necessary relocation of signal interconnect cables that may require re-location as a result of the construction of turn lanes and/or driveways. (Engineering)
34. To ensure that the design for any necessary widening, construction, or modifications of Public Streets does not conflict with existing dry utilities generally located behind the curb and gutter, and prior to the approval of design drawings for those frontage improvements, the project proponent shall have the existing dry utilities pot holed for verification of location and depth. (Engineering)
35. Sight distances for all driveways/intersections shall be clearly shown on the improvement plans to verify that minimum standards are achieved. It will be the responsibility of the project proponent to provide appropriate landscaping and improvement plans, and to relocate and/or modify existing facilities as needed to meet these design objectives. (Engineering)
36. Improvement plans shall show the Preserve boundary and label it as a protected area. The Pre-Construction meeting shall address the presence of the Preserve, the sensitive habitats present and minimization of disturbance to the Preserve. During grading and construction the preserve area shall be avoided and shall not be used for parking, storage, or project staging. The contractor shall remove all trash blown into the preserve from adjacent construction on a daily basis. After construction is complete, the temporary fencing shall be removed from the preserve, along with all temporary erosion control measures (e.g., straw bales, straw waddles and stakes, silt fencing). (Engineering, Planning)
37. Prior to construction within any phase of the project, high visibility temporary construction fencing shall be installed along the parcel adjacent to the Preserve. Fencing shall be maintained daily until permanent fencing is installed, at which time the temporary fencing shall be removed from the project site. (Engineering, Planning)
38. With the exception of access required for maintenance and/or emergency vehicles, the project shall be designed to prevent vehicle access into the Preserve. Post and cable fencing or other

improvements shall be utilized to meet this requirement. (Engineering, Planning)

39. Landscaping adjacent to the Preserve shall be California native, drought-tolerant groundcover, shrubs, plants and trees. (Planning, Parks)
40. 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. (Engineering)
41. 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)
42. 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)
43. Recycled water infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. The applicant shall pay all applicable recycled water fees. Easements shall be provided as necessary for recycled water infrastructure. (Environmental Utilities)
44. Each phase of construction will require a sewer outfall and two independent points of connection required for 12" looped water system. (Environmental Utilities)
45. Two independent points of connection are required for the water system per the Development Agreement (DA). For Phase 1, the City has agreed to a single point of connection to the subdivision from Market Street, extending past Street B or to the limit of the street construction, with the construction of a 12" water line in Street A to the Phase 1 boundary. For Phases 2 and 3, if water in Vista Grande does not exist all the way to the project, then the applicant is required to complete the construction of the 12" water line in Street A and construct a second point of connection in order to create two points of connection as outlined in the DA. This is contingent upon the construction of the 24" waterline along Baseline Road to Market Street. (Environmental Utilities)

46. Two independent points of connection are required for the water system per the DA agreement. If water in Baseline or Vista Grande does not exist all the way to this project, then the applicant is required to construct them. The City and applicant agree to explore potential alternative methods for obtaining 1 of the 2 points of connection. (Environmental Utilities)
47. If the recycled water system shown in Market Street as existing is not constructed at the time of this project, the recycled water for this project will need to be expanded to incorporate the recycled water charging station to the south or connection to the line in Vista Grande. (Environmental Utilities)
48. 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)
49. 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)
50. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 500' on center. (Fire)
51. 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)
52. Framing construction cannot commence until access roads and public fire hydrants are approved by the Fire Department. (Fire)
53. 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, 2013 with the City of Roseville's Amendments. A separate phasing plan shall be reviewed and approved by this department. (Fire)
54. 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)
55. All Electrical Department facilities, including street lights where applicable, shall be designed and built to the "City of Roseville Specifications for Residential Trenching". (Electric)
56. 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)

57. 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)
58. No electric power is currently available to this project. Power shall be extended from off site to this project either by temporary high voltage overhead electric facilities, or by permanent underground high voltage electric facilities. Any extension of temporary or permanent off site high voltage facilities shall be the direct responsibility of the developer and shall be installed per an approved electric site utility design generated by the City of Roseville’s electric department. (Electric)
59. Any and all required public utility easements across adjacent parcels for the extension of high voltage electric facilities shall be granted and recorded prior to installation of those high voltage electric facilities. All coordination and procurement of the required public utility easements shall be the direct responsibility of the developer and shall be per an approved electric site utility design generated by the City of Roseville electric department. (Electric)
60. Per the Sierra Vista Specific Plan and Development Agreement 3.11.3 an electric substation site shall be granted to the City of Roseville once 500 single family units, or the equal to in loading, has been permitted by the building department. (Electric)
61. Detached sidewalks may need to be attached at high voltage switchgear locations. (Electric)
62. Over-grading onto the adjacent park shall be prohibited. (Parks)
63. Drainage shall be installed on the project’s property to collect increased run-off due to development. Drainage shall not daylight onto City property. (Parks)
64. Accent lighting at entry monuments shall be above-ground. In-ground lighting will not be accepted. (Parks)
65. Signage at entry monuments shall be monolithic and bolted in place. Individual letters and epoxy or bolted in place will not be accepted. (Parks)
66. Utilities provided for parks shall be coordinated with Parks, Recreation & Libraries. (Parks)
67. A master access plan for open space along the entire project shall be prepared and submitted. The plan shall show proposed vehicle access points at a frequency that allows access to the entire open space areas. Natural features and proposed drainage ways shall be included. Once approved, the master access plan shall be included in improvement plans for phases or sub-phases. (Parks)
68. Costs for GIS mapping of city-maintained parcels shall be part of the project costs. (Parks)
69. Fences and walls are to be located on the private property side of the property line. (Parks)
70. 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 warranty 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 warranty 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. (Parks)

71. 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. This excludes any regional gas transmission facilities along Baseline Road. (PG&E)
72. 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

73. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
74. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
75. 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)
76. All Final Maps shall include an informational sheet that depicts all prior recordings within the bounds of the Sierra Vista Specific Plan, along with the inclusion of the new area being recorded. (Engineering)
77. Per Mitigation Measure 4.6-10 of the MITIGATION MONITORING PROGRAM FOR THE SIERRA VISTA SPECIFIC PLAN, prior to issuance of occupancy permits, the developer shall provide future residents or other sensitive users notice regarding the proximity to McClellan Airport and the potential for over-flight noise. Notice shall be provided with either a deed disclosure or similar notice approved by the City Attorney or identified in the CC&R's for properties with CC&R's. (Planning)
78. 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)
79. Any structures crossing Lot/Parcel lines created by the Final/Parcel map shall be removed. (Engineering)
80. Lot/Parcel DF-50, OS-1, OS-2 and OS-3 shall be dedicated as an Irrevocable Offer of Dedication (I.O.D.) to the City for the purposes of (floodplain, open space, or park). (Engineering, Parks)
81. If the bike trail is completed prior to City's acceptance of open space within which the trail is located, City shall be responsible for trail maintenance. In that case, the City and developer shall memorialize the maintenance obligations through recordation of a temporary maintenance and pedestrian/bike access easement. (Alternative Transportation, Engineering)
82. The street names shall be approved by the City of Roseville. (Planning)
83. The subject property shall be annexed into Municipal Services District #3 (Muni CFD) prior to approval of the Final/Parcel Map. This property is being added into this district in order to provide for the funds required to offset the property's impact on City general fund resources available to pay for municipal services citywide, including the project area. It is the applicant's responsibility to cooperate with the Finance Department in preparing the appropriate documentation for the annexation of this property into the CFD. In order to allow the CFD to be in place at the beginning of the Levy cycle, the documentation

shall be provided to the Finance Department not later than March 15 of the year preceding the fiscal year in which this annexation will become effective. (Finance, Engineering)

84. 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)
85. 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)
86. 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)
87. Applicant has the option of forming a Community Facilities District – Public Facilities (CFD) for the purpose of financing the construction and/or acquisition of public infrastructure and facilities within the project area. (Finance)
88. 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)
89. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)

OTHER CONDITIONS OF APPROVAL

90. 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)
91. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
92. 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)
93. 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)
94. 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)
95. 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)
96. With the exception of access required for maintenance and/or emergency vehicles, the project shall be designed to prevent vehicle access into the Preserve. Post and cable fencing or other improvements shall be utilized to meet this requirement. (Parks, Recreation & Libraries)

97. Landscaping adjacent to the Preserve shall be California native, drought-tolerant and non-invasive groundcover, shrubs, plants and trees. (Parks, Recreation & Libraries, Planning)
98. Landscape plans are required for the paseo adjacent to Market Street with the second submittal and shall include a master irrigation plan showing all phases of work. The master irrigation plan shall include all mainline layout/size, points of connection/sizes, controller location, valves and phasing with limit of work lines. This plan shall be included in all phased submittals. All irrigation and landscaping shall comply with the Parks Construction Standards. (Parks, Recreation & Libraries)
99. The project shall clearly delineate City-maintained landscaping from privately maintained landscaping with a concrete mowband consistent with the Parks Construction Standards. (Parks, Recreation & Libraries)
100. City maintained streetscapes shall provide a 2' bench between back of walk and toe of slope which slopes away from the back of walk to decrease nuisance run-off from irrigated and landscaped slopes. (Parks, Recreation & Libraries)
101. Slopes along the developed property line and open space shall be a minimum of 3:1. If circumstances require a 2:1 slope, Parks, Recreation & Libraries, and Development Services will need to approve the proposed grades adjacent to open space parcels. (Parks, Recreation & Libraries, Development Services)
102. The dedication of parkland (future parks and/or open space) shall be deeded to the City through an Irrevocable Offer of Dedication (IOD). As a default, park and open space parcels shall be excluded from acceptance through the mapping approvals and completed as a separate deed process. (Parks, Recreation & Libraries, Development Services)
103. For Parks, the transfer of property shall be at the City's request, generally, timed to coincide with the start of the specific park design phase of work, or at such time that the Final Map has been recorded, frontage improvements are complete and the parcels have been annexed into the CFD for Services. (Parks, Recreation & Libraries, Development Services)
104. For Open Space, the transfer of property shall occur once all mitigation measures, Developer construction activity immediately surrounding the parcel and implementation measures identified in the Overarching Open Space Management Plan have been completed and verified as complete by the Open Space Division of Parks & Recreation, unless otherwise noted or requested. (Parks, Recreation & Libraries, Development Services)
105. For streetscapes to be City-maintained, the lots shall be separate parcels and accepted through the standard Certificate of Compliance (COC) process for street improvements. The establishment period shall be complete at COC unless a letter of agreement outlining establishment responsibilities beyond the COC has been executed between the City and Developer. (Parks, Recreation & Libraries, Development Services)
106. The SVSP Design Guidelines encourage residential units to be oriented toward park areas. Residential units on lots 47, 63, 64, and 84 in Parcel DF-2 have side-on orientation to Street A, and the adjacent park site (DF-50). Residential units proposed for these lots shall have street side architectural elements, such as a side porch and windows, and fence orientation that will maximize visibility from the subdivision to the park site on the south side of Street A, as shown on the tentative map. (Planning)
107. The project shall comply with all applicable environmental mitigation measures identified in the SVSP Final EIR and as provided in Attachment 1. (Planning)

ATTACHMENT

1. Applicable SVSP CEQA Mitigation Measures

EXHIBITS

- A. SVSP Land Use Chapter Amendment (Table 4-2)
- B. Dwelling Unit Relocation Plat
- C. Phased Tentative Subdivision Map (DF-1, DF-2, DF-50, DF-71 and DF-72)
- D. Grading, Storm Drainage, Sanitary Sewer and Water Plan
- E. Offsite Grading Plan for DF-20
- F. Infrastructure Phasing Plan

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.



PLANNING COMMISSION

Title:

DESIGN REVIEW PERMIT MODIFICATION AND A CONDITIONAL USE
PERMIT - 2351 PLEASANT GROVE BL - WRSP PCL W-72 VERIZON
WIRELESS ANTENNA - FILE #PL15-0393.

Meeting Date: 3/24/2016

Item #: 5.2.

ATTACHMENTS:**Description**

Staff Report - WRSP PCL W-72 Verizon Wireless Antenna

ITEM V-B: DESIGN REVIEW PERMIT MODIFICATION & CONDITIONAL USE PERMIT – 2351 PLEASANT GROVE BL – WRSP PCL W-72 VERIZON WIRELESS ANTENNA - FILE# PL15-0393

REQUEST

The applicant requests approval of a Design Review Permit Modification to allow building modifications including a 15-foot height increase to the existing church steeple. A Conditional Use Permit is requested to allow a new wireless antenna facility to be located within the modified steeple.

Applicant – Andrew Lesa, Verizon Wireless c/o Epic Wireless
Property Owner – St. John's Episcopal Church

SUMMARY RECOMMENDATION

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

- A. Adopt the two (2) findings of fact for the Design Review Permit Modification;
- B. Approve the Design Review Permit Modification with thirty-five (35) conditions of approval;
- C. Adopt the three (3) findings of fact for the Conditional Use Permit; and
- D. Approve the Conditional Use Permit subject to four (4) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues associated with this project. The applicant has reviewed the project conditions and is in agreement with the recommendation.

BACKGROUND

The project site is located on West Roseville Specific Plan (WRSP) Parcel W-72 and has a land use designation of Public/Quasi-Public/Village Center (P/QP/VC) and a zoning designation of Public/Quasi-Public/Special Area-West Roseville (P/QP/SA-WR). The 10.83 acre site is located on Pleasant Grove Boulevard directly across from the Village Center (commercial center and park site) and is adjacent to Medium Density Residential (MDR) Parcel W-24 on the southeast, High Density Residential (HDR) Parcel W-25 on the northwest, and a neighborhood park site W-53 on the southwest (see Figure 1). Collectively these uses form the Village Center, which is intended by the WRSP to be modeled after a traditional town square with a mix of uses, providing a central gathering point, and operating as the heart of the plan area.

The project site is partially developed with a 13,000 square foot church (St. John's Episcopal Church) and associated site improvements including parking, lighting, and landscaping. The Design Committee approved a master plan for the site on February 21, 2008 (File # 2007PL-081, Permit # DRP-000198), which included a church and school with associated outdoor recreational facilities and parking. On May 22, 2013, an Administrative Permit was approved to allow a 60 foot tall faux bell tower wireless communication facility at the rear of the church along with a 300 square foot equipment shelter (see Figure 2 - photo of existing church and towers).

Figure 1: Project Location



Figure 2: Photo of Existing Church

The current request is to increase the height of the existing church steeple by 15 feet to accommodate a new wireless antenna facility. Minor modifications are also proposed to the design of the steeple. A new approximately 300 square foot equipment enclosure is proposed at the rear of the church.



DESIGN REVIEW PERMIT MODIFICATION EVALUATION

The evaluation of the Design Review Permit Modification has been based on the applicable development and design standards within the City's Zoning Ordinance, Community Design Guidelines (CDG's), and WRSP. Staff reviewed the proposal for consistency with all applicable standards and found the project to be consistent with the pertinent requirements and guidelines. Project plans are provided as Exhibits A and B. Photo simulations are provided as Attachment 1. The following discussion is provided as clarification on the proposed modifications.

Steeple Design: The church steeple fronts onto Pleasant Grove Boulevard. As required by the WRSP design guidelines, a steeple was located at the front of the church aligned with the visual centerline of Village Green Drive, to provide a focal point for the Village Center. The steeple is currently approximately 71 feet tall with a stucco façade and stone base. The base of the steeple has lancet archways that provide a pedestrian entrance to the church from the public sidewalk.

The proposed modifications to the steeple will increase the height by approximately 15 feet and widen the base (see Figure 3). A trim cap will be added above the widened base, providing a clear separation between the base and middle of the tower. The trim detail will assist in segregating the tower into two sections, which will de-emphasize the height of the steeple. The increased width of the base will further ground the steeple and provide a proportionate scale to the design of the steeple. Shuttered fenestrations will be added on both the front and sides of the tower to provide architecture detail to the steeple. The existing steeple roof and cross will be replaced to match the existing roof design. As proposed, the design of the steeple is compatible with the existing building architecture.

Figure 3: Steeple Photo Simulations



The increase in height of the steeple will allow the wireless antennas to be placed within the roof element of the steeple. The section below the existing spire will be raised by approximately 15 feet, bringing the total height of the steeple to 86 feet when measured to the top of the cross. The Zoning Ordinance and WRSP do not establish height limits for properties with a zoning designation of P/QP. Instead the appropriate height is determined through the design review permit process. The increase in the height, with the above described architectural modifications, are in scale with the existing building. The modifications to the steeple will remain consistent with the WRSP guidelines by creating additional visibility of the focal point for Village Center. The height of the steeple is therefore appropriate for the use.

Recently approved FCC regulations [Section 6409(a)] for wireless communication towers provide that local governments may not deny and shall approve certain requests for modifications to wireless communication facilities, including height increases up to 10% of the tower height or 20 feet, whichever is greater. In this case, any additional increase to the height of the cell tower would require a design review permit modification for an increase to the building (steeple) height. Given the project's visibility within the Village Center and surrounding residences, staff would have difficulties making the findings to support a height increase to the steeple beyond the proposed 86 feet. This type of building modification would be out of scale with the existing church and other buildings in the Village Center.

Equipment Enclosure: An approximately 300 square foot equipment enclosure (25'-6" long by 11'-6" wide by 10'-0" tall) will be located to the rear of the church. The enclosure will be located adjacent to the existing AT&T enclosure and trash enclosure in an area that will not affect existing improvements. The equipment enclosure will be covered in stone to match the stone on the existing building, will be topped with a trim cap, and will be compatible with the existing structures. The enclosure is partially screened from public view behind the existing parking area landscaping and trash enclosure. The equipment enclosure is covered and fully enclosed and requires HVAC units to maintain a consistent internal temperature. Additional measures require the HVAC units to be placed on the opposite

elevation of the residential properties (see Condition #3) to minimize visual impacts. As the site develops and is landscaped, the enclosure will be further screened from view.

DESIGN REVIEW PERMIT MODIFICATION FINDINGS

Section 19.78.060(C) of the Zoning Ordinance requires two findings of fact be made in order to approve a Design Review Permit Modification, as follows:

1. *The proposed modification is in substantial compliance with the intent of the original approval, prior conditions of approval, and all applicable design, development and improvement standards in effect as of the date of application for the modification.*
2. *The proposed modification is in compliance with all standards and requirements of the City's Zoning Ordinance, with the applicable goals, policies and objectives set forth in the General Plan, WRSP, and the applicable Community Design Guidelines.*

DESIGN REVIEW PERMIT MODIFICATION CONCLUSION

Staff supports the modifications as outlined above and does not suggest any additional changes. Based on the analysis contained in this staff report and with the project conditions the required findings for approval can be made.

CONDITIONAL USE PERMIT EVALUATION

As required by the Zoning Ordinance, a Conditional Use Permit (CUP) is requested to allow a cellular tower to be constructed which is greater than 60 feet tall and an equipment enclosure which is greater than 160 square feet in area. Project plans are provided in Exhibit A and B. The applicant has also provided an Alternative Site Analysis (Attachment 2), a Coverage Comparison (Attachment 3), and a Radio Frequency Evaluation (Attachment 4) to support the request for a CUP. CUP's are evaluated for consistency with the City's General Plan and WRSP, conformance with the City's Zoning Ordinance, and potential for impacts to the health, safety and welfare of persons who reside or live in the area. Section 19.78.060 of the City of Roseville Zoning Ordinance requires that three findings be made in order to approve a CUP. The three findings are listed below in ***bold italics*** and are followed by an evaluation of the proposal in relation to each finding.

1. ***The proposed use or development is consistent with the City of Roseville General Plan and WRSP.***

Telecommunication facilities, referenced in the General Plan as "Privately-Owned Utilities," are permitted in all land use designations provided that the facilities are designed and constructed in a manner consistent with adopted land use policies and design guidelines to the extent feasible. The General Plan relies on the Zoning Ordinance to establish location, general standards and design criteria for telecommunications facilities. As discussed below, the proposed cell tower is consistent with the Zoning Ordinance; therefore, the proposed use is consistent with the General Plan.

2. ***The proposed use or development conforms with all applicable standards and requirements of the Zoning Ordinance.***

The subject property has a zoning designation of Public/Quasi-Public/Special Area-West Roseville (P/QP/SA-WR). Telecommunications facilities (greater than 60 feet in height) are permitted in the P/QP zoning district with approval of a CUP, subject to the standards established in Zoning Ordinance Chapter 19.34. The intent of this Chapter is to minimize the adverse impacts of such equipment and structures on neighborhoods and surrounding developments by limiting the height, number and

location of such facilities. General Standards for telecommunications towers are set forth in Section 19.34.030 A. of the Zoning Ordinance. The standards are shown below, in *italics*, with an evaluation following the standard.

Zoning Ordinance Section 19.34.030 A. General Standards

- 1. Building mounted antennas are encouraged, provided that the wireless communication facility is compatible with the building design and does not negatively impact the surrounding area.*

The new antennas will be mounted within the building.

- 2. Where building mounting is not possible, an attempt should be made to screen new towers from public view and to co-locate new antennas on existing towers.*

There are no existing monopoles or suitable towers in the vicinity that would allow Verizon to achieve its coverage objectives. The applicant did analyze alternative sites, as outlined in Attachment 2, and determined that the proposed location was the only location that met the location and height requirements to achieve the desired wireless coverage. The existing 60 foot tall AT&T bell tower would allow for co-location. However, as described in the Coverage Comparison analysis (Attachment 3), is not preferred because placement of the new antennas within the existing tower will not provide the desired coverage. The only available location within the existing tower is below the existing AT&T antennas at 48 feet and, at this height, signal strength would be interrupted by existing structures. Additionally, as described in Attachment 2 and 3, the Verizon antennas cannot be placed within the existing steeple because they would be on the same plane (at 60-feet tall) as the AT&T antennas. The Verizon antennas operate at similar frequencies to AT&T and when located on the same plane, interfere with each other. The applicant is therefore proposing to extend the height of the exiting steeple and place the antennas above the AT&T antennas, to provide the desired coverage and screen the new antennas from view.

- 3. In order to minimize overall visual impact, wireless communication facilities should be designed to promote facility and site sharing (co-location).*

The proposed tower is designed for a single carrier but could allow co-location of additional carriers, as conditioned in the CUP Condition #2.

- 4. No facility should be installed on an exposed ridgeline, in or at a location readily visible from a public trail or other recreation area, or scenic area unless it is satisfactorily screened or made to appear as a natural environmental feature.*

The proposed telecommunication equipment is not adjacent to any scenic areas. In addition, the tower and equipment enclosure has been designed to blend in with the existing development, as described in the Design Review Permit Modification evaluation above.

- 5. Wireless communication facilities should be painted color(s), which are most compatible with their surroundings.*

The wireless communication facility will be enclosed and screened from view within a building (church steeple). As described above, the communication facility will be compatible with its surroundings.

6. *Innovative design should be used whenever the screening potential for the site is low. For example, designing structures, which are compatible with surrounding architecture, or appear as a natural environmental feature, could help mitigate the visual impact of a facility.*

The proposed telecommunications facility will be disguised within a church steeple. The addition of the wireless facility will slightly increase the height of the steeple, however as described above, the height increase is appropriate for the use and design. The steeple design will match the existing exterior materials of Saint John's Church with stucco, stone veneer, shutter elements, and foam cornice treatments painted to match the church. The wireless facility will not be visible to the public. As proposed, staff finds the steeple design innovative and architecturally compatible with the existing church (see Exhibit B).

7. *Wireless communication facilities and all other equipment, such as emergency generators and air conditioners, must be designed to be consistent with the City noise standards when in proximity to sensitive receptors.*

The ground-mounted equipment will be fully enclosed in a 300 square foot concrete shelter that will effectively reduce noise transmission. The proposed equipment shelter will measure approximately 10' in height and would be partially screened from surrounding views. The facility will not be permitted to exceed the City's noise standards of 45 dB at the nearest sensitive receptors residential units, which are located approximately 250 feet away, per Condition #3 of the Conditional Use Permit.

8. *A professional telecommunications expert shall perform an evaluation of the radio frequency certifying that the frequency levels meet Federal standards and that the facility will not interfere with the City's or other public entities emergency broadcast systems.*

The applicant has provided a radio frequency evaluation study (Attachment 4) to verify that interference to the City's transmitters/receivers or other public entities' emergency broadcast systems will not occur. In addition, CUP Condition #4 requires the applicant to provide documentation that the telecommunications facility will not interfere with public safety amplification signals.

9. *Telecommunication Facilities located on a lot adjacent to a residential zone district shall be set back from the residential zone by two (2) feet for each one (1) foot of total height. The required setback shall be measured at its widest potential position.*

The antennas will be approximately 66 feet tall, enclosed within 86-foot tall steeple (measured to the top of the cross). The nearest residential property is the Westpark Village 25 multi-family townhomes, which are approximately 250 feet away from the base of the steeple. At the proposed height, the antennas exceed the setback requirements by over 78 feet.

10. *Substantial landscaping or other screening should be provided to reasonably buffer any adjoining residential uses from the potential visual impacts of the facility. Landscape screening should be designed to achieve its desired appearance in a reasonable period of time.*

As described above, the antennas will be enclosed within the steeple and will be screened from view. The exterior equipment will be fully screened from view behind a covered solid wall enclosure, limiting visual impacts to the adjacent residential properties.

11. Guy wires or support structures shall not overhang any property line.

The facility meets this criterion because the steeple is the sole support structure and guy wires are not proposed.

12. The antennas attached to a monopole should be mounted as close as possible to the monopole as a means of reducing the visual impacts of the antenna structures.

The proposed steeple will be equipped with eight antenna panels that will be located near the top of the structure to provide service to the desired coverage area. However, with the proposed design the antennas will be located inside the structure, and will be totally screened from public view.

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.

Staff has reviewed the plans and concluded that the location, size, design, and operating characteristics of the proposed telecommunication facility will be compatible with the area. The proposed facility will be integrated into the building design and constructed to match the church. In addition, the applicant has provided an aesthetically enhanced design that will blend in with the existing building and surrounding environment.

Based on the analysis provided in the staff report, staff finds that the proposed telecommunication facility is consistent with the applicable provisions of the Zoning Ordinance.

CONDITIONAL USE PERMIT CONCLUSION

Based on the analysis contained in this staff report and as conditioned, staff finds that the proposed project is consistent with the findings needed to approve the Conditional Use Permit and meets the requirements of the General Plan and Zoning Ordinance; and therefore, the required findings to approve the entitlements can be made.

ENVIRONMENTAL DETERMINATION

The project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (minor alternations to existing facilities) and pursuant to Section 305 of the City of Roseville CEQA Implementing Procedures.

RECOMMENDATION

The Planning Division recommends that the Planning Commission take the following actions (A-D):

- A. Adopt the two findings as stated in the staff report for the **DESIGN REVIEW PERMIT MODIFICATION – WRSP PCL W-72 NEW VERIZON WIRELESS ANTENNA FACILITY – 2351 PLEASANT GROVE BL – FILE #PL15-0393**;
- B. Approve the **DESIGN REVIEW PERMIT MODIFICATION – WRSP PCL W-72 NEW VERIZON WIRELESS ANTENNA FACILITY – 2351 PLEASANT GROVE BL – FILE #PL15-0393** subject to the thirty-five (35) conditions listed below;

- C. Adopt the three findings of fact as stated in the staff report for the **CONDITIONAL USE PERMIT – WRSP PCL W-72 NEW VERIZON WIRELESS ANTENNA FACILITY – 2351 PLEASANT GROVE BL – FILE #PL15-0393**; and
- D. Approve the **WRSP PCL W-72 NEW VERIZON WIRELESS ANTENNA FACILITY – 2351 PLEASANT GROVE BL – FILE #PL15-0393** subject to the four (4) conditions listed below.

DESIGN REVIEW PERMIT MODIFICATION CONDITIONS OF APPROVAL

- 1. This design review permit approval shall be effectuated within a period of two (2) years from this date and if not effectuated shall expire on March 24, 2018. 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 March 24, 2018.
- 2. The project is approved as shown in Exhibits A - B and as conditioned or modified below. (Planning)
- 3. The equipment enclosure location shall be rotated clockwise between 90 to 180 degrees on the site plan such that the HVAC units do not face and are not visible to the adjacent residential property along the eastern property line. (Planning)
- 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. (Public Works, 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. (Public Works)
- 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 Department of Public Works (Public Works)
- 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. (Public Works)

PRIOR TO ISSUANCE OF BUILDING PERMITS:

- 8. 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)
- 9. Building permit plans shall comply with all applicable code requirements (California Building Code – CBC – based on the International Building Code, 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 Department for applicable Code editions). (Building)

10. 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.
11. 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. (Public Works)
12. 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.”* (Public Works)
13. 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. (Public Works)
14. 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. (Public Works)
15. 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. (Public Works)
16. 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)"
17. The design and installation of all fire protection equipment shall conform to the California Fire Code and the amendments adopted by the City of Roseville, along with all standards and policies implemented by the Roseville Fire Department. (Fire)
18. 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)
19. 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

20. 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:

- 21. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Public Works)
- 22. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
- 23. 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)
- 24. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
- 25. 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)
- 26. 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.
- 27. It is the responsibility of the developer to insure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)

OTHER CONDITIONS OF APPROVAL:

- 28. 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)
- 29. 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)

30. 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)
31. 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)
32. 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)
33. 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)
34. 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)
35. Concurrent with submittal for plan check and prior to a request for final building inspection, the applicant may request City approval of an occupancy phasing plan to allow individual or multiple building occupancies. This request shall be made in writing to the Building Department and shall include 10 copies of the following:
 - a. A description of measures that will be undertaken to minimize conflict between residents/building occupants and construction traffic (e.g. fencing, etc.);
 - b. A phasing plan showing the proposed buildings, internal roads and access routes, landscaping, trash enclosure locations, and any other improvements planned for each phase; and
 - c. Estimated time frame for each phase and a specific date for the first phase. (Planning, Building)

CONDITIONAL USE PERMIT CONDITIONS OF APPROVAL

1. This conditional use permit approval is valid only upon effectuation of the design review permit modification improvements shown in Exhibits A – B and as conditioned or modified below. (Planning)
2. The wireless facility shall be designed to allow co-location of wireless service providers and to accommodate additional wireless antennas. (Planning)

3. All equipment associated with the wireless facility shall comply with the City's Noise Ordinance standards. (Planning)
4. The applicant shall provide radio coverage documentation to the Fire Department indicating that this facility will not interfere with public safety amplification signals. (Fire)

ATTACHMENTS

1. Photo Simulations
2. Alternative Site Consideration
3. Coverage Comparison
4. Radio Frequency Evaluation

EXHIBITS

- A. Site Plan
- B. Elevations (2 pages)

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.



PLANNING COMMISSION

Title:

GENERAL PLAN AMENDMENT, DEVELOPMENT AGREEMENT AMENDMENTS, SPECIFIC PLAN AMENDMENTS, REZONE, LARGE LOT TENTATIVE SUBDIVISION MAP, AND SMALL LOT TENTATIVE SUBDIVISION MAP - 3200 PLEASANT GROVE BOULEVARD - WESTBROOK PHASES 2 & 3 - FILE #PL13-0318.

Meeting Date: 3/24/2016

Item #: 5.3.

ATTACHMENTS:

Description

Staff Report - Westbrook Phases 2 & 3

Staff Report Attachments and Exhibits

ITEM 5C: GENERAL PLAN AMENDMENT, DEVELOPMENT AGREEMENT AMENDMENTS, SPECIFIC PLAN AMENDMENTS, REZONE, LARGE LOT TENTATIVE SUBDIVISION MAP, AND SMALL LOT TENTATIVE SUBDIVISION MAP – 3200 PLEASANT GROVE BOULEVARD – WESTBROOK PHASE 2 AND 3 – PL13-0318

REQUEST

The applicant is requesting a Specific Plan Amendment and related entitlements for a portion of the Westbrook area of the Sierra Vista Specific Plan to allow age-restricted uses consistent with the City's Age Restricted Rezone Policy. The proposed project would reconfigure and redesignate land uses within an approximately 240-acre area of undeveloped land within the Sierra Vista Specific Plan, just west of Westbrook Boulevard. To process these changes, the applicant requests a General Plan Amendment, an Amendment of the Sierra Vista Specific Plan, a Rezone, and a Large Lot Tentative Subdivision Map. This will result in changes to both the location and amount of acreage devoted to the current land uses, which include Low, Medium, and High Density Residential; Community Commercial; Commercial/Commercial Mixed Use; Public/Quasi-Public; Parks and Recreation; and Open Space.

The project also includes changes to the Affordable Housing Plan, including the transfer of an Affordable Housing obligation from Parcel W-16 in the West Roseville Specific Plan (WRSP) to Parcels WB-30 and WB-32 in the Sierra Vista Specific Plan (SVSP); these parcels are in close proximity to each other, and close to the boundary of the two Specific Plans (refer to Section E, Figure 2). Processing this transfer of Affordable Housing requires amending the Development Agreement covering SVSP Parcels WB-30 and WB-32, the Development Agreement covering WRSP Parcel W-16, and amending both the Sierra Vista and West Roseville Specific Plans.

Lastly, the project includes a Small-Lot Tentative Subdivision Map covering a 124.6-acre portion of the larger project area. The map would create 582 single-family lots, including 493 age-restricted lots. In order to create the desired subdivision configuration, the associated Specific Plan Amendment includes changing the planned roadway configuration of Silver Spruce Drive.

Applicant – Ryan O'Keefe, Westpark Communities
Owner – Jeff Jones, Westpark S.V. 400, LLC

SUMMARY RECOMMENDATION

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

- A. Recommend the City Council consider the Addendum to the Westbrook Specific Plan Amendment to the Sierra Vista Specific Plan Mitigated Negative Declaration;
- B. Recommend the City Council approve the General Plan Amendment;
- C. Recommend the City Council approve the Sierra Vista Specific Plan Amendment;
- D. Recommend the City Council approve the West Roseville Specific Plan Amendment;
- E. Recommend the City Council adopt the two (2) findings of fact and approve the Rezone;
- F. Recommend the City Council adopt the five (5) findings of fact and approve the Westbrook Development Agreement Amendment;
- G. Recommend the City Council adopt the five (5) findings of fact and approve the Westpark Development Agreement Amendment;
- H. Recommend the City Council adopt the three (3) findings of fact and approve the Large Lot Tentative Subdivision Map subject to thirty-three (33) conditions of approval; and
- I. Recommend the City Council adopt the three (3) findings of fact and approve the Small Lot Tentative Subdivision Map subject to eighty-three (83) conditions of approval.

REPORT ORGANIZATION

Because of the multiple entitlements and length of the staff report, the following specific portions of the staff report are divided by sections:

- A. Overview, Background and Project Description, page 3
- B. General Plan, Sierra Vista Specific Plan Amendment, and Rezone, page 5
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A. OVERVIEW, BACKGROUND AND PROJECT DESCRIPTION

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.

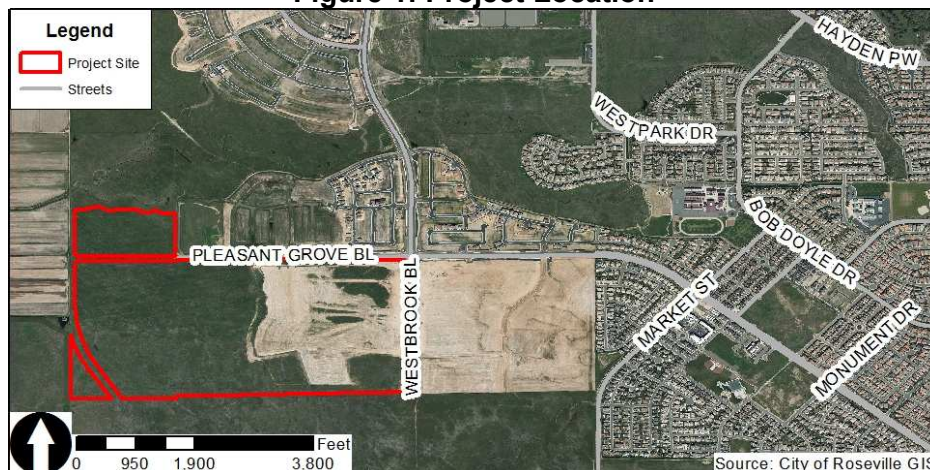
BACKGROUND

Location: The project area is located south of Pleasant Grove Boulevard, west of Westbrook Boulevard, and east of the City boundary (see Figure 1).

Total Size: 240.4 acres

Topography and Setting: The project site is undeveloped, and is dominated by relatively flat topography supporting annual grasslands. The western edge of the project site is currently the City's western boundary. Beyond this is agricultural land within unincorporated Placer County. Land to the north of the site across Pleasant Grove Boulevard is within the WRSP, and is actively under construction with single-family homes. Land to the east is within the Westbrook Phase 1 portion of the SVSP and is also actively under construction with single-family homes, with the construction including the extension of Westbrook Boulevard along the boundary of the project. Land to the south of the project is within the SVSP and is similar to the project area itself, consisting of undeveloped property supporting annual grasslands.

Figure 1: Project Location



The project includes land use changes within the northwestern portion of the Sierra Vista Specific Plan (SVSP), in the Westbrook area (approved in 2012 via File 2011PL-043), south of Pleasant Grove Boulevard and west of Westbrook Boulevard. The SVSP was approved on May 20, 2010 (File #2007PL-044). An Environmental Impact Report (EIR) was certified and a Mitigation Monitoring Program was adopted with the SVSP. The plan area includes 2,064 acres west of Fiddymont Road and north of Baseline Road, and at the time of approval anticipated development of 6,650 dwelling units. The SVSP also included approximately 216 acres of land for commercial uses; 61 acres for Public/Quasi-Public (e.g. schools); 91 acres for parks; 267 acres for open space; 432 acres of Urban Reserve; and the remaining land for roadways, landscape corridors, and paseos. While no specific development was proposed for the Urban Reserve portion at the time, it was assumed for the purposes of the program-level EIR analysis that the land would ultimately develop with a mix and density of land uses similar to that of the rest of the Specific Plan.

In June 2012 the Westbrook project (File# 2011PL-043) amended much of the Urban Reserve portion of the SVSP to show proposed land uses, including 2,029 dwelling units, 36.5 acres of Community Commercial, 11.1 acres of Public/Quasi-Public, 15.5 acres of Neighborhood Parks, and 36.6 acres of Open Space. A Mitigated Negative Declaration (MND) was prepared and adopted for the project-level analysis, which tiered from the program-level EIR analysis prepared for the Specific Plan. The proposed project lies within the area covered by the MND. As a result of this amendment, the current SVSP anticipates development of 8,679 single- and multi-family units and approximately 259 acres of land designated for commercial uses. After incorporating the Westbrook Amendment, the SVSP also includes 106 acres for parks, 56 acres for schools, 304 acres of open space, and 40 acres which remain

designated Urban Reserve. At buildout, the Plan area is expected to accommodate approximately 20,045 residents and provide 9,000 jobs.

Development Agreements with the property owners of the SVSP parcels (including the current project applicants) and the City were also approved. These agreements outline development obligations within the SVSP. The agreement which covers the proposed project site is the “Development Agreement by and Between the City of Roseville and Westpark S.V. 400, LLC Relative to the Sierra Vista Specific Plan,” recorded on July 25, 2012. As the project includes a transfer of an affordable housing obligation from the West Roseville Specific Plan (WRSP) to the SVSP, the Development Agreement covering the affected WRSP area is also relevant. The agreement is the “Development Agreement By and Between the City of Roseville and West Roseville, LLC, as Assignee of PL Roseville, LP Relative to the West Roseville Specific Plan.”

PROJECT DESCRIPTION

General Plan Amendment – The project includes a General Plan Amendment to reconfigure the land use designations of 240.4 acres of land. The type of existing land uses, which are Low Density Residential (LDR), Medium Density Residential (MDR), High Density Residential (HDR), Community Commercial (CC), Parks and Recreation (PR), and Public/Quasi-Public (P/QP) will remain unchanged. The proposed changes will affect the number of acres and location of these land use types. The applicant also proposes to eliminate the segment of future Silver Spruce Drive between Pleasant Grove Boulevard and Solaire Drive from the General Plan Land Use Map. The roadway network is shown as background on most of the Figures within the General Plan, so the project includes updates to all of the affected General Plan Figures. The project also includes minor changes to the Land Use Element, to reflect the land use changes of the project, and to the Circulation Element, to reflect deletion of the Silver Spruce segment and to reflect a roadway name change which was previously approved (Mountain Glen to Solaire). Exhibit B is the proposed General Plan Amendment figure and Exhibit C is the proposed change pages for the General Plan.

Development Agreement Amendment, WRSP – The project includes an amendment to the “Development Agreement By and Between the City of Roseville and West Roseville, LLC, as Assignee of PL Roseville, LP Relative to the West Roseville Specific Plan” (hereinafter Westpark Development Agreement) to address the transfer of a 162-unit affordable housing obligation into the SVSP. There are six Amendments to the Development Agreement; this proposed Amendment is the seventh. The proposed Amendment is included as Exhibit D.

Development Agreement Amendment, SVSP – The project includes amendments to the “Development Agreement by and Between the City of Roseville and Westpark S.V. 400, LLC Relative to the Sierra Vista Specific Plan,” (hereinafter Westbrook Development Agreement) which address the fees due for the Active Adult LDR uses, the proposed transfer of a 162-unit affordable housing obligation from the WRSP into the SVSP, proposed changes to the type of affordable housing (e.g. Low Income Rental), and other items. This is the first amendment to this Development Agreement. The proposed Amendment is included as Exhibit E.

Sierra Vista Specific Plan Amendment – The project includes an Amendment to the SVSP, which includes land use changes consistent with those described in the General Plan Amendment. The Specific Plan Amendment also includes changes to the SVSP Affordable Housing Plan, to reflect the proposed transfer of a 162-unit affordable housing obligation from the WRSP Parcel W-16 into SVSP Parcels WB-30 and WB-32, and to reflect proposed changes to the type of affordable housing. The roadway network is shown as background on most of the Figures within the SVSP, so the project also includes updates to all of the SVSP Figures. Exhibit B is the proposed Specific Plan Amendment figure and Exhibit F is the proposed change pages for the text and exhibits of the Specific Plan.

West Roseville Specific Plan Amendment – As above, the project includes an Amendment to the WRSP Affordable Housing Plan, in order to reflect the proposed transfer of a 162-unit affordable housing obligation from the WRSP into the SVSP. Exhibit G is the proposed change pages for the Specific Plan.

Rezone – The project includes the Rezone of land consistent with the proposed Specific Plan and General Plan land use designations. Parcels with land use designations of LDR or MDR have a zoning designation of Small Lot Residential/Development Standard District (RS/DS). HDR parcels have a zoning designation of Attached Housing District (R3). Most of the CC parcels also have a zoning designation of Community Commercial District (CC), except one. The only change unique to the Rezone is the deletion of a zoning designation from the project. The CC property on the northeastern corner of Pleasant Grove Blvd and Santucci Blvd has a Commercial Mixed Use/Special Area District (CMU/SA) zoning designation, which allows a mix of residential and commercial uses. This commercial parcel is being deleted from the proposal, so there will no longer be any parcels with the CMU/SA zoning designation within the project boundary. The PR and P/QP parcels also have corresponding zoning designations of Parks and Recreation District (PR) and Public/Quasi-Public District (P/QP). Exhibit H is the proposed Rezone figure.

Large Lot Tentative Subdivision Map – As part of the process of reconfiguring the land uses, the applicant is proposing a Large Lot Tentative Subdivision Map which would shift the boundaries of some existing large lots, merge and subdivide three large lots (WB-33, WB-40, and WB-43), and further subdivide three large lots (WB-1, WB-2, and WB-3). In the case of the subdivided large lots, these are being configured to support the phasing of the proposed small lot map (see below). In total, the Large Lot Tentative Map reconfigures, merges, and subdivides 16 existing residential and commercial lots and results in 17 residential and commercial lots. The Large Lot Map also involves two Public/Quasi-Public lots, two Parks and Recreation lots, eight paseo lots, and twelve landscape corridor lots, resulting in a total of 41 lots. The Large Lot Map is included as Exhibit I.

Small Lot Tentative Subdivision Map – The proposed Small Lot Tentative Subdivision Map includes 124.6 acres of the overall 240.1-acre project area, and includes 582 single-family lots (493 of which would be age-restricted product), a recreation center (Lot A), nine landscape corridor lots, seven paseo lots, five landscape lots, and 18 Homeowner's Association lots. The Small Lot Map is included as Exhibit J, and the attached details to the Small Lot Map are included as Exhibits K–N.

B. GENERAL PLAN AMENDMENT, SIERRA VISTA SPECIFIC PLAN AMENDMENT, AND REZONE

The project includes a General Plan Amendment, an Amendment of the SVSP, and a Rezone which cover all 240.4 acres of the project. Table 1 below shows the existing and proposed land use designations. A more detailed lot-by-lot table is included as Attachment 1. Proposed amendments to the General Plan and Specific Plan are analyzed for consistency with the goals and policies of the respective plans. For the proposed rezone, Zoning Ordinance Section 19.84.040 specifies that recommendations for approval or denial of a rezone shall include consideration of the proposed amendment's consistency with:

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

The existing land use design places a mix of CC, MDR, and HDR on the eastern and western sides of the project area (along Westbrook and Santucci Boulevards), with the LDR located in the center of the project area. Also in this central area, on the northern side of Solaire Drive, is land designated PR and P/QP for a neighborhood park and a school. As indicated in the original approval for the Westbrook area, the purpose of this design was to locate higher density uses and commercial properties along major transportation corridors, where it would be connected to transit services.

The park and school were designed to be centrally-located and adjacent to a paseo along Solaire Drive, which is part of a larger paseo network providing walkability throughout the SVSP. The following sections discuss the applicant's proposed changes to each of the land use types, and how the changes meet the intent of the General Plan, Specific Plan, and findings for a Rezone.

Table 1: Existing and Proposed General Plan and Specific Plan Designations

Land Use	Existing Land Uses		Proposed Land Uses	
	Acreage	Units	Acreage	Units
Low Density Residential	63.8	321	16	89
Low Density Residential – Age Restricted	--	--	91.6	493
Medium Density Residential	57.7	472	34.6	280
High Density Residential	27.5	689	24.1	620
Community Commercial	42.7	--	24.5	--
Public/Quasi-Public	10.8	--	10.8	--
Parks and Recreation	11.1	--	10.2	--
Roads	26.8	--	28.6	--
TOTAL	240.4	1,482	240.4	1,482

Residential

In order to create a cohesive and connected age-restricted community, the applicant proposes to locate all of the MDR and HDR development on the western side of the project area, while the central and eastern side of the area is focused on LDR development. The proposed elimination of the segment of Silver Spruce Drive between Solaire Drive and Pleasant Grove Boulevard is to avoid dividing the age-restricted subdivision into separate areas. These changes will increase the amount of land designated Low Density Residential by 43.8 acres, and decrease the amount of land designated Medium Density Residential and High Density Residential by 23.1 acres and 3.4 acres, respectively. While the total number of resultant residential units will remain unchanged (1,482 units), the allocation of those units by land use type will change. The project increases the amount of Low Density Residential development by 261 units, with this being balanced out by a 192-unit reduction in the amount of Medium Density Residential and the acknowledgement of an existing 69-unit shortfall in developable High Density Residential units (refer to analysis Section E for further discussion). The approved mix of units in the project area is 22% LDR, 32% MDR, and 46% HDR, while the proposed project changes that mix to 39% LDR, 19% MDR, and 42% HDR.

Though the project increases the number of LDR units, there is demand for age-restricted housing in the region which is driving this change. A mix of land uses will continue to be provided within the boundaries of the project, and the project is retaining higher density housing along Santucci Boulevard, a key transit corridor. Moreover, when examined in the context of the entire SVSP, the proposed changes have a minor effect on the overall mix of uses. The overall approved mix of units in the SVSP is 37% LDR, 33% MDR, and 27% HDR. The project changes will rebalance this to 40% LDR, 31% MDR, and 26% HDR. Thus, the proposed balance and mix of residential uses will continue to meet the goals and objectives of the SVSP and the General Plan, and is consistent with the required findings for a Rezone.

Community Commercial

The applicant has proposed an 18.2-acre reduction in the amount of land with a CC land use designation by redesignating these areas as HDR. This reduction and redesignation is being pursued via the elimination of Parcels WB-40 and WB-43, and by reducing the size of Parcel WB-41. Parcel WB-40, located on the northeastern corner of Pleasant Grove Boulevard and Santucci Boulevard, is being eliminated from the land use table and this area will be redesignated from CC to HDR to address an issue of constrained development associated with the adjoining HDR parcels. As discussed in Section H in more detail, one of the adjacent HDR parcels is encumbered by several easements which remove a large section of developable property and result in an awkwardly narrow parcel configuration. To ensure that this property can be developed at an appropriate density and to make up for losses of HDR occurring elsewhere in the project, the applicant proposes to eliminate the commercial parcel and expand the HDR development on the corner. Parcel WB-43 is also being eliminated from the land use table and this area will be redesignated from CC to HDR because there are concerns that due to its size, location, and circulation challenges the site would remain unviable as a commercial site until property to the west was developed. Given that the development and access needs of residential are different from those of commercial property, converting the site to HDR may allow the site to be developed earlier.

Though the two smaller commercial sites are being eliminated, the two primary commercial sites are being retained. Parcel WB-41 is being reduced in size from approximately 19 acres to 10 acres, while Parcel WB-42 is being increased from approximately 13 acres to 14.5 acres. These commercial properties are on key intersections, and are near higher density sites (MDR and HDR). Furthermore, the City and applicant worked diligently together to ensure that the planned transit Transfer Station on Parcel WB-41 would remain viable, as it is a key future piece of the City's bus system, including future envisioned Bus Rapid Transit.

Future development of the commercial sites will be subject to Design Review and compliance with the City's Community Design Guidelines, which is an existing process designed to ensure that commercial properties are developed in a manner that is beneficial to the surrounding community. The proposed location, size, and plan-level design of the commercial properties as outlined in the Specific Plan will continue to meet the goals and objectives of the SVSP and the General Plan, and is consistent with the required findings for a Rezone.

Public/Quasi-Public

There are two properties with land use designations of Public/Quasi-Public (P/QP). One of these is Parcel WB-62 located on the western side of Santucci Boulevard and the other is Parcel WB-60, located at the corner of future Solaire Drive and Silver Spruce Drive. There is no change to the amount of land with the Public/Quasi-Public designation and zoning, but the applicant proposes location changes. Parcel WB-62 is intended to support a lift station, which the applicant proposes to relocate to the northeast along proposed Daylight Drive. This relocation has been reviewed by Environmental Utilities staff, and has been determined to be acceptable. The existing location of the lift station is part of an irregularly-shaped portion of land, and moving it to the new location provides more developable acreage for the irregular parcel.

The second parcel is a future elementary school site. Parcel WB-60 is proposed to be moved to the southern side of Solaire Drive so that a contiguous age-restricted community can be developed on the northern side of Solaire Drive. The school was located along Solaire Drive both to provide a central location and because of the planned paseo along the northern side of the roadway, which is part of a larger paseo network providing walkability throughout the SVSP. However, with the elimination of the segment of Silver Spruce Drive, keeping the school in this location would result in a school with only one roadway frontage. It would cause the elementary school to have a direct interface with age-restricted homes, which is not a compatible land use arrangement. Relocating the school to the southern side of the roadway allows two public street frontages, and also provides a buffer between the school and the age-restricted properties. To maintain the

connection between the paseo and the school, the applicant has proposed enhanced pedestrian crossings at the intersection of Silver Spruce Drive and Solaire Drive (refer to Section H for more discussion).

The proposed location and size of the Public/Quasi-Public properties as outlined in the Specific Plan will continue to meet the goals and objectives of the SVSP and the General Plan, and is consistent with the required findings for a Rezone.

Parks and Open Space

There are two properties with land use designations of Parks and Recreation (PR). One of these is Parcel WB-52, which is a small park serving the HDR land uses at the northeastern corner of Santucci and Pleasant Grove Boulevards. The size of this park is proposed to remain the same, but it will be shifted slightly west to center it within the HDR development. The second site is Parcel WB-50, which is the neighborhood park site adjacent to the elementary school site. The applicant proposes to reduce the size of this park from 9.6 acres to 8.7 acres and move it to the southern side of Solaire Drive, so that it will remain adjacent to the school. The reduced park size continues to meet the required parkland obligations, because age-restricted housing has a lower park dedication requirement than traditional LDR or MDR residential uses.

The park adjacent to the school was designed to have at least two street frontages, to maintain good visibility at the park and to provide for on-street parking. As relocated, the park has only one roadway frontage currently planned or shown. To address this, the applicant proposes changes to the Public Services element of the SVSP. Text has been added to the Concept Plan for the neighborhood park which requires the residential neighborhood (Parcel WB-23) on the western edge of the park to provide a minimum of 50% of street frontage along the park edge. Parks and Recreation staff have reviewed and concurred with this proposed language.

The proposed location and size of the parkland properties as outlined in the Specific Plan will continue to meet the goals and objectives of the SVSP and the General Plan, and is consistent with the required findings for a Rezone.

C. AGE RESTRICTED REZONE POLICY

The City's Age-Restricted Rezone Policy was adopted by the City Council in August 2015 (see Attachment 2). The policy was approved to supplement the City's General Plan, as there are no existing General Plan policies that provide direction for the conversion of large areas (10 acres or more) to exclusively age-restricted communities. The purpose is to allow for age-restricted uses without creating undue burdens on the City's General Fund or public services, and to provide a Citywide balance of land uses, including a mix of housing types for all segments of the community. Below are the required policies in *italicized* text (grouped by topic) followed by an evaluation.

- *Any age-restricted (AR) rezone shall, on a stand-alone basis, have an overall neutral or positive fiscal impact on the City's General Fund services.*
- *Increases in General Fund service demands shall be mitigated by a Community Facilities District (CFD) or other mechanisms to offset the costs of the project.*
- *Development Agreement amendments shall include a waiver, or at City's discretion a reduction of the fee deferral.*
- *Any AR Rezone shall include a plan to ensure full funding and maintenance of improvements and services at no cost to existing residents (including increased utility rates). A proposal shall not burden/increase the cost, or diminish the supply and reliability of services.*

A fiscal impact analysis was prepared for the project to examine the proposed change in land uses. This study determined that although expected revenues from the project would decline, the project would continue to provide a net annual surplus to the General Fund. The proposed Development Agreement Amendment includes the required fee provisions, including changing the fee deferrals, and also establishes the appropriate per-unit fees to ensure the funding and maintenance of improvements and services (refer to Section F).

- *Any AR Rezone within an adopted specific plan shall require a specific plan amendment and all associated entitlements (SPA, DA, GPA, etc.).*

The application includes all appropriate entitlements and application materials, including a General Plan Amendment, Specific Plan Amendment, Rezone, and Development Agreement Amendment.

- *Any AR Rezone shall maintain the original vision and implement the policies of the specific plan.*
- *Public amenities as identified in the specific plan shall be maintained.*
- *Any AR Rezone proposal shall maintain the integrity of neighborhoods and create a sense of place in new neighborhoods.*

As discussed above, in Section B, the project maintains the original vision and intent of the SVSP, and will continue to include the public amenities (such as parks, a school, and paseos/pedestrian networks) included within the SVSP. The project has also been designed to create and maintain a sense of place and connectedness within the age-restricted community and surrounding areas.

- *Any AR Rezone shall meet the City's affordable housing goals consistent with the City's Housing Element.*

As discussed below, the project meets its affordable housing goals (see Section E).

- *No more than fifteen percent (15%) of all residential units shall be converted to age restricted per specific plan, to ensure that the specific plan remains balanced. Any request above 15% may be considered subject to Council direction.*

The proposed age-restricted units will comprise 5.6 percent of the SVSP units, which is less than the 15 percent cap.

- *Any AR Rezone must include provisions for converting back to non-age-restricted land uses should market demands change in the future.*

The proposed Development Agreement Amendment includes a section discussing the process for converting some or all of the units back to non-age-restricted homes. The Development Agreement Amendment acknowledges that conversion of any age-restricted units will require a Specific Plan Amendment, and will also require recalculation of fees and park dedication requirements.

- *Any AR Rezone shall include planned public transportation to the project location, within a minimum ¼-mile walking distance.*

There are planned public transportation routes along the major streets surrounding the proposed age-restricted housing, and planned stops within ¼-mile on Westbrook Boulevard (refer to SVSP Circulation chapter, Figure 6-24).

- *Any AR Rezone shall work with the school district to minimize impacts to existing or planned schools.*

The proposed project was routed to the Roseville City School District (School District) for review. The School District submitted correspondence indicating that the proposed school relocation was not an issue, and that appropriate per-unit fees would be due from the developer. The School District had no comments or concerns regarding the proposal.

In conclusion, based on the foregoing analysis staff concludes the project conforms to the Age-Restricted Rezone Policy.

D. CONVERSION OF NON-RESIDENTIAL TO RESIDENTIAL LAND USE

As described in the prior analysis section, the project includes reducing commercial acreage by 23.1 acres in order to increase the amount of land designated for residential uses. 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 3. As stated in the guidelines, the purpose is to make clear the City's expectations related to the loss of job-generating land uses. The overarching goal to be applied to land use changes outside of the infill portion 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. The guidelines include evaluating fiscal impacts, noise, park dedication, public services, affordable housing, schools, utilities, and traffic when contemplating residential land use allocations.

Below is summary of the provisions of the Non-Residential Rezone Guidelines:

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 an 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 project's 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.

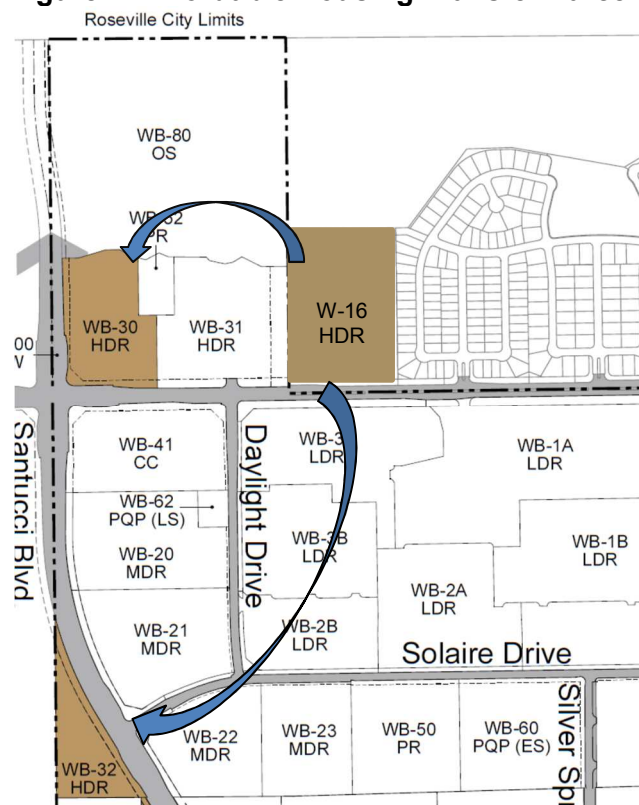
A fiscal impact analysis was prepared for the project to examine the proposed change in land uses. This study determined that although expected revenues from the project would decline, the project would continue to provide a net annual surplus to the General Fund. Although less commercial property is being provided, the project retains two large commercial areas at critical intersections on the eastern and western sides of the project area. As discussed in other sections of this staff report, the project meets its affordable housing goals (Section E) and parkland obligations (Section A), and also does not impact utilities (Sections G and H). The applicant has negotiated with the affected school districts, and the school districts have indicated they have no comments or concerns regarding the project. Though the project trends toward greater Low Density Residential uses, there is demand for age-restricted housing in the region which is driving this change. Moreover, the project is retaining higher density housing along Santucci Boulevard, a key transit corridor. In conclusion, staff has reviewed the project and found it to be consistent with the intent of the Non-Residential Rezone Guidelines.

E. AFFORDABLE HOUSING–POLICIES AND SPECIFIC PLAN AMENDMENTS

The project reflects a 69-unit and 3.4-acre reduction in the amount of High Density Residential development, and also includes the transfer of a 162-unit affordable housing obligation from WRSP Parcel W-16 to SVSP Parcels WB-30 and WB-32 (see Figure 2). This section discusses the policies relevant to the proposal, as well as the necessary Specific Plan Amendments. There are several policy considerations with regard to High Density Residential and affordable housing units: the Regional Housing Needs Allocation (RHNA), Housing Element, and Government Code Section 65863, and the Affordable Housing Plans and Agreements in place for the affected areas.

RHNA, Housing Element, and Government Code 65863: The State of California, through the Housing and Community Development Department, sends a Regional Housing Needs Determination to each Metropolitan Planning Organization (MPO) in California; the MPO for this region is the Sacramento Area Council of Governments (SACOG). SACOG then develops the Regional Housing Needs Allocation, which allots a "projected share" of the regional determination to each of the cities and counties within SACOG's boundaries. Pursuant to Government Code Section 65582, a City's Housing Element is then required to include an analysis of existing and projected housing needs for all income levels, which must include the local jurisdiction's share

Figure 2: Affordable Housing Transfer Parcels



existing and projected housing needs for all income levels, which must include the local jurisdiction's share

of the regional housing need. In addition, Government Code Section 65863 states that a City shall not permit the reduction of the residential density for any parcel identified in the local Housing Element inventory to a lower residential density unless the City can make certain findings. The findings require General Plan and Housing Element consistency, and a determination that the remaining sites in the Housing Element inventory are sufficient to meet the RHNA. Thus, a determination of consistency with RHNA and Government Code Section 65863 is based upon whether affected properties are listed within the Housing Element inventory, and whether the units are needed to meet RHNA obligations.

The City's Housing Element Inventory lists the development potential of all residential land within the City, which is inclusive of all of the LDR, MDR, and HDR properties in the project area. However, not all of these properties are needed to fulfill the RHNA. Housing Element Table X-25 indicates the RHNA for each income category and the amount of units in the City available to meet that need. The income categories are defined by land use density, with Above Moderate defined as less than 10 units per acre (LDR), Moderate as 10–20 units per acre, and Low and Very Low as 21 units or more per acre. The City has a surplus in the Moderate and Above Moderate income categories in the amount of 3,045 and 8,637 units, respectively. In the Low and Very Low income categories there is a small surplus of 227 units.

As reflected on Table 1, the project reflects a 192-unit reduction in MDR product, which falls within the Moderate income category, and a 69-unit reduction in HDR product, which falls within the Low and Very Low income categories. Given the substantial surplus in Moderate income units, there are sufficient remaining sites in the inventory to meet the RHNA even with a 192-unit reduction. There is also sufficient surplus in the Low and Very Low categories to absorb a 69-unit reduction, even if it were being caused by the proposed project. However, these 69 units are being lost from the inventory due to existing conditions, not due to the project. The project materials are merely acknowledging this condition, which is the result of existing encumbrances on Parcel WB-31.

When the SVSP Amendment was approved in 2012, Parcel WB-31 was approved with a density of 25 units to the acre and a total of 207 units. However, it was determined that a drainage easement would be needed along the eastern side of the property which would be at least 100 feet wide. There is also an additional amount of landscape easement required in the same location. These easements are the result of prior approvals, but their effect on the development of the site had not been examined in detail until now. The needed easements encumber approximately 2.2 acres of the existing 8.2-acre parcel, and result in an awkward, narrow configuration that makes the parcel difficult to develop. An assessment was done to determine how many units would be lost due to the loss in acreage and the narrow configuration, which was determined to be 69 units.

Setting aside the 2.2 acres lost due to existing easements, the project will further reduce HDR acreage by 1.2 acres. However, other changes proposed by the applicant would enable an increase in the density of some HDR parcels. In particular, the applicant has proposed eliminating the commercial property on the northeastern corner of Santucci and Pleasant Grove Boulevards (Parcel WB-40) so that the entire corner can be HDR property. This resolves the awkward configuration created by the easements, and the more regular and contiguous shape allows a larger unit yield. Thus, the project does not result in any reductions to HDR units and the City has sufficient HDR inventory to satisfy the RHNA.

Affordable Housing Plans: The Affordable Housing Plans for both the SVSP and the WRSP outline the number and location of units which must be provided to meet affordable housing obligations. The applicant proposes to maintain the total number of Affordable Housing units which will be provided in the City, but has proposed shifting 162 units from WRSP Parcel W-16 to SVSP Parcels WB-30 and WB-32, and has also proposed changing the mix of affordable housing.

The proposed shift in location is to improve the ability of the properties to be developed. Parcel W-16 is currently a mixed affordable housing site, which means that a portion of the units are not affordable and a portion are affordable. At the time the WRSP was approved, it was economically feasible to develop

properties such as this. However, the City acknowledges that economic circumstances have shifted, and mixed affordable sites cannot successfully compete for the grants, tax credit programs and other funding opportunities that make it possible to finance the development of an affordable site. The proposed transfer will make Parcel W-16 in the WRSP a fully market-rate apartment complex, while the SVSP Parcels WB-30 and WB-32 will be 100% affordable product, and therefore able to compete for the needed funding. For similar reasons, the applicant proposes shifting 41 units from middle-income purchase to very low and low income rental. The City's Housing Division is in support of this proposal, as it will ensure the needed affordable housing is developable.

F. SVSP AND WRSP DEVELOPMENT AGREEMENT AMENDMENTS

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

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

The DAs are binding contracts that set the terms, rules, conditions, regulations, entitlements, responsibilities, and other provisions relating to the development of the covered properties. The Westpark DA has a 20 year term, while the Westbrook DA has a 30 year term. The DAs outline requirements and provide the details of responsibility, timing, and financing. The amendment to the Westpark DA is the 7th Amendment, and the amendment to the Westbrook DA is the 1st Amendment. Copies of the 7th and 1st Development Agreement Amendments are attached as Exhibits D and E, respectively.

The changes to the Westpark DA consist entirely of changes to affordable housing obligations, which was already discussed in Section E. The changes are consistent with the General Plan and Zoning Ordinance. Because it will improve the ability to develop the City's needed affordable housing, it will benefit the public's welfare, the orderly development of property and property values, and provide benefit to the City.

The changes to the Westbrook DA include changes to affordable housing, which are consistent with the findings for a DA Amendment for the same reasons as those described above (for the Westpark DA), and are not further discussed. The remainder of the DA changes fall into two categories: 1) text and exhibit revisions needed for the DA to remain consistent with the General Plan Amendment, Specific Plan Amendment, and Rezone and 2) changes to the timing and implementation of infrastructure and associated fees.

Multiple sections require revision in order to reflect the proposed changes in the amount of units and acres of each land use type, including the basic project description (e.g. Section 2.2, which lists the vested entitlements), terms regarding land use dedications, and funding mechanisms. The primary change to land use dedications and funding mechanisms is related to the age-restricted product, which has lower demands on certain public services and utilities than a standard residential product. For this reason, a new fee amount has been inserted into the DA with respect to the Neighborhood Park Fee, the City-Wide Park Fee, the Open Space In-Lieu Fee, and the Bike Trail Fee which would be applied to the building permits for the age-restricted homes.

Certain changes have also been made to the timing and nature of improvements, based on an updated understanding of the City's needs for the infrastructure. This includes the timing of a drainage outfall and detention basin (DA Section 3.10.2.1) and of electrical infrastructure (DA Section 3.11.3). City Engineering staff determined that the detention basin referenced in Section 3.10.2.1 would not be needed for this project, as existing basins have sufficient capacity to mitigate peak flow. The section has also been amended to specify the timing of the remaining improvements. Regarding electrical facilities, the DA already includes language allowing the use of temporary improvements to serve the project, but additional language is being added to specify that temporary improvements may be extended from the West Roseville Specific Plan, and that additional units could be constructed in this event.

The final proposed changes are to DA Sections 3.17.1.2(i) and 3.25.B, dealing with fee deferrals and fair-share payments for planning and environmental costs. The Age-Restricted Rezone Policy stipulates that any DA Amendment involving age-restricted product include a waiver or a reduction of the fee deferral. The change to fee deferrals specifies that only Phase E of the Westbrook area (the portion east of Westbrook Boulevard) qualifies for the previously-specified fee deferrals. For Phases F and G, the project area, the amount of the fee deferral for SPRTA Tier II Traffic Fees is reduced, and all other fee deferrals are waived. Section 3.25.B is amended to specify a cost for planning and environmental reimbursement to the City, and to allow payment large lot by large lot, rather than in one lump sum.

Having reviewed the proposed DA Amendments, City staff concludes the proposal is consistent with the objectives, policies, programs, and land use designations of the City of Roseville General Plan; is consistent with the City of Roseville Zoning Ordinance; conforms with the needs of public health, safety, and welfare; will not have detrimental effects on the orderly development of property or the preservation of property values; and will provide sufficient benefit to the City to justify entering into the amended agreement.

G. LARGE LOT TENTATIVE SUBDIVISION MAP

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 ***italicized, bold*** text and are followed by an evaluation of the map in relation to each finding.

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

Parcel size, design, configuration, location, orientation, and character: In the project areas where a Small Lot Tentative Subdivision Map is not proposed at this time, the Large Lot boundaries coincide with the land use boundaries established through the Specific Plan Amendment. In the area of the Small Lot Tentative Subdivision Map, the large lots have been designed to accommodate and plan for the development of the small-lot subdivision, which means they are not rectangular. However, an examination of the infrastructure and grading plans, the Phasing Plan, and the Small Lot Tentative Subdivision Map, makes it clear that the large lot boundaries follow primary roadways, allow for roadway stubs in preparation for later phases, and otherwise have boundaries that allow for logical phasing and development of the proposed Small Lot Subdivision Map.

Subdivision Roads and Pathways: The proposed Large Lot Subdivision Map includes boundaries which will accommodate roadways proposed via the Small Lot Subdivision Map. The Large Lot Subdivision Map itself includes all of the primary roadways shown within the SVSP, as well as the required right-of-way and adjacent paseos and landscape lots.

Subdivision Improvements: The SVSP includes design guidelines for certain parcels within the project area, including commercial Parcel WB-41 and park site parcel WB-50. The proposed Large Lot map provides parcel sizes and configurations which will enable effectuation of the design guidelines for these sites, the details of which will be determined during Design Review for the commercial property and during review of Improvement Plans for the park.

The SVSP includes a Wall and Fence Locations figure (SVSP Figure B-3), which specifies where walls and fences are required, and the type of construction which is required. These walls and fences need not be shown on a Large Lot Tentative Subdivision Map, but must be shown on the Improvement Plans for non-residential properties, and on the Small Lot Tentative Subdivision Map for residential properties. A Condition of Approval has been included on the Large Lot Map requiring walls and fencing consistent with the locations and design standards established in the SVSP.

Grading, drainage, and utilities: The applicant has included a grading and utilities plan with the submittal, which shows the scope and location of the proposed improvements. The proposed plans have been reviewed by City staff for conformance with City standards, and have been found to be acceptable.

Affordable Housing: Refer to analysis Section E; the project is consistent with policies and programs regarding affordable housing.

Conclusion: After review of the proposed Large Lot Subdivision Map, staff concludes that the parcel size, design, configuration, location, orientation, and character of the lots are consistent with the density, uses, circulation and open space systems, applicable policies and standards of the General Plan and the Sierra Vista Specific Plan, and the design standards of the Zoning Ordinance.

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 policies and the SVSP standards. As discussed in the section above, the large lots are either designed with boundaries coincident with the SVSP land use boundaries, or are designed to allow for the logical phasing and development of the Small Lot map. Thus, the Large Lot map will result in lots which can be used or built upon, and will not create lots which are impractical for improvement or use.

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 project area is served by the Pleasant Grove Wastewater Treatment Plant, which has a permitted capacity of 12 million gallons per day (average dry weather flow), and is currently receiving volumes which are well below capacity (7.4 million gallons per day). The addition of this project will not cause a violation of existing discharge limitations. In addition, the proposed sewer lines in the project area have adequate conveyance capacity to accommodate the residential development on the parcels proposed by the Tentative Map. As further assurance, Environmental Utilities has included a condition requiring their review and approval of adequate conveyance and treatment capacity prior to any approval of Improvement Plans.

H. SMALL LOT TENTATIVE SUBDIVISION MAP

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 ***italicized, bold*** text and are followed by an evaluation of the map in relation to each finding.

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

Parcel size, design, configuration, location, orientation, and character: All of the proposed lots have a zoning designation of RS/DS (Small-Lot Residential with Development Standards) and are consistent with the minimum size and frontage requirements for the zone, as noted in the SVSP Development Standards (SVSP Appendix A). Most interior lots are approximately 5,200 square feet and 50 feet wide, while the development standards require a minimum of 4,500 square feet and 45 feet in width. The lots will be large enough and configured such that the minimum building setbacks can be met.

Subdivision Roads and Pathways: The age-restricted portion of the proposed map, which includes the entire area north of Solaire Drive, includes one roadway connection to each of the major surrounding streets on the northern, southern, and western perimeters (Pleasant Grove Boulevard, Daylight Drive, and Solaire Drive, respectively). A Neighborhood Electric Vehicle (NEV) pathway is provided at the northeastern corner of the subdivision, so that in future when the commercial site is developed, residents can access the businesses there by using an NEV. The non-age-restricted portion, south of Solaire Drive, includes a roadway connection to Solaire Drive and two connections to Silver Spruce Drive.

The project includes the construction of a paseo along the northern side of Solaire Drive, which is part of a larger paseo network providing connection throughout the SVSP. The paseo is a 10-foot-wide pathway located within a 25-foot landscape corridor. To provide connection between the paseo and the school, the applicant has proposed enhanced crossings at the intersection of Solaire Drive and Silver Spruce Drive. Instead of standard crosswalk striping, the crosswalk will include stamped pavement or other highlighting acceptable to the City, to increase its visibility. The applicant has also included several 30–35-foot-wide landscape corridors with 5-foot pedestrian pathways that connect various points of the age-restricted subdivision to the surrounding streets. This will allow residents to make shorter walking or bicycle connections to other portions of the community.

Subdivision Improvements: As noted in the analysis of the Large Lot Subdivision Map, the SVSP includes a Wall and Fence Locations figure (SVSP Figure B-3), which specifies where walls and fences are required, and the type of construction which is required. Masonry walls are required adjacent to single-family residential uses along Pleasant Grove Boulevard, Santucci Boulevard, and Westbrook Boulevard. Masonry walls are also required between any commercial property and residential property, and between any multiple-family residential property and single-family residential property. A wooden fence is required adjacent to single-family uses which border the park or school. Finally, open-style wrought iron fencing is required between the high density residential properties and the open space on the northern edge of the project. A Condition of Approval has been included on the Small Lot Map requiring walls and fencing consistent with the locations and design standards established in the SVSP.

Grading, drainage, and utilities: The applicant has included a grading and utilities plan with the submittal, which shows the scope and location of the proposed improvements. The Small Lot map also includes a phasing plan, which shows two points of access and utility connection will be maintained during all phases of subdivision development. The proposed plans have been reviewed by City staff for conformance with City standards, and have been found to be acceptable.

Affordable Housing: Refer to analysis Section E; the project is consistent with policies and programs regarding affordable housing.

Conclusion: After review of the proposed Small Lot Subdivision Map, staff concludes that the parcel size, design, configuration, location, orientation, and character of the lots are consistent with the density, uses, circulation and open space systems, applicable policies and standards of the General Plan and the Sierra Vista Specific Plan, and the design standards of the Zoning Ordinance.

- 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 policies and the SVSP standards. The proposed design, layout, configuration, and size of all lots within the subdivision provide for the construction of single-family detached houses. As depicted on the Tentative Map and subject to the conditions of approval, all lots can be used and built upon.

- 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 project area is served by the Pleasant Grove Wastewater Treatment Plant, which has a permitted capacity of 12 million gallons per day (average dry weather flow), and is currently receiving volumes which are well below capacity (7.4 million gallons per day). The addition of this project will not cause a violation of existing discharge limitations. In addition, the proposed sewer lines in the project area have adequate conveyance capacity to accommodate the residential development on the parcels proposed by the Tentative Map. Sewage infrastructure and flows from this project are consistent with the evaluation included within the WRSP.

I. ENVIRONMENTAL DETERMINATION

Consistent with CEQA Guidelines Section 15164, regarding previously certified and adopted Environmental Impact Reports and Mitigated Negative Declarations, an Addendum to the Westbrook Specific Plan Amendment to the Sierra Vista Specific Plan Mitigated Negative Declaration (SCH # 2008032115, adopted June 25, 2012) has been prepared to cover the minor technical changes and additions necessary to describe the proposed Project. The Addendum plus the adopted Mitigated Negative Declaration and Initial Study are included as Exhibit A of this staff report. Mitigation measures from the SVSP Mitigation Monitoring and Reporting Program that are applicable to this project are included as Attachment 4.

J. PUBLIC OUTREACH

The project application was circulated for review and comment to both internal City staff and to external agencies which have requested such notice. As the project was revised, the application was circulated multiple times to ensure reviewers had an opportunity to consider the revisions. The project application and revisions were circulated to the Roseville Coalition of Neighborhoods as well as the Westpark Neighborhood Association and the Fiddymont Farms Neighborhood Association. Comments and recommended conditions were received and addressed or included in the conditions of approval; there are no outstanding items at this time. In addition, a public notice was published in a newspaper of general circulation, and individual notices were mailed to all property owners within 300 feet of the project boundary. No concerns or other correspondence was received in response to the public notice.

K. RECOMMENDATION

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

- A. Recommend the City Council consider the Addendum to the Westbrook Specific Plan Amendment to the Sierra Vista Specific Plan Mitigated Negative Declaration – **3200 PLEASANT GROVE BOULEVARD – WESTBROOK PHASE 2 AND 3 – PL13-0318.**
- B. Recommend the City Council approve the **GENERAL PLAN AMENDMENT – 3200 PLEASANT GROVE BOULEVARD – WESTBROOK PHASE 2 AND 3 – PL13-0318.**
- C. Recommend the City Council approve the **SIERRA VISTA SPECIFIC PLAN AMENDMENT – 3200 PLEASANT GROVE BOULEVARD – WESTBROOK PHASE 2 AND 3 – PL13-0318.**
- D. Recommend the City Council approve the **WEST ROSEVILLE SPECIFIC PLAN AMENDMENT – 3200 PLEASANT GROVE BOULEVARD – WESTBROOK PHASE 2 AND 3 – PL13-0318.**
- E. Recommend the City Council adopt the two (2) findings of fact as stated in the staff report for the **REZONE – 3200 PLEASANT GROVE BOULEVARD – WESTBROOK PHASE 2 AND 3 – PL13-0318.**
- F. Recommend the City approve the **REZONE – 3200 PLEASANT GROVE BOULEVARD – WESTBROOK PHASE 2 AND 3 – PL13-0318.**
- G. Recommend the City Council adopt the five (5) findings of fact as listed in the staff report for the Westbrook **DEVELOPMENT AGREEMENT AMENDMENT – 3200 PLEASANT GROVE BOULEVARD – WESTBROOK PHASE 2 AND 3 – PL13-0318.**
- H. Recommend the City Council approve the Westbrook **DEVELOPMENT AGREEMENT AMENDMENT – 3200 PLEASANT GROVE BOULEVARD – WESTBROOK PHASE 2 AND 3 – PL13-0318.**
- I. Recommend the City Council adopt the five (5) findings of fact as listed in the staff report for the Westpark **DEVELOPMENT AGREEMENT AMENDMENT – 3200 PLEASANT GROVE BOULEVARD – WESTBROOK PHASE 2 AND 3 – PL13-0318.**
- J. Recommend the City Council approve the Westpark **DEVELOPMENT AGREEMENT AMENDMENT – 3200 PLEASANT GROVE BOULEVARD – WESTBROOK PHASE 2 AND 3 – PL13-0318.**
- K. Recommend the City Council adopt the three (3) findings of fact as listed in the staff report for the **LARGE LOT TENTATIVE SUBDIVISION MAP – 3200 PLEASANT GROVE BOULEVARD – WESTBROOK PHASE 2 AND 3 – PL13-0318**
- L. Recommend the City Council approve the **LARGE LOT TENTATIVE SUBDIVISION MAP – 3200 PLEASANT GROVE BOULEVARD – WESTBROOK PHASE 2 AND 3 – PL13-0318** subject to thirty-three (33) of conditions of approval.
- M. Recommend the City Council adopt the three (3) findings of fact as listed in the staff report for the **SMALL LOT TENTATIVE SUBDIVISION MAP – 3200 PLEASANT GROVE BOULEVARD – WESTBROOK PHASE 2 AND 3 – PL13-0318**
- N. Recommend the City Council approve the **SMALL LOT TENTATIVE SUBDIVISION MAP – 3200 PLEASANT GROVE BOULEVARD – WESTBROOK PHASE 2 AND 3 – PL13-0318** subject to eighty-three (83) of conditions of approval.

CONDITIONS OF APPROVAL FOR THE LARGE LOT TENTATIVE SUBDIVISION MAP

1. The project is approved as shown in Exhibits B–N and as conditioned or modified below. (Planning)
2. 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)
3. 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)
4. 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)
5. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities, Finance)
6. Prior to the issuance of any improvement plans, owner must have obtained issuance of a 404 permit as defined by the Development Agreement between the City of Roseville and Westpark S.V. 400, LLC. (Engineering)
7. The applicant shall be responsible for reimbursements to the West Roseville Specific Plan per Section 3.25 of the Westpark S.V. 400, LLC Development Agreement. (Engineering, Environmental Utilities)

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

8. Landscape Plans shall be included with the Improvement Plans for all landscape corridors and all landscaped common areas. Landscaping shall be installed and accepted prior to acceptance of the Improvement Plans. The landscape plan shall comply with the Sierra Vista Specific Plan and the City of Roseville Water Efficient Landscape Requirements. (Planning, Engineering, Parks, Fire Environmental Utilities)
9. Fences and walls shall be shown on Improvement Plans, as appropriate, consistent with the locations and designs specified in the Sierra Vista Specific Plan. (Planning)
10. The applicant shall submit to the Engineering Division the appropriate Army Corps of Engineers permit or clearance, the California Department of Fish and Game Stream Bed Alteration Agreement, and/or the Regional Water Quality Control Board Water Quality Certificate. (Planning, Engineering)
11. The grading and improvement plans shall be designed in accordance with the City's Design 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. All erosion control shall be installed prior to the onset of wet weather. Erosion control is installed to minimize silt discharge from the project site. It is incumbent upon the applicant to ensure that necessary measures are taken to minimize silt discharge from the site.

- c. A rough grading and/or underground only permit may be approved by Engineering prior to approval of the improvement plans.
 - d. Standard access ramps shall be installed at all curb returns per City Standards. (Engineering)
12. 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)
13. The applicant shall apply for and obtain an encroachment permit from the Engineering Division prior to any work conducted within the City right-of-way. (Engineering)
14. The phasing of the infrastructure shall be consistent with the Westbrook Phase 2 – Infrastructure Matrix (as prepared by MacKay & Somp), the Sierra Vista Specific Plan and as defined in the Development Agreement between the City of Roseville and Westpark S.V. 400, LLC. The phasing of subdivisions shall occur in a sequential order, as outlined in the Westbrook Phase 2 – Infrastructure Matrix. Acceptance of each subdivision by the City shall be contingent on the prerequisite phases having been accepted by the City. (Engineering)
15. A standard 35-foot A-7 driveway shall be constructed on Pleasant Grove Boulevard to access Parcel WB-42. This driveway shall be placed far enough to the west to allow for a 250-foot left turn lane with 120-foot taper to be constructed to provide ingress to Parcel WB-42. (Engineering)
16. Pleasant Grove Boulevard shall be constructed in conformance with the approved Tentative Map, the Sierra Vista Specific Plan and Section 3.5.2(a) of the Development Agreement. The following improvements shall be constructed on Pleasant Grove Boulevard:
- a. Standard 220-foot deceleration lane with 120-foot taper at Westbrook Boulevard.
 - b. Modified 150-foot deceleration lane with 120-foot taper at WB-42 driveway.
 - c. Modified 150-foot deceleration lane with 120-foot taper at “A” Drive (Subdivision Entrance).
 - d. Standard 220-foot deceleration lane with 120-foot taper at Daylight Drive.
 - e. A traffic signal shall be installed at “A” Drive (Subdivision Entrance). Traffic signals shall be reimbursed per section 3.5.7 of the Development Agreement.
 - f. Traffic signal conduit shall be installed at Daylight Drive with the construction of the intersection.
 - g. In addition to the frontage improvement requirements for Pleasant Grove Boulevard in Section 3.5.2(a) of the Development Agreement, owner shall be responsible for constructing the northern half the median, including landscaping. The northern median curb and half the median landscaping within Pleasant Grove Boulevard is eligible for reimbursement from the City. (Engineering)
17. Westbrook Boulevard shall be constructed in conformance with the approved Tentative Map, the Sierra Vista Specific Plan and Section 3.5.2(b) of the Development Agreement. In addition, traffic signal conduit shall be installed at Solaire Drive with the construction of the Westbrook Boulevard intersection, if not already installed. (Engineering)
18. A standard bus turnout and shelter pad shall be installed on:
- a. #267 Southwestern corner of Santucci Boulevard and Solaire Drive.

- b. #262 Southeastern corner of Santucci Boulevard and Pleasant Grove.
 - c. #261 Northeastern corner of Santucci Boulevard and Pleasant Grove.
 - d. Per Figure B-30 of the Sierra Vista Specific Plan, a turnout and shelter pad for future Bus Rapid Transit shall be provided on northbound Santucci Boulevard adjacent to Parcel WB-20.
 - e. Northbound Santucci Boulevard at northeastern corner of Solaire Drive.
 - f. #263 southwest corner of Westbrook Boulevard and Pleasant Grove Boulevard.
 - g. #266 Southwest corner of Westbrook Boulevard and Solaire Drive. (Engineering)
19. At such time that Parcel WB-42 develops, the path and sliding gate in HOA Lot D shall be designated for convenient pedestrian and NEV access. Prior to the development of Parcel WB-42, temporary Emergency Vehicle Access shall be provided between HOA Lot D and Parcel WB-42, as approved by the City Engineer with the design of the improvement plans for Parcel WB-1A. (Engineering, Alternative Transportation)
20. 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)
21. 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)
22. The developer shall be responsible for any necessary relocation of signal interconnect cables that may require relocation as a result of the construction of turn lanes and/or driveways. (Engineering)
23. 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. The project proponent shall have the existing dry utilities pot holed for verification of location and depth, as part of the improvement plan design. (Engineering)
24. 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. If the SWPPP is viewable in SMARTS then the WDID number can be provided to Engineering in lieu of a hard copy of the SWPPP. (Engineering)
25. 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)

PRIOR TO OR UPON RECORDATION OF FINAL MAP

26. With the recordation of the first Final Map, the landowner shall grant to the City separate Irrevocable Offers of Dedication (I.O.D.'s) for rights of way of arterial roadways and open space parcels, public utility

easements and temporary construction easements per Section 3.3.1 - Recordation of Large Lot Map(s) in the Development Agreement. (Engineering)

27. Per Development Agreement Section 3.5.12, prior to recordation of the Final Map the landowner shall pay a fee of \$7,582 for their fair share contribution towards updating the City's Long Range Transit Plan, Short Range Transit Plan and Bicycle Master Plan. (Alternative Transportation, Engineering)
28. A 20-foot by 20-foot bus shelter access and maintenance easement shall be dedicated at the bus turnout located on:
 - a. #267 Southwestern corner of Santucci Boulevard and Solaire Drive.
 - b. #262 Southeastern corner of Santucci Boulevard and Pleasant Grove Boulevard.
 - c. #261 Northeastern corner of Santucci Boulevard and Pleasant Grove Boulevard (Engineering, Alternative Transportation)
29. Any transfer of units, or changes in Large Lot Parcels shown in the Notice of Special Tax for the Westbrook CFD No.1, and Westbrook CFD No. 2 as a result of this entitlement shall require the applicant to amend the CFD documents (Rate and Method of Apportionment) and record a new Notice of Special Tax for each affected CFD to reflect the revised land plan, unit count and new Maximum Tax per Large Lot Parcel. Any transfer that increases the per unit Maximum Special Tax within a particular parcel by more than 20% shall require the approval of the Finance Director. Concurrent with the submittal of the Large Lot Final Map for any portion of Phases 2 or 3, the applicant shall submit to the Finance Director a revised Rate and Method of Apportionment reflecting the changes to the Large Lot Parcels and the respective Maximum Special Tax per Large Parcel. Concurrent with the recording of the Large Lot Final Map, a revised Notice of Special Tax shall be recorded reflecting the updated CFD boundaries and Large Lots.
30. With the recordation of the Large Lot Map a public stormdrain easement shall be granted for the stormwater swale along the eastern boundary of Parcel WB-31. The size and width of the easement shall be determined with the approved design, as amended in the Master Drainage Study. (Engineering)

OTHER CONDITIONS OF APPROVAL

31. The project shall comply with all applicable environmental mitigation measures identified in the Westbrook Initial Study and MND and SVSP EIR. (Planning)
32. The Tentative Subdivision Map shall not be deemed approved until the actions on the General Plan Amendment, Specific Plan Amendment, Rezone, and Development Agreement Amendment are approved and become effective. (Planning)
33. An Affordable Housing Rental Agreement shall be executed prior to issuance of permits for each parcel containing affordable rental units. Housing acknowledges and approves the transfer of the 41 middle-income affordable units from Parcels WB-20 and WB-21 to Parcels WB-30 and WB-32 as low-income rental units, and also the relocation of 162 affordable rental units from Parcel W-16 (West Roseville Specific Plan) to Parcels WB-30 and WB-32. (Housing)

CONDITIONS OF APPROVAL FOR THE SMALL LOT TENTATIVE SUBDIVISION MAP

1. The project is approved as shown in Exhibits B–N and as conditioned or modified below. (Planning)

2. 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)
3. 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)
4. 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)
5. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities, Finance)
6. Prior to the issuance of any improvement plans, owner must have obtained issuance of a 404 permit as defined by the Development Agreement between the City of Roseville and Westpark S.V. 400, LLC. (Engineering)
7. The applicant shall be responsible for reimbursements to the West Roseville Specific Plan per Section 3.25 of the Development Agreement. (Engineering, Environmental Utilities)

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

8. Landscape Plans shall be included with the Improvement Plans for all landscape corridors and all landscaped common areas. Landscaping shall be installed and accepted prior to acceptance of the Improvement Plans. The landscape plan shall comply with the Sierra Vista Specific Plan and the City of Roseville Water Efficient Landscape Requirements (as amended in the Roseville Municipal Code). (Planning, Engineering, Parks, Fire Environmental Utilities)
9. Fences and walls shall be provided consistent with the locations and designs specified in the Sierra Vista Specific Plan. (Planning)
10. The applicant shall submit to the Engineering Division the appropriate Army Corps of Engineers permit or clearance, the California Department of Fish and Game Stream Bed Alteration Agreement, and/or the Regional Water Quality Control Board Water Quality Certificate. (Planning, Engineering)
11. The grading and improvement plans shall be designed in accordance with the City's Design 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. All erosion control shall be installed prior to the onset of wet weather. Erosion control is installed to minimize silt discharge from the project site. It is incumbent upon the applicant to ensure that necessary measures are taken to minimize silt discharge from the site.
 - c. A rough grading and/or underground only permit may be approved by Engineering prior to approval of the improvement plans.
 - d. Standard access ramps shall be installed at all curb returns per City Standards. (Engineering)

12. 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)
13. The applicant shall apply for and obtain an encroachment permit from the Engineering Division prior to any work conducted within the City right-of-way. (Engineering)
14. The phasing of the infrastructure shall be consistent with the Westbrook Phase 2 – Infrastructure Matrix (as prepared by MacKay & Somps), the Sierra Vista Specific Plan and as defined in the Development Agreement between the City of Roseville and Westpark S.V. 400, LLC. The phasing of subdivisions shall occur in a sequential order, as outlined in the Westbrook Phase 2 – Infrastructure Matrix. Acceptance of each subdivision by the City, shall be contingent on the prerequisite phases having been accepted by the City. (Engineering)
15. A standard 35-foot A-7 driveway shall be constructed on Pleasant Grove Boulevard to access Parcel WB-42. This driveway shall be placed far enough to the west to allow for a 250-foot left turn lane with 120-foot taper to be constructed to provide ingress to Parcel WB-42. (Engineering)
16. Pleasant Grove Boulevard shall be constructed in conformance with the approved Tentative Map, the Sierra Vista Specific Plan and Section 3.5.2(a) of the Development Agreement. The following improvements shall be constructed on Pleasant Grove Boulevard:
 - a. Standard 220-foot deceleration lane with 120-foot taper at Westbrook Boulevard.
 - b. Modified 150-foot deceleration lane with 120-foot taper at WB-42 driveway.
 - c. Modified 150-foot deceleration lane with 120-foot taper at “A” Drive (Subdivision Entrance).
 - d. A traffic signal shall be installed at “A” Drive (Subdivision Entrance). Traffic signals shall be reimbursed per section 3.5.7 of the Development Agreement.
 - e. Traffic signal conduit shall be installed at Daylight Drive with the construction of the intersection.
 - f. In addition to the frontage improvement requirements for Pleasant Grove Boulevard in Section 3.5.2(a) of the Development Agreement, owner shall be responsible for constructing the northern half the median, including landscaping. The northern median curb and half the median landscaping within Pleasant Grove Boulevard is eligible for reimbursement from the City. (Engineering)
17. Westbrook Boulevard shall be constructed in conformance with the approved Tentative Map, the Sierra Vista Specific Plan and Section 3.5.2(b) of the Development Agreement. In addition, traffic signal conduit shall be installed at Solaire Drive with the construction of the Westbrook Boulevard intersection, if not already installed. (Engineering)
18. 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)
19. 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)

20. Prior to the approval of the improvement plans, it shall 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)
21. 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)
22. A standard bus turnout and shelter pad shall be installed on:
- a. #263 Southwestern corner of Westbrook Boulevard and Pleasant Grove Boulevard.
 - b. #266 Southwestern corner of Westbrook Boulevard and Solaire Drive. (Engineering)
23. The developer of Parcel WB-4 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 in Condition #21) on the southwestern corner of Westbrook Boulevard and Solaire Drive. The Developer and City may enter into a deferred improvement or other agreement based upon a construction cost of \$10,000 per shelter for future construction of the Bus Shelter on the southwestern corner of Westbrook Boulevard and Solaire Drive (shelter number 266). (Engineering, Transit)
24. The fencing and pedestrian gates for HOA Lots G, H, & K shall be located on Lots G, H, & K, but adjacent to the boundary with the adjacent landscape corridor lot(s) if said landscape corridor lot(s) are to be dedicated to the City. (Engineering, Transit)
25. At such time that Parcel WB-42 develops, the path and sliding gate in HOA Lot D shall be designated for convenient pedestrian and NEV access. Prior to the development of Parcel WB-42, temporary Emergency Vehicle Access shall be provided between HOA Lot D and Parcel WB-42, as approved by the City Engineer with the design of the improvement plans for Parcel WB-1A. (Engineering, Alternative Transportation)
26. 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)
27. Prior to approval of improvement plans, drainage calculations must be submitted that are consistent with the Master Drainage Study for the Sierra Vista Specific Plan or the Master Drainage Study shall be amended as necessary to accommodate any change in sheds. Detention and drainage swales shall also be consistent with the Master Drainage Study or the Master Drainage Study shall be amended to reflect any proposed changes. (Engineering)
28. The overland release channel and culvert under the western end of Pleasant Grove Boulevard shall be designed per the City's Design and Construction Standards. This shall include being designed to convey the 100-year storm event both overland and through the culvert. The culvert shall maintain a minimum of 1 foot of freeboard from the lowest travel lane. (Engineering)
29. All storm drainage shall be routed to the nearest storm drain system or natural drainage facility. Prior to discharge from the site, the storm water shall be treated with appropriate storm water pollution treatment device(s). All stormwater treatment shall be consistent with the Preliminary Stormwater Compliance

Form approved by Engineering. The proposed Low Impact Development (LID), consisting of grassy swales, soil amendments, disconnected roof drains and trees, shall be used throughout the proposed project. The design of the soil amendment LID shall be coordinated with Engineering and designed prior to Village rough grade plans being issued. The drainage outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. (Engineering)

30. The stormwater swale through the east side of Parcel WB-31 shall be fenced and include two (2) concrete utility access ramps per Section 3.10.2.1 of the Development Agreement. (Engineering)
31. 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)
32. The developer shall be responsible for any necessary relocation of signal interconnect cables that may require relocation as a result of the construction of turn lanes and/or driveways. (Engineering)
33. 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. The project proponent shall have the existing dry utilities pot-holed for verification of location and depth, as part of the improvement plan design. (Engineering)
34. Sight distances for all driveways shall be clearly shown on the improvement plans to verify that minimum standards are achieved. It shall 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)
35. 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. If the SWPPP is viewable in SMARTS then the WDID number can be provided to Engineering in lieu of a hard copy of the SWPPP. (Engineering)
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. Water and sewer infrastructure shall be designed and constructed pursuant to the adopted City of Roseville Improvement Standards and Construction Standards and shall reflect the following:
 - a. Sewer and water service laterals shall not be allowed off of water and sewer mains larger than 12 inches in diameter.
 - b. Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12 feet unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.

- c. Water and sewer mains shall not exceed a depth of 12 feet below finished grade, unless authorized in these conditions.
 - d. All sewer manholes shall have all-weather 10-ton vehicular access unless authorized by these conditions. (Environmental Utilities)
- 38. 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)
- 39. 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)
- 40. 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)
- 41. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 500 feet on center. (Fire)
- 42. Minimum fire flow is 1,500 gallons per minute with 20 pounds 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)
- 43. Water taps to the commercial site shall be a minimum of 12-inch and serve from both Pleasant Grove and Westbrook Boulevard. (Fire)
- 44. Each phase of development shall have two points of access. (Fire)
- 45. Fire systems shall be tested prior to the opening of the sales office for business. (Fire)
- 46. Framing construction cannot commence until access roads and public fire hydrants are approved by the Fire Department. (Fire)
- 47. 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 roads shall comply with the California Fire Code 2013, with the City of Roseville's Amendments. A separate phasing plan shall be reviewed and approved by the Fire Department. (Fire)

48. 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)
49. All Electrical Department facilities, including street lights where applicable, shall be designed and built to the "City of Roseville Specifications for Residential Trenching." (Electric)
50. 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)
51. 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)
52. A 50-foot easement shall be required on the southern side of Pleasant Grove Boulevard (across the northern side of Parcel WB-1A, WB-3A, WB-41 and WB-42) for future extension of a 60kV overhead transmission line. Any facilities placed within this easement shall be subject to the review of the Electric Department to ensure proper clearances for the overhead facilities is maintained. (Electric)
53. Lot PA-4 and Lot PA-5 shall be granted as PUEs for the placement of electric facilities within these lots. (Electric)
54. The 25-foot easement along the northern side of Solaire Drive shall not include landscape walls other than those shown on Section G, unless approved otherwise by Roseville Electric. (Electric)
55. Improvement plans for each sub-phase shall contain separate points of connection with a stand-alone irrigation system unless the entire streetscape/paseo system is designed as one and installed as one phase of work. If one phase of work, this shall be installed as a part of the first sub-phase to be constructed. (Parks, Recreation, and Libraries)
56. 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)
57. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

PRIOR TO OR UPON RECORDATION OF FINAL MAP

58. Water and sewer easements shall be provided and shown on the Final/Parcel Map or by separate instrument, unless otherwise provided for in these conditions. (Environmental Utilities)
59. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
60. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
61. Small Lot Maps for Westbrook Phase 2 shall be recorded concurrently with or subsequent to the Westbrook Phase 2 Large Lot Map. Consistent with Section 3.3.1 of the Development Agreement, all necessary Irrevocable Offers of Dedications (I.O.D's), Public Utility Easements (P.U.E.'s) and Temporary Construction Easements (T.C.E.'s) shall be dedicated on the Large Lot Map, as required by the City Engineer. (Engineering)

62. 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)
63. A declaration of Conditions, Covenants and Restrictions (CC&Rs), in a form approved by the City Attorney, shall be recorded on the entire property concurrently with the Final/Parcel Map. The CC&Rs shall include the following items: (Attorney, Planning)
- a. 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.
 - b. Disclosure of the following items:
 - i) The project site is within the McClellan Airport flight path, and aircraft on approach or departure could be under 3,000 feet in elevation. The telephone number of the Sacramento County Airports Noise Complaint hotline shall be provided in the disclosure.
 - ii) Designation of Westbrook Boulevard and Santucci Boulevard as truck routes.
 - iii) The existence of a Development Agreement on the property. However, this notice shall not extend to the purchaser of a completed individual single family residential unit.
 - iv) The project will be served by surface water supplies and by groundwater supplies. Variations in the appearance, taste and color of water may be noticed from time to time.
 - v) Recycled water will be used to irrigate parks and landscape setbacks, medians, paseos and other landscape areas including all multi-family and non-residential landscaping uses.
 - vi) Requirement to implement water conservation measures per the project Water Conservation Plan (Exhibit "R"), which may include such measures as Smart Timers.
 - vii) 60kV overhead power line easement fronting on Parcels WB-5A, WB-24, WB-25, WB-1A, WB-3A, WB-41, and WB-42.
 - viii) Exclusive utility easement within Pleasant Grove Boulevard may be used for high-pressure natural gas lines through the area to serve the Roseville Energy Park.
 - ix) Requirement for fifty percent (50%) reduction in construction waste stream.
 - x) Location of schools and parks within one mile.
 - xi) Parcels adjacent to open space may have a public bike trail and appurtenances adjacent to said parcels.
 - xii) Location of the well site and water storage facilities.
 - xiii) Location of wastewater treatment plant and sewer lift station.

- xiv) Owners of residential units adjacent to separated sidewalks shall be responsible for maintaining area between curb and sidewalks.
 - xv) Masonry walls, including walls adjacent to landscape corridors and other public facilities are owned by the City, which is responsible for their maintenance, repair and replacement.
 - xvi) Solar envelope impact: Landowner shall disclose to all residential and nonresidential buyers that certain properties, specifically those adjacent to major arterials and collector streets where City-maintained landscaping is installed, may impact the buyer's opportunity to install solar panels or structures or the efficiency or effectiveness of such solar panels or structures. This is primarily due to the trees within the street landscapes as being generally medium to large shade trees, which may cast shade, leaf litter, or other natural affects onto the adjacent property.
 - xvii) Demand cycle control units operated by Roseville Electric on residential air conditioner units.
 - xviii) Residential units within 100 feet of undeveloped parcels to the west of the SVSP or where agricultural uses exist shall be provided with a disclosure regarding the proximity and nature of neighboring potential agricultural uses.
- c. A clause stating that the CC&Rs shall not apply to any property owned by the City.

64. The City shall not approve any small lot 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)

65. Any structures crossing lot/parcel lines created by the Final Map shall be removed. (Engineering)

66. The street names shall be approved by the City of Roseville. (Engineering)

67. The Final Map shall include an irrevocable offer to dedicate public rights-of-way and public and/or private easements as required by the City. Lettered Lots/Parcels along major roads shall be dedicated as landscape/pedestrian/public utility easements and in fee to the City as open space. (Engineering)

68. 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)

69. The Final Map shall be submitted per, "The Digital Submittal of Cadastral Surveys." Submittal shall occur after Engineering approval but prior to Council approval. (Engineering)

70. 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)

71. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)

72. The dedication of parkland (future parks and/or open space) shall be deeded to the City through an Irrevocable Offer of Dedication (IOD). As a default, park and open space parcels shall be excluded from acceptance through the mapping approvals and completed as a separate deed process.
- a. For Parks, the transfer of property shall be at the City's request, generally, timed to coincide with the start of the specific park design phase of work, unless otherwise noted or requested.
 - b. For Open Space, the transfer of property shall occur once all mitigation measures, Developer construction activity immediately surrounding the parcel, and implementation measures identified in the Overarching Open Space Management Plan have been completed and verified as complete by the Open Space Division of Parks & Recreation, unless otherwise noted or requested.
 - c. For streetscapes to be City-maintained, the lots shall be separate parcels and accepted through the standard Certificate of Compliance (COC) process for street improvements. The establishment period shall be complete at COC unless a letter of agreement outlining establishment responsibilities beyond the COC has been executed between the City and Developer. All HOA maintained landscaping shall be clearly identified on the landscape plans at time of plan approval. (Parks, Recreation, and Libraries)

OTHER CONDITIONS OF APPROVAL

73. 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)
74. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
75. 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)
76. 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)
77. 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)
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 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)
79. 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. (Parks, Recreation, and Libraries)

80. Following the installation of the landscaping on HOA or City property, 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)
81. The transfer of units between LDR, MDR and HDR are noted. At the end of each cumulative phase of development, a review of the total number of units shall be completed and shall not exceed 10% (pursuant to the Development Agreement) and if it is exceeded, fee adjustments may be required at that time. (Parks, Recreation, and Libraries)
82. The project shall comply with all applicable environmental mitigation measures identified in the Westbrook Initial Study and MND and SVSP EIR. (Planning)
83. The Tentative Subdivision Map shall not be deemed approved until the actions on the General Plan Amendment, Specific Plan Amendment, Rezone, and Development Agreement Amendment are approved and become effective. (Planning)

Attachments

1. Table of Existing and Proposed Land Uses
2. Age-Restricted Residential Rezone Policy (August 2015)
3. Guidelines for Conversion of Non-Residential Land Uses (August 4, 2004)
4. Table of Applicable Mitigation Measures

Exhibits

- A. Mitigated Negative Declaration for the Westbrook Specific Plan Amendment to the Sierra Vista Specific Plan and Addendum
- B. General Plan and Specific Plan Amendments Land Use Exhibit
- C. General Plan Amendment Text Change Pages
- D. 7th Amendment to the Westpark Development Agreement
- E. 1st Amendment to the Westbrook Development Agreement
- F. Sierra Vista Specific Plan Text and Figure Change Pages
- G. West Roseville Specific Plan Text and Figure Change Pages
- H. Rezone Exhibit
- I. Large Lot Tentative Map
- J. Small Lot Tentative Map (SLTM)
- K. SLTM Attachment A – Conceptual Paseo, Public Utilities Easements, and Emergency Vehicle Access
- L. SLTM Attachment B – Intersection Geometry Details
- M. SLTM Attachment C – Entry Monument Details
- N. SLTM Attachment D – Stormdrain Layout Detail

<u>Note to Applicant and/or Developer:</u> 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.
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Existing and Proposed General Plan and Specific Plan Designations

Parcel Number		Land Use Designation		Acreage		Density		Units	
Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed
WB-1	WB-1A	LDR	LDR-AcA ¹	19.1	22.5	5.0	4.0	96	87
	WB-1B		LDR-AcA		14.2		6.0		87
	WB-1C		LDR-AcA		14.8		6.0		85
WB-1 SUBTOTAL and AVG DENSITY				19.1	51.5	5.0	5.0	96	259
WB-2	WB-2A	LDR	LDR-AcA	18.9	11.4	5.0	6.0	95	66
	WB-2B		LDR-AcA		6.9		5.0		35
WB-2 SUBTOTAL and AVG DENSITY				18.9	18.3	5.0	5.5	95	101
WB-3	WB-3A	LDR	LDR-AcA	14.1	11.6	5.0	6.0	71	66
	WB-3B		LDR-AcA		10.2		7.0		67
WB-3 SUBTOTAL and AVG DENSITY				14.1	21.8	5.0	6.0	71	133
WB-4	--	LDR	--	11.7	16.0	5.0	6.0	59	89
LDR TOTAL and AVG DENSITY				63.8	107.6	5.0	5.4	321	582
WB-20	--	MDR	--	20.3	10.0	8.0	--	173	80
WB-21	--	MDR	--	8.1	10.0	8.0	--	65	80
WB-22	--	MDR	--	13.1	7.4	8.0	--	104	61
WB-23	--	MDR	--	16.2	7.2	8.0	--	130	59
MDR TOTAL and AVG DENSITY				57.7	34.6	8.0	--	472	280
WB-30	--	HDR	--	4.8	7.9	25.0	30.0	120	237
WB-31	--	HDR	--	8.2	11.1	25.0	29.0	207	255
WB-32	--	HDR	--	8.0	5.1	25.0	--	200	128
WB-33	Merged	HDR	Merged	6.5	Merged	25.0	Merged	162	Merged
HDR TOTAL and AVG DENSITY				27.5	24.1	25.0	28.3²	689	620
WB-40	Merged	CC (CMU)	Merged	6.2	Merged	TOTAL		1,482	1,482
WB-41	--	CC	--	19.3	10.0				
WB-42	--	CC	--	12.9	14.5				
WB-43	Merged	CC	Merged	4.3	Merged				
CC TOTAL				42.7	24.5				
WB-50	--	PR	--	9.6	8.7				
WB-52	--	PR	--	1.5	1.5				
WB-60	--	P/QP	--	10.0	10.0				
WB-62	--	P/QP	--	0.8	0.8				
WB-100	--	Roads	--	26.8	28.6				
TOTAL				240.4	240.4				

-- indicates no change

1. AcA stands for Active Adult (age-restricted product).

2. The density has been calculated based on the net acreage of 21.9, which excludes the easements.



Age Restricted (AR) Residential Rezone Policy August 2015

Currently there are no existing General Plan policies that provide direction for the conversion of large areas¹ of previously entitled property within a specific plan area or entitled property subject to a Development Agreement, to exclusively Age Restricted communities. The "Policy" that is contained within this document is being proposed to provide this framework. It has been developed based on supporting the core elements of the City's Mission, Vision and Values.

Intent:

To address Age Restricted (AR) requests, the intent of this document is to provide supporting implementing policies. These implementing policies are intended to support the City's Mission Statement. The overarching goal to be applied to AR Rezone requests is to allow for age-restricted uses without creating undue burdens to the City's General Fund or public services, and to provide a Citywide balance of land uses including; a mix of housing types for all segments of the community. Roseville's Specific Plans have been created comprehensively, and shall continue to maintain their individual vision, such as; maintaining transit corridors and alternative transportation connections, commercial centers, balanced schools, parks and amenities.

General Plan:

The primary policy document that the Age Restricted (AR) Rezone Policy supplements is the City's GENERAL PLAN. The General Plan serves as the long-term policy guide for the physical, economic and environmental growth of the City. It provides a statement of the community's vision relating to land use, circulation, air quality, open space and conservation, parks and recreation, public facilities, safety, noise and housing. The General Plan consists of a series of goals, policies and implementation measures to be applied in combination with the Guiding Principles in the preparation and review of new development proposals. All development is required to be consistent with the General Plan and be in substantial consistency with the vision of the specific plan.

City of Roseville Mission, Vision & Values:

The Mission, Vision & Value Statements are intended to provide an overall vision of where the City is heading and identify the values it will use to get there. The City's adopted Mission is to:

"Create and maintain a vibrant community environment and enhance the quality of life for our residents, businesses, customers and partners by providing exceptional facilities, programs and services in a fiscally responsible manner."

¹ Defined as a rezone over 10 acres in size that would convert non-residential uses to residential uses. Existing low density and medium-density residential are allowed by right. Maintaining the existing balance of land uses, and simply moving uses around would be considered de minimis and would not be subject to the rezone policy.

Policy:

The following provides a summary of each applicable Mission, Vision & Value Statement, followed by the corresponding discussion of the Policy Requirements:

1. **FISCAL HEALTH** – *the intent of this vision statement is to ensure the City's ability to fund all desired services at a very high level and assure budget control and predictability by maintaining ample fiscal reserves.*

Any proposed project should individually result in a fiscal benefit to the City or, at a minimum, no negative effect on the General Fund. Each project shall be modeled individually for Citywide impacts utilizing the City's fiscal model.

- **Any Age Restricted Rezone shall, on a stand-alone basis, have an overall neutral or positive fiscal impact on the City's General Fund services.**

At a minimum, existing fee structures within the adopted Development Agreement (DA) for development of City amenities, public benefit fee, operations, and facilities (e.g. parks, fire stations, libraries, etc...) will remain consistent with the original DA provisions unless modified by the City.

- **Increases in General Fund service demands shall be mitigated by a Communities Facilities District (CFD) or other mechanisms to offset the costs of the project.**
- **Development Agreement amendments shall include a waiver, or at City's discretion a reduction of the fee deferral.**

2. **A WELL-PLANNED COMMUNITY** – *the intent of this vision statement is to establish the City's desire to develop a well-conceived and well-integrated set of plans to guide decision making and resource allocation. A well-planned community also stresses the need to work closely with neighborhood organizations, local and regional agency partners and the private sector.*

At a minimum the proposed project shall maintain the original vision of the specific plan including walkability, access to services, and a balance of land uses.

- **Any AR Rezone within an adopted specific plan shall require a specific plan amendment and all associated entitlements (SPA, DA, GPA, etc.).**
- **Any AR Rezone shall maintain the original vision and implement the policies of the specific plan**
- **Any AR Rezone shall meet the City's affordable housing goals consistent with the City's Housing Element.**
- **No more than fifteen percent (15%) of all residential units shall be converted to age restricted per specific plan, to ensure that the specific plan remains balanced. Any request above 15% may be considered subject to Council direction.**
- **Public amenities as identified in the specific plan shall be maintained.**

- 3. A STRONG COMMUNITY IDENTITY AND SENSE OF PLACE** – *the intent of this vision statement is to develop a balance of land uses including housing, employment sites, shopping areas, schools, parks and open space etc. This includes a vibrant downtown, a positive image in the region and pride in the community.*

The City's General Plan includes policies relating to land use types, mixes, intensity and overall form and ensuring the need for an orderly development pattern facilitating the provision of services in an efficient and economical manner. In addition, it is important that new development protect existing neighborhoods and create identity in new neighborhoods.

- **Any AR Rezone proposal shall maintain the integrity of neighborhoods and create a sense of place in new neighborhoods.**
- **Any AR Rezone must include provisions for converting back to non-age restricted land uses should market demands change in the future.**

- 4. COMMUNITY INFRASTRUCTURE THAT IS COMPLETE AND UP-TO-DATE** – *the intent of this vision statement is to provide state of the art and well-maintained roads, utilities, and facilities.*

- 5. A HEALTHY, SAFE AND SECURE COMMUNITY** – *the intent of this vision statement is to maintain a community in which all involved feel safe and secure.*

- 6. THE HIGHEST QUALITY COMMUNITY SERVICES AND ORGANIZATIONS** – *the intent of this vision statement is to encourage community service organizations, assist the disadvantaged, facilitate programs and services, and in doing so, the City's cost effectiveness and efficiency lower the private sector's cost of doing business in Roseville.*

The General Plan includes numerous policies relating to public facilities and services. These include policies that address funding and desired service levels for roadways, water, wastewater, electric, solid waste, libraries, police and fire. The Guiding Principles emphasize that new development must fully fund needed facilities and services and not impact the cost or reliability of those services provided to current residents and businesses.

- **Any AR Rezone shall include a plan to ensure full funding and maintenance of improvements and services at no cost to existing residents (including increased utility rates). A proposal shall not burden/increase the cost, or diminish the supply and reliability of services.**
- **Any AR Rezone shall include planned public transportation to the project location, within a minimum 1/4 – mile walking distance.**
- **Any AR Rezone shall work with the school district to minimize impacts to existing or planned schools.**

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.

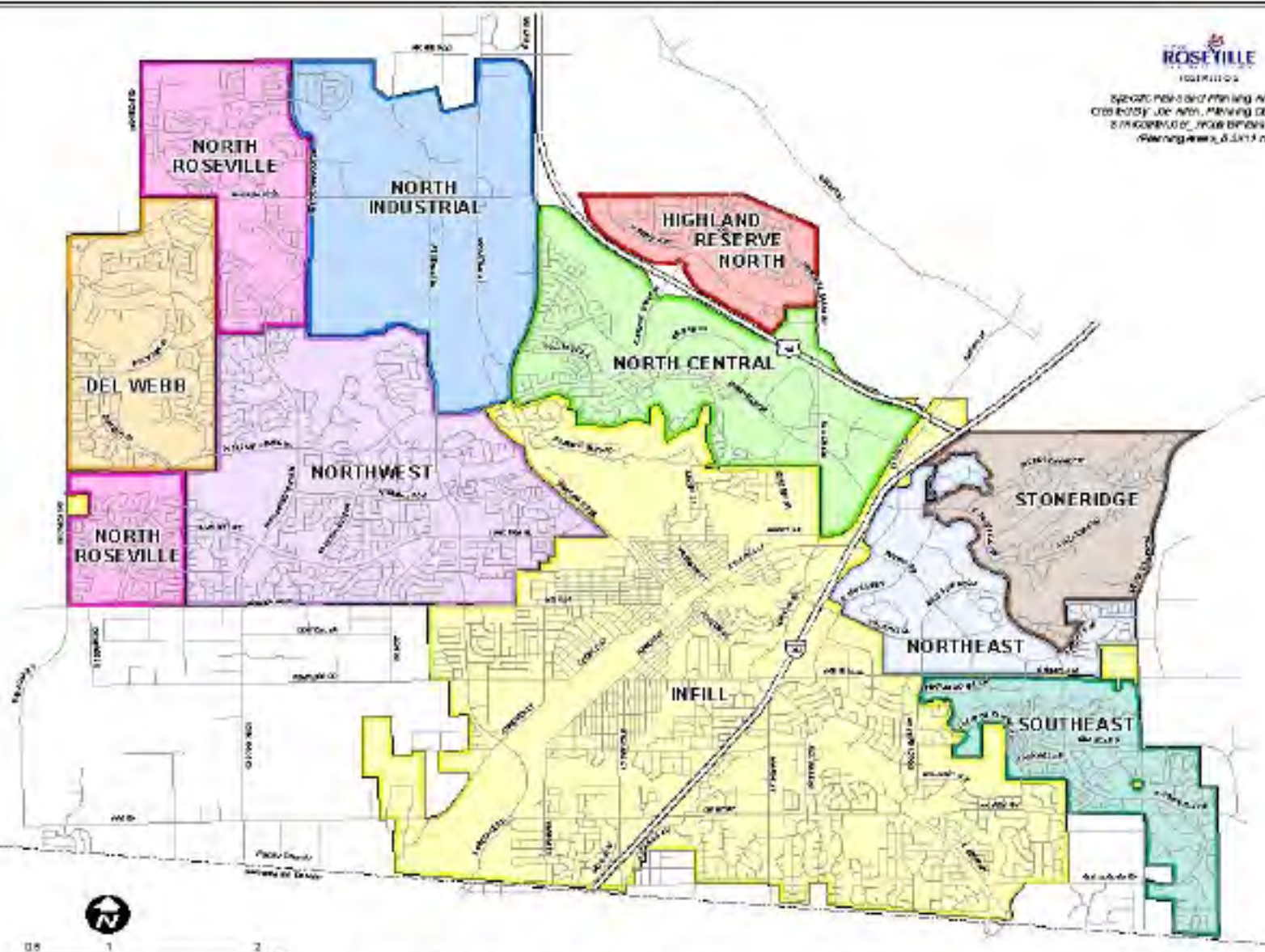
Balance of the City

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 Map
Created by Joe Allen, Planning Dept. 10/2003
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Planning Dept. 63117-1000



SPECIFIC PLANS & PLANNING AREAS

TABLE OF APPLICABLE MITIGATION MEASURES

Mitigation Measure	Implementation	Timing	Reviewing Party	Documents to be Submitted to City	Staff Use Only
MM 4.4-1 Dust and Construction Control Measures In accordance with the PCAPCD, the applicant shall comply with all applicable rules and regulations as listed above (e.g., Rule 202, 218 and 228). In addition, at the time of tentative map the applicant(s) shall implement a minimum of five (5) of the following measures unless superseded by state or other more stringent standards: The following mitigation measures shall be implemented to reduce short-term construction-related air quality impacts. In addition, dust control measures are required to be implemented by all projects in accordance with the City of Roseville Grading Ordinance, and the PCAPCD Fugitive Dust Rule 228. - Applicant shall submit to PCAPCD a Construction Emission / Dust Control Plan within 30 days prior to groundbreaking. If the PCAPCD does not respond within 20 days, the plan shall be considered approved. The plan must address the minimum requirements found in section 300 and 400 of District Rule 228, Fugitive Dust (www.placer.ca.gov/airpollution/airpolut.htm). The applicant shall keep a hard or electronic copy of Rule 228, Fugitive Dust on-site for reference. - The Construction Emission/Dust Control Plan shall include a comprehensive inventory (i.e. make, model, year, emission rating) of all heavy-duty off-road equipment (50 horsepower (HP) or greater) that will be used an aggregate of 40 or more hours for the construction project. If any new equipment is added after submission of the inventory, the prime contractor shall the prime contractor shall contact the APCD prior to the new equipment being utilized. The project representative shall provide PCAPCD with the anticipated construction timeline including start date, and name and phone number of the project manager and on-site foreman. The plan shall demonstrate that the heavy-duty (> 50 HP) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average 20% NO_x reduction and 45% particulate reduction compared to the most recent ARB fleet average. PCAPCD shall be contacted for average fleet emission data. Acceptable options for reducing emissions may include use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available. Contractors can access the Sacramento Metropolitan Air Quality Management District's web site to determine if their off-road fleet meets the requirements listed in this measure (http://www.airquality.org/ceqa/Construction_Mitigation_Calculator.xls). The following measures are also included to reduce construction-related ROG, NO_x, PM₁₀ and PM_{2.5} emissions: - All construction equipment shall be maintained in good operating condition. Contractor shall ensure that all construction equipment is being properly serviced and maintained as per the manufacturer's specifications. Maintenance records shall be available at the construction site for verification. This measure will reduce combustion emissions of all criteria air pollutants. - Prior to the issuance of any grading permits, all applicants shall submit construction plans denoting the proposed schedule and projected equipment use. Construction contractors shall provide evidence that low emission mobile construction will be used, or that their use was investigated and found to be infeasible for the project. Low emission equipment is defined as meeting the California Air Resources Board's Tier III standards. Contractors shall also conform to any construction measures imposed by the PCAPCD as well as City Planning Staff. This measure will primarily reduce ROG, NO_x, PM₁₀, and PM_{2.5} exhaust emissions. - Paints and coating shall be applied either by hand or by high volume, low-pressure spray. This measure will reduce evaporative ROG emissions. - All construction shall comply with the following measures to reduce fugitive dust related emissions of PM₁₀ and PM_{2.5}: - Maintain a minimum 24-inch freeboard on soil haul trucks or cover payloads using tarps or other suitable means. - Suspend grading operations during high winds (greater than 15 mph). - Sweep streets as necessary if silt is carried off-site to adjacent public thoroughfares or occurs as a result of hauling.	The applicants shall submit construction management plans as part of the Grading Permit application. Engineering will review plans for inclusion of these measures prior to issuance of permits or approval of plans.	<i>Pre-Construction:</i> Prior to issuance of Grading Permits or Improvement Plans. Add as note on all Improvement Plans.	Engineering	Dust Control Plan and proof of submittal to PCAPCD	

○ Dispose of surplus excavated material in accordance with local ordinances and use sound engineering practices. ○ Schedule activities to minimize the amounts of exposed excavated soil during and after the end of work periods. ○ Phase grading into smaller areas to prevent the susceptibility of larger areas to erosion over extended periods of time. ○ Pave or apply gravel to any on-site haul roads. ○ Reestablish ground cover on the construction site through seeding and water. ○ Clean earth moving construction equipment with water or sweep clean, once per day, or as necessary (e.g., when moving onsite), consistent with National Pollutant Discharge Elimination System Best Management Practices and the Roseville Grading Ordinance. Water shall be applied to control dust as needed to prevent dust impacts offsite. Operational water truck(s), shall be on-site, as required, to control fugitive dust. Construction vehicles leaving the site shall be cleaned, as needed, to prevent dust, silt, mud, and dirt from being released or tracked off-site. ○ Spread soil binders on unpaved roads and employee/equipment parking areas. Soil binders shall be non-toxic in accordance with state and local regulations. Apply approved chemical soil stabilizers, or vegetated mats, etc. according to manufacturers' specifications, to all-inactive construction areas (previously graded areas which remain inactive for 96 hours). ○ Minimize diesel idling time to a maximum of five minutes. ○ Utilize existing power sources (e.g., power poles) or clean fuel generators rather than temporary diesel power generators, if feasible. ○ An applicant representative, ARB-certified to perform Visible Emissions Evaluations (VEE), shall routinely (i.e., once per week) evaluate project related off-road and heavy-duty on-road equipment emissions for compliance with this requirement for projects grading more than 20 acres in size, regardless of how many acres are to be disturbed daily. ○ Construction equipment exhaust emissions shall not exceed the PCAPCD Visible Emissions Rule 202. Fugitive dust is not to exceed 40% opacity and not go beyond property boundary at any time. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified and the equipment must be repaired within 72 hours. The following measures will be required: 1. Include the following standard note on the Improvement/Grading Plan: <i>If required by the Public Works Department, the contractor shall hold a pre-construction meeting prior to grading activities. The contractor shall invite the Placer County APCD to the pre-construction meeting in order to discuss the construction emission/dust control plan with employees and/or contractors.</i> 2. Prior to building permit approval, the applicant shall show, on the plans submitted to the Building Department, that electrical outlets shall be installed on the exterior walls of both the front and back of all residences or all commercial buildings to promote the use of electric landscape maintenance equipment. 3. Prior to building permit approval, the applicant shall show, on the plans submitted to the Building Department, provisions for construction of new residences, and where natural gas is available, the installation of a gas outlet for use with outdoor cooking appliances, such as a gas barbecue or outdoor recreational fire pits. 4. Prior to building permit approval, in accordance with District Rule 225, only U.S. EPA Phase II certified wood burning devices shall be allowed in single-family residences. The emission potential from each residence shall not exceed a cumulative total of 7.5 grams per hour for all devices. Masonry fireplaces shall have either an EPA certified Phase II wood burning device or shall be a U.L. Listed Decorative Gas Appliance. (Rule 225) 5. Wood burning or Pellet appliances shall not be permitted in multi-family developments. Only natural gas or propane fired fireplace appliances are permitted. These appliances shall be clearly delineated on the Floor Plans submitted in conjunction with the Building Permit application. (Rule 225 / section 302.2) 6. Prior to the issuance of a Building Permit, the applicant shall show that all flat roofs with parapets shall include a white or silver cap sheet to reduce energy demands. 7. Diesel trucks shall be prohibited from idling more than five minutes. Prior to the issuance of a Building Permit, the applicant shall show that all truck loading and unloading docks shall be					
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equipped with one 110/208 volt power outlet for every two dock doors. Diesel Trucks idling for more than five minutes shall be required to connect to the 110/208 volt power to run any auxiliary equipment. 2'x3' signage which indicates "Diesel engine Idling Limited to a Maximum of 5 Minutes" shall be shown on the building elevations and shall be submitted to the Placer County APCD prior to the issuance of Building Permits for the project. 8. Prior to approval of Improvement Plans, an enforcement plan shall be established, and submitted to the APCD for review, in order to evaluate project-related on-and-off- road heavy-duty vehicle engine emission opacities on a weekly basis, using standards as defined in California Code of Regulations, Title 13, Sections 2180 – 2194. An Environmental Coordinator, hired by the prime contractor or property owner, and who is CARB-certified to perform Visible Emissions Evaluations (VEE), shall routinely evaluate project related off-road and heavy duty on-road equipment emissions for compliance with this requirement. Operators of vehicles and equipment found to exceed opacity limits will be notified by APCD and the equipment must be repaired within 72 hours. (California Code of Regulations, Title 13, Sections 2180 – 2194) <i>The project shall comply with all applicable Placer County Air Pollution Control District rules and regulations, and shall obtain applicable permits and/or clearances from the District prior to the start of construction.</i> • The contractor shall use CARB ultra-low sulfur diesel fuel for all diesel-powered equipment. In addition, low sulfur fuel shall be utilized for all stationary equipment. (California Standards for Motor Vehicle Diesel Fuel, title 13, article 4.8, chapter 9, California Code of Regulations). • Processes that discharge 2 pounds per day or more of air contaminants, as defined by Health and Safety Code Section 39013, to the atmosphere may require a permit. Permits are required for both construction and operation. Developers/contractors should contact the District prior to construction and obtain any necessary permits prior to the issuance of a Building Permit. (Rule 501) • Pursuant to the Placer County Air Pollution Control District Rule 501, General Permit Requirements, the proposed project may need a permit from the District prior to construction. In general, any engine greater than 50 brake horsepower or any boiler with heat greater than 1,000,000 Btu per hour shall require a permit issued by the District. (Rule 501) • All on-site stationary equipment which is classified as 50 hp or greater shall either obtain a state issued portable equipment permit or a Placer County APCD issued portable equipment permit. (California Portable Equipment Registration Program, Section 2452). • The contractor shall utilize existing power sources (e.g., power poles) or clean fuel generators rather than temporary diesel power generators if feasible. • During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment. • During construction, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less. (Rule 228 / section 401.2)					
MM 4.6-2 & 4.4-1 Commercial Noise Controls For all commercial uses within 150 feet of residential uses, the developer shall implement the following or equally effective measures: • In general, where commercial land uses adjoin residential property lines, the following measures should be included in the design of the commercial use. If the primary noise sources are parking lot noise, HVAC equipment and light truck deliveries, then 6-7 foot tall masonry walls shall be constructed to provide adequate isolation of parking lot and delivery truck activities. HVAC equipment shall be located either at ground level, or when located on roof-tops the building facades shall include parapets for shielding. • Where commercial uses adjoin common residential property lines, and loading docks or truck circulation routes face the residential areas, the following mitigation measures shall be included in the project design: ○ Loading docks and truck delivery areas shall maintain a minimum distance of 30 feet from residential property lines; ○ Property line barriers shall be 6 to 8 feet in height. Circulation routes for trucks should be located a minimum of 30-feet from residential property lines;	Project plans will be reviewed for compliance.	<i>Pre-Construction:</i> Prior to issuance of Improvement Plans and/or Building Permits Add as note on Commercial Improvement Plans and Building Plans	Engineering will review Improvement Plans for compliance with wall requirements. Building will review Building Plans for compliance with HVAC requirements.	Acoustical Study if loading docks or truck delivery routes are less than 100 feet from residential property lines	

○ All heating, cooling and ventilation equipment shall be located within mechanical rooms where possible; ○ All heating, cooling and ventilation equipment shall be shielded from view with solid barriers; ○ Emergency generators shall comply with the local noise criteria at the nearest noise-sensitive receivers; In cases where loading docks or truck delivery circulation routes are located less than 100 feet from residential property lines, an acoustical evaluation shall be submitted to verify compliance with the City of Roseville Noise Level Performance Standards.					
MM 4.6-4: Traffic Noise Attenuation MM 4.6-4(a): Masonry walls and/or landscaped berms shall be constructed along the major project-area roadways adjacent to proposed residential uses if acoustical studies warrant sound attenuation, otherwise standard wood fencing is acceptable. Draft EIR Table 4.6-10 data shall be consulted to determine appropriate barrier heights. If the assumptions shown in Table 4.6-10 vary considerably, a detailed analysis of exterior and interior mitigation measures should be conducted when tentative maps become available. MM 4.6-4(b): In areas requiring sound attenuation, noise barrier walls shall be constructed of concrete panels, concrete masonry units, earthen berms, or any combination of these materials. Wood is not recommended for construction due to eventual warping and degradation of acoustical performance.	The developer shall construct walls in locations consistent with the walls exhibit of the Specific Plan, which shall be a minimum of six feet tall per the Draft EIR. The developer shall include wall and/or landscaped berm details as part of Improvement Plans which demonstrate consistency with the design requirements of the measure.	<i>Pre-Construction:</i> Prior to issuance of Improvement Plans. Add as note on Residential Improvement Plans	Engineering to review plans for consistency with measure.	An acoustical Study, if conditions or plans deviate from Specific Plan or EIR.	
WMM 4.7-13 Riparian Habitat Policies To protect riparian vegetation within the SOI Amendment Area SVSP and Urban Reserve areas, the following policies shall be implemented: a) The project applicant shall provide for temporary fencing along the top of the bank during construction of those areas of the proposed project adjacent to riparian habitat to discourage access to the riparian habitat by humans and pets. b) The project applicant shall provide for permanent fencing and/or a landscape barrier to discourage access to the riparian habitat by humans and pets. The fencing and/or landscape barrier shall be placed at the top of the bank of the creeks along those portions of the site adjacent to riparian habitat. The proposed recreation trail shall be on the project site side of the fence/landscape barrier. The fencing and/or landscape barrier shall be constructed of wood or other natural materials and shall allow for the viewing of the riparian habitat while discouraging access. c) Interpretive signs and displays shall be posted along the border of the riparian area to educate the public and route access away from sensitive areas. These informative signs will be posted at intervals determined appropriate by the City of Roseville Parks and Recreation Director along the border with information regarding the objectives of creek and riparian habitat protection. Signs should also include information regarding the importance of restricting access to the riparian area by household pets. Such signs will be made of wood or similar natural material, and be maintained by the Applicant. d) Lighting adjacent to riparian buffers should be shielded away from the riparian areas.	The applicants shall design the project to avoid and preserve riparian vegetation.	<i>Pre-Construction:</i> Temporary fencing shall be installed prior to construction. Permanent measures shall be shown on Improvement Plans. Add as note on Improvement Plans.	Engineering and Parks	None	
MM 4.6-1 Construction Noise Reduction MM 4.6-1(a): Construction activities shall comply with the requirements of the City of Roseville Noise Ordinance. MM4.6-1(b): Locate fixed construction equipment such as compressors and generators as far as possible from sensitive receptors. Shroud or shield all impact tools, and muffle or shield all in-take and exhaust ports on power construction equipment. MM 4.6-1(c): Designate a construction disturbance coordinator and conspicuously post the Coordinator's contact information around the project site and in adjacent public spaces. The disturbance coordinator will receive all public complaints about construction noise disturbances, and will be responsible for determining the cause of the complaint, and implementing any feasible measures to be taken to alleviate the problem.	Discuss during pre-construction meeting and comply with the measure.	<i>Pre-Construction and Construction:</i> During construction for MM 4.6-1(d), and prior to issuance of Improvement Plans and/or Building Permits for all others. Add as note on Improvement Plans and Building Plans	<u>Engineering</u> staff to discuss this measure during pre-construction meeting and ensure posting has occurred. <u>Environmental Utilities</u> to address well drilling.	None	
MM 4.8-3 Avoid Nesting Sites To ensure that fully protected bird and raptor species are not injured or disturbed by construction in the vicinity of nesting habitat, the project applicant shall implement the following measures:	Results of preconstruction surveys shall be submitted prior to the issuance of a grading permit or Improvement Plans. Applicable	<i>Pre-Construction and Construction:</i> Surveys required prior to construction. If surveys are positive for birds,	Engineering	Nesting bird surveys	

<i>Raptors</i> a) When feasible, all tree removal shall occur between August 30th and February 15th to avoid the breeding season of any raptor species that could be using the area, and to discourage hawks from nesting in the vicinity of an upcoming construction area. b) For Swainson’s hawk, if avoidance of tree removal outside the breeding season is not feasible, and a nest is present, the applicants would be required to obtain a 2081 permit from CDFG to mitigate for potential “take” under CESA. If no nesting is occurring, a take permit would not be required. c) Prior to the beginning of mass grading, including grading for major infrastructure improvements, during the period between February 15th and August 30th, all trees and potential burrowing owl habitat within 350 feet of any grading or earthmoving activity shall be surveyed for active raptor nests or burrows by a qualified biologist no more than 30-days prior to disturbance. If active raptor nests or burrows are found, and the site is within 350-feet of potential construction activity, a highly visible temporary fence shall be erected around the tree or burrow(s) at a distance of up to 350-feet, depending on the species, from the edge of the canopy to prevent construction disturbance and intrusions on the nest area. d) Preconstruction and non-breeding season exclusion measures shall be developed in consultation with CDFG, and shall preclude burrowing owl occupation of the portions of the project site subject to disturbance such as grading. Burrowing owls may be passively excluded from burrows in construction areas by placing one-way doors in the burrows according to CDFG protocol. The one-way doors must be in place for a minimum of three days. All burrows that may be occupied by burrowing owls regardless of whether they exhibit signs of occupation must be cleared with the one way doors. Burrows that have been cleared through the use of the one-way doors shall then be closed or backfilled to prevent owls from entering the burrow. e) No construction vehicles shall be permitted within restricted areas (i.e., raptor protection zones) unless directly related to the management or protection of the legally protected species. f) If a legally protected species nest is located in a tree designated for removal, the removal shall be deferred until after August 30th or until the adults and young of the year are no longer dependent on the nest site as determined by a qualified biologist.	construction restrictions shall be reflected within plans. The applicants shall prepare annual reports on the status and success of mitigation and shall submit these reports to USFWS and CDFG. The applicants shall coordinate with USFWS and CDFG to modify as necessary any mitigation plans in an effort to attain mitigation success.	then remainder of mitigation steps are required prior to construction. Add as note on Improvement Plans.			
MM 4.13-1 Implementation of construction activity stormwater protection standards Prior to the issuance of a City grading permit and the commencement of construction activities, compliance with the State’s General Construction permit, the City of Roseville’s Construction Standards, and the City’s Stormwater BMP Guidance Manual will be met. This includes the creation of a Storm Water Pollution Prevention Plan (SWPPP) that will identify the site, the location of sensitive habitats or watercourses, drainage areas, discharge locations, soil disturbance areas, and the locations of all runoff, erosion control, and sediment control Best Management Practices (BMPs). On-going monitoring and adjustments to the SWPPP will occur when needed to address changes in the field as construction activities evolve.	The developer shall create a SWPPP, submit it to the City, and comply with its provisions.	<i>Pre-Construction and Construction:</i> Submit SWPPP and ensure that BMPs remain in place during construction. Add as note on Improvement Plans and Building Plans.	Engineering	SWPPP	
MM 4.9-1 Cease Work and Consult with Qualified Archaeologist Should any cultural resources, such as structural features, any amount of bone or shell, artifacts, human remains, or architectural remains, be encountered during any subsurface development activities, work shall be suspended within 100-feet of the find. The City of Roseville Planning and Public Works Staff shall be immediately notified. At that time, the City of Roseville shall coordinate any necessary investigation of the site with qualified archaeologists as needed, to assess the resource (i.e., whether it is an “historical resource” or a “unique archaeological resource”) and provide proper management recommendations should potential impacts to the resources be found to be significant. Possible management recommendations for important resources could include resource avoidance or, where avoidance is infeasible in light of project design or layout or is unnecessary to avoid significant effects, data recovery excavations. The contractor shall implement any measures deemed feasible and necessary by City staff, in consultation with the archaeologists, to be to avoid or minimize significant effects to the cultural resources. In addition, pursuant to Section 5097.98 or the State Public Resources Code, and Section 7050.5 of the State Health and Safety Code, in the event of the discovery of human remains, the County Coroner shall be immediately notified. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.	This condition shall be reflected in all construction and building plans, and construction site workers shall be advised by the site manager of this measure.	<i>Construction:</i> Measure applies if resources are discovered during construction. Add as note on Improvement Plans and Building Plans.	Engineering and Building	None	
Mitigation Measure 4.9-3 Cease Work and Consult with Qualified Paleontologist Should any evidence of paleontological resources (e.g. fossils) be encountered during grading or excavation, work shall be suspended within 100 feet of the find, and the City of Roseville shall be	This condition shall be reflected in all construction and building plans, and construction site workers shall	<i>Construction:</i> Measure applies if resources are discovered during construction.	Engineering and Building	None	

immediately notified. At that time, the City shall coordinate any necessary investigation of the site with a qualified paleontologist to assess the resource and provide proper management recommendations. Possible management recommendations for important resources could include resource avoidance, if feasible in light of project design or layout, or data recovery excavations. The contractor shall implement any measures deemed feasible and necessary by City staff in consultation with the paleontologist for the protection of the paleontological resources.	be advised by the site manager of this measure.	Add as note on Improvement Plans and Building Plans.			
MM 4.10-1 Identify Potential Hazardous Materials (soil contamination, tank or well sites, lead based paint and/or asbestos) Prior to site development in the SVSP, recommended testing and remediation, if needed, shall occur. Groundwater wells shall be properly closed. If evidence of soil contamination, septic tanks, or other underground storage tanks are encountered in previously unidentified locations in the SVSP area, work shall cease until the area can be tested, and if necessary remediated and/or properly removed or closed. Remediation activities could include removal of contaminated soil, and/or onsite treatment. As part of the process, the City shall ensure that any necessary investigation and/or remediation activities are coordinated with the Roseville Fire Department, Placer County Division of Environmental Health, and if needed, other appropriate federal, state and local agencies. Once a site is remediated, construction can continue.	The applicants shall be responsible for conducting soil testing and/or recommendation of the Phase I environmental site assessments, if conditions are encountered which warrant such studies.	<i>Construction:</i> Applies if conditions found which warrant assessment (e.g. stained soils, underground tanks). Add as note on Improvement Plans.	Engineering and Fire	Phase I environmental assessment, if conditions warrant	
MM 4.12.4-2 Divert Construction Debris The applicants shall ensure a 50% reduction in the construction waste stream generated from development within the SVSP. In Developer contracts with construction contractors and their sub-contractors, the Developer shall require that construction waste be reduced by 50%. The Developer shall further require that contractors and sub-contractors submit records of diversion and disposal to the City's Environmental Utilities Department in order to verify compliance with this requirement.	Comply with the measure	<i>Construction:</i> Contractor to ensure diversion occurs during construction. Add as note on Improvement Plans and Building Plans.	Environmental Utilities	Records of diversion	

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



ADDENDUM TO THE WESTBROOK SPECIFIC PLAN AMENDMENT TO THE SIERRA VISTA SPECIFIC PLAN MITIGATED NEGATIVE DECLARATION (2008032115, ADOPTED ON JUNE 25, 2012)

Project Title/File Number:	Westbrook Phase 2 and 3, PL13-0318
Project Location:	3200 Pleasant Grove Boulevard
Project Description:	The project includes General Plan, Specific Plan, and Development Agreement Amendments, a Rezone, and both a Large and Small Lot Tentative Subdivision Map in order to reconfigure and redesignate land uses and infrastructure within an approximately 240-acre area and create 582 single-family lots (including 493 age-restricted lots).
Project Applicant:	Ryan O'Keefe, Westpark Communities
Property Owner:	Jeff Jones, Westpark S.V. 400, LLC
Lead Agency Contact:	Lauren Hocker, Associate Planner (916) 774-5272

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

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PROJECT DESCRIPTION

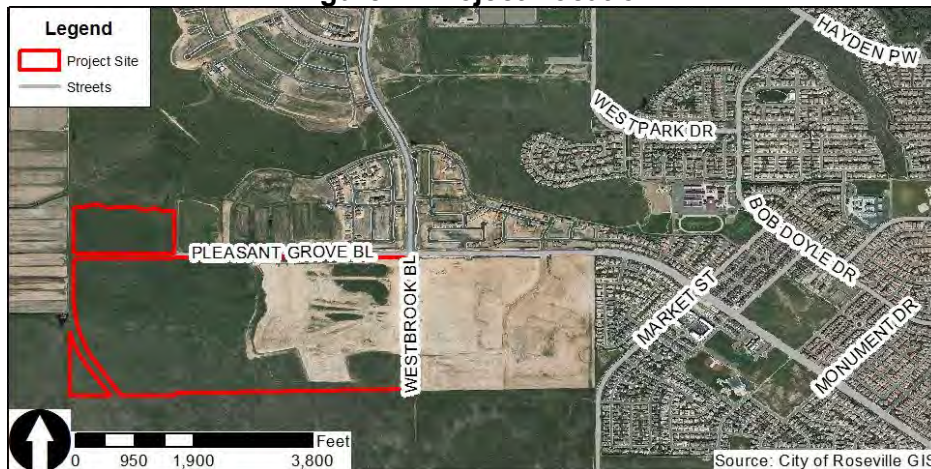
Project Location

The project address is 3200 Pleasant Grove Boulevard, within the northwestern portion of the Sierra Vista Specific Plan (SVSP), south of Pleasant Grove Boulevard and west of Westbrook Boulevard (see Figure 1).

Background

The SVSP was approved on May 20, 2010 (File #2007PL-044). A Final Environmental Impact Report (FEIR) was certified and a Mitigation Monitoring Program was adopted with the SVSP. The plan area includes 2,064 acres west of Fiddymont Road and north of Baseline Road. Along with a mix of other land uses, the SVSP included approximately 432 acres of Urban Reserve. While no specific development was proposed for the Urban Reserve portion at the time, it was assumed for the purposes of the program-level EIR analysis that the land would ultimately develop with a mix and density of land uses similar to that of the rest of the Specific Plan.

Figure 1: Project Location



In June 2012 (File #2011PL-043) most of the Urban Reserve portion of the SVSP was amended to show proposed land uses, including 2,029 dwelling units, 36.5 acres of Community Commercial, 11.1 acres of Public/Quasi-Public, 15.5 acres of Neighborhood Parks, and 36.6 acres of Open Space. This project was called the Westbrook Specific Plan Amendment (hereinafter referred to as the Westbrook SPA). A Mitigated Negative Declaration (MND) was prepared and adopted for the project-level Westbrook SPA analysis, which tiered from the program-level FEIR analysis prepared for the Specific Plan. The proposed project lies within the area covered by the MND.

Environmental Setting

The project site is undeveloped, and is dominated by relatively flat topography supporting annual grasslands. There are no structures on the property. An intermittent drainage channel traverses a portion of the property and there are also seasonal depressions and other features; these features were delineated as wetlands. No native oak trees or other trees are present on the site, as the area has historically been grazed and maintained. Some grading has also taken place on the site, consistent with prior approvals and permits discussed in the Background section.

The western edge of the project site is coincident with the City boundary, beyond which is agricultural land within unincorporated Placer County. Land to the north of the site across Pleasant Grove Boulevard is within the WRSP, and is actively under construction with single-family homes. Land to the east is within the SVSP and is also actively under construction with single-family homes, with the construction including the extension of Westbrook Boulevard along the boundary of the project. Land to the south of the project is within the SVSP and is similar to the project area itself, consisting of undeveloped property supporting annual grasslands.

Proposed Project

General Plan Amendment – The project includes a General Plan Amendment to reconfigure the land use designations of 240.4 acres of land. The type of existing land uses, which are Low Density Residential (LDR), Medium Density Residential (MDR), High Density Residential (HDR), Community Commercial (CC), Parks and Recreation (PR), and Public/Quasi-Public (P/QP) will remain unchanged. The proposed changes will affect the number of acres and location of these land use types. The applicant also proposes to eliminate the segment of future Silver Spruce Drive between Pleasant Grove Boulevard and Solaire Drive from the General Plan Land Use Map. The roadway network is shown as background on most of the Figures within the General Plan, so the project includes updates to all of the affected General Plan Figures. The project also includes minor changes to the Land Use Element, to reflect the land use changes of the project, and to the Circulation Element, to reflect deletion of the Silver Spruce segment and to reflect a roadway name change which was previously approved (Mountain Glen to Solaire). Exhibit B is the proposed General Plan Amendment figure and Exhibit C is the proposed change pages for the General Plan.

Development Agreement Amendment, WRSP – The project includes an amendment to the “Development Agreement By and Between the City of Roseville and West Roseville, LLC, as Assignee of PL Roseville, LP Relative to the West Roseville Specific Plan” (hereinafter Westpark Development Agreement) to address the transfer of a 162-unit affordable housing obligation into the SVSP. There are six Amendments to the Development Agreement; this proposed Amendment is the seventh. The proposed Amendment is included as Exhibit D.

Development Agreement Amendment, SVSP – The project includes amendments to the “Development Agreement by and Between the City of Roseville and Westpark S.V. 400, LLC Relative to the Sierra Vista Specific Plan,” (hereinafter Westbrook Development Agreement) which address the fees due for the Active Adult LDR uses, the proposed transfer of a 162-unit affordable housing obligation from the WRSP into the SVSP, proposed changes to the type of affordable housing (e.g. Low Income Rental), and other items. This is the first amendment to this Development Agreement. The proposed Amendment is included as Exhibit E.

Sierra Vista Specific Plan Amendment – The project includes an Amendment to the SVSP, which includes land use changes consistent with those described in the General Plan Amendment. The Specific Plan Amendment also includes changes to the SVSP Affordable Housing Plan, to reflect the proposed transfer of a 162-unit affordable housing obligation from the WRSP Parcel W-16 into SVSP Parcels WB-30 and WB-32, and to reflect proposed changes to the type of affordable housing. The roadway network is shown as background on most of the Figures within the SVSP, so the project also includes updates to all of the SVSP Figures. Exhibit B is the proposed Specific Plan Amendment figure and Exhibit F is the proposed change pages for the text and exhibits of the Specific Plan.

West Roseville Specific Plan Amendment – As above, the project includes an Amendment to the WRSP Affordable Housing Plan, in order to reflect the proposed transfer of a 162-unit affordable housing obligation from the WRSP into the SVSP. Exhibit G is the proposed change pages for the Specific Plan.

Rezone – The project includes the Rezone of land consistent with the proposed Specific Plan and General Plan land use designations. Parcels with land use designations of LDR or MDR have a zoning designation of Small Lot Residential/Development Standard District (RS/DS). HDR parcels have a zoning designation of Attached Housing District (R3). Most of the CC parcels also have a zoning designation of Community Commercial District (CC), except one. The only change unique to the Rezone is the deletion of a zoning designation from the project. The CC property on the northeastern corner of Pleasant Grove Blvd and Santucci Blvd has a Commercial Mixed Use/Special Area District (CMU/SA) zoning designation, which allows a mix of residential and commercial uses. This commercial parcel is being deleted from the proposal, so there will no longer be any parcels with the CMU/SA zoning designation within the project boundary. The PR and P/QP parcels also have corresponding zoning designations of Parks and Recreation District (PR) and Public/Quasi-Public District (P/QP). Exhibit H is the proposed Rezone figure.

Large Lot Tentative Subdivision Map – As part of the process of reconfiguring the land uses, the applicant is proposing a Large Lot Tentative Subdivision Map which would shift the boundaries of some existing large lots, merge and subdivide three large lots (WB-33, WB-40, and WB-43), and further subdivide three large lots (WB-1, WB-2, and WB-3). In the case of the subdivided large lots, these are being configured to support the phasing of the proposed small lot map (see below). In total, the Large Lot Tentative Map reconfigures, merges, and subdivides 16 existing residential and commercial lots and results in 17 residential and commercial lots. The Large Lot Map also involves two Public/Quasi-Public lots, two Parks and Recreation lots, eight paseo lots, and twelve landscape corridor lots, resulting in a total of 41 lots. The Large Lot Map is included as Exhibit I.

Small Lot Tentative Subdivision Map – The proposed Small Lot Tentative Subdivision Map includes 124.6 acres of the overall 240.1-acre project area, and includes 582 single-family lots (493 of which would be age-restricted product), a recreation center (Lot A), nine landscape corridor lots, seven paseo lots, five landscape lots, and 18 Homeowner's Association lots. The Small Lot Map is included as Exhibit J, and the attached details to the Small Lot Map are included as Exhibits K–N.

PURPOSE AND SCOPE OF ADDENDUM

As discussed in the Background section, development of the project area was covered by an MND adopted on June 25, 2012, which itself tiered from the EIR for the SVSP approved and adopted on May 20, 2010. For this reason, the MND and this Addendum both reference the SVSP EIR. A copy of the SVSP EIR is available for review within the Planning Division at 311 Vernon Street, Roseville, CA and is also available online at www.roseville.ca.us (selecting Planning from the Departments dropdown, the Specific Plans and Planning Areas link, and then the Sierra Vista Specific Plan page). The City Council adopted a Statement of Overriding Considerations when it certified the SVSP EIR. The EIR identified the following impacts associated with development of the SVSP area, including the buildout of the project 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
- Loss of oak trees of greater than 6 inches diameter breast height (dbh) (short-term)
- 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 buildout of the SVSP project area, the SVSP EIR also identified the following cumulative impacts as significant and unavoidable:

- Agricultural land conversion
- Air pollutant emissions from construction
- Air pollutant emissions from operation
- Contribution to greenhouse gas emissions/global warming
- 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 EIR identified project-specific mitigation for the specific plan and program-level mitigation for the Urban Reserve, which were adopted by the City and incorporated into the SVSP. Subsequently, the applicant brought forward a specific development proposal for the Urban Reserve area, for which the MND was prepared (the MND is included at the end of this Addendum). The MND found that the program level EIR analysis for the SVSP was sufficient to cover most impacts of the Westbrook SPA, except for the following list of impacts where additional or more detailed project-level analysis was provided in the MND:

- Air quality and Greenhouse Gases: A technical study was prepared by Ascent Environmental to assess the construction and operational emissions which the Westbrook SPA would generate.
- Biological Resources: A technical study was prepared by Gibson and Skordal to update and refine the analysis which had been provided for the EIR.
- Noise: A technical study was prepared by J.C. Brennan, Acoustical Engineers, to assess the noise impacts of the Westbrook SPA.
- Transportation and Traffic: A technical study was prepared by Fehr and Peers to examine the impacts of the Westbrook SPA on the City's roadway and circulation network.
- Water: A Water Supply Assessment was prepared to assess the water demands of the Westbrook SPA.
- Wastewater and Solid Waste: Updated data was developed by the City to determine the wastewater and solid waste generation of the project.

The analyses below rely on the MND analysis with minor supplements or technical updates where appropriate. Most of the project impacts remain identical to the impacts of the Westbrook SPA, because the proposed project changes the location and balance of land uses, but requires the same grading and development as the existing approved land uses. Impacts to physical resources (such as agricultural land, biological resources, etc) are based on the grading and development of an area, not on the land use designation of the property. For other types of impacts which are affected by land use type, the project uses reduce or maintain the same level of potential impacts.

ENVIRONMENTAL CHECKLIST FOR ADDENDUM ENVIRONMENTAL REVIEW

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

EXPLANATION OF CHECKLIST EVALUATION CATEGORIES

Where Impact was Analyzed

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

Do Proposed Changes Involve New Significant Impacts?

Pursuant to Section 15162(a)(1) of the CEQA Guidelines, this column indicates whether the changes represented by the current project will result in new significant impacts that have not already been considered

and mitigated by the prior environmental review documents and related approvals, 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; or (B) that significant effects previously examined will be substantially more severe than shown in the prior environmental documents; or (C) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or (D) that mitigation measures or alternatives which are considerably different from those analyzed in the prior environmental documents would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative. If “no,” then no additional environmental documentation (supplemental or subsequent EIR) is required.

Mitigation Measures Implemented or Addressing Impacts

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

DISCUSSION AND MITIGATION SECTIONS

Discussion

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

Mitigation Measures

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

Conclusions

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

CHECKLIST

I. Aesthetics

	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a. Have a substantial adverse effect on a scenic vista?	Page 10	No	No	No	None
b. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	Same	No	No	No	None
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	Same	No	No	No	None
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	Same	No	No	No	None
Discussion: The primary aesthetic disruption is due to grading and development of the site, which converts the landscape from a natural setting with vegetation to an urbanized area. This impact was already a consequence of the Westbrook SPA analyzed in the MND, and would not be changed by the proposed project. The MND indicates the impact was covered in the EIR. The Findings of Fact for the CEQA Implementing Procedures (discussed in the MND) indicate that compliance with the Zoning Ordinance (e.g. building height, setbacks, etc), Subdivision Ordinance (RMC Ch. 18), Community Design Guidelines (Resolution 95-347), and applicable Specific Plan Policies and/or Specific Plan Design Guidelines will prevent significant impacts related to construction of buildings in urban settings. Mitigation Measures: None required.					

II. Agricultural & Forestry Resources

	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	Page 11	No	No	No	Yes
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	Same	No	No	No	None
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	Same	No	No	No	None
d) Result in the loss of forest land or conversion of forest land to non-forest use?	Same	No	No	No	None
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	Same	No	No	No	None
Discussion: The MND concluded the Westbrook SPA would convert fallow grazing land to urbanized development, which was already covered in the EIR. The proposed project will result in the same impact, as it falls within the development footprint of the Westbrook SPA. Mitigation Measures: EIR Mitigation Measure MM 4.1-2 required preservation of open space within Placer County in order to mitigate for the loss of open space in the SVSP. Though this measure remains applicable to the project, the measure has been completed via an established fee program that directs funds to the Placer Land Trust, which then sets aside land.					

III. Air Quality and 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) Conflict with or obstruct implementation of the applicable air quality plan?	Page 14	No	No	No	None
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	Same	No	No	No	Yes
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)?	Same	No	No	No	Yes
d) Expose sensitive receptors to substantial pollutant concentrations?	Same	No	No	No	None
e) Create objectionable odors affecting a substantial number of people?	Same	No	No	No	None
f) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	Same	No	No	No	Yes
g) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	Same	No	No	No	None
Discussion: The MND, relying on a technical study prepared by Ascent Environmental, concluded the Westbrook SPA would generate emissions above Placer County Air Pollution Control District thresholds during construction and operation. It was concluded standard dust control and other construction measures would be sufficient to avoid particulate matter and ozone precursor construction impacts, but that reactive organic gases would remain significant. However, the impact fell within the scope of impacts anticipated in the EIR. For operational impacts, the emissions were found to be significant and requiring mitigation, but again fell within the scope of the impacts and mitigation already established in the EIR. The same Ascent Environmental technical study also examined greenhouse gas emissions, reporting both construction and operational emissions in					

terms of total emissions and by service population (an efficiency metric). It was concluded that impacts would be significant, but that the impacts fell within the scope anticipated in the EIR.

The proposed construction impacts of the project fall within the scope of the MND analysis, as the project falls within the development footprint of the Westbrook SPA. In terms of operational impacts, the proposed project changes the balance of land uses in the area, but not in a manner which would increase emissions. The proposal is converting land uses with a higher trip generation rate to uses with a lower rate. The bulk of the proposed changes involve replacing standard single-family residential uses and some commercial uses with age-restricted housing. The Institute of Transportation Engineers (8th Edition) indicates an age-restricted housing trip rate of 3.71 daily trips per household, while the single-family housing trip rate used in the MND was 9 daily trips and the commercial (retail) rate was 35 daily trips. Thus, the project will result in a substantial reduction in vehicle trips as compared to the Westbrook SPA project, which will correspond to a reduction in emissions. The impacts of the project fall well within the scope of impacts examined in the MND.

Mitigation Measures: Mitigation Measures 4.4-1 (construction emissions), 4.5-1 (operational emissions), 4.5-2 (greenhouse gas emissions) from the EIR were found to be applicable to the Westbrook SPA in the MND. These measures remain applicable to the proposed project, and have been incorporated into the design of the project as appropriate.

IV. Biological Resources

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	Page 20	No	No	No	Yes
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?	Page 19	No	No	No	Yes
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?	Page 19	No	No	No	Yes
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?	Page 20	No	No	No	Yes
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	Page 18	No	No	No	None

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	Page 18	No	No	No	None
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Discussion: The MND included a technical report by Gibson and Skordal to update the wetland delineation, special status species assessment, and other technical work which had been completed for the EIR and to include any needed project-specific documentation. It was concluded that there were no new species impacts, as the listing status of relevant species had not changed and there were no new habitats being affected. The proposed project impacts the same areas as the Westbrook SPA, so likewise does not change the habitat impacts. For the proposed project, the species list was examined by staff to ensure that listing status had not changed in a manner that would change impacts or permit requirements (e.g. status change from “species of concern” to “Threatened”). Species impacts for the proposed project are the same as those described in the MND, which concluded that mitigation from the EIR would be sufficient to reduce impacts to less than significant levels.

The MND also reviewed the wetland impacts of the Westbrook SPA, concluding that a total of approximately 34 acres of wetlands would be impacted. The proposed project falls within the development footprint of the Westbrook SPA, and given the last several years of drought conditions, wetland extent will not have increased since the prior analysis. Wetland impacts for the proposed project are the same as those described in the MND, which concluded that mitigation from the EIR would be sufficient to reduce impacts to less than significant levels.

For the Westbrook SPA, the MND concluded that the measures included in the EIR were sufficient to avoid impacts to migratory species or migration corridors and that the project would not conflict with any local policies or ordinances protecting species, such as a tree ordinance (there are no oak trees on the site). There are also no Habitat Conservation or other plans applicable to the project area. The impacts of the project related to these items is the same as described in the MND, which concluded that mitigation from the EIR would be sufficient to reduce impacts to less than significant levels.

Mitigation Measures: Mitigation Measure MM 4.8-1 (wetland permits and no net loss), 4.8-2 (relocate western spadefoot), 4.8-3 (protection for nesting birds), 4.8-4 (preservation of grassland habitat), 4.8-5 (wildlife movement protection), 4.8-6 (habitat restoration), 4.8-8 (off-site surveys for infrastructure), and 4.14-3 (avoid light spill into Curry Creek open space) were found to be applicable to the Westbrook SPA. Not all of these measures are applicable to the proposed project, as the project covers a specific and smaller area within the Westbrook SPA project area. The Curry Creek open space is not within or adjacent to the proposed project, so none of the measures specific to the Curry Creek area apply to the current project. This includes portions of MM4.8-3 dealing with bird species which nest in Curry Creek marsh habitat, and MM4.14-3 to avoid light spillage into Curry Creek. The remaining measures are applicable to the proposed project.

V. Cultural, Archeological, or Paleontological Resources

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Cause a substantial adverse change in the significance of an historic resource as defined in Section 15064.5?	Page 21	No	No	No	None
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	Same	No	No	No	Yes
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	Same	No	No	No	Yes
d) Disturb any human remains, including those interred outside of formal cemeteries?	Same	No	No	No	Yes
Discussion: The MND discussed the potential for subsurface remains or deposits to be found on the site, and included a mitigation measure requiring a cessation of work should any item of cultural interest be found. The mitigation was found to render potential impacts less than significant. The project will result in the same impact, and the mitigation remains applicable to the proposed project. Mitigation Measures: Mitigation Measure 4.9-1 (cease work and consult in with archeologist) and 4.9-2 (cease work and consult with paleontologist) remain applicable to the proposed project.					

VI. Geology and Soils

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

e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	Same	No	No	No	None
Discussion: The MND indicated that compliance with existing regulations and permit requirements would be sufficient to avoid impacts related to these issues. This conclusion remains appropriate for this Project. Mitigation Measures: None required.					

VII. 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?	Page 25	No	No	No	None
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?	Same	No	No	No	Yes
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within on-quarter mile of an existing or proposed school?	Same	No	No	No	None
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	Same	No	No	No	None

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?	Same	No	No	No	None
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing in the project area?	Same	No	No	No	None
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	Same	No	No	No	None
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?	Same	No	No	No	None

Discussion: The MND includes a brief overview for each impact topic, concluding that compliance with existing federal, state, and local regulations regarding the use, transport and disposal of hazardous materials would ensure most impacts will be less than significant. The exception was for unknown soil contamination, as land which was used for agricultural purposes may include undiscovered, underground storage tanks or other contamination issues; mitigation for this was included. The project is not located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. The MND analysis also found that there would be sufficient emergency services and facilities, as identified and planned in the EIR, and that the area was not located within an airport land use plan or other aviation hazard area. These conclusions still fit for the proposed project, which is within the same development footprint and contains the same types of uses.

The California Department of Forestry and Fire Protection (CAL FIRE) is the state agency responsible for wildland fire protection and management. As part of that task, CAL FIRE maintains maps designating Wildland Fire Hazard Severity zones. The City is not located within a Very High Fire Hazard Severity Zone, and is not in a CAL FIRE responsibility area; fire suppression is entirely within local responsibility. The project site is in an urban area, and therefore would not expose people to any risk from wildland fire.

Mitigation Measures: The MND included a mitigation measure to address the low possibility that some contamination of soils still lingered due to past use of the land for agricultural purposes. The measure, Mitigation Measure 4.10-1, indicates that if evidence of contamination is observed (stained soils, unearthing of a tank, etc) then proper testing and remediation is required, in coordination with the appropriate City Departments. This measure remains applicable to the project.

VIII. 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?	Page 27	No	No	No	None
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	Same	No	No	No	None
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?	Same	No	No	No	None
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off-site?	Same	No	No	No	None
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?	Same	No	No	No	Yes

f) Otherwise substantially degrade water quality?	Same	No	No	No	None
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	Same	No	No	No	None
h) Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?	Same	No	No	No	None
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?	Same	No	No	No	None
j) Inundation by seiche, tsunami, or mudflow?	Same	No	No	No	None

Discussion: A Drainage and Stormwater Master Plan was prepared and approved by the City as part of the SVSP EIR. The MND notes that an Amendment of the study was prepared. As noted in the MND and EIR, the Drainage and Stormwater Master Plan demonstrated that the increases in impervious surfaces being caused by buildout of the SVSP, including the Westbrook SPA area, would be offset by proposed drainage facilities and stormwater improvements. The project would offset increases in peak flow, no development would occur within the 100-year floodplain area, and consistency with existing City regulations would ensure that all homes would be elevated at least two feet above the 100-year water surface elevation. With regard to stormwater quality, the MND notes that there are existing programs, regulations, and permits in place to ensure that the project would not have significant effects related to water pollution from construction or operation, though a mitigation measure is included to require compliance with this regulations. The project is in an area of flat topography and is not near any large water bodies or dams/levees, so would not be subject to losses due to dam/levee failure, seiche, tsunami, or mudflow.

The project falls within the development footprint of the Westbrook SPA, and includes the same types of land uses (residential, commercial, etc), so falls within the scope of the impacts previously analyzed in the EIR and MND. A minor technical update to the Drainage and Stormwater Master Plan was prepared by the applicant and approved by City Engineering, to determine whether a previously identified basin would still be required in order to complete the project, or whether there was sufficient available capacity within other stormwater detention/retention facilities. It was concluded in the report, and City Engineering concurred, that the basin would not be required.

Mitigation Measures: Mitigation Measure 4.13-1 was included to require compliance with the City's stormwater quality standards, including preparation of a Stormwater Pollution Prevention Plan. This measure remains applicable to the proposed project.

IX. 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?	Page 29	No	No	No	None
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	Same	No	No	No	Yes
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	Same	No	No	No	None

Discussion: The MND and EIR concluded that there were some potential land use incompatibilities, but that these could be addressed by a mix of mitigation and compliance with the City Noise Ordinance and Grading Ordinance. Land use issues discussed and addressed included noise from McClellan overflights, agricultural uses in Placer County next to urban uses in the SVSP, and construction noise, and commercial land use noise. Note that overflight noise is a potential nuisance discussion requiring disclosure; noise volumes do not exceed standards. It was concluded that the project would not physically divide an established community and that the project did not conflict with any land use policies or regulations, or with a Habitat Conservation Plan (or similar). The MND concluded that all impacts of the Westbrook SPA could be reduced to less than significant levels with mitigation. As the project involves the same use types within the same development footprint, these conclusions remain appropriate for the proposed project.

Mitigation Measures: Mitigation Measure 4.1-3 (McClellan overflight disclosure), 4.6-1 (construction noise) and 4.6-2 (commercial noise controls), as well as WMM 4.1-2 (agricultural disclosure) were applied in the MND. The two measures regarding disclosure ensure that people purchasing property within the project areas which could be affected by overflight noise or agricultural activities are aware of these potential affects. The disclosure measures are implemented by including a Condition of Approval requiring that the deed disclosures are a component of the Covenants, Conditions, and Restrictions for all affected properties. Such a condition was included in the Westbrook SPA, and has also been included in the draft staff report conditions for the proposed project, so the measures are already complete. The construction noise and commercial noise control measures are applied during construction, so remain applicable to the proposed project.

X. 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?	Page 31	No	No	No	None
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	Same	No	No	No	None
Discussion: The MND indicated that there were no significant mineral resources in the area. This conclusion remains appropriate for this Project. Mitigation Measures: None required.					

XI. 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?	Page 32	No	No	No	Yes
b) Exposure of persons to or generation of excessive ground borne vibration of ground borne noise levels?	Same	No	No	No	Yes
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	Same	No	No	No	None
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	Same	No	No	No	Yes
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?	Same	No	No	No	None
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	Same	No	No	No	None

Discussion: The MND addressed construction noise, roadway noise, noise from non-residential land uses, and aircraft overflight noise. Overflight noise has already been addressed in the Land Use section. Construction noise in general was discussed, and addressed via mitigation, but additional discussion was included for a proposed well, as drilling could occur over a continuous 24-hour period and would involve groundborne vibration. Impacts related to well construction were found to be significant and unavoidable. For non-residential noise, two items were discussed in the MND: commercial parcels adjacent to residential uses and parks next to residential uses. It was determined that commercial uses could generate noise incompatible with residential development, but that mitigation was sufficient to reduce this impact to less than significant levels. Park noise impacts were found to be less than significant, as the park is a neighborhood park with residential-compatible operational characteristics. The project includes these same use types and use interfaces, and the same construction area, so the conclusions and mitigation of the MND remain appropriate for the project.

Based on a technical study, noise was determined to be an issue for all of the major roadways in the Westbrook SPA area, such as Westbrook Drive, Santucci Boulevard, and Pleasant Grove Boulevard. Mitigation was found to reduce noise volumes to levels within General Plan standards, and so impacts were found to be less than significant. As discussed in Air Quality, the proposed project will reduce trip generation as compared to the Westbrook SPA, which will in turn reduce the number of vehicles traveling on roads and contributing to noise generation. The project falls within the scope of impacts described in the MND, and the conclusions of the MND remain appropriate.

Mitigation Measures: Mitigation Measures 4.1-3 (McClellan overflight disclosure), 4.6-1 (construction noise), 4.6-2 (commercial noise controls), and 4.6-4 (traffic noise attenuation) were applied in the MND. Construction noise controls in the mitigation includes located fixed equipment away from noise sensitive uses and having a construction disturbance coordinator to address noise concerns. Commercial noise controls include locating equipment, delivery areas, and other noise sources away from sensitive receptors, and also use masonry walls between commercial sites and residential uses. Traffic noise attenuation also calls for the use of masonry walls along major roadways. These mitigation measures remain applicable to the proposed project. Mitigation was also included for construction of the well, but the well in question has already been constructed, so is no longer relevant for the proposed project.

XII. 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, through extension of roads or other infrastructure)?	Page 34	No	No	No	None
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	Same	No	No	No	None
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	Same	No	No	No	None
Discussion: The MND and EIR indicated the SVSP and Westbrook SPA would increase the number of housing units above those which had been anticipated in the General Plan, and analysis the effect on supporting services, infrastructure, and other issues related to environmental impacts. It was concluded that impacts would be significant and unavoidable. The proposed project involves the same number of housing units as analyzed in the Westbrook SPA, but the project shifts housing to a use type—age-restricted housing—that has lower demands on certain City services, such as parks. Thus, the project falls within the scope of the previously identified impacts, and even lowers the impacts in certain respects. There are no existing houses in the project area, so no displacement of housing or people would occur. Mitigation Measures: None required.					

XIII. 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?	Page 35	No	No	No	None
b) Police protection?	Same	No	No	No	None
c) Schools?	Same	No	No	No	Yes
d) Parks?	Same	No	No	No	None
e) Other public facilities?	Same	No	No	No	None
Discussion: The MND concluded that fire and police protection services would not be negatively affected by the project, and the Westbrook SPA included all required parkland dedications and other public facilities. An analysis of impacts to schools was also included, which concluded that a new elementary school would be required in the project area. Though a portion of the Westbrook SPA lay within the Center School District and a portion lay within the Roseville City School District, the current project area is entirely within the Roseville City School District. The project was routed to the School District for review, and the School District indicated that the proposed project would not have negative impacts. The elementary school is included within the project area, the project will be required to pay per-unit school fees, and the developer is required to work with the School District to identify a Safe Routes to School program. Impacts to public services were determined to be less than significant, with mitigation. The proposed project falls within the scope of the MND analysis, and the conclusions remain appropriate for this project. Mitigation Measures: Mitigation Measure 4.11-3 requires a Safe Routes to School program, which would be implemented at the time of school construction, and remains applicable to the proposed project.					

XIV. Recreation

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that physical deterioration of the facility would occur or be accelerated?	Page 37	No	No	No	None
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?	Same	No	No	No	None
Discussion: The MND indicates that the required parkland dedication was met by the Westbrook SPA. This dedication has been modified for the proposed project, as age-restricted housing has a lower dedication requirement. The proposed park within the project area is being reduced from 9.6 to 8.7 acres, which is the amount required to be dedicated. As noted in the MND, the payment of Citywide and neighborhood park fees will be required, and the payment of fees combined with the dedication of parkland will ensure that impacts to park services are less than significant. This conclusion remains appropriate for the proposed project. Mitigation Measures: None required.					

XV. 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?	Page 38	No	No	No	Yes
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?	Same	No	No	No	Yes
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?	Same	No	No	No	None
d) Substantially increase hazards due to a design feature(s) (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	Same	No	No	No	None
e) Result in inadequate emergency access?	Same	No	No	No	None

f) Conflict with adopted policies, plans, or programs supporting public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	Same	No	No	No	None
Discussion: The MND discusses and describes the traffic impact analysis prepared by Fehr and Peers for the Westbrook SPA. Impacts to eight facilities were identified in the short-term impacts, and an additional three facilities were affected in the cumulative conditions, but all of the impacted facilities had already been identified in the EIR. The MND indicated that while some facilities could be improved to acceptable operations with mitigation, other facilities could not. In particular, the MND concluded that most impacts to facilities outside the City's jurisdiction (Caltrans, Sutter County, and Placer County facilities) would be significant and unavoidable, because the City does not control the timing, type, and effectiveness of facility improvements. However, the MND found that all of these impacts had already been addressed in the EIR and the Westbrook SPA did not result in new or worsened impacts. For the proposed project, City Engineering reviewed the scope of changes and it was concluded that an updated study was not required. The proposed project would reduce trip generation (refer to the Air Quality section), and will therefore fall within the scope of impacts already described in the MND. Mitigation Measures: Mitigation was included for each impacted facility, but these measures have already been incorporated into the City's Capital Improvement Program and fee programs. The measures are no longer necessary to impose on individual projects, as a mechanism for their funding and construction is already implemented.					

XVI. 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?	Page 51	No	No	No	None
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?	Page 47	No	No	No	None
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?	Page 27	No	No	No	None
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	Page 47	No	No	No	None
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?	Page 51	No	No	No	None
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	Same	No	No	No	Yes
g) Comply with federal, state, and local statutes and regulations related to solid waste?	Same	No	No	No	None

Discussion: Stormwater was discussed in the Hydrology section of the MND and this Addendum; refer to that section for item c. A project-specific water supply assessment was prepared for the Westbrook SPA, which found that while the EIR assessed a total water demand of 1,141 acre-feet per year (AFY), the project-specific analysis determined a slightly lower demand of 1,112 AFY. The proposed project changes the balance of land uses, but not in a way that would substantially change the water demand analysis. As shown in MND Table 9, water demand factors vary by land use type and by the density of the land use. The project is converting some uses with a lower demand to a use with a higher demand (MDR to LDR), but is also converting uses with a higher demand to uses with a lower demand (CC to LDR). The project is also increasing the density of most LDR land, which lowers water demand. In light of this, Environmental Utilities staff did not request an updated water analysis, as the project falls within the scope of the prior analyses of the MND and EIR. The MND concluded that water supplies for normal, single-dry and multiple-dry years over the 20-year buildout scenario were adequate to meet projected water demands, and that impacts were less than significant. This conclusion remains appropriate for the proposed project.

Development of the project area will require the construction of water lines and sewer lines and facilities, but these were previously identified through the infrastructure master plans developed for the Westbrook SPA. The project land use changes do not require any major changes or need for expanded facilities. The infrastructure master plans have been updated for the proposed project simply to reflect shifts in line locations resulting from shifts in land uses, and to relocate a proposed pump station. None of these shifts change the impacts of the proposed project as compared to the MND or EIR, as the lines are all within easements along roadways and in other locations which will already be subject to construction disturbance.

The wastewater generation of the Westbrook SPA was found to be consistent with the analysis of the EIR. Unlike water demand, wastewater generation is based on broad land use categories and there is less variation between categories. For instance, in Table 4.12.3-1 of the EIR is indicates a wastewater generation of 190 gallons per day per unit for all LDR and MDR uses. Thus, changing units from MDR to LDR has no effect on wastewater generation. Environmental Utilities determined that the proposed project changes fell within the scope of the prior assessment. The MND concluded that the Pleasant Grove Wastewater Treatment Plan was sized to accommodate flow from the Westbrook SPA and that impacts would be less than significant. This conclusion remains appropriate for the proposed project.

The MND indicated that the Western Placer Waste Management Authority facilities would be used to dispose of solid waste, and that there was sufficient capacity to accept the Westbrook SPA solid waste. The EIR indicated a generation of 13, 858 tons per year for the SVSP, while the Westbrook SPA indicated a generation of 11,305 tons per year. The MND indicated that while the landfill can accommodate increased demands, the life of the landfill will be shortened by these demand increases. Mitigation for this was included, but as the landfill is outside of the City's jurisdiction, the City cannot control the construction or expansion of facilities. Both the EIR and MND concluded that impacts were significant and unavoidable. Solid waste generation is based on population, not dwelling units, and age-restricted units have fewer people per household than standard residential (1.8 persons per household versus 2.61; refer to revised Table 4-2 of the SVSP). Thus, the project will reduce total waste generation compared to the Westbrook SPA. The project falls within the scope of the prior analysis, and does not result in any new or expanded impacts to this previously-identified significant and unavoidable impact.

Mitigation Measures: Mitigation Measures 4.12.4-1 (expand the landfill) and 4.12.4-2 (diversion of construction debris) were included to require payment of fees to be used for landfill expansion and to require a 50% reduction in the construction waste stream. The landfill expansion

measure has already been implemented, as fees are already in place that will apply to the proposed project. The remaining measure regarding diversion of construction debris remains applicable, as it is a project-level measure that applies during construction.

XVII. 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?	Page 30	No	No	No	None
b) Does the project have impacts which are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	Same	No	No	No	None
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	Same	No	No	No	None
Discussion: The MND summarizes the conclusions of the EIR with respect to these criteria, and concludes that the Westbrook SPA falls within the scope of the previously-identified impacts. As discussed throughout this Addendum, the current project also falls within the scope of these prior analyses, and does not result in any new or expanded impacts.					

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 Westbrook Specific Plan Amendment to the Sierra Vista Specific Plan Mitigated Negative Declaration (SCH # 2008032115, adopted June 25, 2012), the Lead Agency makes the following findings:

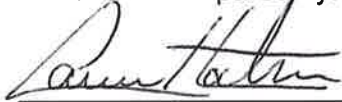
☒ [X] No substantial changes are proposed in the project which would require major revisions of the previous EIR or Mitigated Negative Declaration.

☒ [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:



Lauren Hocker, Associate Planner
City of Roseville, Planning Division

Attachments:

June 25, 2012 adopted Mitigated Negative Declaration and Initial Study



Notice of Intent to Adopt a Mitigated Negative Declaration

Project Title/File Number: Westbrook Specific Plan Amendment to the Sierra Vista Specific Plan (File Number: 2011PL-043)

Project Location: Northwest corner of the Sierra Vista Specific Plan area, south of the future extension of Pleasant Grove Boulevard

Project Description: The applicant requests approval of the following: a General Plan Amendment, Specific Plan Amendment, Development Agreement and Large Lot Map to allow development of approximately 397 acres of land within the Sierra Vista Specific Plan including: low-, medium- and high- residential densities, commercial, open space, school, and parks.

Project Applicant: Westpark Associates

Property Owner: Westpark SV 400, LLC

Lead Agency Contact Person: Kathy Pease, Senior Planner
Phone (916) 774-5434

DECLARATION

The Planning Director determined that the above project will have no new significant effects on the environment that cannot be mitigated.

The determination is based on the following findings:

- 1) The Westbrook property was zoned Urban Reserve with the adoption of the Sierra Vista Specific Plan.
- 2) An EIR (SCH# 2008032115) was prepared for the Specific Plan dated May 10, 2010. Acknowledging that urban development was likely as part of the annexation proposal, the EIR analyzed buildout of the Westbrook property at a program level.
- 3) The project is consistent with the buildout assumptions in the EIR.
- 4) There are no new significant impacts that were not examined in or covered by the program EIR for the Specific Plan that cannot be mitigated to less than significant levels.

- 5) There are no potentially significant off-site impacts and cumulative impacts, which were not adequately addressed or discussed in the Sierra Vista Specific Plan EIR.
- 6) There are no previously identified significant effects which, as a result of substantial new information which was not known at the time the Sierra Vista EIR was certified, that are determined to have a more severe adverse impact than discussed in the prior EIR. .
- 7) The project incorporates all applicable mitigation measures identified in the EIR.
- 8) This mitigated negative declaration reflects the independent judgment of the lead agency.

Written comments shall be submitted during the 30-day review period, during which the lead agency will receive comments. Appeal of this determination must be made during the review period.

Copies of the Mitigated Negative Declaration and all related documents can be found on the City's website: www.roseville.ca.us and at the Permit Center located at 311 Vernon Street, Roseville, CA 95678 during normal business hours.

Review period: April 5th- May 7, 2012

Public Hearing:

A public hearing on this item will be held on April 26, 2012 at 7:00 p.m. before the Planning Commission and will be held in the City of Roseville Council Chambers located at 311Vernon Street, Roseville, California.

Submit Comments to:

Kathy Pease, AICP
Senior Planner
Roseville Planning Department
311 Vernon Street
Roseville, CA 95678

Initial Study Prepared By:



Kathy Pease, Senior Planner

INITIAL STUDY & ENVIRONMENTAL CHECKLIST

Project Title/File Number: Westbrook Specific Plan Amendment to the Sierra Vista Specific Plan

Project Location: Northwest corner of the Sierra Vista Specific Plan area, south of the future extension of Pleasant Grove Boulevard

Project Description: The applicant requests approval of the following: a General Plan Amendment, Specific Plan Amendment, Development Agreement and Large Lot Map to allow development of approximately 397 acres of land within the Sierra Vista Specific Plan including: low-, medium- and high-residential densities, commercial, open space, school, and parks.

Project Applicant: Westpark Associates

Property Owner: Westpark SV 400, LLC

Lead Agency Contact Person: Kathy Pease, Senior Planner Phone (916) 774-5434

This initial study has been prepared to identify and assess the anticipated environmental impacts of the above described project application. The document relies on a combination of a previous environmental document and site-specific studies to address in detail the effects or impacts associated with the proposed project. In particular, this initial study assesses the extent to which the impacts of the proposed project have already been addressed in the certified Final Environmental Impact Report ("EIR") for the Sierra Vista Specific Plan ("SVSP"), as approved by the Roseville City Council in May 2010. In some instances, the City or consultants reporting to the City undertook new site-specific analyses to confirm whether particular impacts from the proposed project would be the same as, or no worse than, those disclosed in the SVSP EIR. A site-specific study was also used where the City determined that particular impacts of the proposed project – "Existing Plus Project" traffic impacts – had not been thoroughly addressed in the EIR.

This initial study has been prepared to satisfy the California Environmental Quality Act (CEQA) (Pub. Resources Code, § 21000 et seq.) and the State CEQA Guidelines (14 CCR 15000 et seq.). CEQA requires that all state and local government agencies consider the environmental consequences of projects over which they have discretionary authority before acting on those projects. More particularly, this initial study has been prepared pursuant to CEQA Guidelines sections 15063 and 15168.

Section 15063 is the provision of the CEQA Guidelines that lays out the general rules for preparing initial studies. One of the identified functions of an initial study is for a lead agency to "[d]etermine, pursuant to a program EIR, tiering, or another appropriate process, which of a project's effects were adequately examined by an earlier EIR or negative declaration. *** The lead agency shall then ascertain which effects, if any, should be analyzed in a later EIR or negative declaration." (CEQA

Guidelines, § 15063, subd. (b)(1)(C).). Here, the City has used this initial study to determine the extent to which the SVSP EIR has “adequately examined” the effects of the proposed project.

Section 15168 sets forth the legal requirements for preparing “program EIRs” and for relying on such documents in connection with “[s]ubsequent activities” within an approved program. (See *Citizens for Responsible Equitable Environmental Development v. City of San Diego Redevelopment Agency* (2005) 134 Cal.App.4th 598, 614-617.) The SVSP EIR was a program EIR with respect to its analysis of impacts associated with eventual build-out of properties that, at the time of City Council action on the SVSP, were shown as having an “urban reserve” designation. The land on which the proposed project is located was one such property. Subdivision (c) of section 15168 provides as follows:

- (c) Use with Later Activities. Subsequent activities in the program must be examined in the light of the program EIR to determine whether an additional environmental document must be prepared.
 - (1) If a later activity would have effects that were not examined in the program EIR, a new Initial Study would need to be prepared leading to either an EIR or a Negative Declaration.
 - (2) If the agency finds that pursuant to Section 15162, no new effects could occur or no new mitigation measures would be required, the agency can approve the activity as being within the scope of the project covered by the program EIR, and no new environmental document would be required.
 - (3) An agency shall incorporate feasible mitigation measures and alternatives developed in the program EIR into subsequent actions in the program.
 - (4) Where the subsequent activities involve site specific operations, the agency should use a written checklist or similar device to document the evaluation of the site and the activity to determine whether the environmental effects of the operation were covered in the program EIR.

Consistent with these principles, this initial study serves the function of a “written checklist or similar device” documenting the extent to which the environmental effects of the proposed project “were covered in the program EIR” for the SVSP. As the reader will see, in many instances the City has concluded that, indeed, the impacts of the proposed project are “within the scope” of the analysis in the SVSP EIR. Stated another way, these “environmental effects of the [site-specific project] were covered in the program EIR.” Where particular impacts were not thoroughly analyzed in that prior document, the City has required the preparation of additional site-specific studies.

The initial study is a public document used by the decision-making lead agency to determine whether a project may have a significant effect on the environment. If the City as lead agency, finds substantial evidence that any effects of the project were not “adequately examined” in the SVSP or were not “within the scope” of the analysis in that document and may have a significant effect on the environment, the City would be required to prepare an EIR with respect to such potentially significant effects. On the other hand, if the City found no substantial evidence that these unaddressed project impacts may be significant, a negative declaration would be appropriate. If in the course of analysis, the City identified potentially significant impacts that could be reduced to less than significant levels through mitigation measures to which the applicant agrees, the impact would be considered to be reduced to a less than significant effect, and a mitigated negative declaration would be appropriate.

As noted earlier, site-specific studies have been prepared for the project with respect to impacts that were not "adequately examined" in the SVSP EIR or were not "within the scope" of the prior analysis. Based on its review of these studies as well as its review of various analyses found in the SVSP, the City of Roseville Planning Department has analyzed the potential environmental impacts created by this project and a **Mitigated Negative Declaration** has been prepared pursuant to CEQA Guidelines section 15070

Prepared by: Kathy Pease
Kathy Pease, Senior Planner

Date: 4/3/2012

PROJECT DESCRIPTION

Annexation of the project area into the City of Roseville by the Local Agency Formation Commission (LAFCO) occurred in January 2012, as part of the Sierra Vista Specific Plan. The current zoning is Urban Reserve.

The project includes several approvals. These include amendments to the Sierra Vista Specific Plan, which would allow for future development of approximately 397 acres of the site with a mix of uses. The Applicant also requests approval of a General Plan Amendment and rezoning to change the Urban Reserve designation to 141 acres (705 units) of LDR (low density residential), 79 acres (635 units) of MDR (medium density residential) and 28 acres (689 units) of HDR (high density residential). In addition, 6 acres of CMU (commercial mixed use), 37 acres of CC/GC (general commercial) uses, 11 acres of public/quasi-public uses including an elementary school, 16 acres of parks and 36 acres of open space are proposed.

**TABLE 1
PROPOSED LAND USES**

Land Use Type	Dwelling Units/ Acreage
Single Family	1,340 dwelling units
Multi-Family	689 dwelling units
Retail ¹	37 acres
Commercial Mixed-Use ²	6.3 acres
Elementary School ³	10 acres
Parks	15.5 acres
Open Space	36.6 acres

ENVIRONMENTAL SETTING

The project site is located at 2801 Pleasant Grove Boulevard, which is within the boundaries of the Sierra Vista Specific Plan, approved by the City Council in May 2010. The site is within one of two Urban Reserve areas of the plan, formerly referred to as the Richland Property. The second Urban Reserve area, referred to as the Chan parcel, is not a part of this project.

Westbrook (the Project) is bordered by unincorporated Placer County to the west (see Figure 1). The adjacent parcels to the east and south of the project site are part of the Sierra Vista Specific Plan area. To the north and east of the subject parcel is the West Roseville Specific Plan area.

¹ Assumed retail to develop with a 25% Floor-to-Area ratio, which yields 402,930 square feet of leasable retail space.

² Assumed CMU to develop with a 40% Floor-to-Area ratio, which yields 109,771 square feet of leasable space, of which 50% is retail and 50% is office.

³ Assumed to have 750 students based on school size and enrollment levels at similar schools in Roseville.

Physical or Natural Features On-Site

The project site is currently undeveloped and is comprised mostly of annual grasslands. No structures are present. An intermittent drainage channel traverses a portion of the property. This drainage channel and other wetlands are identified as waters of the United States, therefore a Section 404 permit must be obtained from the US Army Corps of Engineers (Corps) to fill the wetlands. No native oak trees are present on the site.

Physical or Natural Features on Adjacent Property

Development has been approved to the north, south, east and west of the subject property, although currently only the lands to the north are undeveloped.

- The property is directly south of the West Roseville Specific Plan, south of the planned extension of Pleasant Grove Boulevard.
- West of the property is the approved Regional University Specific Plan in un-incorporated Placer County.
- South of the project boundaries are other portions of the Sierra Vista Specific Plan.

At buildout, the entire Sierra Vista Specific Plan area, including the Westbrook property, will provide for approximately 8,679 dwelling units, accommodate roughly 22,045 residents, add approximately 4.1 -million square feet of retail and office uses, and provide in excess of 9,000 jobs.

TABLE 2

PROPOSED WESTBROOK LAND USE, ZONING, & ACREAGE BY PARCEL

PARCEL	GENERAL PLAN LAND USE (Specific Plan Land Use)	ZONING	ACRES	ALLOCATED UNITS	FINALED UNITS	AVAILABLE UNITS	DENSITY
WB-1	LDR (Residential)	RS/DS	19.1	96	0	0	5.0
WB-2	LDR (Residential)	RS/DS	18.9	95	0	0	5.0
WB-3	LDR (Residential)	RS/DS	14.1	71	0	0	5.0
WB-4	LDR (Residential)	RS/DS	11.7	59	0	0	5.0
WB-5	LDR (Residential)	RS/DS	30.4	150	0	0	5.0
WB-6	LDR (Residential)	RS/DS	31.0	155	0	0	5.0
WB-7	LDR (Residential)	RS/DS	15.8	79	0	0	5.0
WB-20	MDR (Residential)	RS/DS	20.3	162	0	0	8.0
WB-21	MDR (Residential)	RS/DS	8.1	65	0	0	8.0
WB-22	MDR (Residential)	RS/DS	13.1	104	0	0	8.0
WB-23	MDR (Residential)	RS/DS	16.2	130	0	0	8.0
WB-24	MDR (Residential)	RS/DS	7.5	60	0	0	8.0
WB-25	MDR (Residential)	RS/DS	14.2	114	0	0	8.0
WB-30	HDR (Residential)	R3	4.8	120	0	0	25.0
WB-31	HDR (Residential)	R3	8.2	207	0	0	25.0
WB-32	HDR (Residential)	R3	8.0	200	0	0	25.0
WB-33	HDR (Residential)	R3	6.5	162	0	0	25.0
WB-40	Commercial Mixed Use	CMU/SA	6.2				
WB-41	CC (Commercial)	CC	19.3				
WB-42	CC (Commercial)	CC	12.9				
WB-43	CC (Commercial)	CC	4.3				
WB-50	PR (Park)	PR	9.6				
WB-51	PR (Park)	PR	4.4				
WB-52	PR (Park)	PR	1.5				
WB-60	Public/Quasi-Public (Elementary School)	P/QP	10.0				
WB-61	Public/Quasi-Public (Well)	P/QP	0.3				
WB-62	Public/Quasi-Public (Lift Station)	P/QP	0.8				
WB-80	OS (Open Space)	OS	36.6				
WB-100	ROW/Landscape Corridors	ROW	43.6				
sub-totals (Westbrook)			397.4	2,029	0	0	

PREVIOUS ENVIRONMENTAL DOCUMENTS

SIERRA VISTA SPECIFIC PLAN

For reasons explained earlier, the Sierra Vista Specific Plan (SVSP) and the related Final EIR are referenced and utilized in the evaluation of this project, which is part of the area analyzed in the SVSP EIR. The SVSP represents the most recent significant change in land use in the City and allocation of new land use to the City following the amendment of the General Plan in 2010. Annexation of the Sierra Vista Specific Plan area in January 2012 added approximately 2,064 acres (including the 397 acre project site) to the City's corporate limits.

The SVSP allows for a mix of land uses such as commercial, business professional, park, open space, and schools. The original SVSP approval proposed 6,650 new residential dwelling units. Processing of the SVSP also resulted in an update to the City's 2020 General Plan to the year 2025. At the time the SVSP was being processed, the subject property was not a participant in the specific plan, although the property was included in the annexation and analyzed in the SVSP EIR. It was given an "Urban Reserve" designation in the SVSP, which acknowledges that urban development is likely following annexation, but does not assign project-specific uses for the property. Westpark, the current property owner, has applied for a General Plan Amendment and Re-zoning for specific land uses for its portion of the Urban Reserve which is shown on Figure 1 with the proposed land use designations.

In accordance with the California Environmental Quality Act (CEQA), it was determined that the Sierra Vista Specific Plan had the potential to have a significant adverse impact upon the environment, and the SVSP EIR (SCH #2008032115) 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 May 20, 2010, and a Notice of Determination was filed on May 21, 2010. A copy of the SVSP EIR is available for review within the Planning Department at 311 Vernon Street, Roseville, CA.

The City Council adopted a Statement of Overriding Considerations when it certified the SVSP EIR. The EIR identified the following impacts associated with development of the SVSP area, including the buildout of the Urban Reserve Areas, 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
- Loss of oak trees of greater than 6 inches diameter breast height (dbh) (short-term)
- 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 buildout of the SVSP project area, the SVSP EIR also identified the following cumulative impacts as significant and unavoidable:

- Agricultural land conversion
- Air pollutant emissions from construction
- Air pollutant emissions from operation
- Contribution to greenhouse gas emissions/global warming
- 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 EIR identified project-specific mitigation for the specific plan and program-level mitigation for the Urban Reserve, which were adopted by the City and incorporated into the SVSP. Now that a project is proposed for this Urban Reserve area, the applicant, Westpark Associates, also has agreed to incorporate the SVSP project-specific mitigation measures into the Westbrook project. A Mitigation Monitoring Program (MMP) that identifies the project-specific mitigation measures from the EIR will be adopted as part of this project. As explained earlier, this Initial Study analyzes the impacts of the Westbrook project in relation to the analysis completed in the SVSP EIR.

CITY OF ROSEVILLE MITIGATING POLICIES AND STANDARDS

“[R]equiring compliance with environmental regulations is a common and reasonable mitigating measure.” (*Leonoff v. Monterey County Board of Supervisors* (1990) 222 Cal.App.3d 1337, 1355, quoting *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296, 308.) Conditions of Approval requiring such compliance are “proper where the public agency ha[s] meaningful information reasonably justifying an expectation of mitigation of environmental effects.” (*Leonoff, supra*, 222 Cal.App.3d at p. 1355, citing *Sundstrom, supra*, 202 Cal.App.3d at pp. 308-309.) In March 2003, the City of Roseville made formal findings to the effect that the following City regulations and ordinances, which include standards and policies that are uniformly applied throughout the City (together, “regulations”), will substantially mitigate specified environmental effects of future projects.

- City of Roseville Zoning Ordinance (RMC Title 19)
- Noise Regulation (RMC Ch.9.24)
- Flood Damage Prevention Ordinance (RMC Ch.9.80)
- Traffic Mitigation Fee (RMC Ch.4.44)
- Drainage Fees (Dry Creek [RMC Ch.4.49] and Pleasant Grove Creek [RMC Ch.4.48])

- City of Roseville Improvement Standards (Resolution 02-37)
- City of Roseville Construction Standards (Resolution 01-208)
- City of Roseville Grading Ordinance (RMC Ch.16.20)
- Tree Preservation Ordinance (RMC Ch.19.66)
- Subdivision Ordinance (RMC Title 18)
- Community Design Guidelines
- Specific Plan Design Guidelines:
- Sierra Vista Specific Plan

In conducting the analysis below, City staff has assumed that, to the extent that they are applicable to the proposed project, these regulations will be enforced, thereby substantially mitigating the significant effects of the proposed project addressed by these regulations.

INITIAL STUDY CHECKLIST

The initial study checklist recommended by the State of California Environmental Quality Act (CEQA) Guidelines is used to determine potential impacts of the proposed project on the physical environment. Set forth in Appendix G to the CEQA Guidelines, the checklist provides a list of questions concerning a comprehensive array of environmental issue areas potentially affected by the project. Explanations to answers are provided in a discussion for each section of questions, as follows:

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project level, indirect as well as direct, and construction as well as operational impacts.
3. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level.
5. "Less Than Significant Impact" applies where the impact does not require mitigation or result in a substantial or potentially substantial change of any of the physical conditions within the area affected by the project.

6. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D).
7. Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

As demonstrated in the checklist discussions below and the discussion that follows, no project changes or changes in circumstances surrounding the project since May 2010 have resulted in any new significant environmental effects not already addressed in the SVSP EIR or any substantial increases in the severity of any previously identified significant effects.

Initial Study Checklist

1. Aesthetics

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Impact for which SVSP EIR is Sufficient	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?			X		
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X		
c) Substantially degrade the existing visual character or quality of the site and its surroundings?			X		
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?			X		

Discussion of Checklist Answers:

The project will convert approximately 361 acres of vacant parcels to urban development and will preserve approximately 36 acres in open space. The project site was covered at a program-level in the SVSP EIR. The EIR identified that the loss of rural grasslands with urban development was an unavoidable significant impact for which the City Council adopted a statement of overriding considerations⁴.

⁴ Page 4.14-15 SVSP Final EIR.

Light and glare will increase above the existing condition. As identified in the SVSP Final EIR, any introduction of urban uses would increase ambient nighttime illumination and result in a significant unavoidable change in the amount of light generated on the project site. This impact was identified as significant and unavoidable.⁵

Future development of the Urban Reserve area would result in the obstruction of view corridors to the Sierras and views toward the undeveloped portions of Placer County. This was considered to be a significant and unavoidable impact⁶.

Based on the information presented above, all of the aesthetic impacts were previously identified as significant and unavoidable. 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 not previously identified in the SVSP Final EIR. Thus, pursuant to CEQA Guidelines section 15168, subdivision (c)(4), the City finds that these “environmental effects of the [site-specific project] . . . were covered in the program EIR.”

2. Agricultural Resources

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Impact for which SVSP EIR is Sufficient	Less Than Significant Impact	No Impact
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?			X		
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?			X		
c) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-			X		

⁵ Page 4.14-20 of the SVSP Final EIR.

⁶ Page 4.14-22 of the SVSP Final EIR.

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Impact for which SVSP EIR is Sufficient	Less Than Significant Impact	No Impact
agricultural use?					

Discussion of Checklist Answers:

As identified in the FEIR, development of the project site will change the character of the site by replacing fallow land with residential, commercial, open space, and public infrastructure. The California Department of Conservation Farmland Mapping and Monitoring Program classify the site as “Farmland of Local Importance”. The soils are generally unsuitable for many agricultural uses beyond grazing. Even so, the loss of grazing land was determined to be a significant impact⁷.

Development of the project site would result in the loss of 361 acres to urban development. Approximately 36 acres will remain in open space.

The project will incorporate, and the Applicant has agreed to comply with, Mitigation MM 4.1-2 from the SVSP FEIR⁸. Under that measure, one acre will be preserved within Placer County for each acre of open space impacted within the specific plan area, through the recordation of conservation easements. With this mitigation, impacts would be reduced to a less than significant level.

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 not previously identified in the SVSP Final EIR to agricultural uses. Thus, pursuant to CEQA Guidelines section 15168, subdivision (c)(4), the City finds that these “environmental effects of the [site-specific project]. . . were covered in the program EIR.”

⁷ Page 4.1-72 of the FEIR

⁸ Page 4.1-73 of the FEIR

3. Air Quality

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Impact for which SVSP EIR is Sufficient	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	X				
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	X				
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)?	X				
d) Expose sensitive receptors to substantial pollutant concentrations?	X				
e) Create objectionable odors affecting a substantial number of people?			X		
f) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	X				
g) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X		

Discussion of Checklist Answers:

The air quality impacts of build-out of the SVSP, as well as impacts related to climate change, were analyzed in the Final EIR for the SVSP. As noted earlier, the EIR 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);
- Cumulative air pollutant emissions from construction;
- Cumulative air pollutant emissions from operation; and
- Contribution to greenhouse gas emissions/global warming.

In order to verify whether the environmental effects of the proposed project related to air quality and greenhouse gases were adequately examined in the SVSP EIR, the City commissioned an expert analysis by Ascent Environmental, a Sacramento consulting firm with recognized expertise in air quality. The following analysis is based on an air quality and climate change analysis prepared for the project in October 2011 by Ascent Environmental. A copy of that report is attached hereto as Exhibit A. The report focused on the potential impacts from construction and operation of the proposed project, on both a project and cumulative level, in the context of the existing regional and local air quality conditions and regulations. City staff has reviewed the documentation, which it understands was prepared with input from the Placer County Air Pollution Control District (PCAPCD). City staff is also aware that Ascent has a professional reputation that makes its conclusions presumptively credible and prepared in good faith. Based on its own review of the analysis and these other considerations, City staff accepts the conclusions in the Ascent report. Where potentially significant air quality impacts were identified, mitigation measures from the SVSP EIR, acceptable to the applicant, have been described that would reduce or eliminate the impacts, and have been included in the discussion of checklist answers below.

Air quality and greenhouse gas (GHG) is monitored through the efforts of various international, federal, State, regional and local government agencies. These agencies work jointly and individually to improve air quality through legislation, regulations, planning, policy-making, education, and a variety of programs.

Discussion of Checklist Answers:

a-c) The City of Roseville, along with south Placer County, is located within the federal Sacramento Ozone Non-attainment Area. The 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. The PCAPCD has established standard air quality thresholds, discussed below. The Ascent study determined that the proposed project would produce ozone precursor emissions above the PCAPCD thresholds during construction, periods of operation and construction overlap, and during cumulative conditions. The findings of the Ascent study are summarized as follows:

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.

The Ascent study estimated the pollutant levels from the above construction related activities based on the project size. Ascent determined that the ROG and PM₁₀ levels are the only pollutants that would exceed the thresholds designated by the PCAPCD and that may contribute to the District's nonattainment status for ozone and expose sensitive receptors to pollutant concentrations. However, as demonstrated in the table below, with mitigation, the potentially significant PM₁₀ impacts will be reduced to less than significant levels.

TABLE 3
SUMMARY OF MODELED MAXIMUM DAILY CRITERIA AIR POLLUTANT
AND PRECURSOR EMISSIONS FROM CONSTRUCTION ACTIVITIES

Construction Activity	ROG	NO_x	CO	PM₁₀	PM₂₅
Unmitigated	156	35	64	133	29
Mitigated	156*	30	64	34	9
PCAPCD Thresholds	82	82	550	82	N/A

Note*: Mitigation that addressed exhaust emissions of PM₁₀ and NO_x from off-road equipment would also reduce exhaust emissions of ROG equipment by approximately 5%, or 0.1 lb/day, which is not reflected in the table due to rounding. Nearly all ROG emissions associated with construction activities are evaporative emissions of ROG from the application of architectural coatings and from asphalt paving. This mitigation would also result in a reduction in CO; however, the reduction achieved by this measure cannot be quantified.

As demonstrated, with mitigation the construction related PM₁₀ levels are reduced to 34 lbs/day which is below the PCAPCD threshold with mitigation. This is substantially less than identified in the SVSP FEIR, which anticipated that grading within the overall specific plan area would generate more than 82 lbs/day of emissions with mitigation and anticipated the impact to be significant and unavoidable⁹. With implementation of MM 4.4-1, which requires extensive dust and construction emissions control measures¹⁰, Westbrook would still have significant ROG emissions.

Operational Emissions

Once construction of the project has ended, the operation of the project's commercial uses will generate emissions of pollutants from vehicles and area sources such as HVAC units. The Ascent study took into account the City's General Plan goals and policies for energy-saving and reduction emissions as well as the project's proximity to residential, provision for retail services, and the pedestrian and alternative transportation connectivity within the site and to existing paths, when operations emissions estimates were prepared for the project. The predicted operational emissions for the project during operation are as follows:

⁹ Page 4.4-31 of the FEIR.

¹⁰ Page 4.4-47 of the FEIR.

TABLE 4
OPERATIONAL EMISSIONS FOR THE PROPOSED PROJECT

Operations 2025 Buildout	ROG (lbs/day)	NO_x (lbs/day)	PM₁₀ (lbs/day)	PM₂₅ (lbs/day)
Mobile Source	134	110	460	87
Area Source	140	29	0.2	0.2
Total Operational	273	129	460.2	87.2
PCAPCD Thresholds	82	82	82	N/A

As indicated, the maximum project operational emissions would be above the PCAPCD thresholds of significance, consistent with the analysis in the SVSP Final EIR.

The project could result in a cumulatively considerable net increase of ROG and/or NOX that would contribute to the district's severe non-attainment designation. In order to improve air quality and attain the health-based standards, reductions in emissions are necessary within non-attainment areas. The rapid growth and combined population, vehicle usage, and business activity within a non-attainment area, to which the project would cumulatively contribute, would either delay attainment of the standards or require the adoption of additional controls on existing and future air pollution sources to offset project-related emission increases.

The SVSP identified that operational emissions would be significant and unavoidable¹¹. Project specific mitigation measures would be required of the project as identified in the FEIR under mitigation MM 4.5-1 (Air Quality Measures), which would reduce operational emissions¹².

In addition, the project would cumulatively contribute to regional air quality health effects through emissions of criteria and mobile source TACs.

Based on the traffic analysis prepared for the project, some signalized intersection in the vicinity of the project site are predicted to operate at less than level of service C under build out conditions. However, none of the intersections would be anticipated to accommodate volumes of traffic that would exceed 31,600 vehicles in any single hour¹³. This would not result in CO concentrations that would exceed or contribute to an exceedance of the state or national standards¹⁴.

Further, the project would not result in significant toxic air contaminants or exposure to future sensitive receptors to excessive odors.

¹¹ Page 4.4-32 of the FEIR.

¹² Page 4.5-40 of the FEIR.

¹³ Fehr & Peers, Traffic Study 2011

¹⁴ Ascent Air Quality Study 2011.

Climate Change

The project would generate greenhouse gas emissions during construction and during the operational life of the project. Construction of land uses could begin as early as 2013 and full buildout of the project area would occur over a 20- to 30-year period. Emission levels are anticipated to change over time due to improvements in engine technology, retrofits, and turnover in the equipment fleet, therefore it is estimated that there will be increased fuel efficiency over time. Based on current models the following table shows that project GHG emissions will exceed 8.4 metric tons per year. As a point of reference, the Bay Area Air Quality Management District has determined that 4.6 tons per year is significant. Therefore, the proposed project is considered to have significant unavoidable impact with respect to greenhouse gas emissions. This conclusion is consistent with the SVSP FEIR, which concluded that buildout of the project area would cause significant and unavoidable impacts in this category.¹⁵

**TABLE 5
SUMMARY OF MODELED PROJECT- RELATED
GREENHOUSE GAS EMISSIONS**

Construction Related GHG Emissions	
Total Construction Emissions	3,507 MT CO ₂
Amortization Period	30 Years
Amortized Construction Emissions	129 MT CO ₂ /Year
Operational GHG Emissions under Full Buildout 2025	CO₂ MT/Year
Transportation (mobile sources)	43,015
Area Sources	7,917
Electricity Consumption	1,262
Water Conveyance, Treatment, Distribution, and Wastewater Treatment	550
Amortized Construction Emissions	88
Total Operational Emissions	52,861
Service Population (residents + jobs)	6,293
GHG Efficiency	8.4 MT CO₂e/SP/Year

Mitigation Measures MM 4.5-1 (Air Quality Measures) and MM 4.5-2 (Additional Measures to Reduce GHG Emissions) will be required for the project.¹⁶ Consistent with the conclusions of the SVSP Final EIR, impacts would still remain significant and unavoidable even after mitigation.

¹⁵ Page 4.5-34 of the FEIR.

¹⁶ Page 4.5-40 and page 4.5-41 to 4.5-47 of the FEIR.

The proposed uses are substantially consistent with the buildout assumptions and would not increase the severity of already identified air quality impacts and impacts relating to greenhouse gas emissions; therefore, there would be no new impacts not previously identified in the SVSP Final EIR to air quality or greenhouse gas emissions. Thus, pursuant to CEQA Guidelines section 15168, subdivision (c)(4), the Ascent report verifies, and the City finds, that these “environmental effects of the [site-specific project] . . . were covered in the program EIR.”

4. Biological Resources

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Impact for which SVSP EIR is Sufficient	Less Than Significant Impact	No Impact
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?			X		
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 Game or U.S. Fish and Wildlife Service?			X		
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?			X		
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?			X		
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?					X
f) Conflict with the provisions of an adopted Habitat Conservation Plan,					

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Impact for which SVSP EIR is Sufficient	Less Than Significant Impact	No Impact
Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			X		

Discussion of Checklist Answers:

The project site is undeveloped and several potential biological resources have been identified on-site, including wetlands, drainage channels, grasslands, and wildlife. A biological consultant, with Gibson and Skordal (Exhibit B of the IS) was consulted to determine if any changes have occurred to the site since adoption of the FEIR, and whether development of the site would have greater impacts than anticipated in the EIR. City staff has reviewed the documentation, and is aware that the firm of Gibson and Skordal has a professional reputation that makes its conclusions presumptively credible and based on good faith analysis. Based on its own review of the analysis and these other considerations, City staff accepts the conclusions in the Gibson and Skordal report. No changes or new impacts were identified by Gibson and Skordal. The following is a discussion of the potential impacts and mitigation measures.

Wetlands:

The Regional Water Quality Control Board (RWQCB) and the United States Army Corps of Engineers (Corps) regulate activities affecting wetlands and other waters. Wetlands and vernal pools meet the Corps' criteria of an "other waters" feature with the presence of a defined bed and bank, scouring, and drift lines. The site has been evaluated by Gibson and Skordal for project specific impacts to wetlands and other waters. Grading and filing on the site would result in the loss of wetlands.

TABLE 6
WESTBROOK WETLANDS WITH THE WESTBROOK AMENDMENT

Jurisdictional Wetland Summary for Sierra Vista Specific Plan with the Addition of Westbrook		
Wetland Type	Pre-Development Acreage	Impacted Acreage ¹
Ephemeral Stream	0.0625 ac.	0.0415 ac.
Intermittent Stream	6.0172 ac.	0.7978 ac.
Perennial Stream	2.15 ac.	1.433 ac.
Pond	2.067 ac.	1.0450 ac.
Perennial Marsh	0.859 ac.	0.8483 ac.
Seasonal Wetland	7.7677 ac.	5.0613 ac.
Wetland Swale	19.7014 ac.	17.9587 ac.

Vernal Pool	11.3461 ac.	7.0460 ac.
TOTAL	49.9709 ac.	34.2316 ac.

1. These impacts do not include off-site impacts to wetlands. Refer to SVSP EIR for additional information for off-site impacts.

Implementation of the mitigation measures (MM4.8-1 (a) and MM 4.8-1 (b)) listed in the SVSP FEIR¹⁷ by the Westbrook project would ensure that permits are obtained from federal agencies and adherence to the permit would further ensure that the project will result in “no net loss” of wetlands/waters, and that discharge into the waters is regulated. Therefore, with mitigation measures, impacts to wetlands/waters and associated vernal pool/loss of associated rare plants are considered less than significant with mitigation. For these reasons, the City finds, pursuant to CEQA Guidelines section 15168, subdivision (c)(4), that these “environmental effects of the [site-specific] operation were covered in the program EIR.”

Special Status Wildlife

Several special-status wildlife species are known to occur or potentially occur within the project site (Western spadefoot, Swainson’s hawk, Burrowing owl, and other legally protected raptors). The loss of vegetation could destroy nesting habitat. Therefore, consistent with the mitigation measures, pre-construction surveys shall be conducted to confirm the absence of special status wildlife. Sierra Vista FEIR mitigation measures have been incorporated into the project as outlined on pages 4.8-81, 4.8-85, and 4.8-89 of the FEIR: MM 4.8-1 (a) (*No Net Loss of Wetlands*); MM 4.8-2 (*Relocate Western Spadefoots*); MM 4.8-3 (*Avoid Nesting Sites*); MM 4.8-4 (*Offsite and On-site Preservation Grassland Habitat*). With the mitigation measures the impact, is considered less than significant. For these reasons, the City finds, pursuant to CEQA Guidelines section 15168, subdivision (c)(4), that these “environmental effects of the [site-specific project] . . . were covered in the program EIR.”

Migration Corridors

Development could cause fragmentation of open space areas, which creates isolated islands of wildlife habitat. Sierra Vista FEIR mitigation measures have been incorporated into the project as outlined on pages 4.8-90, and 4.14-23 of the FEIR: MM 4.8-5 (*Wildlife Movement Protection Policies*); MM 4.14-3 (*Avoid Light Spill Over in Open Space Areas*). These measures would reduce this impact to a level that is less than significant. For these reasons, the City finds, pursuant to CEQA Guidelines section 15168, subdivision (c)(4), that these “environmental effects of the [site-specific project] . . . were covered in the program EIR.”

Oak Trees and Riparian Habitat Loss

No oak trees or riparian habitat are present on the subject property. Therefore, there is no impact.¹⁸

¹⁷ Page 4.8-81 and 4.8-82 of the FEIR.

¹⁸ Page 4.8-62 and 63 of the FEIR.

Loss of Biological Resources Due to Construction of Offsite Infrastructure

Development of Westbrook may require infrastructure improvements outside of the SVSP area, such as the extension of roadways; extension of water, wastewater, recycled water from the West Roseville Specific Plan area; water tank construction within the WRSP area; and the extension of electric and natural gas lines. The extension of infrastructure could cause both direct and indirect biological impacts. The project incorporates mitigation measures to reduce these potential impacts to a less than significant level: MM 4.8-87 (*Off-site Surveys*); MM 4.8-1 (a) (*No Net Loss*); MM 4.8-1 (b) (*Wetland Avoidance/Mitigation Plan*); MM 4.8-2 (*Relocate Western Spadefoots*); MM 4.8-3 (*Avoid Nesting Sites*); MM 4.8-4 (*Offsite and Onsite Preservation of Grassland Habitat*); MM 4.8-5 (*Wildlife Movement Protection Policies*); MM4.8-6 (*Habitat Restoration /Onsite preservation*).

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 not previously identified in the SVSP Final EIR to vegetation and wetland resources. Thus, pursuant to CEQA Guidelines section 15168, subdivision (c)(4), the City finds that these “environmental effects of the [site-specific project] . . . were covered in the program EIR.” Notably, the applicants will need to secure federal permits, which would further ensure that impacts are reduced to a less than significant level.

5. Cultural Resources

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Impact for which SVSP EIR is Sufficient	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historic resource as defined in Section 15064.5?			X		
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?			X		
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X		
d) Disturb any human remains, including those interred outside of formal cemeteries?			X		

Discussion of Checklist Answers:

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 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 unavoidable¹⁹.

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 (MM 4.9-1 [*Cease Work and Consult with Quality Archaeologist*])²⁰.

The project site contains geologic formations that could contain paleontological resources. Mitigation measure MM 4.9-2 (*Cease Work and Consult with Quality Archaeologist*) is incorporated into the project to reduce potential impacts to a less than significant level²¹.

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 not previously identified in the SVSP Final EIR to cultural or paleontological resources. Thus, pursuant to CEQA Guidelines section 15168, subdivision (c)(4), the City finds that these “environmental effects of the [site-specific project] . . . were covered in the program EIR.”

6. Geology and Soils

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Impact for which SVSP EIR is Sufficient	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:			X		
i) Rupture 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.)			X		
ii) Strong seismic ground shaking?			X		
iii) Seismic-related ground failure, including liquefaction?			X		
iv) Landslides?			X		
b) Result in substantial soil erosion or the					

¹⁹ Page 4.9-18 of the FEIR.

²⁰ Page 4.9-29 of the FEIR

²¹ Page 4.9-29 of the FEIR

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Impact for which SVSP EIR is Sufficient	Less Than Significant Impact	No Impact
loss of topsoil?			X		
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?			X		
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?			X		
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?			X		

Discussion of Checklist Answers:

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 existing and proposed slopes are not steep enough to present a hazard during development or upon completion of the project. In addition, during construction, measures would be incorporated to shore slopes and prevent potential earth movement. Therefore, impacts associated with landslides are considered less than significant.

Development of the site would result in loss of topsoil due to conversion of agricultural land to urban uses²². No area of the site contains soils that are considered prime for agricultural purposes. This impact is less than significant

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

²² Page 4.7-22 of the FEIR.

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 potential²³. A soil 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 sanity sewer system. The City's Environmental Utilities Department has reviewed the project and determined that City's sanity 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 buildout assumptions and would not increase the severity of already identified impacts; therefore, there would be no new impacts not previously identified in the SVSP Final EIR to geologic conditions. Thus, pursuant to CEQA Guidelines section 15168, subdivision (c)(4), the City finds that these "environmental effects of the [site-specific project]. . . were covered in the program EIR."

7. Hazards and Hazardous Materials

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Impact for which SVSP EIR is Sufficient	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X		
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X		
c) Emit hazardous emissions or handle hazardous or acutely hazardous					

²³ Page 4.7-21 of the FEIR.

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Impact for which SVSP EIR is Sufficient	Less Than Significant Impact	No Impact
materials, substances, or waste within one-quarter mile of an existing or proposed school?			X		
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?			X		
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?			X		
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?			X		
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X		
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?			X		

Discussion of Checklist Answers:

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 MM 4.10-1 (*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.²⁴

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

²⁴ Page 4.10-40 of the FEIR.

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.²⁵

This project is located within an area that will receive City emergency services. Development of the project area would increase the use of hazardous material, so additional hazardous materials emergency response capabilities would be needed. In the event of an emergency, Roseville Fire Department would implement hazardous materials response protocols, operations, and administrative procedures contained in the Emergency Plan. A fire station is planned within the Specific Plan area.

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. No impact would occur.

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 not previously identified in the SVSP Final EIR regarding hazardous materials. Thus, pursuant to CEQA Guidelines section 15168, subdivision (c)(4), the City finds that these “environmental effects of the [site-specific project] . . . were covered in the program EIR.”

8. Hydrology and Water Quality

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Impact for which SVSP EIR is Sufficient	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?			X		
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)?			X		
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the			X		

²⁵ Page 4.10-26 of the FEIR.

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Impact for which SVSP EIR is Sufficient	Less Than Significant Impact	No Impact
course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?					
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?			X		
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?			X		
f) Otherwise substantially degrade water quality?			X		
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?			X		
h) Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?			X		
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?			X		
j) Inundation by seiche, tsunami, or mudflow?			X		

Discussion of Checklist Answers:

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). In addition, all homes will be located a minimum of two feet

above the 100-year floodplain elevation in accordance with the City Improvement Standards and General Plan policies. 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 FEIR²⁶ identified that stormwater from future development of the project area would be conveyed to Curry Creek which could have a significant impact by increasing flows in Curry Creek.

An amendment to the Sierra Vista Specific Plan Drainage and Stormwater Master Plan was prepared by Civil Engineering Solutions Inc., in May 2011 (Exhibit C). The amended study showed peak flow rate increases will be reduced through the excavation of wetland creation areas, vegetated treatment swales, and additional conveyance within the overbank areas of the north tributary of Curry Creek, consistent with the measures to be employed in the rest of the SVSP project area. The project plan will create 18 additional acre feet of storage within the 100-year floodplain, which will reduce peak flow increases for the 100-year event to a less than significant level. Further, 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 buildout assumptions and would not increase the severity of already identified impacts; therefore, there would be no new impacts not previously identified in the SVSP Final EIR to drainage and water quality. Thus, pursuant to CEQA Guidelines section 15168, subdivision (c)(4), the City finds that these "environmental effects of the [site-specific project] . . . were covered in the program EIR."

²⁶ Page 4.13-22 of the FEIR.

9. Land Use and Planning

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Impact for which SVSP EIR is Sufficient	Less Than Significant Impact	No Impact
a) Physically divide an established community?			X		
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?			X		
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?			X		

Discussion of Checklist Answers:

The property is currently designated with a land use designation of Urban Reserve. The proposed project will increase the urban density of the parcel and amend the General Plan and Zoning designations with a mix of uses compatible with the other uses envisioned in the SVSP. 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. Construction phases of Westbrook would involve substantial noise, truck trips and dust over a period of several years. Such activities could affect existing uses. The project would be required to comply with the City's noise and grading ordinances. Further, the project would implement MM 4.6-1 (*Construction Noise Measures*) and MM 4.6-2 (*Commercial Noise Controls*) to reduce impacts to a less than significant level.²⁷

Agricultural uses could occur adjacent to the project's western border. As a condition of approval, future residents would be notified through deed disclosure of the proximity of agricultural uses.

The addition of development within the SVSP will be consistent with the Sacramento Area Council of Governments (SACOG) Blueprint Scenario, for which the City has adopted Implementation Strategies to encourage "Blueprint" compact developments. The project also assists the City in providing its "fair share" of housing units allocated in the Regional Housing Needs Allocation (RHNA) plan adopted by SACOG.

²⁷ Page 4.1-74

As a result of the General Plan Amendment and Rezone, no development will occur within the 100 year floodplain. The floodplain area will be preserved in Open Space. These resources will also be preserved in the Open Space land use designation area. The project will additionally dedicate 36 acres of open space, consistent with the GP policy to maximize opportunities for preservation of and maintenance of open space.

Based on the above information, the potential land use impacts associated with 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 Westbrook 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. The FEIR therefore found this to be a significant and unavoidable impact.²⁸ As a condition of approval future residents will be notified of potential noise issues through a deed disclosure.

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 not previously identified in the SVSP Final EIR to land use. Thus, pursuant to CEQA Guidelines section 15168, subdivision (c)(4), the City finds that these “environmental effects of the [site-specific project] . . . were covered in the program EIR.”

10. Mineral Resources

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Impact for which SVSP EIR is Sufficient	Less Than Significant Impact	No Impact
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?			X		
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?			X		

²⁸ Page 4.1-70 of the FEIR.

Discussion of Checklist Answers:

As the Final EIR explained, the project site is not known to include any mineral resources that would be of local, regional, or statewide importance.²⁹ Therefore, the project is not considered to have any impacts on mineral resources. Thus, pursuant to CEQA Guidelines section 15168, subdivision (c)(4), the City finds that these “environmental effects of the [site-specific project] . . . were covered in the program EIR.”

11. Noise

Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Impact for which SVSP EIR is Sufficient	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		X			
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?		X			
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	X				
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	X				
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?			X		
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?	X		X		

²⁹ Page 4.7-12. See also FEIR, Appendix A (Notice of Preparation), p. 22.

Discussion of Checklist Answers:

In order to verify whether the environmental effects of the proposed project related to noise were adequately examined in the SVSP EIR, the City considered an expert analysis prepared by J. C. Brennan, acoustical engineers, a consulting firm with recognized expertise in noise issues. City staff has reviewed the noise analysis, and is aware that the J.C. Brennan firm has a professional reputation that makes its conclusions presumptively credible. Based on its own review of the analysis, City staff accepts the conclusions in the report, a copy of which is attached hereto as Exhibit C.

As identified in the FEIR, construction activities on the site could expose nearby tenants/landowners to increased noise levels, including ground-born vibrations.³⁰

The FEIR identified that well drilling could be over a 24-hour period for the municipal well yet to be installed which would be a significant unavoidable impact³¹. This well would be constructed with injection capability, which could be operated as an injection well if the City's Aquifer Storage and Recovery (ASR) program, which is currently pending environmental review, is approved by the City Council. A condition of the Westbrook project requires that the well be constructed by the landowners prior to construction of any residences within 500 feet of the well location. With this measure, impacts would be less than significant.

Development of Westbrook would also result in other similar construction-related noise impacts as identified for the SVSP. Existing residents within the WRSP could be impacted by construction activities on the northern boundary. MM 4.6-1 (*Construction Noise Reduction*) would apply. It requires compliance with the City's Noise Ordinance, as well as specific measures pertaining to the siting of equipment and designation of a construction disturbance coordinator among other things.³²

Three commercial parcels (WB-40, WB-41 and WB-44) are proposed in Westbrook adjacent to proposed medium and high-density residential uses. As identified on page 4.6-29 of the FEIR, commercial facilities could exceed City standards, resulting in potentially significant impacts on adjacent residents. WMM 4.5-4 requires that the design of the commercial centers meet noise standards through the use of setbacks, barriers, and other measures. Particular attention shall be given to loading docks, onsite truck circulation, and heating and ventilation equipment. With design measures, noise impacts can be reduced to a less than significant level.

A neighborhood park is proposed in the plan area. Due to the passive nature of parks, the City has determined that neighborhood parks adjacent to residential uses are compatible. Therefore, park noise impacts are considered less than significant³³.

With urban development would be an increase in traffic and associated traffic noise levels. Residential uses could be located near roadways such as Westbrook Drive, Santucci Boulevard and Pleasant Grove Boulevard. This is considered a significant impact. MM 4.6-4 (*Traffic Noise Attenuation*)

³⁰ Pages 4.6-25 – 4.6-26 of the FEIR.

³¹ Page 4.6-26 of the FEIR.

³² Page 4.6-53 of the FEIR.

³³ Page 4.6-34 of the FEIR.

requires that noise barriers could be used to achieve compliance with the City of Roseville 60 db Ldn exterior noise level standard along major project roadways if acoustical studies warrant sound attenuation³⁴.

It is expected that traffic noise from the project will also increase outside the project area within the existing City limits and areas of unincorporated Placer County. This impact was identified as significant and unavoidable, in large part because the City does not control improvements outside the City.³⁵

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. No mitigation has been identified to reduce this impact to a less than significant level. The project will be conditioned to notify future residents of the potential for over-flights. This impact would remain significant and unavoidable as identified in the FEIR.³⁶

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 not previously identified in the SVSP Final EIR to noise. Thus, pursuant to CEQA Guidelines section 15168, subdivision (c)(4), the City finds that these “environmental effects of the [site-specific project] . . . were covered in the program EIR.”

12. Population and Housing

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Impact for which SVSP EIR is Sufficient	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X		
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?			X		

³⁴ Page 4.6-55 of the FEIR.

³⁵ Page 4.6-44 of the FEIR.

³⁶ Page 4.6-51 of the FEIR.

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Impact for which SVSP EIR is Sufficient	Less Than Significant Impact	No Impact
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?			X		

Discussion of Checklist Answers

The project will result in an increase in the number of housing units over what is currently anticipated in the General Plan. As noted above, the 2,029 additional units would result in a significant increase to the overall units within the Specific Plan planning area, which would induce substantial population growth, which was identified in the FEIR as significant and unavoidable³⁷. The FEIR identified that annexation to the City of Roseville with the extension of infrastructure and services would result in increased residences and commercial opportunities. The prospect of growth by itself, does not translate into an adverse effect on the environment. Instead growth may result in physical impacts to various kinds of natural resources such as air, water or land. It should be noted that the density is generally consistent with the densities found in the SVSP and WRSP.

The proposed project would not result in a significant change in the jobs/housing balance in the City of Roseville.³⁸

No existing buildings or residents are present in the project area; therefore, no communities would be displaced³⁹.

The project will contribute low income affordable housing units and the project will not displace affordable housing. The proposed increase in units allocated to the property will increase the number of units that can be sold at market rate, which will assist the applicant in producing the affordable units required of the project. Further, the project is subject to the City's 10 percent affordable housing goal.

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 not previously identified in the SVSP Final EIR to population and housing. Thus, pursuant to CEQA Guidelines section 15168, subdivision (c)(4), the City finds that these "environmental effects of the [site-specific project] . . . were covered in the program EIR."

13. Public Services

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

³⁷ Page 4.2-19 of the FEIR

³⁸ Page 4.2-11 of the FEIR.

³⁹ Page 4.2-18 of the FEIR.

construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Impact for which SVSP EIR is Sufficient	Less Than Significant Impact	No Impact
a) Fire protection?			X		
b) Police protection?			X		
c) Schools?			X		
d) Other public facilities?			X		

Discussion of Checklist Answers:

The Police Department has determined that the increase in development will not affect service to the area, consistent with the analysis in the FEIR⁴⁰.

Fire Station #9 is under construction in the West Plan and a new Fire Station is proposed within the SVSP. 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 FEIR⁴¹.

Schools

While the majority of the SVSP is within the Center Unified School District, most of the Urban Reserve area is within the Roseville Joint Union High School District and the Roseville City School District. The following chart shows the projected students within the Westbrook project.

**TABLE 7
WESTBROOK STUDENT GENERATION RATES**

	LDR/MDR Students per unit	HDR Students per unit	CMU Students per unit	Students Generated
Center Unified School District				
K-6	0.354	0.046	0.046	90
7-8	0.158	0.034	0.034	47
9-12	0.272	0.042	0.042	73
Roseville City School District				
K-5	0.2930	0.1365	N/A ⁴²	360

⁴⁰ Page 4.11.5 of the FEIR.

⁴¹ Page 4.11-13 of the FEIR.

⁴² No CMU uses are proposed in the Roseville City or Roseville Unified School Districts.

6-8	0.1247	0.0407	N/A	150
Roseville Joint Unified School District				
9-12	0.161	0.036	N/A	191

The FEIR identified impacts to schools as less than significant⁴³.

As part of the project, a new elementary school within the Roseville City School District is proposed in the plan area. Approximately 150 intermediate students would attend school in the West Plan. The remaining students in grades 9-12 would add additional students within the Oakmont High attendance area, until completion of a new high school in the West Plan. With a district of 9,000 students, the impact would be less than significant.

The project would also add additional students to the Center Unified School District. It is expected that elementary and intermediate level students would attend planned schools in other portions of the Sierra Vista Specific Plan area. High school students would need to be bused or drive to Center High School outside of the plan area.

Within the Center School District the increase of students anticipated to be generated from the new units would not result in the added need for new school facilities.

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 project will implement MM 4.11.3 (*Safe Routes to School*), which requires the applicant to work with the school districts to identify safe routes to school both within and outside the plan area⁴⁴.

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 not previously identified in the SVSP Final EIR to public services. Thus, pursuant to CEQA Guidelines section 15168, subdivision (c) (4), the City finds that these “environmental effects of the [site-specific project] . . . were covered in the program EIR.”

⁴³ Page 4.11-28 of the FEIR.

⁴⁴ Page 4.11-40 of the FEIR.

14. Recreation

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Impact for which SVSP EIR is Sufficient	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that physical deterioration of the facility would occur or be accelerated?			X		
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?			X		

Discussion of Checklist Answers:

As identified in the FEIR, the project would have a less than significant impact on parks and recreation facilities.⁴⁵

The General Plan contains a policy requiring nine acres of parkland per every 1000 residents. The addition of 2,029 new units over the original allocation generates a parkland dedication requirement of 46 acres of citywide, neighborhood and open space park uses. The project includes the dedication of 15.5 acres of neighborhood park and 36 acres of open space. Additionally, the units will pay neighborhood and City wide park fees at issuance of a building permit. With the combination of land dedication and the payment of park fees, the potential impact to park services is considered less than significant.

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 not previously identified in the SVSP Final EIR to parks, recreation and open space. Thus, pursuant to CEQA Guidelines section 15168, subdivision (c)(4), the City finds that these “environmental effects of the [site-specific project] . . . were covered in the program EIR.”

⁴⁵ Page 4.11-38 of the FEIR.

15. Transportation/Traffic

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Impact for which SVSP EIR is Sufficient	Less Than Significant Impact	No Impact
a) Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume-to-capacity ratio on roads, or congestion at intersections)?	X				
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads and highways?			X		
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?			X		
d) Substantially increase hazards due to a design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X		
e) Result in inadequate emergency access?			X		
f) Result in inadequate parking capacity?			X		
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?			X		

Discussion of Checklist Answers:

The project will be conditioned to provide roadway improvements within the development area, including an extension of a portion of Pleasant Grove Boulevard, Westbrook Boulevard, Santucci Boulevard, and various internal streets.

Although the cumulative traffic analysis for the SVSP, in projecting impacts for the entire SVSP and other reasonably foreseeable future development, assumed a level of development in the Urban Reserve properties similar to those assumed for other portions of the Specific Plan area,⁴⁶ the City's traffic model currently assumes no development of the site. The proposed project includes 2,029 lots, which would increase PM peak hour traffic volumes. The City improvement standards require that a long term traffic study be prepared if the increase in PM peak hour traffic volumes exceed 50 vehicles.

In order to determine whether the cumulative traffic analysis for the SVSP adequately examined the traffic impacts of the proposed project and to conduct an "Existing Plus Project" analysis for the proposed project, the City considered an expert analysis prepared by Fehr & Peers, which completed an "existing plus Westbrook Property" traffic analysis (attached hereto as Exhibit D). City staff has reviewed the Fehr and Peers analysis, and is aware that the firm has a professional reputation that makes its conclusions presumptively credible. Based on its own review of the analysis, City staff accepts the conclusions in the report.

In conducting a new "Existing Plus Project" analysis to supplement the cumulative analysis found in the Final EIR, Fehr and Peers analyzed all existing signalized intersections in the City of Roseville, along with 17 intersections, 25 roadway segments, and 12 freeway segments located in adjacent jurisdictions. The list of study facilities includes those analyzed in the SVSP FEIR plus several additional facilities.

The following summarizes the key findings of the analysis:

- The City of Roseville has established a Level of Service (LOS) policy whereby at least 70 percent of signalized intersections in the City should operate at LOS C or better during the PM peak hour. Currently, 95 percent of all signalized intersections operate at LOS C or better during the PM peak hour. The existing plus project scenario would maintain this percentage, and therefore not cause an inconsistency with this policy.
- The Westbrook Property would cause project-specific impacts at two intersections in Roseville, two intersections in Placer County, one road segment in Placer County, one intersection in Sutter County, and two Caltrans freeway facility segments. Each impact is described in the traffic report, along with a recommended mitigation measure, and resulting operations, and residual significance. Each of these impacts can either be mitigated to a less than significant level, or were previously identified as being significant and unavoidable impacts as part of the SVSP Final EIR (2010).

⁴⁶ Page 5-18 of the Final EIR.

**TABLE 8
WESTBROOK TRIP GENERATION**

Land Use	Amount	Daily Trip Rate	Daily Trips
Single Family	1,340 DU	9	12,060
Multi-family	689 DU	6.5	4,479
Retail	457.81 ksf	35	16,023
Office	54.89ksf	17.7	972
Elementary School	750 students	1.0	750
Neighborhood Parks	15.5 acres	2.2	34
Total			34,318

The City of Roseville base year traffic model was used to estimate the directionality of external vehicle trips. Under the existing plus project scenario, project access is provided entirely from Pleasant Grove Boulevard west of Fiddymment Road.

The project would cause the following two intersections, that were not identified in the SVSP EIR, to degrade from LOS C to D during the PM peak hour in the existing plus project scenario.

1. Baseline Road/Fiddymment Road
2. Galleria Boulevard/Roseville Parkway

As noted on page 4.3-73 of the SVSP FEIR, the City of Roseville General Plan has previously adopted findings of overriding consideration to establish LOS E as an acceptable LOS at the Baseline Road/Fiddymment Road intersection and LOS F as an acceptable LOS at the Galleria Boulevard/Roseville Parkway intersection. Therefore, impacts to these intersections are considered less than significant. Proposed improvements as part of the SVSP project would ensure that the Baseline Road/Fiddymment Road intersection will operate at acceptable levels with the project. The Westbrook project would contribute to these improvements through fair share contributions to the CIP.

PROJECT IMPACTS AND MITIGATIONS

Significant impacts of the Westbrook property were identified based on the results presented in and the thresholds of significance established in the SVSP FEIR (2010). The project would cause potentially significant impacts at the following locations, all of which were identified in the SVSP EIR:

1. Roseville: Baseline Road/Fiddymment Road (LOS C to D during the PM peak hour)
2. Roseville: Galleria Boulevard/Roseville Parkway (LOS C to D during the PM peak hour)
3. Placer County: Locust/Baseline (LOS E to F during PM peak hour)
4. Placer County: Walerga Road/PFE Road (LOS D to E during the AM peak hour and LOS C to D during the PM peak hour)
5. Placer County: Walerga Road south of Baseline Road (LOS D to E on a daily basis)
6. Sutter County: Pleasant Grove Road South/Riego Road (LOS D to E during the PM peak hour)
7. Caltrans: I-80 from Sacramento County line to Taylor Road (LOS F conditions exacerbated)

8. Caltrans: SR 65 from I-80 to Blue Oaks Boulevard (LOS F conditions exacerbated)

Each impact is described below, followed by a mitigation measure to which the applicant has agreed.

- 1) *Development of the project would worsen operations from LOS C to D conditions during the PM peak hour at the Baseline Road/Fiddymont Road intersection.*

The addition of project traffic would worsen this intersection from LOS C (v/c 0.80) to LOS D (v/c 0.89) during the PM peak hour. This impact was previously identified in the SVSP FEIR⁴⁷. The City of Roseville General Plan has previously adopted findings of overriding consideration for this intersection to establish LOS E as an acceptable condition at 2025 market rate build out. Additional improvements planned as part of the SVSP project include widening Fiddymont Road and improving all approaches of the intersection, which would consist of dual left-turn lanes and three through lanes, which would result in LOS A conditions with the project. Consistent with mitigation measure MM 4.3-1 (*Roseville Intersections: Pay Fair Share of Improvements in the CIP*), the Westbrook project would pay CIP fees to help fund these and other improvements⁴⁸. Therefore, this impact is considered less than significant.

- 2) *Development of the project would worsen the intersection of Galleria Boulevard and Roseville Parkway from LOS C to D conditions during the PM peak hour in the City of Roseville.*

The addition of project traffic would worsen this intersection from LOS C (v/c 0.81) to LOS D (v/c 0.83) during the PM peak hour. This impact was previously identified in the SVSP FEIR⁴⁹. The City of Roseville General Plan has previously adopted findings of overriding consideration for this intersection to establish LOS F as an acceptable condition at 2025 market rate build out.

Additional improvements planned include a fourth eastbound and westbound through lane and a third southbound through lane, which would result in LOS C conditions with the project. Consistent with MM 4.3-1, the Westbrook project will be paying CIP fees to help fund these and other improvements⁵⁰. Therefore, this impact is considered less than significant with mitigation.

- 3) *Development of the project would cause operations at the Baseline Road/Locust Road intersection in Placer County to worsen from LOS E to F during the PM peak hour.*

This all-way stop-control intersection would worsen from LOS E to F with the addition of project traffic. This impact is considered significant and was identified in the FEIR⁵¹.

⁴⁷ Page 4.4-73 and 4.3-75 of the FEIR.

⁴⁸ Page 4.4-178 of the FEIR.

⁴⁹ Page 4.4-73 of the FEIR.

⁵⁰ Page 4.3-178 of the FEIR.

⁵¹ Page 4.3-83 of the FEIR.

Construction of exclusive eastbound and westbound left-turn lanes would improve the operation of this intersection to LOS B. The City of Roseville currently participates in a joint fee program with Placer County for improvements along Baseline Road, including the construction of this improvement. Development within the Westbrook Property will be required to participate in this fee program and pay fair share costs for this improvement⁵². As such, this impact would be reduced to less than significant.

- 4) *Development of the project would cause unacceptable conditions during the AM and PM peak hours at the Walerga Road/PFE Road intersection in Placer County*⁵³.

The addition of project traffic would worsen this intersection from LOS C to D during the PM peak hour. Unacceptable AM peak hour operations would also be exacerbated to a significant degree. This impact is considered significant.

Construction of a second northbound and southbound through lane would improve the operation of this intersection to LOS B during the AM peak hour and LOS A during the PM peak hour. Currently this improvement is identified in Placer County's CIP for which fee's are being collected. The City currently participates in a joint fee program with Placer County for improvements along Walerga Road, including the construction of this improvement. Development within the Westbrook Property will be required to participate in this fee program and pay fair share costs for this improvement. As such, this impact would be reduced to less than significant.

- 5) *Development of the project would cause unacceptable conditions to be degraded on Walerga Road south of Baseline Road in Placer County.*

The addition of project traffic would worsen daily conditions from LOS D to E. The v/c ratio would increase by 0.07, which exceeds the 0.05 threshold. This impact is considered significant.

The widening of this facility to four continuous lanes would improve the operation of this segment to LOS A. Currently this improvement is identified in Placer County's CIP, for which fees are being collected. As a condition of approval, the Westbrook Project will be obligated to pay its fair share costs to the County. As such, this impact would be reduced to less than significant. However, the City/County fee program does not currently include widening of this segment to four continuous lanes. This impact is considered significant and unavoidable. Because the SVSP FEIR also identified this impact to be significant and unavoidable, the Westbrook amendment would not result in any greater impacts than already analyzed in the SVSP EIR.

⁵² MM 4.3-2 (Placer County Intersections: Pay Fair Share of Improvements), Page 4.3-180.

⁵³ Pages 4.3-83 and 4.3-89 of the FEIR.

- 6) *Development of the project would cause operations to worsen during the PM peak hour at the Pleasant Grove Road South/Riego Road intersection in Sutter County*⁵⁴.

The addition of project traffic would worsen PM peak hour conditions from LOS D to LOS E. It should be noted that delay levels at this intersection are currently at the LOS D/E cusp, meaning that even a marginal increase in traffic would likely cause a LOS degradation. Nevertheless, this impact is considered significant.

Construction of an additional eastbound through lane would improve the operation of this intersection to LOS B, which meets the County's LOS policy. However, the City of Roseville does not have control over improvements on Sutter County roadways. The City previously concluded this impact to be significant and unavoidable, and prepared a statement of overriding considerations for this impact. As identified in the EIR⁵⁵, MM 4.3-7 (*Sutter County Facilities*), the City is committed to and will initiate contact with Sutter County officials to explore the feasibility of developing a joint fee program, wherein the effects of development across jurisdictional boundaries are addressed. If adopted, the Westbrook property will be made part of such a fee program. Therefore, this impact is not greater than previously analyzed in the SVSP EIR.

- 7) *Development of the proposed project would add traffic to I-80 between the Sacramento County Line and Taylor Road, which currently operates unacceptably*⁵⁶.

The project would add between 400 and 700 vehicles per day to various segments along this freeway. This increase would represent between 0.2 and 0.4 percent of the total amount of traffic already using this facility. Since Caltrans deems any additional traffic to a segment operating unacceptably to be a significant impact, the City has chosen to defer to Caltrans on this point and considers the impact to be significant.

Improvements have recently been made and additional improvements are currently under construction in this segment of I-80 to add HOV lanes and auxiliary lanes between interchanges. Because the City of Roseville does not have control over the timing, type, and effectiveness of improvements on State facilities, it previously concluded that the SVSP (including its Urban Reserve parcels) would cause a significant and unavoidable impact on this segment of I-80. The City prepared a statement of overriding considerations for the SVSP impact. Consistent with Mitigation Measure MM 4.3-6 (*State Facility Segments*),⁵⁷ the City is committed to working with Caltrans and other agencies in south Placer County to pursue funding for construction of additional improvements to I-80. The Westbrook development would be required to pay its fair share to such a fee program. This impact is not greater than previously identified in the SVSP FEIR.

⁵⁴ Page 4.3-98 of the FEIR.

⁵⁵ MM 4.3-7, page 4.3-185 of the FEIR.

⁵⁶ Page 4.3-105 of the FEIR.

⁵⁷ Page 4.3-184 of the FEIR.

- 8) *Development of the proposed project would add traffic to SR 65 between I-80 and Blue Oaks Boulevard, which currently operates unacceptably.*

The project would add between 100 and 900 vehicles per day to various segments of this freeway. This represents between 0.1 and 0.8 percent of the amount of traffic currently using this facility. Since Caltrans deems any additional traffic to a segment operating unacceptably to be a significant impact, the City has chosen to defer to Caltrans on this point and considers the impact to be significant.

Because the City of Roseville does not have control over the timing, type, and effectiveness of improvements on State facilities, it previously concluded that the SVSP (including its Urban Reserve parcels) would cause a significant and unavoidable impact on this segment of SR 65. The City prepared a statement of overriding considerations for this impact. It is worth noting that the City imposes several impact fees on new development to help fund regional improvements including SR 65 capacity expansions. These include South Placer Regional Transportation Authority (SPRTA) and Highway 65 JPA fees. The Westbrook development would be required to participate in such fees to fund its fair share of improvements. This impact is not greater than was previously identified in the SVSP FEIR.

The proposed uses are substantially consistent with the buildout assumptions; and, while new “Existing plus Project” impacts are identified in conjunction with the proposed project, mitigation has been identified that will be included in the project to reduce these impacts to a less than significant level.

PROJECT IMPACTS UNDER CUMULATIVE 2025 CIP CONDITIONS

Fehr and Peers analyzed the impacts of the Westbrook Property under cumulative 2025 CIP conditions at all existing and future signalized intersections in the City of Roseville. In addition, impacts were analyzed at intersections, roadways, and freeway facilities in adjacent jurisdictions. The analysis considered various approved, pending, and reasonableness land use assumptions along with planned roadway improvements. The following discussion summarizes the results of this analysis:

- Under cumulative “no project” conditions, 90 percent of signalized intersections in the City of Roseville during the AM peak hour and 80 percent of intersections during the PM peak hour would operate at LOS C or better. These percentages exceed the Citywide 70 percent LOS C threshold. The addition of project traffic would not change these percentages. Therefore, the project would maintain the City’s 70 percent LOS threshold.
- The project would cause significant impacts at three signalized intersections in Roseville-Blue Oaks Boulevard/Diamond Creek, Galleria Boulevard/Roseville Parkway and Industrial Avenue/Alantown Drive. As shown in the traffic study, each impact can be mitigated per Mitigation Measure 4.3-1 found in the SVSP EIR- Pay Fair Share of Improvements in the CIP, and will reduce impacts to a less than significant level. The Applicant has agreed to this mitigation, and as part of this project, the City will update the Capital Improvement Program (CIP) to include modified intersection lane assignments and striping per the Westbrook Amendment traffic analysis.

- 9) *Development of the project would worsen operations from LOS C to D conditions during the PM peak hour at the Blue Oaks Boulevard/Diamond Creek intersection.*

The addition of project traffic would worsen this intersection from LOS E (v/c 0.99) to LOS F (v/c 1.01) during the PM peak hour. This impact is considered significant.

The northbound through lane will be restriped to a shared left/through lane. This modification can be accomplished within available right-of-way. With this improvement operations are improved to LOS E (V/C 0.97) with implementation of MM 4.3-1 (*Pay Fair Share of CIP Improvements*). The applicant has agreed to participate in this improvement through the payment of CIP fees to fund this improvement. Therefore, this mitigation would reduce the impact to a less than significant level.

- 10) *Development of the project would worsen the intersection of Galleria Boulevard and Roseville Parkway from LOS E to F conditions during the PM peak hour in the City of Roseville.*

The addition of project traffic would worsen this intersection from LOS E (v/c 1.00) to LOS F (v/c 1.05) during the PM peak hour. This impact was previously identified in the SVSP FEIR⁵⁸. The City of Roseville General Plan has previously adopted findings of overriding consideration for this intersection to establish LOS F as an acceptable condition at 2025 market rate build out.

Additional improvements planned include a fourth eastbound and westbound through lane and a third southbound through lane, which would result in LOS C conditions with the project. Consistent with MM 4.3-1, the Westbrook project will be paying CIP fees to help fund these and other improvements. Therefore, this impact is considered less than significant with mitigation.

- 11) *Development of the project would cause operations at the Industrial Avenue/Alantown Drive to degrade from LOS C (V/C 0.81) to LOS D (V/C 0.82) during the PM peak hour⁵⁹.*

At the time the FEIR was prepared, the document identified impacts to this intersection as significant and unavoidable. However, the traffic consultant, Fehr and Peers, in analyzing the Westbrook project determined that feasible mitigation is available. The addition of a westbound right-turn overlap arrow would improve operations to LOS C with the project. Therefore, with mitigation this impact would be reduced to a less than significant level, which is a lesser impact than identified in the FEIR. The Westbrook project will be required to pay CIP to help fund this and other improvements in the City.

⁵⁸ Page 4.3-132 of the FEIR.

⁵⁹ Page 4.3-141 of the FEIR.

12) *Development of the project would add traffic to already degraded freeway segment operating at LOS E or F under 2025 CIP conditions.*

Improvements have recently been made and additional improvements are currently under construction in this segment of I-80 to add HOV lanes and auxiliary lanes between interchanges. Because the City of Roseville does not have control over the timing, type, and effectiveness of improvements on State facilities, the City previously concluded that the SVSP (including its Urban Reserve parcels) would cause a significant and unavoidable impact on this segment of I-80⁶⁰. The City prepared a statement of overriding considerations for the SVSP impact. Consistent with Mitigation Measure MM 4.3-6 (*State Facilities*), the City is committed to working with Caltrans and other agencies in south Placer County to pursue funding for construction of additional improvements to I-80. The Westbrook development would be required to pay its fair share to such a fee program. This impact is consistent with the impacts previously identified in the SVSP FEIR.

The proposed uses are substantially consistent with the buildout assumptions and the cumulative traffic analysis prepared for the SVSP. Because Fehr and Peers analysis has verified that the proposed project will not result in any significant traffic impacts more severe than those disclosed in the SVSP EIR, the City finds pursuant to CEQA Guidelines section 15168, subdivision (C)(4), that these cumulative “environmental effects of the [site-specific project] were covered in the program EIR.”

16. Utilities and Service Systems

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Impact for which SVSP EIR is Sufficient	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X		
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?			X		
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			X		

⁶⁰ Page 4.3-165 of the FEIR.

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Impact for which SVSP EIR is Sufficient	Less Than Significant Impact	No Impact
environmental effects?					
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X	
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?			X		
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X		
g) Comply with federal, state, and local statutes and regulations related to solid waste?			X		

Discussion of Checklist Answers:

Water Supply

The SVSP Final EIR determined that Urban Reserve water demands would be approximately 1,141 acre feet per year ("afy")⁶¹. Based on project specific studies, water demand for Westbrook – without any conservation achieved through mitigation -- would be approximately 1,112 afy, just slightly more than identified in the FEIR. The Water Supply Assessment (WSA) can be found as Attachment F to this Initial Study.

⁶¹ Page 4.12-49 of the FEIR.

TABLE 9
WATER USE FACTORS AND DEMANDS

Land Use Designation	Abbreviation	Annual Demand	Conservation Demand AFY	Recycled Water AFY	Surface Water AFY
Residential					
Low Density Residential	LDR	425	76	0	349
Medium Density Residential	MDR	262	48	0	214
High Density Residential	HDR	137	14	10	113
Non-Residential					
Commercial Mixed Use	CC (CMU)	18	0	3	15
Community Commercial	CC	106	0	18	88
Park	PR	52	12	33	7
Elementary School	P/QP	39	0	14	25
Well Site	P/QP	1	0	1	0
Lift Station	P/QP	1	0	1	0
Open Space	OS	0	0	0	0
Landscape Corridor	LC	49	28	21	0
Total		1,112	178	101	833

1. Memo From Derrick Whitehead, Director of Environmental Utilities, February 2012.

2. Annual demand based on the Westbrook land use plan, updated August 1, 2011 and includes 2% for losses.

Consistent with SBx7, the state requirement to conserve 20% of water supply by the year 2020, the City requires that the project include a water conservation plan. In order to be consistent with SBx7 as well as the City's Water Efficient Landscape Ordinance. If the described water conservation measures were for Westbrook are implemented (estimated 178 AFY reduction) and if recycled water is used by the project (estimate 101 AFY reduction), it is estimated that Westbrook overall water demand would be reduced by 289 AFY, yielding an adjusted water demand of 833 AFY. The SVSP EIR disclosed that there was a potential shortfall in water supply available to serve the Urban Reserve area; therefore a new source of supply would be required to develop the Urban Reserve area. As shown in Table 7, Water Use Factors and Demand, above, the Westbrook Specific Plan Amendment would require 811 acre feet per year of surface water supply assuming water conservation and use of recycled water. The City currently has 566 acre feet of available surface water supply that could be used to serve a portion of the project demand, leaving 267 acre feet of supply that remains to be filled.

The City has 313 AFY of unentitled water supplies that have been set aside for potential future corporate business centers. These unentitled supplies were set aside for the City to use when working with potential businesses that may be interested in locating in Roseville. The purpose of this reserve is to augment long-term water if the potential business requires more water than what is typically allocated for the corporate center parcel being considered for development. No corporate centers are currently proposed and none are entitled. Therefore, this water is available for use at the City's discretion. It is proposed that 267 acre feet of corporate center water be allocated to the Westbrook project. Approximately 46 acre feet would still be available should a corporate center project be proposed in the future.

According to the Water Supply Assessment (see page 43), the City of Roseville's total projected water supplies for normal, single-dry and multiple-dry years over a 20-year buildout scenario are adequate to meet the projected water demands of the Westbrook project. This is in addition to meeting the existing service area's planned future demand. Because adequate existing water supplies are available to serve the project, this is a less than significant impact. This is less than the impact identified in the Final EIR, which had identified the short fall as significant and unavoidable (page 4.12.1-47 of the FEIR).

Recycled Water

The Average Dry Weather Flow (ADWF) of treated wastewater from Westbrook is estimated to be approximately 0.392 MGD (MacKay and Soms, 2011). The Westbrook peak month recycled water demand, including water conservation, is estimated to be 0.268 MGD. Therefore, since the ADWF of recycled water exceeds the peak day recycled water demand, no supplemental water supply source is required for Westbrook.

Recycled Water Distribution

The Westbrook recycled water distribution system pipeline alignment is a looped system. The main supply pipeline alignment travels north-south through the property from the WRSP system to the SVSP system within the planned extension of Westbrook Boulevard. Another smaller pipeline would travel north-south through the property, connecting the northern most parcel with the SVSP along Santucci Boulevard. The two main east west alignments are located in Pleasant Grove Boulevard and Mountain Glen Drive respectively. Multiple laterals from the main loop alignments would extend along roadways to serve customers outside of the primary loops.

Storage Tank and Pump System

When including the proposed Westbrook water conservation measures, detailed in the Westbrook Water Conservation Plan (Attachment 2 of the Water Supply Assessment included with this Initial Study. The overall recycled water demand for Westbrook is one acre foot a year (AFY) less than the recycled water demand proposed for this area in the SVSP Recycled Water Master Plan and SVSP FEIR. Due to the fact that this decrease in recycled water demand is relatively small, no changes to the WRSP storage tank and pump station expansion plans detailed in the SVSP Recycled Water Master Plan are anticipated. Therefore the planned size of the WRSP storage tank and pump station is appropriate to serve the needs of the WRSP, the WRSP connection to the North Zone, SVSP, and Westbrook.

TABLE 10
MINIMUM TANK SPECIFICATIONS

Parameter	SVSP Base plus Westbrook
Tank Diameter	98 feet
Tank Height (Maximum Level)	32 feet
Minimum Tank Level	5.0 feet
Nominal Tank Volume	1.82 MG

Notes:

1. These dimensions provide the minimum storage requirement of one peak day of flow and flow assumptions for this scenario with a 20% factor of safety.

The Westbrook project will be required to fund its fair share of the following improvements as part of the project:

- **Construct a new recycled water storage tank:** The 1.82 MG tank planned in the SVSP Recycled Water Master Plan is adequate to provide recycled water storage for the SVSP and Westbrook. A total of 0.268 MG of this storage is required for Westbrook. The new recycled water storage tank will be located adjacent to the existing WRSP storage tanks and pump station site.
- **Upgrade the existing WRSP recycled water pump station:** The upgraded WRSP pump station will need to have the ability to pump recycled water to the WRSP, the WRSP connection to the North Zone, SVSP, and Westbrook. The WRSP recycled water pump station must have a pumping capacity of 12,000 gpm with a TDH of 215 ft to supply the complete WRSP/SVSP/Westbrook recycled water distribution system.

Wastewater

The Westbrook project would generate approximately 0.392 million gallons a day average dry weather flow as estimated by MacKay & Soms Civil Engineers, Inc.⁶². This is consistent with the analysis found in the FEIR.⁶³ The Pleasant Grove Wastewater Treatment Plant was sized to accommodate flow from the Urban Reserve area and was evaluated in the West Roseville Specific Plan Final EIR in 2004.⁶⁴

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 to utilities not previously identified in the SVSP Final EIR. Thus, the City finds, pursuant to CEQA Guidelines section 15168, subdivision (c), (4), that these “environmental effects of the [site specific project]... were covered in the program EIR.

Solid Waste

Solid waste generated within the Westbrook area of the SVSP would be recycled or disposed at the Western Placer Waste Management Authority (WPWMA) facilities as are current City practices. The project is expected to generate 11,305 tons per year (31 tons per day) of solid waste, all of which will be to be processed at the WPWMA Materials Recovery Facility (MRF). The analysis of the Westbrook area within the SVSP Final EIR assumed a generation of 13,858 tons per year and concludes that in combination with buildout of the City’s General Plan area, the MRF has sufficient capacity to service the project. It further concludes that the life of the landfill will be slightly reduced and with mitigation the impact would be significant and unavoidable, because although the landfill capacity could be increased it is outside the jurisdiction of the City of Roseville. This is consistent with the conclusions in the Final EIR⁶⁵.

⁶² Westbrook Property, a Portion of the Sierra Vista Specific Plan Sanitary Sewer Master Plan, August 24, 2011.

⁶³ Page 4.12.3-15 of the FEIR.

⁶⁴ Page 4.11-66 of the West Plan Final EIR.

⁶⁵ Page 4.12.4-13 of the FEIR.

Mandatory Findings of Significance

Would the project:

Environmental Issue	Potentially Significant	Potentially Significant Unless Mitigated	Impact for which SVSP EIR is Sufficient	Less Than Significant	No Impact
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, rare or threatened species, or eliminate important examples of the major periods of California history or prehistory?			X		
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).			X		
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X		

Discussion of Checklist Answers:

The FEIR determined there would be significant cumulative traffic impacts to Roseville, Placer County, Sutter County and Sacramento County with and without Placer Parkway.⁶⁶ Buildout of the project is consistent with the development assumptions in the FEIR.

⁶⁶ Pages 5.11-128 of the FEIR.

The FEIR determined there would be significant cumulative air quality impacts related to construction emissions and operational emissions.⁶⁷ As describe previously greenhouse gas is cumulative in nature, and was determined to be a significant unavoidable impact in the SVSP EIR.

The FEIR determined there would be less than significant cumulative impacts from noise generated by construction activities and stationary source noise associated with ongoing operation.⁶⁸ However on and off-site traffic noise was determined to be cumulatively significant and unavoidable.⁶⁹

The FEIR determined that development of the site for urban uses would have a significant cumulative impact on the loss of vernal pool wetlands and rare plant species⁷⁰.

The FEIR determined that if cultural or paleontological resources are discovered during construction, it would result in potential significant and unavoidable cumulative impacts.⁷¹

The FEIR determined that because cumulative development could require the treatment of water from additional sources that are at present un-assured and unfunded, the construction of which, would result in significant unavoidable impacts, the construction of water delivery infrastructure and potable water treatment for the Urban Reserve lands was conservatively considered to be cumulatively considerable and thus significant.⁷² However, as identified in Section 16, no new source and supply of water will be required to serve the project. Therefore, cumulative impacts on water supply would not be as severe as identified in the FEIR, and the contribution of the proposed project to this cumulative impact would not be cumulatively considerable and less than significant.

The FEIR determined that construction of additional recycled water facilities could accommodate growth which could result in indirect effects (traffic, air quality, loss of habitat and noise) which is considered significant and unavoidable⁷³ The proposed project is within the level of growth analyzed in the FEIR.

The FEIR determined that the construction of new wastewater facilities where such facilities do not exist, could result in potentially significant environmental effects, in part related to construction activities. The construction of additional wastewater facilities could accommodate growth which could result in indirect effects (traffic, air quality, loss of habitat and noise) which is considered significant and unavoidable⁷⁴ The proposed project is within the level of growth analyzed in the FEIR.

The FEIR determined that the project's cumulative contribution to solid waste capacity was significant and unavoidable. Solid waste from the project in combination with other cumulative development would shorten the lifespan of the material recycling facility and the landfill. As a result, both facilities would need to be expanded to create additional capacity or waste would need to be transported elsewhere.

⁶⁷ Pages 5-129 and 5-130 of the FEIR.

⁶⁸ Page 5-131 and 5-132 of the FEIR.

⁶⁹ Page 5-133 of the FEIR.

⁷⁰ Page 5-136 of the FEIR.

⁷¹ Page 5-137 of the FEIR.

⁷² Page 5-153 of the FEIR.

⁷³ Page 5-166 of the FEIR.

⁷⁴ Page 5-166 of the FEIR.

The project's incremental contribution to cumulative solid waste demand is considered significant and unavoidable.⁷⁵

The FEIR determined that the conversion of grassland to urban development in the region is likely to continue, which would significantly alter the visual character of area. This is considered a significant and unavoidable cumulative aesthetic impact to which the project would contribute.⁷⁶ The FEIR determined that the construction of new natural gas transmission facilities for development in the SVSP area, including the Urban Reserve, could result in indirect growth effects (loss of habitat, traffic, air and noise) which could be significant and unavoidable⁷⁷.

All other impacts analyzed in the SVSP EIR were determined to be less than significant (land use, public services, electric demand, etc.). There would be no new significant impacts in these resource areas due to the proposed project. The City of Roseville has determined that cumulative impacts, including the proposed project are not substantially more severe than what was disclosed in the Sierra Vista Specific Plan FEIR.

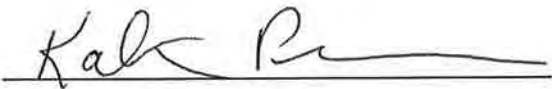
ENVIRONMENTAL DETERMINATION:

As shown in the checklist prepared as part of this Initial Study, City staff has not identified any significant impacts of the proposed project, whether onsite, offsite or cumulative in nature, that were not already adequately examined in the Sierra Vista Specific Plan EIR. Any environmental effects of the proposed project not adequately examined in the prior EIR are either less than significant or will be less than significant after mitigation agreed to by the applicant. These determinations are based on a review of the SVSP EIR and project specific studies prepared either to verify the adequacy of the EIR analysis or to provide new analysis on issues not adequately examined in the SVSP EIR. City staff has also determined through review of these documents that the Westbrook amendment to the Sierra Vista Specific Plan is compliant with the mitigation measures identified in the EIR.

On the basis of this initial evaluation:

[X] I find that the proposed project with mitigation WOULD NOT have a greater significant effect on the environment than identified in the SVSP FEIR and a MITIGATED NEGATIVE DECLARATION will be prepared.

Initial Study Prepared by:



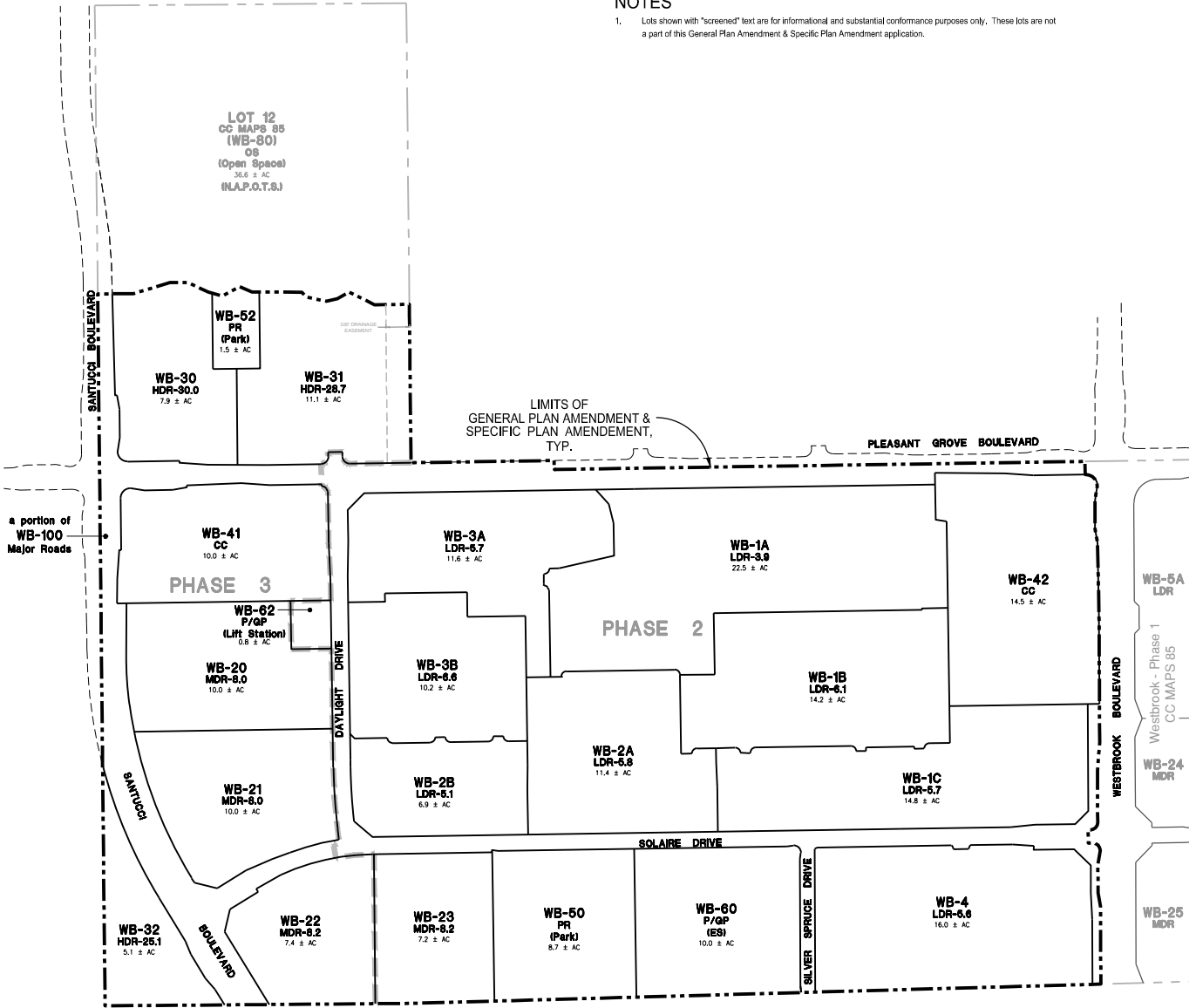
Kathy Pease, Senior Planner
City of Roseville, Planning Department

⁷⁵ Page 5-167 of the FEIR.

⁷⁶ Page 5-175 of the FEIR.



EXISTING GENERAL PLAN & SPECIFIC PLAN



PROPOSED GENERAL PLAN & SPECIFIC PLAN AMENDMENT

EXISTING LAND USE SUMMARY				
Parcel No.	Land Use Designation	Acres	Density	Units
WB-1	LDR	19.1	5.0	96
WB-2	LDR	18.9	5.0	95
WB-3	LDR	14.1	5.0	71
WB-4	LDR	11.7	5.0	59
WB-20	MDR	20.3	8.0	173
WB-21	MDR	8.1	8.0	65
WB-22	MDR	13.1	8.0	104
WB-23	MDR	16.2	8.0	130
WB-30	HDR	4.8	25.0	120
WB-31	HDR	8.2	25.0	207
WB-32	HDR	8.0	25.0	200
WB-33	HDR	6.5	25.0	162
WB-40	CC(CMU)	6.2		
WB-41	CC	19.3		
WB-42	CC	12.9		
WB-43	CC	4.3		
WB-50	PR	9.6		
WB-52	PR	1.5		
WB-60	P/QP	10.0		
WB-62	P/QP	0.8		
a portion of WB-100	Major Roads	26.8		
TOTALS		240.4 AC.		1,482 DU

GENERAL PLAN AMENDMENT &
SPECIFIC PLAN AMENDMENT EXHIBIT

for

Westbrook - Phases 2 & 3

A portion of the Sierra Vista Specific Plan Area

Scale: 1" = 300'

Roseville, California

MAC KAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1352 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189

March 4, 2016

- NOTES
1. Lots shown with "screened" text are for informational and substantial conformance purposes only. These lots are not a part of this General Plan Amendment & Specific Plan Amendment application.

PROPOSED LAND USE SUMMARY				
Parcel No. ⁽¹⁾⁽²⁾	Land Use Designation	Acres	Density	Units
WB-1A	LDR (Active Adult)	22.5	4.0	87
WB-1B	LDR (Active Adult)	14.2	6.0	87
WB-1C	LDR (Active Adult)	14.8	6.0	85
WB-2A	LDR (Active Adult)	11.4	6.0	66
WB-2B	LDR (Active Adult)	6.9	5.0	35
WB-3A	LDR (Active Adult)	11.6	6.0	66
WB-3B	LDR (Active Adult)	10.2	7.0	67
WB-4	LDR	16.0	6.0	89
WB-20	MDR	10.0	8.0	80
WB-21	MDR	10.0	8.0	80
WB-22	MDR	7.4	8.0	61
WB-23	MDR	7.2	8.0	59
WB-30	HDR	7.9	30.0 ⁽²⁾	237
WB-31	HDR	11.1	25.0	255
WB-32 ⁽³⁾	HDR	5.1	25.0	128
WB-41	CC	10.0		
WB-42	CC	14.5		
WB-50	PR	8.7		
WB-52	PR	1.5		
WB-60	P/QP	10.0		
WB-62	P/QP	0.8		
a portion of WB-100	Major Roads ⁽⁴⁾	28.6		
TOTALS		240.4 AC.		1,482 DU

- (1) Specific Plan Parcel WB-40 (CMU) to be merged with proposed Parcels WB-30 (HDR) & WB-31 (HDR) by the accompanying Tentative Large Lot Merger & Resubdivision Map.
- (2) Density of 29.0 calculated using net acres of 8.9 ± AC (net of drainage easement & LSE).
- (3) Existing Parcel WB-62 (P/QP) to be merged with proposed Parcel WB-32 (HDR) by the accompanying Tentative Large Lot Merger & Resubdivision Map.
- (4) Major Roads include public road rights-of-way, Paseo lots, and Landscape Corridor lots, all to be dedicated to the City of Roseville.
- (5) Parcels WB-33, WB-40, and WB-43 have been eliminated as part of the GPA & SPA.

that new opportunities will be created for private investment, in both residential and commercial markets. At buildout, the Plan area is expected to accommodate approximately 1,190 residents and increase the amount of development on Riverside Avenue from 220,300 square feet to ±510,000 square feet (0.60 average FAR for properties designated as Commercial Mixed Use within the Plan area).

Downtown Specific Plan

The Downtown Specific Plan (DTSP) was adopted in April 2009. The Specific Plan encompasses 176 acres and includes the Historic Old Town, Vernon Street District, and Royer and Saugstad Parks. The Plan area is divided into 11 districts and emphasizes the addition of mixed-use and residential development. At buildout, the Plan area is expected to accommodate 900,000 square feet of new ground floor retail development, 1,020 new residential units, and a cumulative total of 4.4 million square feet. The DTSP is the overriding policy document and contains the guiding principles for development of the plan area. The associated Downtown Code is the implementing document that takes the policies from the DTSP and physically applies them to the parcel/districts. The Downtown Code has been adopted in Chapter 19.31 of the Roseville Municipal Code, and includes development and sign regulations, regulatory incentives and design guidelines that are unique to the plan area.

Sierra Vista Specific Plan

The Sierra Vista Specific Plan was adopted in May 2010 ~~and amended in 2012~~, and includes 2,081~~66~~ acres west of Fiddymont Road, north of Baseline Road. The Plan area was annexed into the City of Roseville from unincorporated Placer County. The Specific Plan includes 8,679 single and multi-family units, including approximately ~~493 age-restricted units, 241 259~~ acres of Commercial, ~~105 106~~ acres of Park, 317 acres of Open Space, 46 acres of Schools and 40 acres of Urban Reserve. At buildout, the Plan area is expected to accommodate approximately 22,252 ~~652~~ residents and provide 9,000 jobs.

Creekview Specific Plan

The Creekview Specific Plan was adopted in August 2012 and includes 502 acres northwest of the West Roseville Specific Plan. The plan area was annexed into the City of Roseville from unincorporated Placer County. The Specific Plan includes 2,011 single and multi-family units, 19 acres of Commercial and Commercial/Business Professional, 16 acres of Parks, 133 acres of Open Space, 10 acres for schools and other Public/Quasi-Public uses, and 40 acres of Urban Reserve. At buildout the plan area is expected to accommodate 5,249 residents and provide 5,500 jobs.

SPHERE OF INFLUENCE

Included within Roseville's primary planning area are approximately 856 acres of land within the City's sphere of influence as reflected on Figure II-1 and Table II-1. These lands, while not within the City's incorporated boundaries, do bear relation to Roseville's planning efforts. Lands within the City's sphere of influence are considered likely to be within the ultimate physical boundaries and service area of Roseville. Although it is not required that the city annex these areas, it is probable that these areas will be considered for annexation in the future.

The City does not have the jurisdiction or ability to control projects within its sphere, but it does receive notices and may comment on any such projects. All potential annexations, and expansions of the sphere of influence, are considered by the City in accordance with the policies of the Growth Management component of this element, and are subject to approval by the Placer County Local Agency Formation Commission (LAFCO).

In addition, the City has an expanded cooperation agreement in place with Placer County for the area within its sphere of influence to the west. This area is commonly referred to as the City/County Memorandum of Understanding (MOU) area, which provides guidelines for the City or County to follow to ensure that development proposed within it is planned for cooperatively though input from both agencies.

**TABLE II-2
TOTAL LAND USE ALLOCATION**

USE CATEGORY	GROSS ¹ ACRES	% OF TOTAL ACRES
Residential (RES)	<u>12,396</u> 12,379	45%
Commercial (COM)	<u>2,212</u> 2,230	8%
Business Professional (BP)	786	3%
Industrial (IND)	2,534	9%
Open Space (OS)	2,984	10%
Park & Recreation (PR)	<u>2,098</u> 2,099	8%
Public/Quasi Public (P/QP)	2,700	10%
Right of Way (ROW)	<u>1,848</u> 1,846	7%
TOTAL	27,558	100%

SOURCE: City of Roseville Planning Division

**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	909	479	470	2,109	425	8,513
SERSP	559	83	99	0	74	111	20	78	1,025
NERSP	132	300	308	0	94	13	10	97	955
NWRSP	1,759	119	11	0	155	353	107	158	2,663
NCRSP	656	339	162	78	183	100	75	229	1,820
NIPA	202	49	0	1,457	170	32	6	129	2,045
DWSP	659	13	0	0	98	378	4	51	1,202
HRNSP	294	162	0	0	37	37	48	99	678
NRSP	998	81	0	0	184	118	68	121	1,570
SRSP	616	35	5	0	270	78	23	90	1,117
WRSP	1,750	63	0	88	705	251	147	158	3,162
RGSP	21	29	0	0	0	0	0	0	50
DTSP	27	110	0	2	0	37	0	0	176
SVSP	<u>1,133</u> 98	<u>241</u> 57	0	0	357	<u>105</u> 6	72	<u>173</u> 80	2,081
CSP	248	19	0	0	177	16	10	32	502
TOTAL ACRES	<u>12,395</u> 79	<u>2,214</u> 30	786	2,534	2,984	<u>2,098</u> 9	2,700	<u>1,840</u> 7	27,559

SOURCE: City of Roseville Planning Division
Last Updated: December 10, 2014¹ 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, floodplain open space, 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 day care, schools, churches, fire stations, electrical substations, corporation yards, and park & ride lots.

**TABLE II-4
RESIDENTIAL UNITS AND POPULATION BY INCORPORATED
SUBAREA**

SUBAREA	DWELLING UNITS			POPULATION ¹		
	(2010)	(2025)	Buildout	(2010)	(2025)	Buildout
Infill	15,409	16,349	16,349	40,217	42,671	42,671
Southeast Roseville	3,047	3,163	3,163	7,953	8,255	8,255
Northeast Roseville	933	1,350	1,350	2,435	3,524	3,524
Northwest Roseville	8,941	9,068	9,068	23,336	23,667	23,667
North Central Roseville	4,247	4,487	4,711	11,085	11,711	12,296
North Industrial	1,043	1,043	1,043	2,722	2,722	2,722
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	4,887	6,072	6,072	12,755	15,848	15,848
Stoneridge	2,446	2,861	2,861	6,384	7,467	7,467
West Roseville	2,899	10,478	10,478	6,996	26,651	26,651
Riverside Gateway	204	456	456	532	1,190	1,190
Downtown	255	638	2,272	666	1,665	5,930
Sierra Vista	0	5,905	8,679	0	15,012 412	22,252 652
Creekview	0	2,011	2,011	0	5,249	5,249
TOTAL	49,190	67,991	73,392	125,296	175,847 176,247	187,937 188,337

SOURCE: City of Roseville Planning Division
Last Updated: December 10, 2014

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).

When the West Roseville Specific Plan was approved in 2004, the General Plan land use allocation was adjusted to 56,441 dwelling units. This does not include the dwelling units in the reserve. In 2005 and 2006, the unit allocation was adjusted with approval of the Longmeadow rezone, Fiddymont 44 rezone, and Riverside Gateway Specific Plan. In addition, 8,727 acres of commercial, business professional, industrial and other non-residential uses have been allocated. With the exception of the reserve units, land use entitlements have been allocated to all properties on the land use map.

With the adoption of the Creekview Specific Plan in 2012 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. In addition, there are 4,307 ~~3,814~~ 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 units rather than population. The total population estimate at buildout is shown in Table II-4.

GROWTH TASK FORCE

During the late 1980's, the City of Roseville grew into a recognized urban center and has been designated as a "Central City" of the Sacramento Metropolitan Statistical Area (MSA) since 1985. This transformation has brought concerns about growth within the City and its effects on the quality of life, ability to provide services, and preservation of community character and identity. These concerns resulted in the formation of a City Council appointed "Growth Task Force" in 1989/90 to examine how the City can best influence and direct growth.

While the Growth Task Force Report was prepared in 1990, its principles still remain valid today. The Growth Task Force identified a number of assumptions about growth, including the following:

- Growth will occur
- Growth is not necessarily bad

- Uncontrolled growth is undesirable
- No growth or excessively slow growth is undesirable because it would lead to greater growth in surrounding areas, leaving Roseville a "pass through City"
- Growth should pay its own way and those responsible for growth shall mitigate the adverse impacts caused by it
- Growth must be managed and prepared for
- Growth must be evaluated in a regional context, not in isolation
- Growth has both tangible and intangible benefits
- Communication between City residents and the City Council is effective in monitoring the intangible effects of growth

The concerns and recommendations identified by the Growth Task Force form the basis for the goals and policies of this component. The full findings of the Task Force are contained in the "Growth Task Force Report" dated October 1990 and available through the Planning Department.

GROWTH MANAGEMENT VISIONING COMMITTEE

Due to a number of significant growth proposals for nearby unincorporated lands, there is a high level of interest in the Roseville community concerning the potential impacts of growth on community character, quality of life, boundaries, and population. In response to this interest, the City Council felt it was appropriate to update the City's vision and review the current policy framework via citizen dialogs. With this in mind, the City Council appointed a 20 member Growth Management Visioning Committee (GMVC) in September 2004. The GMVC was charged with reviewing current General Plan Growth Management Policies, and developing a vision and policy recommendations to guide the City's physical development to 2025.

The GMVC recommendations were adopted by the City Council in April 2005 and included the following elements: 1) Findings, 2) Vision for the Future Growth and Development of Roseville, 3) Core Growth Management Policy Concepts, and 4) Committee Recommended Action Steps. Copies of the GMVC Report and Recommendations are available at the Planning and Redevelopment Department.

**TABLE III-3
(CONTINUED)
EXISTING AND 2025 PM PEAK HOUR LEVELS OF SERVICE
AT SIGNALIZED INTERSECTIONS
IN THE CITY OF ROSEVILLE**

INTERSECTION		EXISTING CONDITIONS		2025 CONDITIONS	
ID	NAME	LOS	V/C	LOS	V/C
197	Baseline Rd & KT-43	n/a		A	0.58
198	Baseline Rd & DF-40/DF-41	n/a		C	0.74
199	Santucci Blvd & Mountain Glen-Solaire Dr	n/a		A	0.41
200	Westbrook Dr & Mountain Glen-Solaire Dr	n/a		A	0.33
201	Pleasant Grove Blvd & SV WB-1 Silver Spruce Dr0.	n/a		A	0.40
202	Westbrook Boulevard & Holt Parkway	n/a		A	0.52
203	Westbrook Boulevard & Creekview Plaza	n/a		A	0.52
204	Blue Oaks Boulevard & Creekview Plaza	n/a		A	0.50
205	HP Way & Blue Oaks Bl.	n/a		C	0.78
206	Painted Desert Dr & Woodcreek Oaks Bl	n/a		C	0.73
207	Crimson Ridge Dr & Woodcreek Oaks Bl.	n/a		B	0.62
P1	Riverside Av & Darling Wy	A	0.55	B	0.64
P2	Vernon & Douglas/Riverside	A	0.48	B	0.65
P3	Vernon & Grant	A	0.38	A	0.56
P4	Vernon & Judah	A	0.33	B	0.59
P5	Vernon & Lincoln	B	0.66	E*	0.99
P6	Washington & Main	A	0.59	D*	0.84
P7	Washington & Oak	A	0.52	C	0.75
P8	Grant & Oak	n/a		n/a	
Total Intersections Analyzed		207			
LOS A-C		160 (77.3%)			
LOS D		28 (13.5%)			
LOS E		9 (4.3%)			
LOS F		10 (4.8%)			

Note: **Bold** and shading represents intersections with LOS D or worse

Note: * Pedestrian Overlay: LOS D or Worse Excluded from LOS Policy

SOURCE: Fehr & Peers, 2011

lanes, but there may be occasions where they are used in lieu of on-street bike lanes.

The City continues to develop Class I bike paths in parks, greenways, paseos, and open space/recreational/creek corridors. The City develops Class II bike lanes on collector streets and arterials, and Class III routes continue to develop along local streets.

Figure III-6 shows the existing bikeways within the Roseville City limits by facility class. It shows that bikeway connections are currently limited in the City, especially in the older infill areas. Most of the existing bikeways are located in recently developed areas since bikeways were included in the City's ~~nine~~ thirteen specific plans. Figure III-7 shows Roseville's planned bikeway system, which includes the existing bikeway system. It also shows existing and proposed regional connections.

B. OUTLOOK

The popularity of the bicycle has grown and will certainly increase in the City of Roseville for both recreational and transportation/commuter uses. This growth in popularity is due to many factors: social and economic as well as new City and regional programs, such as the Sacramento Area Council of Governments Blueprint as implemented by the City of Roseville's Smart Choices for Roseville policy document.

There is renewed interest in physical fitness and better health among a large portion of the population that has fueled the popularity of the bicycle. Bicycling is also a "clean" form of transportation that appeals to a large and growing part of the population. In addition, the bicycle is gradually proving itself in many communities to be a viable alternative to automotive transportation, often being used in conjunction with transit service. The current and projected growth of the City and the rest of South Placer County will necessitate the development of safe and efficient facilities to handle current and long-range increases in bicycle usage.

Demand for safe and convenient routes for recreational and transportation-related bicycling is growing. The City's Bicycle Master Plan

provides a prioritized list of bike routes and paths to systematically expand and improve Roseville's bikeway system. The Plan ultimately provides a blueprint for a bikeway system that will make bicycling safer, more convenient, and enjoyable for all bicyclists.

One of the greatest challenges in accomplishing the goals and objectives identified in the Bicycle Master Plan is obtaining adequate funding, particularly for projects in the City's infill area. While federal, state and local funding sources are available for bikeways and related facilities, most grant sources require matching funds and the grant application process can be highly competitive. In addition to aggressively pursuing existing sources of funding, such as grants, the City needs to develop innovative new sources of funding.

The success of the bikeway/trails component is predicated on implementation. Implementation is possible through the development of policies that will ensure that the goals for bicycle transportation can be achieved. The most important policy will be a commitment by the City to implement the Bicycle Master Plan.

**SEVENTH AMENDMENT OF DEVELOPMENT AGREEMENT
BY AND BETWEEN
THE CITY OF ROSEVILLE AND WEST ROSEVILLE, LLC, AS ASSIGNEE OF
PL ROSEVILLE, LP RELATIVE TO THE WEST ROSEVILLE SPECIFIC PLAN**

This Seventh Amendment of Development Agreement is entered into this ____ day of _____, 2016, by and between the CITY OF ROSEVILLE, a municipal corporation (“City”) and WEST 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. This Seventh Amendment to the Development Agreement (the "Seventh Amendment") affects certain portions of the Property (the "Seventh Amendment Property"), as described in Exhibit "A" and Exhibit "B" attached to this Seventh Amendment, and shall run with the land described in Exhibits "A" and "B" hereto.

K. The Seventh 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 2.6. Section 2.6 is revised in its entirety to read as follows:

"2.6 Affordable Housing. Consistent with the goals and policies contained in City's General Plan and the Specific Plan, and subject to the provision by Developer of affordable housing elsewhere within the Specific Plan as described below and the other terms of this Agreement, Developer shall develop or cause ten percent (10%) of the total residential units which are actually constructed within its Property to be developed as affordable housing. In accordance with the terms of this Section and subject to adjustment based on actual development, Developer shall, after the transfer of its obligation for 162 affordable rental units in Parcel W-16 to Parcels WB-30 and WB-32 in the Sierra Vista Specific Plan, provide 300 units affordable to very low and low income households. The breakdown of percentage of the total number of affordable units to the different

income levels shall be roughly 55% for very low and roughly 45% for low income households. Any adjustment based on actual development shall be subject to the approval of the Director of the City's Housing Division.

The term "very low income" means households earning 50% or less of median income, and "low income" means households earning 51% to 80% of median income. Median income and allowable assets shall be determined in accordance with the General Plan Housing Element, the Specific Plan, and City policy.

Locations of affordable housing sites are shown in the Specific Plan and **Exhibit "D"**. Such locations may be modified pursuant to Section 2.6.1.4 of this Agreement.

- b. REVISED SECTION 2.6.2.1. Section 2.6.2.1 is revised in its entirety to read as follows:

"2.6.2.1 Affordable Obligation. Developer agrees that 300 affordable rental units will be reserved within the Property, including 164 units for rental to very low income households and 136 units for rental to low income households as follows:

Parcel	Total Units In Parcel	Total Affordable Unit Allocation¹	Very Low Income Rental Units	Low Income Rental Units
Parcel W-25 (senior)	232	150	75	75
Parcel W-16	250	0	0	0
Parcel W-27	170	150	89	61
Totals	652	300	164	136

¹. The 139 low-income affordable rental housing unit obligation and the 23 very low income affordable rental unit obligation allocated to Parcel W-16 have been transferred to Parcels WB-30 and WB-32 in the Sierra Vista Specific Plan as provided for in this Agreement and the Westbrook Development Agreement, as amended. "

- c. REVISED EXHIBIT. Exhibit "D" attached to the Development Agreement is proposed to be deleted and replaced by a new Exhibit "D" attached to this Seventh Amendment as follows:

Exhibit D – Affordable Housing Sites

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

3. AMENDMENT. This Seventh 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 Seventh Amendment is executed in two duplicate originals, each of which is deemed to be an original.

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, as 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 _____, 2016.

CITY OF ROSEVILLE,
a municipal corporation

WEST 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

**FIRST AMENDMENT OF DEVELOPMENT AGREEMENT
BY AND BETWEEN THE CITY OF ROSEVILLE AND WESTPARK S.V. 400, LLC,
RELATIVE TO THE SIERRA VISTA SPECIFIC PLAN**

This First Amendment of Development Agreement is entered into this _____ day of _____, 2016, by and between the CITY OF ROSEVILLE, a municipal corporation ("City"), and WESTPARK S.V. 400, LLC, a California limited liability company ("Westpark" or "Landowner"), pursuant to the authority of Sections 65864 through 65869.5 of the California Government Code.

RECITALS

A. Landowner and City entered into a Development Agreement (the "Development Agreement") which was approved by the City Council of City on June 20, 2012, and recorded on July 25, 2012, in the Official Records of Placer County as Document No. 2012-0066790-00. City and Landowner entered into the Development Agreement relative to development within a portion of the Sierra Vista Specific Plan ("Specific Plan", "SVSP", or "Plan Area"), as described in Exhibit "A" and shown in Exhibit "B" to the Development Agreement (the "Property"), and attached hereto for reference.

B. This First Amendment to the Development Agreement (the "First Amendment") affects a portion of the Property and is authorized by Section 1.4 of the Development Agreement and Section 65868 of the California Government Code.

C. Concurrent with its consideration of this First Amendment, City is processing a General Plan Amendment (Resolution No. _____), a Specific Plan Amendment (Resolution No. _____), and a Rezone (Ordinance No. _____) for purposes of adjusting land uses and densities on a portion of the Property, while still maintaining the same overall number of residential units approved for the entire Property. City and Landowner enter into this First Amendment in order to provide consistency with and to vest these land use approvals.

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 of the Development Agreement ("Vested Entitlements") is revised as follows:

"Low Density Residential	483 units on 93.2 Net Acres;
Low Density Residential/Age Restricted	493 units on 91.6 Net Acres;
Medium Density Residential	433 units on 56.4 Net Acres;
High Density Residential	620 units on 24.1 Gross Acres;
Community Commercial	24.5 Gross Acres;
Community Commercial/Commercial	0 Gross Acres;

Mixed Use	
Park	14.6 Gross Acres;
Open Space	36.6 Gross Acres;
Schools	10.0 Gross Acres;
Water Treatment/Well Site	0.3 Gross Acres;
Lift Station	0.8 Gross Acres;
Right of Way/Landscape Corridors	45.3 Gross Acres.”

b. REVISED SECTION 2.2. Section 2.2 of the Development Agreement is amended to add a new paragraph at the end of the section to read as follows:

“Landowner acknowledges, consistent with City’s Age-Restricted Rezone Policy, that units designated age-restricted in the Specific Plan cannot be converted, constructed, or sold as non-age-restricted units unless a Specific Plan Amendment and an amendment to this Agreement are approved by City. Landowner further acknowledges that fees, infrastructure requirements, land uses, and design which were approved by City in furtherance or consideration of the units being age-restricted are subject to reconsideration and reevaluation by City in the event that the age-restricted units are proposed for conversion to non-age-restricted units.”

c. Section 2.6.1 of the Development Agreement is deleted in its entirety, with Landowner’s agreement, as set forth in Section 2.6.2 below, that the forty-one (41) middle income purchase unit obligation on Parcels WB-20 and WB-21 is being transferred from Parcels WB-20 and WB-21 to Parcels WB-30 and WB-32 as a rental unit obligation for forty-one (41) low income households.

d. REVISED SECTION 2.6.2. Section 2.6.2 of the Development Agreement is revised in its entirety to read as follows:

“2.6.2 Multi Family Affordable Rental Units. Landowner agrees that three hundred and sixty-five (365) affordable rental units, including one hundred and sixty-two (162) affordable rental units transferred from Parcel W-16 in the West Roseville Specific Plan, and forty-one (41) middle income purchase units transferred from Parcels WB-20 and WB-21, will be reserved within the Property, consisting of one hundred and four (104) units for rental to very low income households and two hundred and sixty-one (261) units for rental to low income households, as follows:

Parcel	Total Units in Parcel	Low Income Rental Units	Very Low Income Units
WB-30	237	169	68
WB-32	128	92	36
TOTAL	365	261	104

e. REVISED SECTION 3.10.2.1. Section 3.10.2.1 of the Development Agreement is revised in its entirety to read as follows:

“3.10.2.1 Detention Basin; Water Quality Outfall Swale. In the event that construction of the most westerly permanent detention basin within Phase 4 of the Westpark portion of the West Roseville Specific Plan has been completed, Phase E of the Project can proceed to develop utilizing excess capacity within that detention basin. In the event that the most westerly permanent detention basin within Phase 4 of the Westpark portion of the West Roseville Specific Plan has not been constructed at the time that Landowner seeks to proceed with development of Phase E of the Project, Landowner shall construct the on-site detention facility located on Parcel WB-80 in order for development of Phase E to proceed. Prior to the development of any property west of Westbrook Boulevard, Landowner shall construct the water quality swale flowing north of Pleasant Grove Boulevard into Parcel WB-80, as identified in the Master Drainage Plan, as amended, for the Project. The final design and land dedication requirements of the water quality facility shall include the hydromodification detention requirements as defined in the amended Master Drainage Plan, and shall be determined based upon the then current City Standards and applicable 404 permits. The construction of the drainage outfall and water quality facility shall include the relocation of the existing outfall structure, and all appropriate fencing, an asphalt utility access road on the east side of the drainage swale, a utility vehicle turnaround, and two (2) concrete utility access ramps to access the bottom of the swale. The construction of the drainage outfall and relocation of the existing outfall structure shall take place at the time when Pleasant Grove Boulevard is improved along the frontage of Parcel WB-3A. To the extent that the access road to the water quality facility has not already been constructed by the adjacent landowner in the West Roseville Specific Plan, Landowner shall construct such access road, to the bottom of the swale, per City Standards, subject to reimbursement from the adjacent landowner in the West Roseville Specific Plan. “

f. REVISED SECTION 3.11.3. Section 3.11.3 of the Development Agreement is revised in its entirety to read as follows:

“3.11.3 SVSP Electric Substation. Pursuant to development agreements in the SVSP, other landowners are required to dedicate to City, grade and provide access to a parcel in the SVSP (designated Parcel FD-61 in the Specific Plan) for an electric substation to serve the SVSP (the “Substation Site”). Under the development agreements between other SVSP landowners and City, such Substation Site must be provided to City prior to issuance of the 500th residential building permit, or combination of building permits, in the SVSP, excluding the Property.

Landowner is allowed 400 residential building permits within the Project (exclusive of the 500 residential building permits allocated to SVSP landowners), or any combination of residential and non-residential permits that the City determines, at its sole discretion, is the equivalent electric capacity of 400 residential building permits, until such time as the substation located in the SVSP is constructed and 12kV underground circuits are extended

to the Property. In the event that, at the time of issuance of the 400th residential building permit (or its equivalent) within the Project, the Substation Site has not been dedicated to the City, constructed, access road provided, and 12kV circuits extended to the Property, or has been dedicated to the City but less than two (2) years from dedication of the Substation Site to City have passed without completion of the substation, Landowner agrees that, in order to obtain an additional 640 residential building permits above the initial 400 residential building permits within the Project referenced in this Section 3.11.3, either the extension of temporary 12kV electrical circuit(s) from the Westplan Substation to serve the initial phase of Phase 4 of the Westpark portion of the West Roseville Specific Plan shall be completed by others, or Landowner may fund the construction of temporary 12kV facilities to serve the Project. Possible temporary facilities may include, but are not limited to, one of the following:

- a. Construction of a new 12kV overhead pole line extending what is commonly referred to as Westplan Substation Circuit 9 from the existing underground stub point on Blue Oaks Boulevard to the Project; or
- b. Construction of a new 12kV overhead circuit extending what is commonly referred to as Westplan Substation Circuit 9 from the existing underground stub point on Blue Oaks Boulevard to the Project underbuilt on the existing 60kV poles if clearances are available. This option would include the necessary URD conduit system to extend the conduits from the existing stub point to the existing 60kV poles; or
- c. Construction of a new 12kV overhead pole line extending what is commonly referred to as Westplan Substation Circuit 8 from the existing underground stub point along Blue Oaks Boulevard to the existing stub point on Westpark Drive. This would include any conduit extension necessary.

The temporary facilities will be used until such time as the Substation Site has been dedicated, constructed, and 12kV facilities extended to the Project from the Substation Site. The funding of the temporary facilities will include the materials and labor to construct the facilities, the removal of the temporary facilities, acquisition of any necessary easements, and mitigation of any wetlands.

Once either the substation has been completed and the 12kV circuits extended to the Property, or the Substation Site has been dedicated to City and two (2) years after such dedication have passed without completion of the substation, City agrees that there will not be any restrictions on issuance of building permits in the Project due to electric capacity, nor shall there be any requirement for temporary facilities such as those indicated in a., b., or c. above to be extended to the Project. In addition, in the event that the Substation Site has been constructed by City, but 12kV circuits have not been extended to the Project from the substation, Landowner shall be required to extend 12kV circuits from the substation to the Project, which may be overhead lines using the existing poles and PUE from the

Substation Site to the Project, until such time as the landowner(s) to the south of the Project install the underground 12kV lines to the southern Project boundary.”

g. REVISED SECTION 3.12.1. Section 3.12.1 of the Development Agreement is revised in its entirety to read as follows:

“3.12.1 Park and Open Space Dedications. Landowner shall dedicate to City a total of 14.6 acres of active neighborhood parkland, and 36.6 acres of open space. The following three parcels, and one open space parcel, shall be dedicated to City as described below and shown in Exhibit “V”:

1. An 8.7-acre, more or less, portion of the Property for the purpose of a public park, shown as Parcel WB-50;
2. A 4.4-acre, more or less, portion of the Property, for the purpose of a public park, shown as Parcel WB-51;
3. A 1.5-acre, more or less, portion of the Property, for the purpose of a public park, shown as Parcel WB-52; and
4. A 36.6-acre, more or less, portion of the Property, for the purposes, of drainage, flood control, bike trails, fuel modification (i.e., fire breaks), and preservation of wetland habitat and open space, shown as Parcel WB-80;

Landowner shall dedicate any park lands and open space Parcels within the Property provided that the Large Lot Final Map creating a separate parcel for the subject site has been recorded. City shall accept such dedication of any park lands and open space Parcels at the time when all infrastructure improvements (e.g., curb and gutter, roadway, utilities, utility stubs, bike trail grading, open space perimeter fencing, as may be required by the 404 Permit, etc.) adjacent to the parcels, i.e., frontage along the parcel, are substantially complete. Dedication of Preserve parcels shall be in accordance with Section 3.12.11.1 and the City’s Open Space Preserve Overarching Management Plan. In the event the Landowner uses any of the above mentioned parcels for temporary construction activity or staging (e.g., detention basins, rock crushing operations, dirt/debris stockpiling, etc.), the Landowner shall, prior to acceptance by City, restore the site to a like condition to what existed prior to such temporary construction or staging activity.”

h. REVISED SECTION 3.12.3. Section 3.12.3 of the Development Agreement is revised in its entirety to read as follows:

“3.12.3 Neighborhood Park Fee. In accordance with the park financing plan for the Property, Landowner shall pay a neighborhood park fee (the “Neighborhood Park Fee”), upon the issuance of each residential building permit within the Property, to fund neighborhood park construction. Such Neighborhood Park Fee shall be \$1,848 per Low Density Residential unit, \$1,307 per Low Density Residential-Active Adult unit, \$1,579 per Medium Density Residential unit, and \$1,309 per High Density Residential unit (but

excluding carriage units, which shall not pay neighborhood park fees), subject to annual adjustment, on July 1, based on the percentage change in the CCI (Construction Cost Index). All such Neighborhood Park Fees shall be deposited into the applicable neighborhood park fee fund.

The Neighborhood Park Fee, as calculated herein, is figured on 100% of the total dwelling units proposed to be entitled in the Property for construction of Neighborhood Parks within the Property. City may conduct an annual re-assessment of Park fees for the Property subject to this Agreement and adjust the fee upward if underutilization of entitled dwelling units for the Property subject to this Agreement exceeds 10%. In the event of a rezoning of any parcel(s) in the Property that creates a park funding shortfall, City shall require supplemental neighborhood and City-Wide park fees to fund such shortfall from the rezoned parcel(s).

At the end of development phases E, F and G (if Phase G precedes Phase F), City shall review development progress of Neighborhood Parks to determine if development is on target as it relates to collection of park fees by phase or sub-phase. City shall review the development phase with overall neighborhood park development and any impacts, particularly if subsequent phases will need to utilize funding previously collected for development. At the completion of all residential and neighborhood park development, and according to the park financing plan for the Project, if there are any remainder fees, City shall, within thirty (30) days of filing a notice of completion of the last neighborhood park for the Project, refund to Landowner a pro-rata share of any remainder fees.”

i. REVISED SECTION 3.12.4. Section 3.12.4 of the Development Agreement is revised in its entirety to read as follows:

“3.12.4 City-Wide Park Fee. Pursuant to Section 3.17.1.2(i) below, the City-Wide Park Fee set forth in this Section 3.12.4 shall be paid by Landowner through bond proceeds from future Community Facilities District bond sale(s) rather than paid at building permit. The City-Wide Park Fee shall fund the construction of City-Wide park facilities within the Specific Plan. As funded by future bond proceeds, the City-Wide Park Fee, as described in Section 3.12.5 below, including a \$595 per unit credit, shall be \$1,538 per Low Density Residential unit, \$1,070 per Low Density Residential-Active Adult unit, \$1,314 per Medium Density Residential unit, and \$1,090 per High Density Residential unit (but excluding carriage units, which shall not pay City-Wide Park Fees), subject to annual adjustment, on July 1, based on the percentage change in the CCI. City-Wide park fees paid by Landowner through CFD bond proceeds shall be applied to the construction of improvements to SVSP Parcel KT-50.”

j. REVISED SECTION 3.12.5. Section 3.12.5 of the Development Agreement is revised in its entirety to read as follows:

“3.12.5 City-Wide Park In-Lieu Fee. In accordance with the park financing plan for the Property, Landowner shall pay a city-wide park in-lieu fee (the “City-Wide Park In-Lieu Fee”), upon issuance of each residential building permit within the Project, to fund improvements to SVSP Parcel KT-50 or other city-wide parks within the City. Such City-

Wide Park In-Lieu Fee shall be \$1,206 per Low Density Residential unit, \$838 per Low Density Residential-Active Adult unit, \$1,030 per Medium Density Residential unit, and \$854 per High Density Residential unit (but excluding carriage units, which shall not pay City-Wide Park In-Lieu fees), subject to annual adjustment, on July 1, based on the percentage change in the CCI.”

- k. REVISED SECTION 3.12.6. Section 3.12.6 of the Development Agreement is revised in its entirety to read as follows:

“3.12.6 Open Space In-Lieu Fee. Landowner is dedicating 36.6 acres of open space, as provided in Section 3.12.11 below, to be credited by City at a 1:5 ratio towards Landowner’s open space dedication requirement for the Project, leaving an open space dedication obligation of 8.2 acres for the Project. Based on a current appraisal valuation of \$135,000 per acre, Landowner, in accordance with the park financing plan for the Property, shall pay an open space in-lieu fee (the “Open Space In-Lieu Fee”), upon issuance of each residential building permit within the Project, of \$128 per Low Density Residential unit, \$65 per Low Density Residential-Active Adult unit, \$109 per Medium Density Residential unit, and \$90 per High Density Residential unit (but excluding carriage units, which shall not pay Open Space In-Lieu fees), subject to annual adjustment, on July 1, based on the percentage change in the CCI.”

- l. REVISED SECTION 3.12.8. Subsection 3.12.8 of the Development Agreement is revised in its entirety to read as follows:

“3.12.8 Bike Trail Fee. Upon the issuance of each residential building permit within the Project, Landowner shall pay a bike trail fee to fund Class 1 bike trail construction within the Property. Such bike trail fee shall be \$57 per Low Density Residential unit, \$51 per Low Density Residential-Active Adult unit, \$49 per Medium Density Residential unit, and \$40 per High Density Residential unit (but excluding carriage units, which shall not pay bike trail fees), subject to annual adjustment, on July 1, based on the percentage change in the CCI.

The bike trail fee, as set forth herein, is calculated based on 100% of the total dwelling units entitled in the Project for construction of the bike trails within the Project. City may conduct an annual re-assessment of bike trail fees for the Property subject to this Agreement and adjust the fee upward if underutilization of entitled units for the Property subject to this Agreement exceeds 10%.

At the request of the City and provided that sufficient funds are available, Landowner shall construct, consistent with City standards, segments of bike trails as provided by Section 3.12.9. Landowner shall be entitled to reimbursement by City from the bike trail fee, for the actual cost of constructing the bike trail segments, but not to exceed the costs specified in the Parks Financing Plan, as more fully set forth in Section 4.2 below.”

- m. REVISED SECTION 3.17.1.2(i). Subsection 3.17.1.2(i) of the Development Agreement is revised in its entirety to read as follows:

“(i) For Phase E of the Project only, bond proceeds from bond sales commencing in the year 31 timeframe shall include an amount no greater than \$5,600 per residential unit, adjusted as the SPRTA Tier II Traffic Fee may be subsequently adjusted, consisting of a portion or all of the following fees set forth in this Agreement or otherwise provided in the Roseville Municipal Code that would normally be paid at the time of issuance of building permits for low, medium, and high density residential dwelling units:

- (1) City-Wide Park Fee (Section 3.12.4);
- (2) City Public Facilities Fee (Roseville Municipal Code Chapter 4.52);
- (3) Public Benefit Fee (Section 3.14.3).

City reserves the discretion to determine which portions (amount) of each of the fees described in above subsections (1), (2), and (3) may be deferred to the bond sale for Phase E of the Project. Notwithstanding any provision in this Agreement to the contrary, any amount exceeding \$5,600, adjusted as the SPRTA Tier II Traffic Fee may be subsequently adjusted (or exceeding such actual lesser amounts for MDR or HDR units determined by City), per residential unit shall be due and payable to City upon issuance of a building permit commencing with the first applicable building permit for the Project. Notwithstanding any other provision in this Agreement to the contrary, if any of the fees described in above subsections (1), (2), and (3) are required by City for non-residential development then such fees shall be collected upon issuance of building permit commencing with the first applicable building permit.

Should SPRTA approve any portion or all of the Tier II Traffic Fee for Phase E being likewise deferred to payment from bond sale proceeds commencing in the year 31 timeframe, then such amount per residential unit deferred for the Tier II Traffic Fee shall reduce dollar-for-dollar the above-referenced per residential unit fees otherwise deferred to future bond sale proceeds as provided for in this Section 3.17.1.2(i). If SPRTA Tier II traffic fees cannot be so deferred to payment from bond sale proceeds commencing in the year 31 timeframe for Phase E of the Project, City shall within the rate and method for Project CFD(s) for Phase E of the Project provided for in Section 3.17 accommodate total additional pay-as-

you-go revenue up to \$500 per residential unit for City-Wide park improvements from pay-as-you-go financing over a period starting in year 10 of the Project CFD(s) for Phase E of the Project, up to \$100 per residential unit per year for 5 years, provided, however, that City constructs City-Wide park improvements in either the SVSP or WRSP within twenty-four (24) months of commencement of collection of such additional pay-as-you-go revenues. In the event that City does collect such additional pay-as-you-go revenues, and proceeds forward to construct such improvements, the City Public Facilities Fee referenced herein to be deferred to payment from bond sale proceeds commencing in the year 31 timeframe shall be reduced by \$500 per unit to account for the additional pay-as-you-go revenues required by City.

For Phases F and G of the Project, the only fee deferral eligible to be paid with bond proceeds from future bond sales commencing in the year 31 timeframe shall be, should SPRTA approve such deferral, up to fifty percent (50%) of the SPRTA Tier II Traffic Fee that would otherwise be paid at the time of issuance of building permits for low, medium, and high density residential dwelling units, and there shall be no fee deferral of any City fees for such residential dwelling units in Phases F and G of the Project to bond proceeds from bond sales commencing in the year 31 timeframe.

Should the Project CFD(s) including the Property not be formed at the time that any particular building permit is issued within a large lot map parcel on the Property, or any property owner in the Project desires to pay such fees in this Section 3.17.1.1(i) rather than defer payment to such future CFD bond proceeds, the fees set forth in this Section 3.17.1.2(i) for such building permit(s) shall not be eligible to be paid in such CFD bond proceeds but, notwithstanding any provision in this Agreement to the contrary, shall be paid at the time of issuance of such building permit(s). Upon formation of the Project CFD(s) including the Property, the fees set forth in this Section 3.17.1.2(i) for unbuilt residential units shall be paid from bond proceeds in such bond sales commencing in the year 31 timeframe, unless a Project property owner desires to pay such fees at the time of issuance of building permit(s)."

- n. REVISED SECTION 3.25.B. Section 3.25.B of the Development Agreement is revised in its entirety to read as follows:

"B. Landowner acknowledges that WRSP developer(s) have paid for the costs of certain planning and environmental efforts that may have incidentally benefited Landowner. Such efforts are comprised of the following: the Municipal Services Review associated with the sphere of influence expansion and the portion of the costs of the WRSP

EIR allocated to the sphere of influence expansion approved as part of the WRSP. City has determined that Landowner's share of such planning and environmental review costs totals \$151,925. Landowner shall pay, large lot by large lot, its pro-rata share of such planning and environmental review costs sought to be reimbursed by the WRSP based on the acreage in a particular large lot owned by Landowner compared to the total acreage within the WRSP and the Remainder Area, as defined in the WRSP, including the Annexation Area defined herein, as the denominator. Each such payment, large lot by large lot, shall be due and payable prior to the recordation of the first final small lot subdivision map for a particular large lot of Landowner's Property in the case of low density and medium density residential projects, or issuance of the first building permit for high density residential or non-residential projects. Reimbursements shall be paid directly to the WRSP developers."

o. REVISED EXHIBITS. The following exhibits attached to the Development Agreement are proposed to be deleted and replaced by new exhibits attached to this First Amendment as follows:

Exhibit C	-----	Annexation Area & Plan Area
Exhibit E	-----	Land Use Plan
Exhibit F	-----	Affordable Housing Sites
Exhibit G	-----	Phasing Plan
Exhibit H	-----	Road Improvements
Exhibit I	-----	Traffic Signals
Exhibit J	-----	Sewer Facilities
Exhibit K-1	-----	Wastewater Facilities for Reimbursement
Exhibit L	-----	Groundwater Well
Exhibit M	-----	Water Conservation Plan
Exhibit N	-----	Water Facilities
Exhibit O-1	-----	Water Facilities for Reimbursement Between Sierra Vista, Landowner and Urban Reserve
Exhibit O-2	-----	Water Facilities for Reimbursement Between Sierra Vista, Urban Reserve, Landowner and Placer County Projects
Exhibit P	-----	Recycled Water Facilities
Exhibit Q	-----	Recycled Water Facilities for Reimbursement
Exhibit R	-----	Storm Drainage Facilities
Exhibit S	-----	Post Development 100 Year Floodplain
Exhibit T	-----	Electric Utility Improvements
Exhibit U	-----	60kV Easement Area
Exhibit V	-----	Parks and Open Space
Exhibit W	-----	Parks Financing Plan
Exhibit X	-----	Bikeway Master Plan
Exhibit Y	-----	Open Space Preserve Areas
Exhibit AA	-----	DUE Allocation to Specific Plan Parcels for WRSP Reimbursements

2. CONSISTENCY WITH GENERAL PLAN. The City Council has found and determined that this First Amendment of the Development Agreement is consistent with the General Plan and the Sierra Vista Specific Plan.

3. AMENDMENT. This First 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 AGREEMENT. This First Amendment is executed in two duplicate originals, each of which is deemed to be an original.

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, as 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 _____, 2016.

CITY OF ROSEVILLE,
a municipal corporation

WESTPARK S.V. 400, LLC,
a California limited liability company

By: _____
Rob Jensen
City Manager

By: _____
Jeff Jones
Manager

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

Westbrook SPA

Redline Change Pages
for
Sierra Vista Specific Plan

Public Hearing Draft
March 4, 2016

1.2 Project Objectives

The ultimate development pattern and urban framework for the SVSP are guided by the following objectives:

- ❑ **Complete Comprehensive Planning for the SVSP Area:** Formulate a specific plan and related land use planning documents and regulatory approvals for the SVSP as a means of expanding the City in an orderly manner, and that accommodates Roseville's share of future regional population growth, that is compatible with surrounding land uses, that complements the pattern and intensity of existing development in the City, and that provides new benefits to the City.
- ❑ **Mix of Land Uses:** Provide for a mix of land uses within the SVSP to create a balanced community with 8,679 residential units on approximately ~~1,133~~ ~~2,075~~ acres; ~~241~~ ~~259~~ acres of commercial, commercial mixed-use, and business professional uses; ~~494~~ ~~495~~ acres of parks and open space, and supporting public/quasi-public uses; and 40 acres of urban reserve.
- ❑ **Existing Policies:** Satisfy the City policies, regulations and expectations as defined in the General Plan, City/Placer County Memorandum of Understanding (MOU), City/USFWS MOU, Growth Management Visioning Committee recommendations, Council Edge Policy, Zoning Ordinance, Improvement Standards, and other applicable plans, documents, and programs adopted by the City.
- ❑ **Blueprint Consistency:** Provide for development that meets the City's nine identified Blueprint implementation strategies to achieve the Blueprint Principles adopted by the City Council in June 2005. Achieve project design characteristics that are reflective of the general policy direction embodied in the City's adopted General Plan and Blueprint implementation strategies, including connectivity between neighborhoods commercial uses, and schools and parks. By focusing development on lands adjacent to existing urban areas and infrastructure, the Blueprint strives to reduce the pressure to urbanize other agricultural or habitat lands within the greater Sacramento region, and thereby minimize long-term environmental impacts within the region.
- ❑ **Commercial/Employment Center:** Provide for retail/commercial and office opportunities along key sub-regional transportation corridors such as Baseline Road and Santucci Blvd.
- ❑ **Jobs/Housing Balance:** Strive for a land use mix and pattern of development that provides linkages between jobs and employment uses, will provide a reasonable jobs/housing balance, and will maintain the fiscal viability of the City.
- ❑ **Housing Opportunities:** Plan for approximately 8,679 residential units to provide housing choices in varying densities that respond to all market segments, including opportunities for rental units and affordable housing consistent with the City's General Plan.

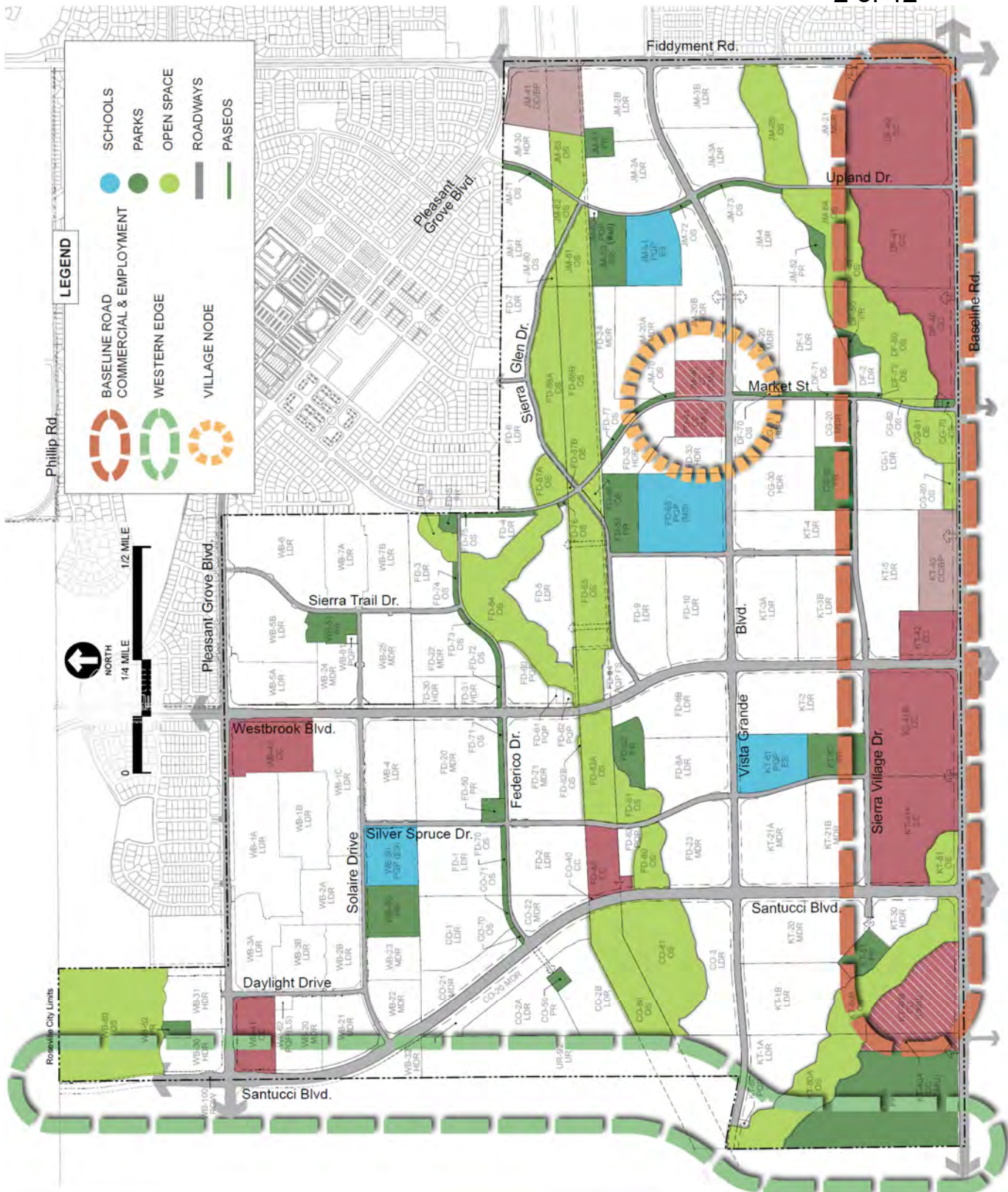


Figure 3-1: Community Form Elements **UPDATED EXHIBIT**

E. Parks and Open Space



A comprehensive system of parks and open space are planned within the Sierra Vista community. Approximately ~~423~~ 424 acres (20%) of the Plan Area are provided for these features, which together create another community-defining element that supports Roseville's long-standing heritage as a City with high-quality parks. Several park types are provided, each designed to meet different needs of community residents. Large neighborhood parks are sited throughout the community adjacent to elementary and middle schools, maximizing joint-use opportunities for outdoor recreation facilities. Small neighborhood parks are provided in greater frequency throughout the community, generally sited in a manner to ensure that a park anchors many residential neighborhoods. Schools in the Plan Area are adjacent to park sites and are linked to one another through a combination of paseos and open space corridors. Within paseos and open space areas, over 15 miles of street-separated pathways are provided for both bicyclists and pedestrians, which provide connections between the residential neighborhoods and the community's public spaces. Several natural features in the Plan Area will be preserved as open space, including the Curry Creek corridor and intermittent drainages within, and adjacent to, the Western Area Power Authority (WAPA) corridor. These open space areas provide opportunities for locating Class I bike paths that further strengthen the community-wide linkages between parks, schools, and residential neighborhoods.



Table 4-1: Plan Area Land Use Summary

Land Use Designation		Applied Zoning Districts	Acres	% of Total Acres	Units	% of Total Units
Residential Neighborhoods						
LDR	Low Density Residential	RS/DS	<u>622.7</u> 670.54	<u>30.0%</u> 32.30%	<u>3,004</u> 3,236	<u>34.6%</u> 37.20%
<u>LDR</u>	<u>LDR – Age Restricted</u>	<u>RS/DS</u>	<u>91.6</u>	<u>4.4%</u>	<u>493</u>	<u>5.7%</u>
MDR	Medium Density Residential	RS/DS	<u>326.2</u> 349.26	<u>15.7%</u> 16.83%	<u>2,657</u> 2,849	<u>30.6%</u> 32.83%
HDR	High Density Residential	R3	<u>92.0</u> 95.36	<u>4.4%</u> 4.59%	<u>2,270</u> 2,339	<u>26.2%</u> 26.95%
Sub-totals			<u>1,132.5</u> 1,115.16	<u>54.5%</u> 53.73%	8,424	<u>97.1%</u> 97.06%
Commercial and Employment						
CC	Community Commercial (Commercial Mixed Use)	CMU/SA	<u>35.0</u> 41.18	<u>1.7%</u> 1.98%	255	2.94%
CC/BP	Community Commercial/ Business Professional (Mixed Use)	CC/SA	27.39	1.32%	--	--
CC	Community Commercial	CC & GC	<u>178.2</u> 190.23	<u>8.6%</u> 9.16%	--	--
Sub-totals			<u>240.6</u> 258.80	<u>11.6%</u> 12.47%	255	2.94%
Open Space/Public						
P/QP	Public/Quasi-Public	P/QP	71.72	3.45%	--	--
PR	Parks & Recreation	PR	<u>105.4</u> 106.33	<u>5.1%</u> 5.12%	--	--
OS	Open Space	OS	303.27	14.61%	--	--
OS	Paseo (60'-wide)	OS	13.96	0.67%	--	--
UR	Urban Reserve	UR	40.08	1.93%	--	--
Sub-totals			<u>534.5</u> 535.36	<u>25.8%</u> 25.78%	--	--
Right of Way/ Landscape Corridor			<u>168.1</u> 166.35	<u>8.1%</u> 8.01%	--	--
TOTAL			<u>2075.7</u> 2,080.86 ac	100%	8,679 du	100%

Note: See Table 7-4 for net Paseo total acres

Last Updated: December 10, 2014

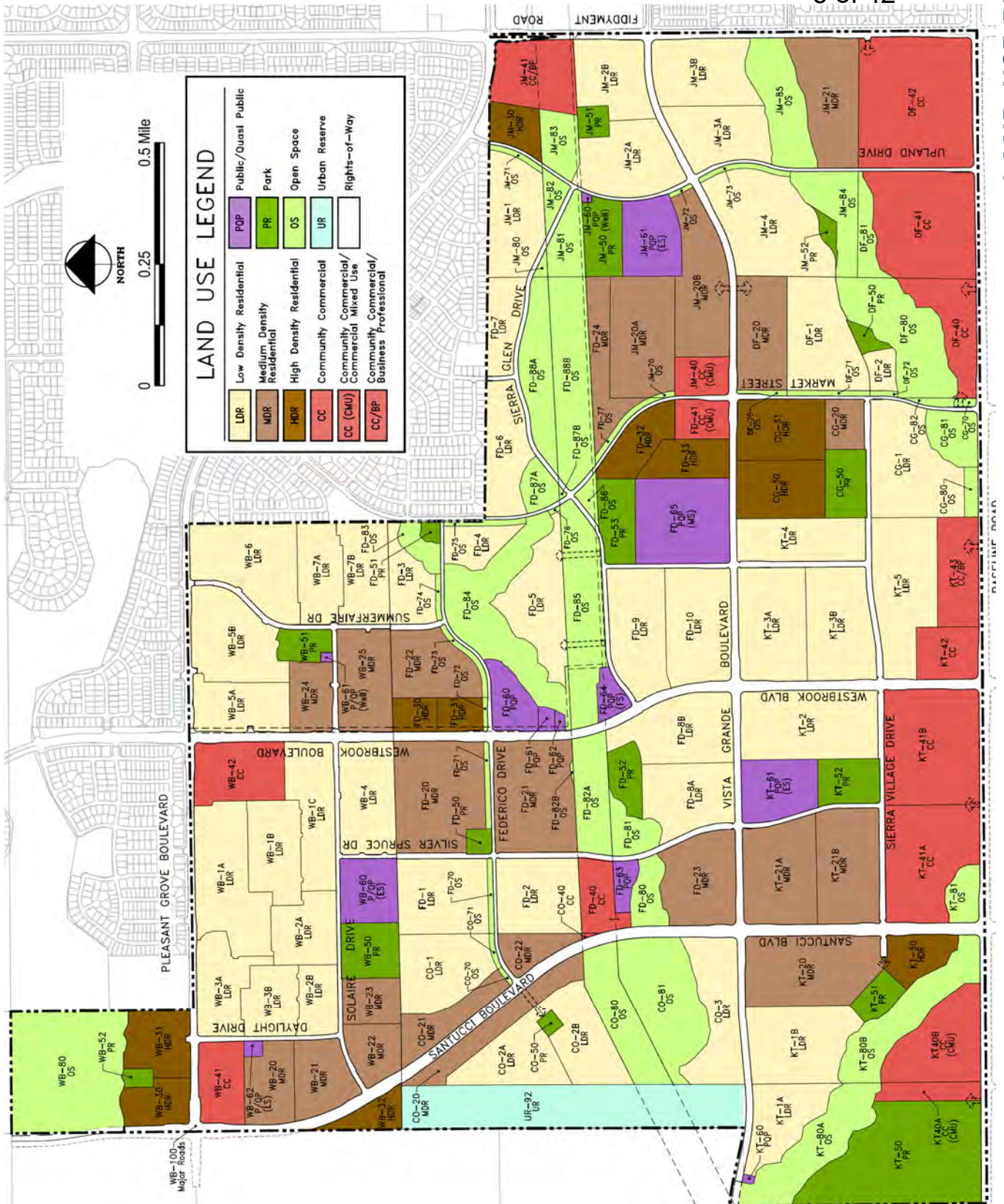


Figure 4-1: Land Use Map **UPDATED EXHIBIT**

PC Exhibit F
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Table 4-2: Land Use, Zoning, & Acreage by Parcel (cont.)

PARCEL	GENERAL PLAN LAND USE (Specific Plan Land Use)	ZONING	ACRES	ALLOCATED UNITS	FINALED UNITS	AVAILABLE UNITS	DENSITY
UR-92	Urban Reserve	UR	40.08				
Sub-totals (Urban Reserve)			40.08	0	0	0	
WB-1A	LDR (Residential – Age-Restricted)	RS/DS	<u>22.5</u> 20.03	<u>87</u> 96	0	0	<u>4.0</u> 5.0
WB-1B	LDR (Residential – Age-Restricted)	RS/DS	<u>14.2</u>	<u>87</u>	<u>0</u>	<u>0</u>	<u>6.0</u>
WB-1C	LDR (Residential – Age-Restricted)	RS/DS	<u>14.8</u>	<u>85</u>	<u>0</u>	<u>0</u>	<u>6.0</u>
WB-2A	LDR (Residential – Age-Restricted)	RS/DS	<u>11.4</u> 19.72	<u>66</u> 95	0	0	<u>6.0</u> 5.0
WB-2B	LDR (Residential – Age-Restricted)	RS/DS	<u>6.9</u>	<u>35</u>	<u>0</u>	<u>0</u>	<u>5.0</u>
WB-3A	LDR (Residential – Age-Restricted)	RS/DS	<u>11.6</u> 14.10	<u>66</u> 71	0	0	<u>6.0</u> 5.0
WB-3B	LDR (Residential – Age-Restricted)	RS/DS	<u>10.2</u>	<u>67</u>	<u>0</u>	<u>0</u>	<u>7.0</u>
WB-4	LDR (Residential)	RS/DS	<u>16.0</u> 11.67	<u>89</u> 59	0	0	<u>6.0</u> 5.0
WB-5	LDR (Residential)	RS/DS	<u>30.5</u> 32.63	<u>157</u> 150	0	0	5.0
WB-6	LDR (Residential)	RS/DS	<u>21.6</u> 31.67	<u>103</u> 155	0	0	5.0
WB-7	LDR (Residential)	RS/DS	<u>25.1</u> 15.76	<u>134</u> 79	0	0	5.0
WB-20	MDR (Residential)	RS/DS	<u>10.0</u> 21.74	<u>80</u> 162	0	0	8.0
WB-21	MDR (Residential)	RS/DS	<u>10.0</u> 8.66	<u>80</u> 65	0	0	8.0
WB-22	MDR (Residential)	RS/DS	<u>7.4</u> 13.11	<u>61</u> 104	0	0	8.0
WB-23	MDR (Residential)	RS/DS	<u>7.2</u> 16.85	<u>59</u> 130	0	0	8.0
WB-24	MDR (Residential)	RS/DS	<u>7.5</u> 8.34	<u>53</u> 60	0	0	<u>7.0</u> 8.0
WB-25	MDR (Residential)	RS/DS	<u>14.3</u> 14.91	<u>100</u> 114	0	0	<u>7.0</u> 8.0
WB-30	HDR (Residential)	R3	<u>7.9</u> 4.79	<u>100</u> 120	0	0	<u>30.0</u> 25.0
WB-31	HDR (Residential)	R3	<u>11.1</u> 8.16	<u>255</u> 207	0	0	<u>29.0*</u> 25.0
WB-32	HDR (Residential)	R3	<u>5.1</u> 8.00	<u>128</u> 200	0	0	25.0
WB-33	HDR (Residential)	R3	<u>6.53</u>	<u>162</u>	<u>0</u>	<u>0</u>	<u>25.0</u>
WB-40	Commercial Mixed Use	CMU/SA	<u>6.17</u>				
WB-41	CC (Commercial)	CC	<u>10.0</u> 19.30				
WB-42	CC (Commercial)	CC	<u>14.5</u> 12.86				
WB-43	CC (Commercial)	CC	<u>4.35</u>				
WB-50	PR (Park)	PR	<u>8.7</u> 9.60				
WB-51	PR (Park)	PR	<u>4.40</u>				
WB-52	PR (Park)	PR	<u>1.53</u>				
WB-60	Public/Quasi-Public (Elementary School)	P/QP	10.00				
WB-61	Public/Quasi-Public (Well)	P/QP	0.30				
WB-62	Public/Quasi-Public (Lift Station)	P/QP	0.80				
WB-80	OS (Open Space)	OS	<u>36.658</u>				
Sub-totals (Westbrook)			<u>352.1</u> <u>362.56</u>	2,029	0	0	
ROW	Right of Way/Landscape Corridors		<u>168.1</u> <u>166.35</u>				
Sub-totals (ROW)			<u>168.1</u> <u>166.35</u>	0	0	0	
Total			<u>2,075.7</u> <u>2,090.86</u>	8,679	0	0	

Updated December 10, 2014

Community Commercial (CC) – Mixed Use

FAR & Density:	Commercial/Office: Up to 3.0 FAR Residential: 13.0 dwelling units per acre and higher
Applied Zoning Districts:	CMU/SA – Commercial Mixed Use/Special Area overlay
Description:	Sites with a Community Commercial (CC) – Mixed Use designation are intended to develop as mixed-use centers that allow for a combination of commercial, office, and residential uses. To foster this type of development pattern, these sites have a Commercial Mixed Use (CMU) zoning district, which is combined with a Special Area (SA) overlay. These sites are intended to promote a variety of commercial use types and the flexible citing of other uses that are typically considered to be compatible with commercial development. The permitted uses on these parcels could be mixed in either a horizontal or vertical manner. This means that a commercial/office component could be co-located on the same site with a residential component, or that a commercial/office component could be located on the ground floor of a multi-story residential component. This allows flexibility for future market conditions while maintaining sites for local neighborhood services. At full buildout of the Plan Area, these CMU parcels can accommodate approximately 366,000 473,000 sq. ft. of commercial/office uses (assuming FAR of 0.4 for the portion of each site assumed to be non-residential) and 255 residential units. For most CMU parcels, the development allocation is assumed to be 60% commercial/office and 40% high-density residential. However, for parcel WB 40 the development allocation is assumed to be 100% commercial/office, with any residential allocation transferred from other parcels per the SVSP's unit transfer provisions, up to a maximum allocation of 65 units. While the intent is that each CMU site develops with a mixture of uses, it could develop solely as a commercial use, or with a different mixture of commercial/residential uses, provided some non-residential use is provided. Therefore, the final development plan for each site may ultimately deviate from the square footage/ dwelling unit assumptions listed in Table 4-2. See Figure B-23 for an illustrative concept plan.
Permitted Uses & Development Standards	As specified in the City of Roseville Zoning Ordinance.

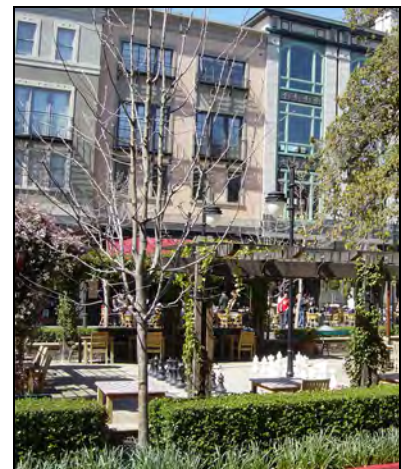


Table 5-2: Affordable Housing Goal

Income Category	Units Required to Meet Goal
40% Very-Low-Income	347 du
40% Low-Income	347 du
20% Middle-Income	174 du
Total Affordable Housing Need	868 du (10% of 8,679 du)

Allocation of Affordable Housing Goal

The affordable housing units within the SVSP have been allocated to specific MDR and HDR parcels as identified in Table 5-3, with designated parcels reflected on Figure 5-1. The intent is to distribute affordable units throughout the Plan Area. In addition, through implementation of the Affordable Housing Plan, the City should work with property owners to define alternative solutions, such as carriage units or granny flats in LDR and MDR areas, which also meet the intent of the Program.

Table 5-3: Affordable Housing Allocation

Parcel	Land Use	Total Units in Parcel	Total Affordable Allocation	Very Low Income Rental	Low Income Rental	Middle ² Income Purchase
CG-20	MDR	44	20			20
CO-20	MDR	84	34			34
DF-20¹	MDR	113	23	9	9	5
KT-20	MDR	202	31			31
WB-20	MDR	162	29			29
WB-21	MDR	65	12			12
CG-31	HDR	420	80	40	40	
FD-30	HDR	86	86	43	43	
FD-31	HDR	86	86	43	43	
FD-32	HDR	178	43			43
KT-30	HDR	150	124	62	62	
JM-30	HDR	138	138	69	69	
WB-30	HDR	237	237³	68	169³	
WB-32 33	HDR	128 162	128³ 162	92 81	36³ 81	
Total			1,030³ 868	426 347	471³ 347	133 174

1 Carriage units are intended to fulfill the very-low and low income obligation

2 Middle-income purchase unit obligations may also be fulfilled via additional low-income rental units. 41 middle-income units were converted to low-income units via the Westbrook SPA approved in 2016.

3. Includes 162 units transferred to Westbrook from WRSP Parcel W-16.

NOTE: SVSP Section 5.4 allows for the transfer of affordable units. Check with the Housing Division to confirm current affordable housing obligations.

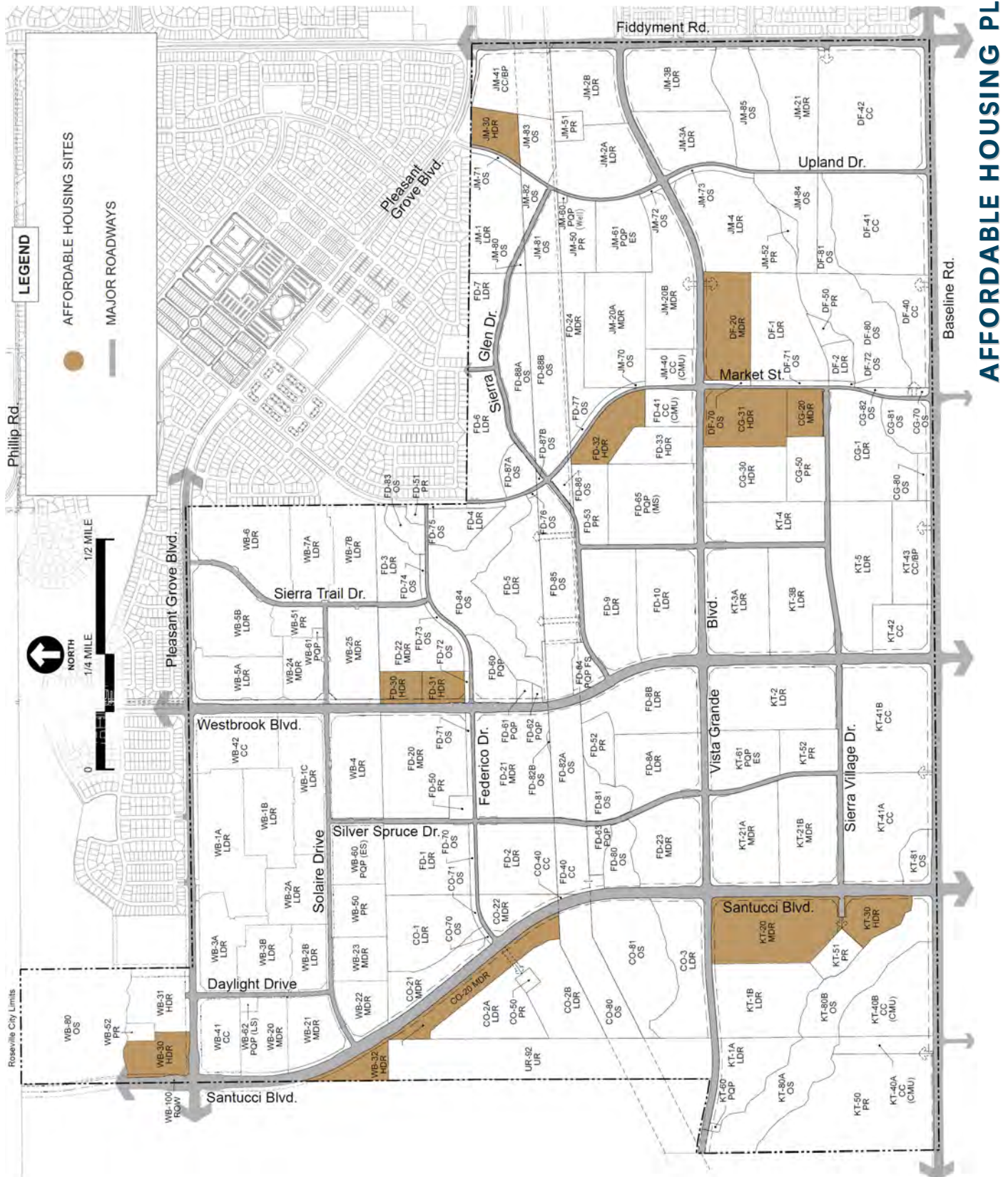


Table 6-1: Roadway Summary

Roadway Type/Name	Roadway		Landscape Corridor		Landscape Median	Parking	Fig. #
	Reserved Lane Capacity	Right of Way	Adjacent to LDR & MDR ¹	Adjacent to Other Uses ²			
Arterial Roadways ³							
Santucci Boulevard ⁴	8	122'	40'	40'	14'	None	6-2
Baseline Road ⁴	6	100'	50'	50'	14'	None	6-3
Fiddymment Rd. & Westbrook Blvd.	6	100'	35'	50'	14'	None	6-4
Vista Grande Boulevard & Pleasant Grove Boulevard	4	76'	35'	50'	14'	None	6-5
Collector Roadways ³							
Collector	2	34'	30/60'	30/60'	None	None	6-7
Modified Collector w/ Parking	2	44'	20/50'	20/50'	None	one side	6-8
Local Roadways							
Primary Residential (attached walk)	2	46' ⁷	n/a	n/a	n/a	on street	6-9
Primary Residential (detached walk) ⁶	2	58' ⁷	n/a	n/a	n/a	on street	6-10
Modified Residential w/ Paseo	2	63'	n/a	n/a	n/a	on-street	6-11
Minor Residential (attached walk)	2	42'	n/a	n/a	n/a	on street	6-12
Minor Residential (detached walk)	2	54'	n/a	n/a	n/a	on street	6-13
Wide Alley (no parking) ⁸	2	22'	n/a	n/a	n/a	None	6-14
Wide Alley (parking permitted) ⁸	2	22'	n/a	n/a	n/a	on apron	6-15
Narrow Alley (with curb & gutter) ⁸	1	16'	n/a	n/a	n/a	on apron	6-16
Narrow Alley (without curb & gutter) ⁸	1	16'	n/a	n/a	n/a	on apron	6-17

1. Landscape corridors adjacent to LDR and MDR along arterial and collector roadways will be incorporated within the ROW.
2. Landscape corridors will not be constructed adjacent to parks. Adjacent to open space, a PUE/LSE is provided (width varies depending on roadway type) with post and cable fencing constructed 3' from back of walk. At culvert crossings, sidewalk is monolithic.
3. Ancillary right-turn lanes, bus turn-out's, and standard tapers are permitted reductions to the landscape corridors (PUE/LSE) or paseos. See Figure 6-18.
4. A center median, 8-feet in width, is required as a pedestrian refuge at all Santucci Blvd. intersections and those Baseline intersections that have triple left's. A 6-foot reduction in overall landscaping adjacent to these areas is allowed (in no case shall landscaping width be less than 25-feet).
5. Rolled curb and gutter is permitted with detached walks where residential units' driveways access the street.
6. BOC to BOC width may be reduced from 38' to 34' where adjacent to open space and no on-street parking is provided. The design of ~~Mountain Glen Solaire~~ Dr., between Santucci Blvd. and ~~La Sierra Daylight~~ Dr., has a BOC to BOC width of 38-feet (to match the primary residential roadway width), with a 25'-wide landscape corridor on the north side and no landscape corridor on the south side (landscape setback provided on adjacent HDR parcel). Additional pavement width will accommodate dedicated left, through and right turn lanes at the intersection of Santucci Blvd.
7. Alleys are publicly-maintained.

Figure 6-1: Roadway System **UPDATED EXHIBIT**

Figure 6-6: Arterial Roadway Traffic Signals and Median Breaks **UPDATED EXHIBIT**

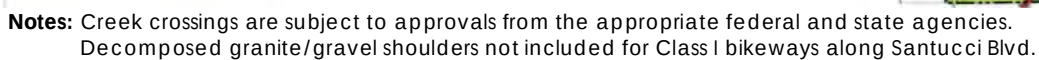
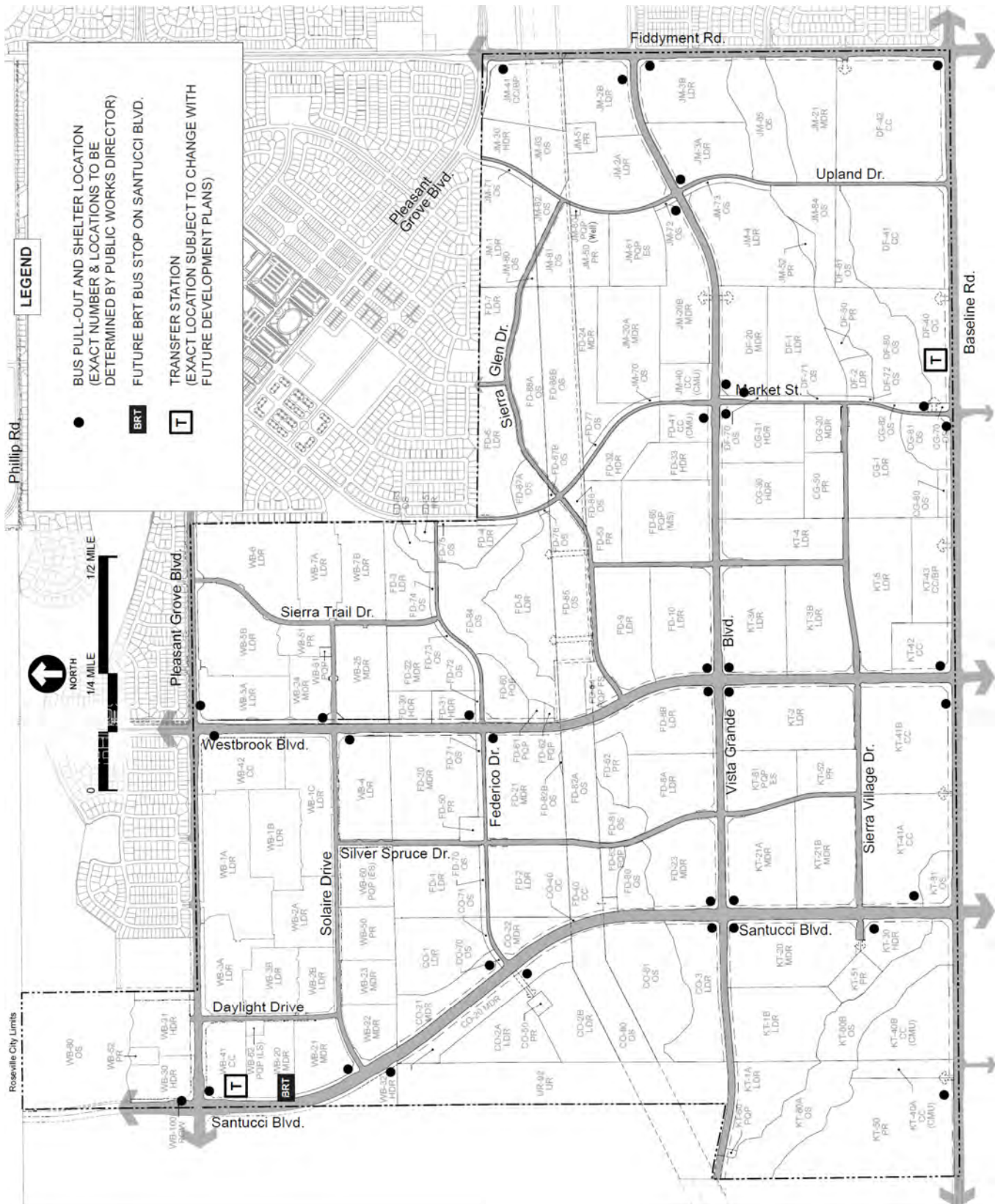


Figure 6-21: Class I and II Bikeways **UPDATED EXHIBIT**

Figure 6-24: Bus Pull-Out and Shelter Locations **UPDATED EXHIBIT**

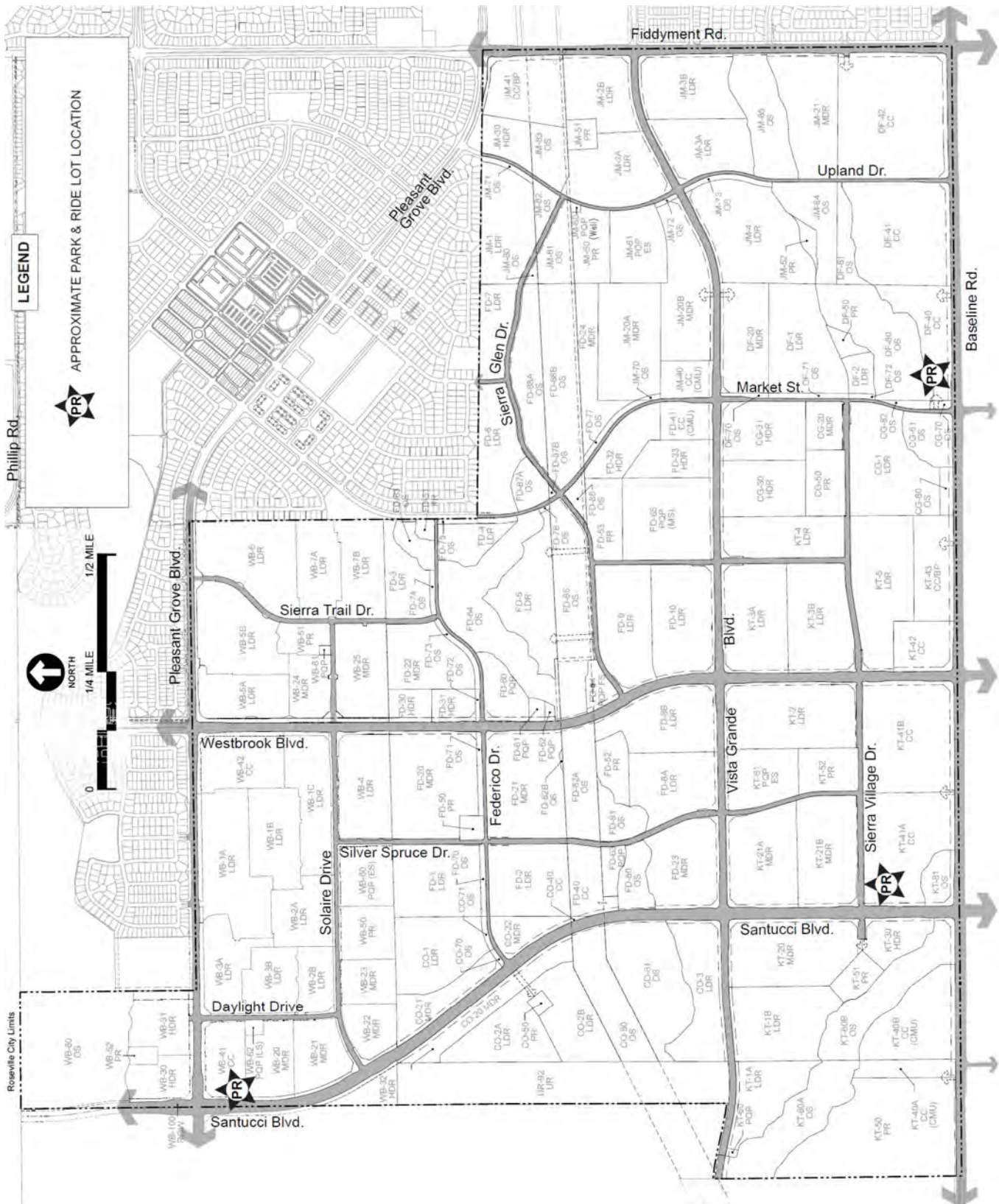


Figure 6-25: Park & Ride Facilities **UPDATED EXHIBIT**



A. Parks and Open Space Requirements

Sierra Vista's parks and recreational facilities and open space areas comply with the policies and requirements of the City's General Plan Parks and Recreation Element. For new development areas, the General Plan requires that nine acres of parkland be provided for every 1,000 residents. This requirement is satisfied through three land-dedication components: 3 acres each of citywide park, neighborhood park, and open space.

The 8,679 dwelling units in the Plan Area generate an estimated population of ~~21,749~~ ~~22,045~~ residents based on a blended average for household size ~~of ranging between~~ 2.54 and 2.61 residents for LDR, MDR, and HDR households, and 1.8 residents for age-restricted households. With this estimated population, the City's provision of nine acres per 1,000 residents requires a total of 195.6 ~~198.3~~ credited acres of parkland in the Plan Area. The City's General Plan park dedication requirements are summarized below in Table 7-2.

Table 7-2: General Plan Park Dedication Requirements

	General Plan Standard	Credited Acreage Required
Citywide Park	3 acres per 1,000 residents	<u>65.2</u> 66.1 acres
Neighborhood Park	3 acres per 1,000 residents	<u>65.2</u> 66.1 acres
Open Space	3 acres per 1,000 residents	<u>65.2</u> 66.1 acres
Total Requirement		<u>195.6</u> 198.3 acres



Parks and Open Space Provided

Approximately ~~423.424~~ acres of the Sierra Vista Specific Plan has been designated for citywide parks, neighborhood parks, paseos, and open space Preserves. Specifically, the Plan Area designates approximately ~~105.106~~ acres for citywide and neighborhood parks, 14 acres for paseos, and 304 acres for open space areas. Sierra Vista's park lands are summarized in Table 7-3 and sited throughout the Plan Area as illustrated on Figure 7-1.

Credited Parks and Open Space

A total of ~~195.6 198.3~~ acres of credited park land are required within the Plan Area in order to comply with the General Plan's park land dedication requirements. This includes land for citywide and neighborhood parks, as well as open space.

Each acre set aside for active park use is credited as a full acre towards meeting the General Plan park dedication requirement. Depending on the ultimate use, recreational value, or application of Sierra Vista's open space parcels, full or partial credit may be granted for open space land containing informal recreational facilities, paseos, open space amenities, or natural features.

Park land credits for each parcel are outlined in Table 7-3, with a cumulative summary summarized in Table 7-4, below. The credits applied are reflective of each parcel's recreational value as a park or open space amenity.

Table 7-3: Park and Open Space Lands and Credits by Parcel

Parcel	Type	Acreage	Credit Ratio	Credited Ac.
Citywide Park Facilities				
KT-50	Citywide Park	39.95	1:1	39.95
<i>Subtotal</i>		<i>39.95 ac.</i>		<i>39.95_ac.</i>
Neighborhood Parks				
CG-50	Neighborhood Park	7.63	1:1	7.63
CO-50	Neighborhood Park	1.00	1:1	1.00
DF-50	Neighborhood Park	1.79	1:1	1.79
FD-50	Neighborhood Park	1.73	1:1	1.73
FD-51	Neighborhood Park	1.07	1:1	1.07
FD-52	Neighborhood Park	5.51	1:1	5.51
FD-53	Neighborhood Park/School	8.15	1:1	8.15
JM-50	Neighborhood Park/School	8.00	1:1	8.00
JM-51	Neighborhood Park	2.62	1:1	2.62
JM-52	Neighborhood Park	1.50	1:1	1.50

Table 7-3: Park and Open Space Lands and Credits by Parcel

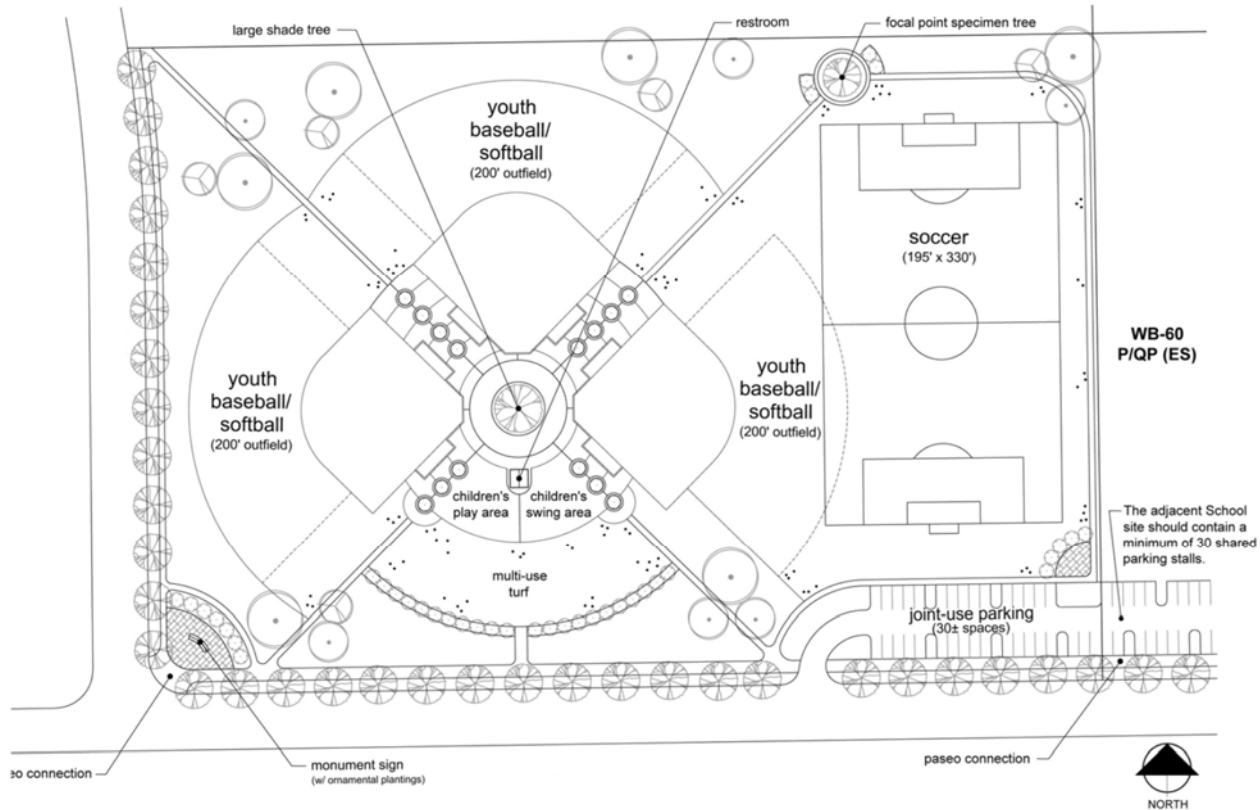
Parcel	Type	Acreage	Credit Ratio	Credited Ac.
KT-51	Neighborhood Park	4.24	1:1	4.24
KT-52	Neighborhood Park/School	7.61	1:1	7.61
WB-50	Neighborhood Park/School	8.7 9.60	1:1	8.7 9.60
WB-51	Neighborhood Park	4.40	1:1	4.40
WB-52	Neighborhood Park	1.53	1:1	1.53
<i>Subtotal</i>		65.48 66.38 ac.		65.48 66.38 ac.
Open Space				
CG-80	Open Space	1.87	1:5	0.37
CG-81	Open Space	6.83	1:5	1.37
CG-82	Open Space	0.95	1:5	0.19
CO-80	Open Space - powerline	14.18	1:10	1.42
CO-81	Open Space	22.92	1:5	4.58
DF-80	Open Space	21.58	1:5	4.32
DF-81	Open Space	4.71	1:5	0.94
FD-80	Open Space	5.66	1:5	1.13
FD-81	Open Space	5.50	1:5	1.10
FD-82A	Open Space - powerline	11.09	1:10	1.11
FD-82B	Open Space	0.14	1:5	0.03
FD-83	Open Space	3.50	1:5	0.70
FD-84	Open Space	25.34	1:5	5.07
FD-85	Open Space - powerline	20.80	1:10	2.08
FD-86	Open Space - powerline	1.68	1:10	0.17
FD-87A	Open Space	4.10	1:5	0.82
FD-87B	Open Space - powerline	0.18	1:10	0.02
FD-88A	Open Space	13.17	1:5	2.63
FD-88B	Open Space - powerline	20.89	1:10	2.09
JM-80	Open Space	0.63	1:5	0.13
JM-81	Open Space - powerline	6.50	1:10	0.65
JM-82	Open Space - powerline	2.67	1:10	0.27
JM-83	Open Space - powerline	6.25	1:10	0.63
JM-84	Open Space	10.38	1:5	2.08
JM-85	Open Space	15.19	1:5	3.04
KT-80A	Open Space	17.91	1:5	3.58
KT-80B	Open Space	17.42	1:5	3.48
KT-81	Open Space	4.65	1:5	0.93
WB-80	Open Space	36.58	1:5	7.32
Paseos	Open Space – Paseos (see Table 7-5)	13.96	1:1	6.05
<i>Subtotal</i>		317.23 ac.		58.30 ac.
TOTAL		422.66 423.56 ac.		164.03 164.93 ac.

Table 7-4: Park Credit Summary

Park Type	Credited Acreage Required	Total Acreage Provided	Credited Acreage Received	Surplus/ Shortfall
Citywide	65.2 66.1 acres	40.0 acres	40.0 acres	-25.2 -26.1 acres
Neighborhood	65.2 66.1 acres	65.5 66.4 acres	65.2 66.4 acres	+0.3 acres
Open Space (includes paseos)	65.2 66.1 acres	317.2 acres	58.3 acres	-6.9 -7.8 acres
Total Requirement	195.6 198.3 acres	422.7 423.6 acres	163.5 164.7 acres	-31.8 -33.6 acres

As illustrated above, Sierra Vista satisfies the City's neighborhood park land dedication requirements. However, there is a shortfall in the citywide park and open space components. The Citywide and open space land dedication shortfall is to be satisfied via the City's park in-lieu fee pursuant to General Plan policy.

In addition, paseos are eligible for open space credit. The SVSP includes a paseo design whereby the typical landscape corridors along collector streets (Market Street, Upland Drive, and Federico Drive), are widened by a total width of 26 feet along the collector roadway edge. This additional widened portion of landscape is referred to as paseo and is eligible to receive a 1:1 acre open space parkland credit. A total of 6.05 acres of paseo landscaping will augment the required collector roadway's typical landscape corridor. Therefore, this portion of the paseo is eligible for a total open space credit of 6.05 acres. The specific design for the collector roadways includes one side of the street with a total landscape & paseo width of 60', and the other side with a 30'-wide landscape & paseo. Combined, the total landscape easement and widened paseo component total approximately 13.96 acres as noted in Table 7-3, above. Table 7-5, below, includes a detailed summary of each paseo parcel and its applied open space credit.



Notes: This concept plan is subject to change based on funding, environmental conditions, or other factors. Mix of turf and shrub areas to be determined at the time of final design.

The design of the residential neighborhood along the western edge of the park should provide a minimum of 50% street frontage along the park edge, consisting of a single-loaded street, live-end cul-de-sac, or a combination of both, in order to provide neighborhood park access and on-street parking.

Concept Plan for Neighborhood Park Parcel WB-50 **UPDATED EXHIBIT**

7.3 Schools

A. School Requirements



As shown on Figure 7-2, the majority of the Plan Area is located within the Center Unified School District (CUSD), which serves kindergarten through 12th grade students. The SVSP generates an estimated ~~1,662~~ ~~1,635~~ elementary school (K-6) students, ~~774~~ ~~760~~ middle school (7-8) students, and ~~1,293~~ ~~1,271~~ high school (9-12) students within the CUSD boundaries, as shown in Table 7-6. These Plan Area students generate the need for between two and three new elementary schools and one new middle school in the CUSD.

The remaining portion of the Plan Area is located within the Roseville City School District (RCSD) and Roseville Joint Union High School District (RJUHS). The RCSD serves kindergarten through 8th grade students, while the RJUHS serves 9th through 12th grade students. At buildout, the SVSP generates an estimated ~~396~~ ~~561~~ elementary school (K-5) students and ~~166~~ ~~233~~ middle school (6-8) students in the RCSD, and ~~211~~ ~~295~~ high school (9-12) students in the RJUHS.

Table 7-6: Student Generation

	LDR/ MDR Factor	HDR Factor	CMU Factor	Students Generated	School Capacity	Schools Required
Center Unified School District ¹						
Grades K-6	0.354	0.046	0.046	1,662 35	800	2.0
Grades 7-8	0.158	0.034	0.034	774 60	900	0.9 8
Grades 9-12	0.272	0.042	0.042	1,293 71	2,000	0.6
Roseville City School District ²						
Grades K-5	0.2930	0.1365	n/a	396 561	600	0.7 9
Grades 6-8	0.1247	0.0407	n/a	166 233	1,000	0.2
Roseville Joint Union High School District ²						
Grades 9-12	.161	0.036	n/a	211 295	1,800	0.1 2

- ~~4,390~~ ~~4,325~~ LDR/MDR units, ~~39~~ Age-Restricted LDR units, ~~2,098~~ ~~2,005~~ HDR units, and 255 CMU units assumed. Age restricted units not included in student generation calculations.
- ~~1,271~~ ~~1,760~~ LDR/MDR units, ~~454~~ Age-Restricted LDR units, and ~~172~~ ~~334~~ HDR units assumed. Age restricted units not included in student generation calculations.

Note: Student generation rates provided by Center Unified School District, Roseville City School District, and Roseville Joint Union High School District.





City of Roseville

8.4 Wastewater

Sierra Vista's sanitary sewer service will be provided by the City of Roseville via the Pleasant Grove Wastewater Treatment Plant (PGWWTP). This facility is located north of the SVSP within the West Roseville Specific Plan area. The SVSP is estimated to generate an average dry weather flow of approximately 1.79 million gallons per day (mgd).

The backbone wastewater collection system is illustrated on Figure 8-3. Wastewater flows from the SVSP will be directed to PGWWTP by a network of pipes installed within street rights of way or easements. Sewer collection pipes will range in size from 6-inches to 21-inches. The sanitary sewer system will require two lift stations. The first lift station is located in the southwestern portion of the Plan Area on Parcel KT-60, south of Vista Grande Boulevard and west of Santucci Boulevard. The second lift station is located in the northwestern portion of the Plan Area on Parcel WB-62, ~~west to the southeast of the intersection of Santucci and Pleasant Grove Boulevards and north of Mountain Glen Drive.~~

All sewer improvements will be consistent with the South Placer Regional Wastewater and Recycled Water Systems Evaluation and will be constructed to the City's standards using a phased approach.

Specific detail regarding the project sanitary sewer system are contained in the Sanitary Sewer Master Plan on file with the City.

Figure 8-3: Wastewater Collection System **UPDATED EXHIBIT**

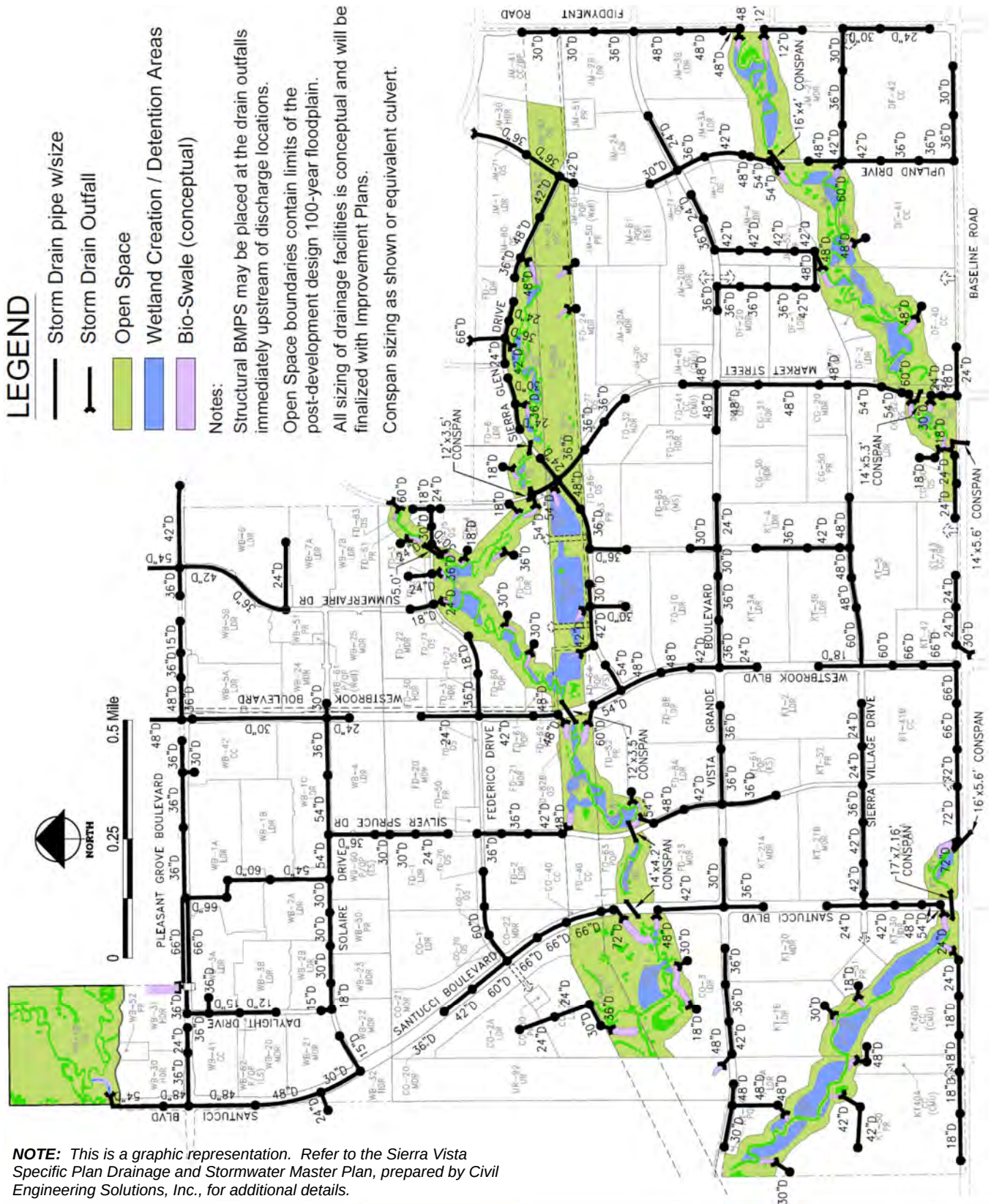
Figure 8-4: Drainage Improvements **UPDATED EXHIBIT**



Figure 9-1: Open Space Preserve Areas **UPDATED EXHIBIT**

le 10-1: Land Use & Residential Units by Phase								
Phase	LDR	MDR	HDR	CMU	Comm.	Park	P/QP	Total
A	204.6 ac 973 du	52.2 ac. 455 du	23.6 ac. 488 du	11.4 ac. 80 du	15.1 ac.	21.3 ac.	37.0 ac.	365.2 ac. 1,996 du
B	126.6 ac. 632 du	40.5 ac. 325 du	28.6 ac. 840 du		103.1 ac.	9.4 ac.		308.2 ac. 1,797 du
C	175.4 ac. 835 du	108.5 ac. 876 du	7.5 ac. 150 du	23.6 ac. 175 du	62.9 ac.	58.3 ac.	15.1 ac	451.3 ac. 2,036 du
D	18.4 ac. 91 du	64.6 ac. 558 du	8.3 ac. 172 du			1.7 ac.	8.5 ac.	101.5 ac. 821 du
E	77.2 ac. 394 du 80.1 ac. 384 du	21.8 ac. 153 du 23.3 ac. 174 du				4.4 ac.	0.3 ac.	103.7 ac. 547 du 108.1 ac. 558 du
F	107.6 ac. 582 du 45.5 ac. 225 du	7.2 ac. 59 du 38.6 ac. 299 du	14.5 ac. 362 du		14.5 ac. 12.9 ac.	8.7 ac.	10.8 ac. 10.0 ac.	148.8 ac. 641 du 121.5 ac. 886 du
G	20.0 ac. 96 du	27.4 ac. 221 du 21.7 ac. 162 du	24.1 ac. 620 du 13.0 ac. 327 du	6.2 ac.	10.0 ac. 23.7 ac.	1.5 ac. 11.1 ac.	0.8 ac.	63.0 ac. 841 du 96.5 ac. 585 du
Total	<u>709.8 ac.</u> <u>3,507 du</u> 670.6 ac. 3,236 du	<u>322.2 ac.</u> <u>2,647 du</u> 349.4 ac. 2,849 du	<u>92.1 ac.</u> <u>2,270 du</u> 95.4 ac. 2,339 du	<u>35.0 ac.</u> 41.2 ac. 255 du	<u>205.6 ac.</u> 217.7 ac.	<u>105.3 ac.</u> 106.2 ac.	71.7 ac	<u>1,541.7 ac.</u> <u>1,552.2 ac.</u> 1,552.2 ac. 8,679 du



PC Exhibit F
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- Minor adjustments to land use boundaries of residential, commercial, or park parcels, to open space edges between developed and non-developed land, or to street alignments, where the general land use pattern is maintained.
- Minor modifications to, and interpretations of, the development standards, as permitted by Section 19.74.020 of the Roseville Municipal Code for Administrative Variances, if it is determined that such changes are equal to or better than the original intent of the SVSP.
- Changes to the provision of public infrastructure and facilities that do not impact the level of service provided or affect the development capacity in the Plan Area.
- Modifications to the Design Guidelines, (such as revisions to design treatments, changes in specified plant materials, alterations of site concept plans, etc.), if it is determined that the design intent is maintained.
- Modifications to the provisions for infrastructure and construction timing that do not change the ability to provide adequate infrastructure for the development.

Any proposed minor revision to the Specific Plan may, at the sole discretion of the Planning Director, be referred to the Planning Commission and City Council for action. Determinations and actions by the Planning Director may be appealed to the Planning Commission.

If the Planning Director determines that a proposed amendment does not meet the above criteria, a Specific Plan Amendment (SPA) shall be required.

10.8 Minor Residential Unit Transfers

The large lot parcels on Sierra Vista's land use plan are assigned a residential dwelling unit allocation, with associated gross land use density. These assignments were made at the time of Specific Plan approval based on an assessment of the constraints and opportunities of each large-lot parcel and anticipated long-term demand for various housing types. As individual residential small-lot parcel maps are processed over time, a more detailed assessment of site, market, and other conditions will occur. It is anticipated that this process may result in the need to adjust (reduce or increase) the number of units assigned to some large-lot residential parcels with a unit allocation (including CMU parcels with a unit allocation ~~and those with none, such as parcel WB-40~~).

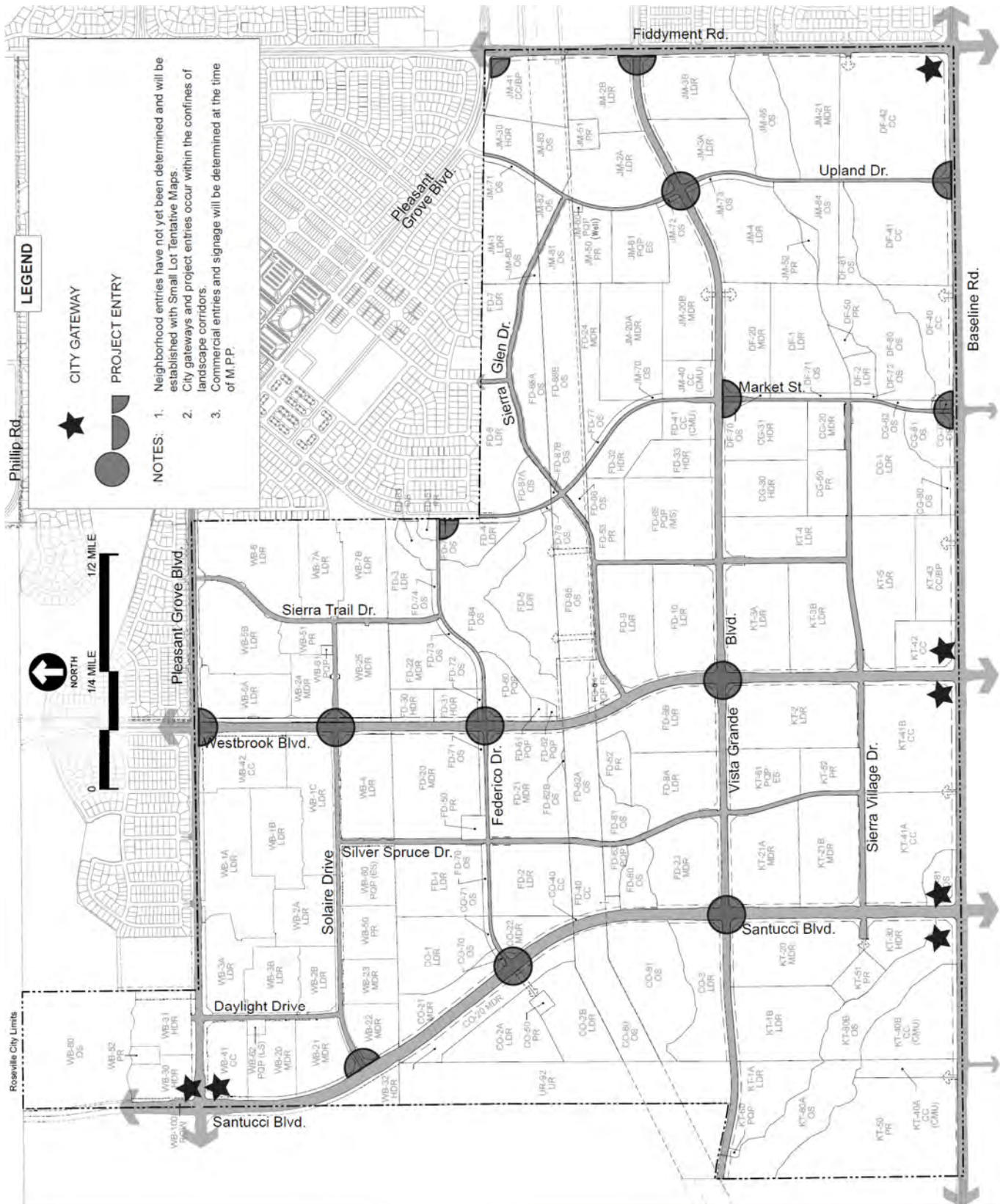
This Specific Plan includes a provision that allows the City to approve minor residential density adjustments and permit the transfer of residential units between large lot parcels, including Commercial Mixed Use (CMU) parcels. The Planning Director may administratively approve a residential

unit transfer/density adjustment between any Specific Plan large lot parcels provided that the following conditions are satisfied:

1. The transfer and receiving parcels are located within the Sierra Vista Specific Plan and are subject to a development agreement;
2. The transfer of units does not result in a change to the land use designation, specifically, the transfer does not: (a) reduce the number of units from the transfer parcel below the minimum number of units allowed by the applicable land use designation; or (b) increase the number of units to the receiving parcel above the maximum number of units allowed by the applicable land use designation;
3. The transfer of units does not result in increased impacts beyond those identified in the Specific Plan EIR and does not preclude the ability of the parcels to conform to the applicable standards or regulations contained in this Specific Plan and related Development Standards and Design Guidelines;
4. The transfer of units does not adversely impact planned infrastructure, roadways, schools, or other public facilities, or fee programs and assessment districts;
5. The cumulative increase or decrease in units resulting from the adjustment does not change the unit allocation by more than 20% of the units to either the transfer or receiving parcel, as established at the time of the original approval of the specific plan, ~~except for parcel WB-40, which may receive transfers of units up to a maximum of 65 units;~~
6. HDR units designated as affordable units may be transferred administratively until such time that they are encumbered by an Affordable Housing Regulatory Agreement (or other form as approved by the City); and
7. For HDR parcels, unit transfers may be approved between HDR parcels administratively, provided that the resulting density of an affected HDR parcel does not fall below 18 units per acre.

The transfer of residential units, if consistent with the above criteria, is administrative in nature, is contemplated by and within the intent of this Specific Plan and the Specific Plan EIR, and will not require an amendment to the Specific Plan, zoning, applicable Development Agreements, or the City General Plan.

To request a residential unit transfer, the owner or owners of both the transfer and receiving parcels shall submit a complete Administrative Permit application to the Planning Director that (a) identifies the affected parcels; (b) designates the number of units being transferred; (c) provides other documentation as required by the Planning Director to determine compliance with the above unit transfer criteria; and (d) includes a revised Specific Plan Table 4-1, Plan Area Land Use Summary and Table 4-2, Land Use, Zoning, & Acreage by Parcel, reflecting the adjusted unit

Figure B-2: Entry Feature Locations **UPDATED EXHIBIT**

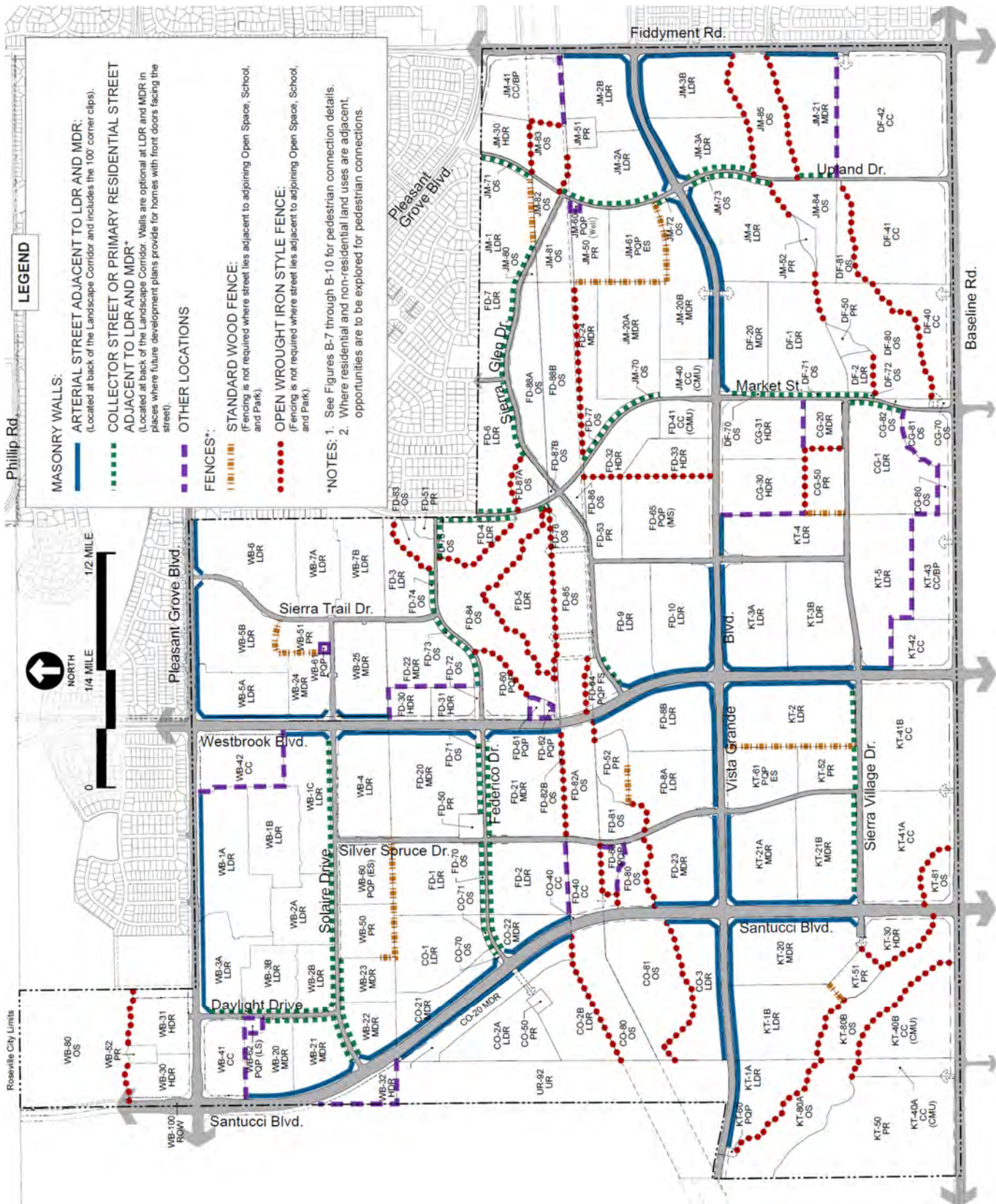
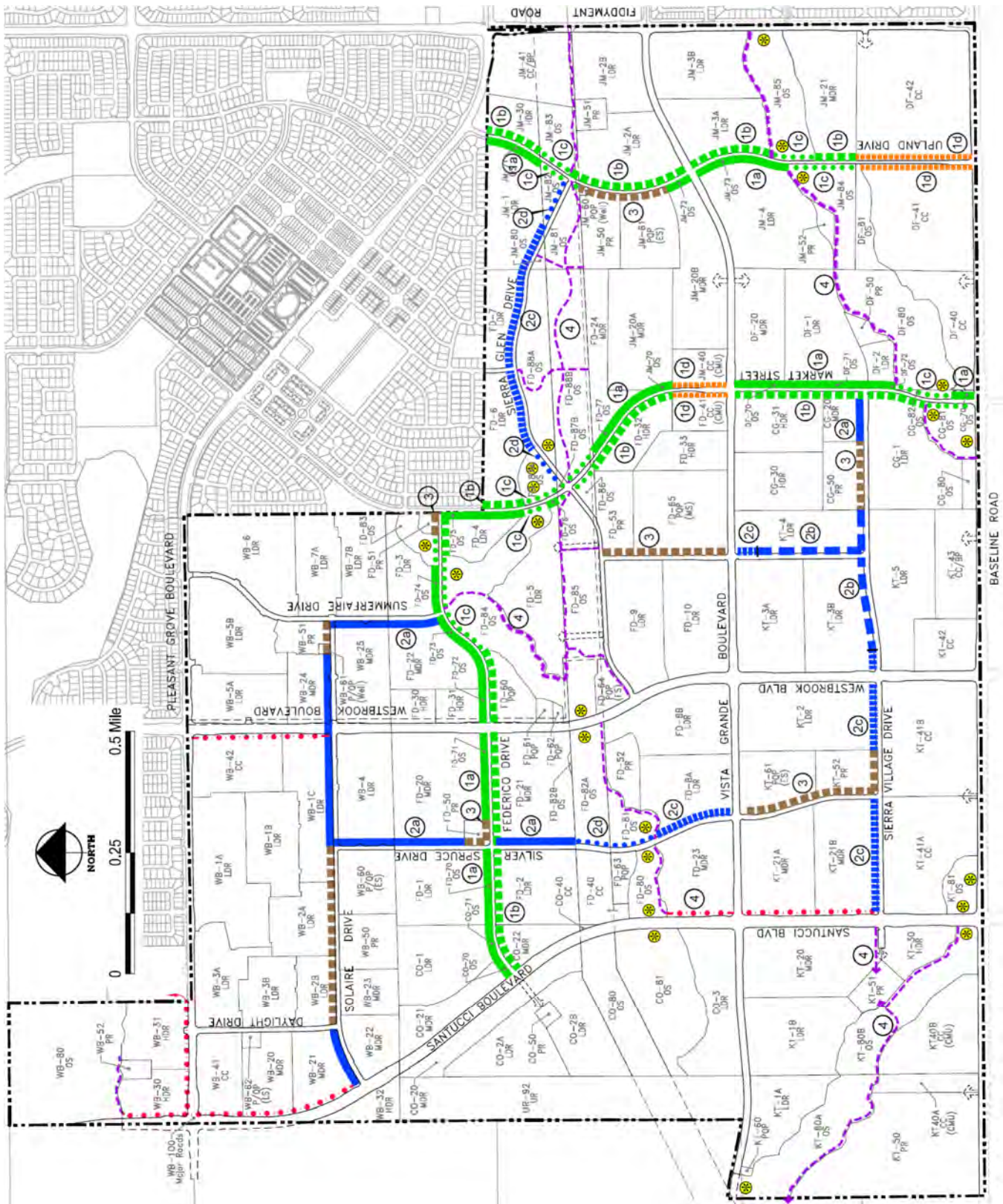
Figure B-3: Wall and Fence Locations **UPDATED EXHIBIT**

Table B-1: Paseo/ Landscape Corridor/ Trail Summary

PASEO / LANDSCAPE CORRIDOR / TRAIL SUMMARY				
I.D. #	COLOR KEY	DESCRIPTION	PASEO COMPONENTS & WIDTHS	DETAIL REFERENCE
1. COLLECTOR STREET PASEO				
1a		60' Collector Street Paseo	15' landscape strip + 10' walk + 35' landscape behind walk (sidewalk may meander)	Figures B-6 thru B-10
1b		30' Collector Street Paseo	10' landscape strip + 8' walk + 12' landscape behind walk (sidewalk may meander)	Figures B-6 thru B-10
-	(not illustrated)	Optional Modified Collector Street Paseo Adjacent to HDR	Narrows 30' or 60' Paseo by 10' for optional on-street parking	Figure B-15
1c		30' / 60' Collector Street Paseo width transition at Open Space	8' landscape strip + 8' or 10' walk + 5' landscape behind walk with post & cable fence (21' or 23' total)	Figure B-12
1d		Collector Street Paseo at CMU or CC	15' monolithic walk (DF-41 & DF-42 may differ @ time of Development Plan)	Figure B-11
2. PRIMARY RESIDENTIAL STREET PASEO				
2a		Primary Residential Street Paseo adjacent to MDR	5' landscape strip + 10' walk + 5' landscape behind walk (20' total) (Individual unit driveways are not permitted)	Figure B-16
2b		Primary Residential Street Paseo adjacent to LDR	5' landscape strip + 10' walk (15' total) (Individual unit driveways are permitted)	Figure B-17
2c		Primary Residential Street Paseo adjacent to back-up LDR or MDR	5' landscape strip + 10' walk + 10' landscape behind walk with wall (25' total) 5' landscape behind walk with wall (20' total) for FD-6, FD-7, and JM-1	Figures B-18 & B-19
2d		Primary Residential Street Paseo adjacent to Open Space at Parcels FD-81 & FD-82A	5' landscape strip + 10' walk + 5' landscape behind walk with post & cable fence (20' total) 5' landscape behind walk (15' total) for FD-87 & JM-52	Figure B-20
3. SCHOOL / PARK FRONTAGE				
3		Collector Street or Primary Residential Street Paseo continuation at Schools & Parks	10' monolithic or separated walk (walk width and location may vary per final design)	Figures B-14 & B-21
4. OPEN SPACE TRAIL INTERCONNECTIONS				
4		Open Space Trail Interconnections to Paseos & Landscape Corridors	10' trail (with 2' shoulders each side)	-
5. LANDSCAPE CORRIDOR TRAIL INTERCONNECTIONS				
5		Paseo Sidewalk in Arterial Landscape Corridor	Landscape Corridor sidewalk widened to 10'	-
6. Culvert Crossings				
6		Monolithic sidewalk at Culvert Crossings	sidewalk width unchanged	Figures B-13 & B-20

This page
provided for
reference.

No changes
were made to
this table.



Note: Bikeway alignments in open space areas are conceptual and may be refined as detention facilities are designed.

Figure B-5: Paseo Plan **UPDATED EXHIBIT**

Figure B-22: Village Node District **UPDATED EXHIBIT**

Figure B-25: Neighborhood Connectivity and Gated Subdivisions **UPDATED EXHIBIT**

B.12 Commercial Center for Parcels WB-41

Overview

Parcel WB-41 is a neighborhood-serving retail center that supports planned transit systems and facilitates pedestrian walkability. At ~~19-10~~ acres, development of approximately ~~340,000—175,000~~ sq. ft. of commercial and/or office space can be supported. This site is adjacent to a planned Bus Rapid Transit (BRT) route along Santucci Blvd. and as such, the site design concept accommodates a transit hub that supports both regional and local transit systems. In addition, the layout of retail buildings allows a point of connection to the adjacent residential neighborhoods, intended to facilitate pedestrian walkability to both this retail center and transit hub. The mix of uses and layout of buildings will be determined as subsequent entitlements are processed with the City per the guidelines below.

Guidelines

The design concept in Figure B-30 should be used to help direct the final layout of the commercial site. Design consideration should be given to the site's visibility at a major street intersection and western entry into the City. The concepts and guidelines in this illustrative are intended to augment the City's adopted Community Design Guidelines for commercial centers.

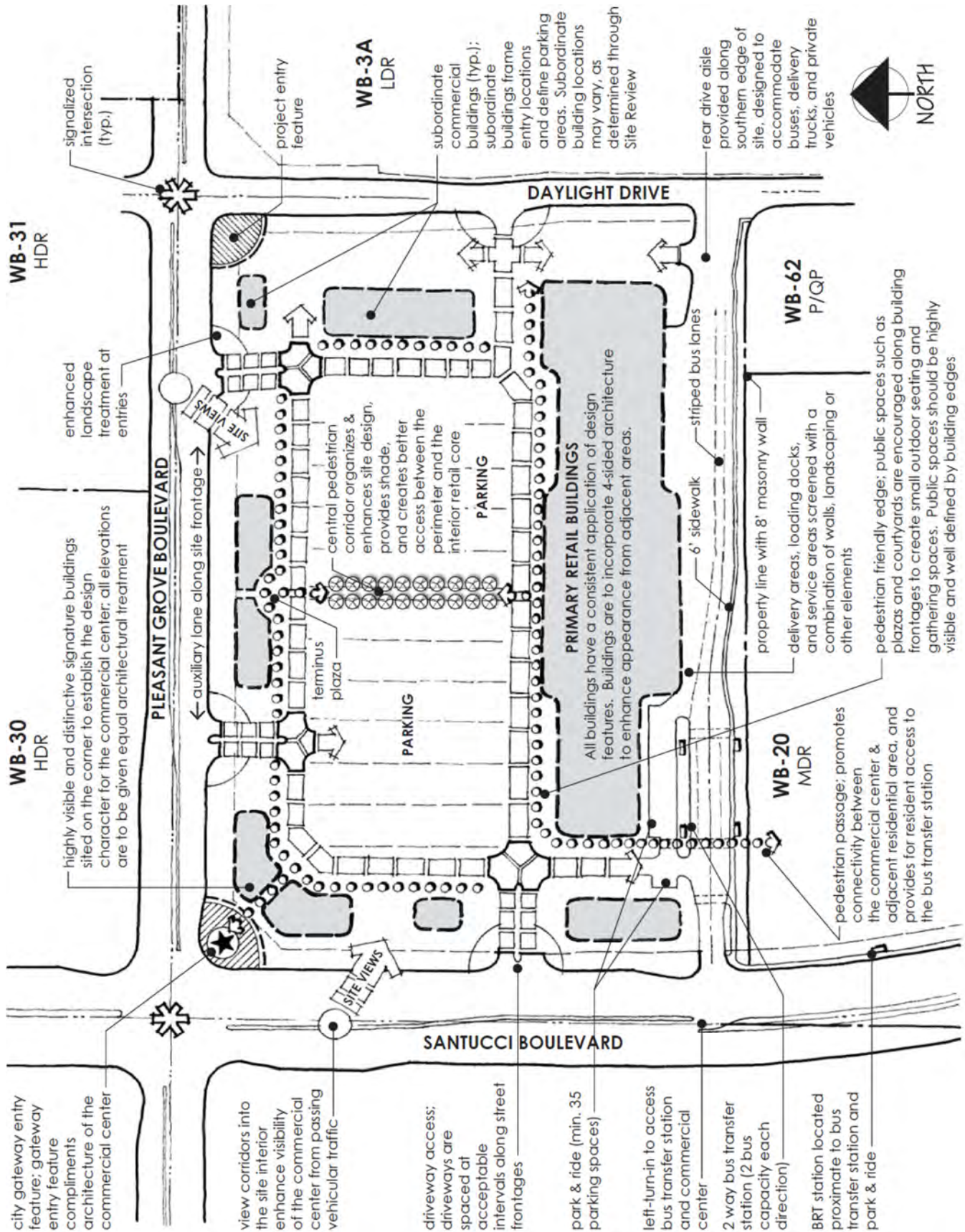


Figure B-30: Concept Plan for Parcel WB-41 **UPDATED EXHIBIT**

West Roseville Specific Plan SPA

Redline Change Pages
for
Affordable Housing Chapter
to Transfer Units from WRSP to SVSP

Public Hearing Draft
March 4, 2016

Table 5-3: Affordable Housing Allocation

Parcel	Land Use	Total Units in Parcel	Total Affordable Allocation	Very Low-Income Rental	Low-Income Rental	Middle-Income Purchase
W-16	HDR	250	162	23	139 ¹	
W-27	HDR	170	150	89	61	
W-25(Senior)	VC-HDR	232	150	75	75	
Subtotal			300¹ 462	164 187	136 275	
F-6	LDR	140	83			83
F-20	HDR	156	154	78	76	
F-22	HDR	207	184	91	93	
Subtotal			421	169	169	83
TOTAL			721¹ 883	333 356	305 444	83

Note: The WRSP (Section 5.4) allows for the transfer of affordable units. Check with the City of Roseville to confirm current affordable housing allocations. Updated 04/25/13

~~1. The low income rental units in W-16 exceed the remaining required obligations of the Westpark portion of the WRSP by 29 units. The Developer will retain the option to transfer up to 29 units of low income rental units from W-16 to another residential parcel within Phase 3 or Phase 4 of Westpark and construct these units as Middle Income Purchase units. Such transfer and construction will be subject to the execution of an Affordable Housing Agreement.~~

1. The obligation for 162 affordable units was transferred from WRSP Parcel W-16 to the Sierra Vista Specific Plan via specific plan amendments approved in 2016. This obligation, combined with the affordable allocation identified in Table 5-3 above, meets the total affordable housing goal identified in Table 5-2.

A Supplemental Affordable Housing Development Agreement (or substitute form as specified by the City) is required for each parcel with an affordable housing allocation to detail and secure specific requirements and obligations. Among other provisions, the Supplemental Affordable Housing Development Agreement will:

- Specify the number of affordable units to be reserved at each income level;
- Specify the term of the affordability obligation;
- Set initial rent or purchase prices for the designated affordable units;
- Establish criteria and a basis for annual rent or purchase price increases;
- Provide the City with a mechanism to monitor actual rents and purchase prices paid; and
- Identify any City or other subsidies required to assist in meeting the affordability requirement and, if applicable, the basis and terms for refunding such subsidies.

Supplemental Affordable Housing Development Agreements require City approval prior to the issuance of building permits, or recordation of a final map where a subdivision map is required, for any large-lot WRSP parcel with an affordable housing allocation.

PUBLIC HEARING REDLINE DRAFT - 3/4/16

UPDATED EXHIBIT - 1/26/16

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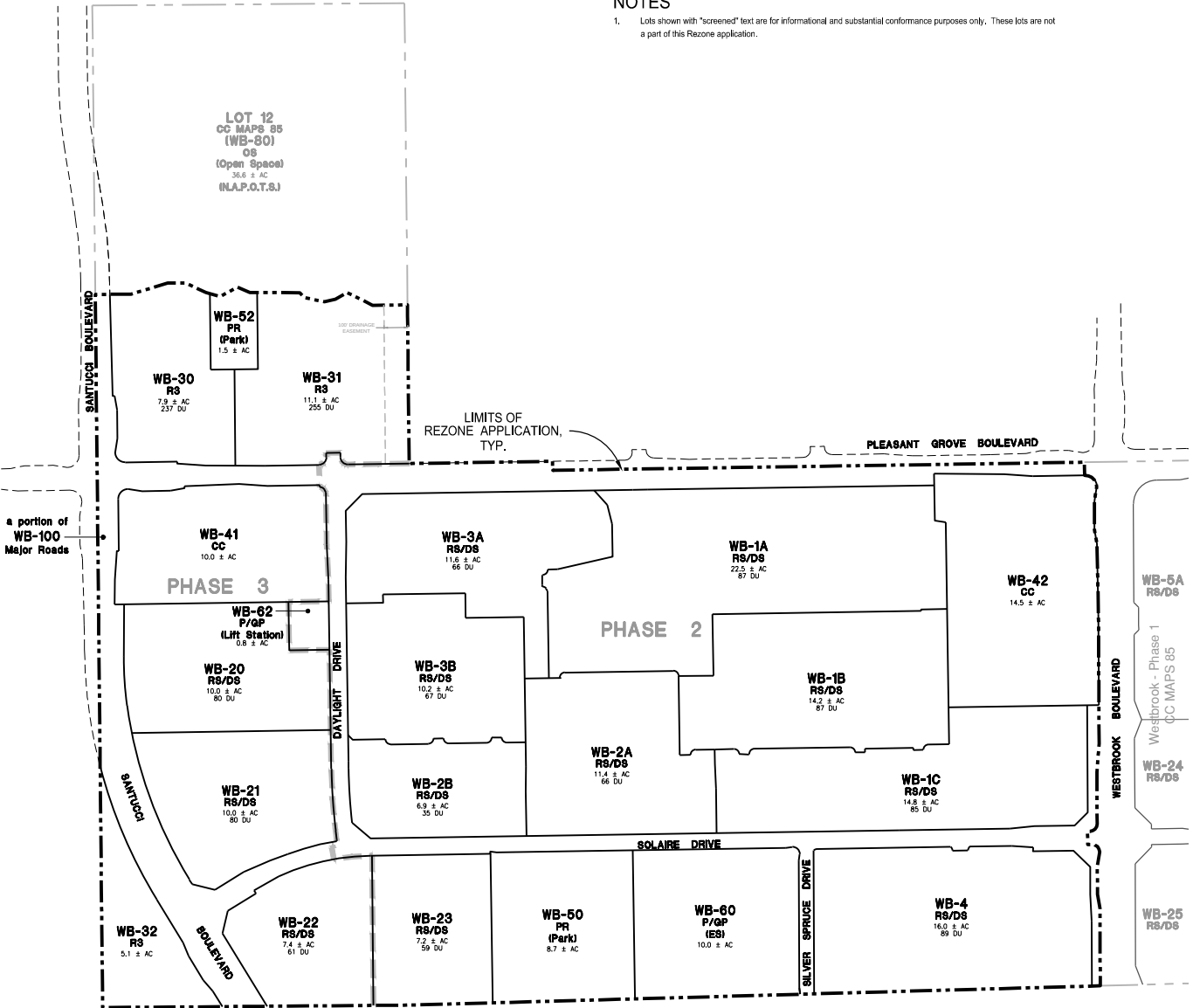
Last Updated: January 2016

NOTES

1. Lots shown with "screened" text are for informational and substantial conformance purposes only. These lots are not a part of this Rezone application.



EXISTING ZONES



PROPOSED ZONES

ZONE SUMMARY				
Parcel No.	Zone Designation	Acres	Density	Units
WB-1	RS/DS	19.1	5.0	96
WB-2	RS/DS	18.9	5.0	95
WB-3	RS/DS	14.1	5.0	71
WB-4	RS/DS	11.7	5.0	59
WB-20	RS/DS	20.3	8.0	173
WB-21	RS/DS	8.1	8.0	65
WB-22	RS/DS	13.1	8.0	104
WB-23	RS/DS	16.2	8.0	130
WB-30	R3	4.8	25.0	120
WB-31	R3	8.2	25.0	207
WB-32	R3	8.0	25.0	200
WB-33	R3	6.5	25.0	162
WB-40	CMU/SA	6.2		
WB-41	CC	19.3		
WB-42	CC	12.9		
WB-43	CC	4.3		
WB-50	PR	9.6		
WB-51	PR	1.3		
WB-60	P/QP	10.0		
WB-62	P/QP	0.8		
a portion of WB-100	Major Roads	27.0		
TOTALS		240.4 AC.		1,482 DU



NORTH

0 300 600

SCALE: 1"=300'

REZONE EXHIBIT

for

Westbrook - Phases 2 & 3

A portion of the Sierra Vista Specific Plan Area

Scale: 1" = 300'

Roseville, California

March 4, 2016

MAC KAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1352 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189

REZONE SUMMARY				
Parcel No. ⁽¹⁾	Zone Designation	Acres	Density	Units
WB-1A	RS/DS (Active Adult)	22.5	4.0	87
WB-1B	RS/DS (Active Adult)	14.2	6.0	87
WB-1C	RS/DS (Active Adult)	14.8	6.0	85
WB-2A	RS/DS (Active Adult)	11.4	6.0	66
WB-2B	RS/DS (Active Adult)	6.9	5.0	35
WB-2C	RS/DS (Active Adult)	11.6	6.0	66
WB-3A	RS/DS (Active Adult)	10.2	7.0	67
WB-4	RS/DS	16.0	6.0	89
WB-20	RS/DS	10.0	8.0	80
WB-21	RS/DS	10.0	8.0	80
WB-22	RS/DS	7.4	8.0	61
WB-23	RS/DS	7.2	8.0	59
WB-30	R3	7.9	30.0	237
WB-31	R3	11.1	29.0 ⁽²⁾	255
WB-32 ⁽³⁾	R3	5.1	25.0	128
WB-41	CC	10.0		
WB-42	CC	14.5		
WB-50	PR	8.7		
WB-52	PR	1.5		
WB-60	P/QP	10.0		
WB-62	P/QP	0.8		
a portion of WB-100	Major Roads ⁽⁴⁾	28.6		
TOTALS		240.4 AC.		1,482 DU

(1) Specific Plan Parcel wb-40 (CMU) to be merged with proposed Parcels WB-30 (HDR) & WB-31 (HDR) by the accompanying Tentative Large Lot Merger & Resubdivision Map.
(2) Density of 29.0 calculated using net acres of 8.9 ± AC (net of drainage easement & LSE).
(3) Existing Parcel WB-62 (P/QP) to be merged with proposed Parcel WB-32 (HDR) by the accompanying Tentative Large Lot Merger & Resubdivision Map.
(4) Major Roads include public road rights-of-way, Paseo lots, and Landscape Corridor lots, all to be dedicated to the City of Roseville.

ABBREVIATIONS

EVA	EMERGENCY VEHICLE ACCESS ESMT.
LC-	LANDSCAPE CORRIDOR LOT
LSE	LANDSCAPE EASEMENT
PA-	PASEO LOT
PUE	PUBLIC UTILITY EASEMENT

[illegible]

TENTATIVE MAP INFORMATION

OWNER/DEVELOPER
WESTPARK S.V., 400, LLC
1420 Rocky Ridge Drive, Suite 205
Riverside, CA 92567

ENGINEER
MCKAY & SOMERS CIVIL ENGINEERS, INC.
1552 Eureka Road, Suite 100
Riverside, CA 92567
(951) 773-1189

ASSESSORS PARCEL NO:
496-100-010, -011, -013, -014 and -015

SITE ACREAGE
240.4 + AC

LAND USE: SIERRA VISTA SPECIFIC PLAN

LAND USE
LDR (Residential)
MDR (Residential)
HDR (Residential)
CC (Commercial)
Public/Quasi-Public (School)

ZONE: SIERRA VISTA SPECIFIC PLAN

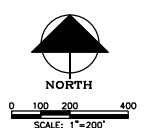
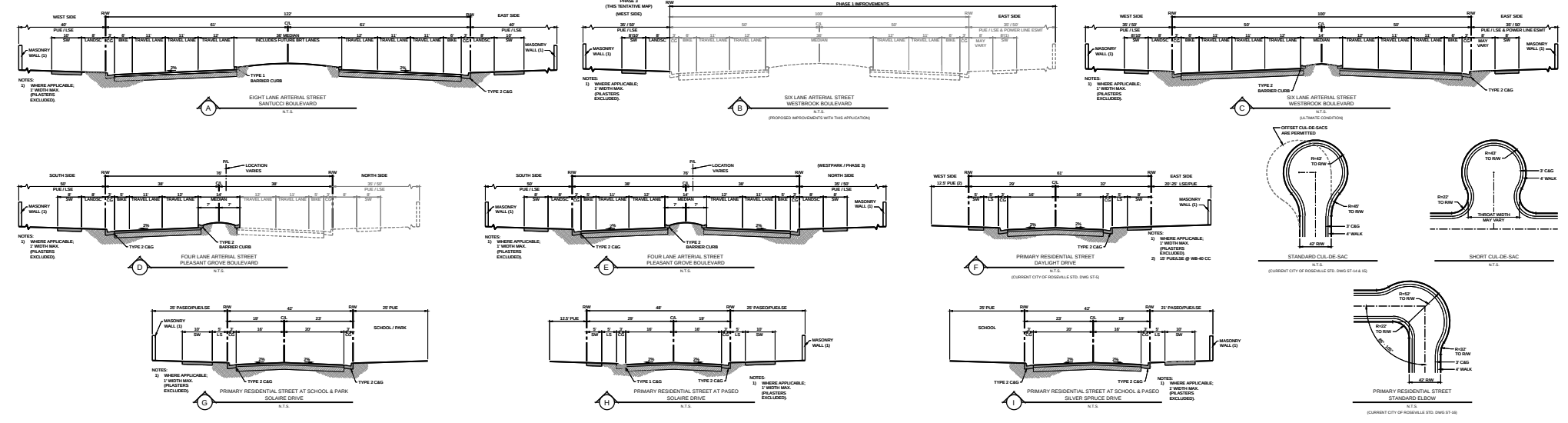
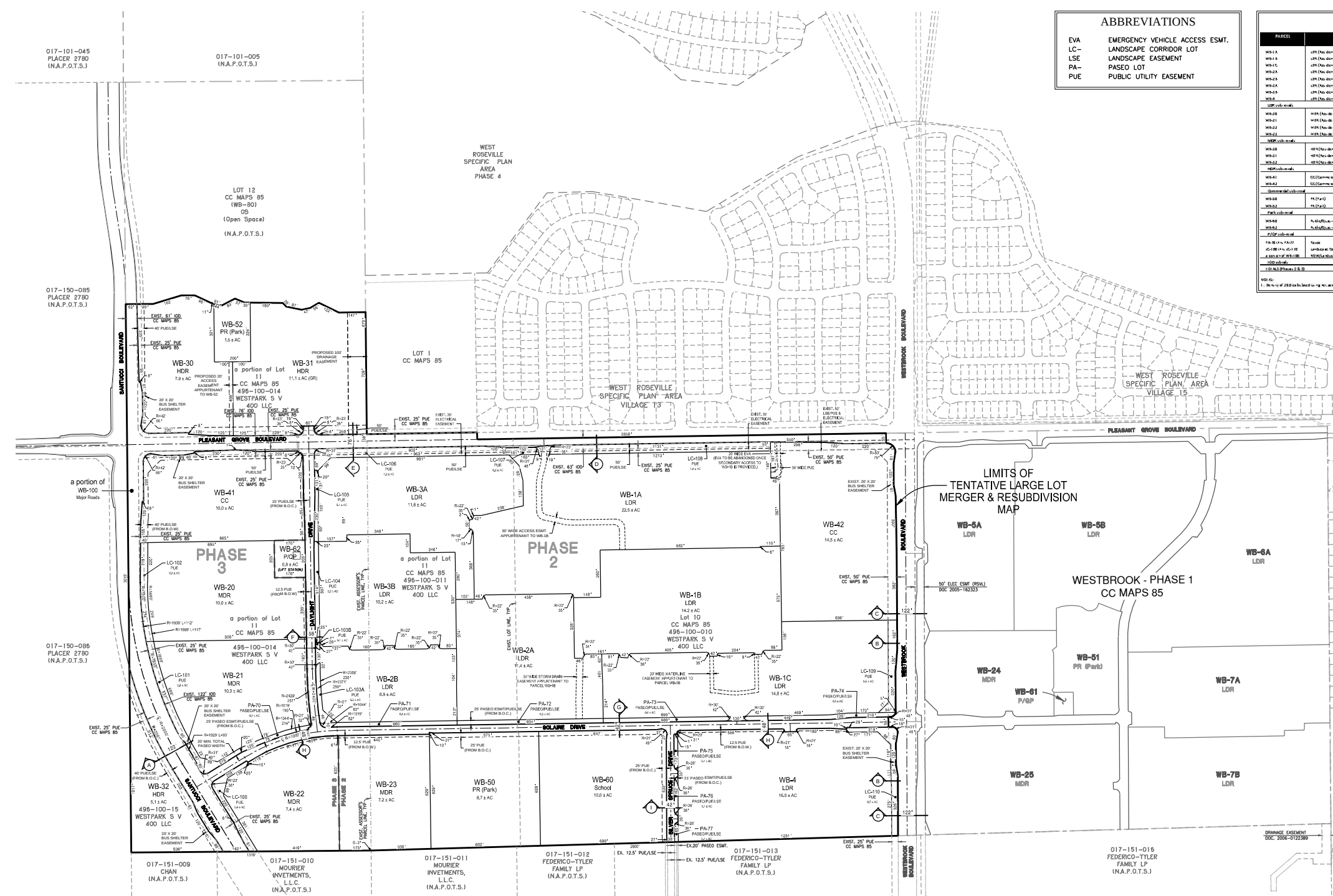
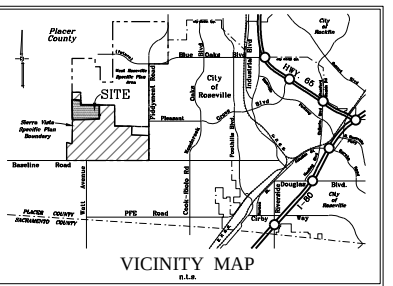
REDS
R3
R4
PP
PPGP
PC

NUMBER OF LOTS:
41: TOTAL LOTS
8: LDR lots
4: MDR lots
3: HDR lots
2: Commercial (CC) lots
1: School (PPGP) lot
2: Park (PP) lots
1: Lift Station (PPGP) lot
2: Parks (PA) lots
12: Landscape Corridor (L) lots

SERVICE PROVIDERS
SCHOOL DISTRICTS:
Riverside City School District
Riverside Joint Union High School District
CITY UTILITIES:
City of Riverside
City of Riverside
City of Riverside
City of Riverside
City of Riverside
Consolidated Communications
Pacific Gas & Electric Co.
Comcast

PARKS & RECREATION:
POLICE & FIRE PROTECTION:
SANITARY SEWER:
DOMESTIC WATER:
STORM DRAIN:
ELECTRICITY:
TELEPHONE:
GAS:
CABLE:

- # TENTATIVE MAP NOTES
1. **PROPERTY DESCRIPTION:** Lots 10 and 11 of CC Map 85.
 2. **Lot dimensions and areas** are approximate.
 3. **Lot lines and lot areas** may be adjusted at the time of Final Map (3) preparation provided no additional lots are created, subject to the approval of City of Roseville. Flexibility in lot line configurations as shown herein is intended to provide the configuration in substantial compliance with the approved Special Map, subject to the approval of the City of Roseville.
 4. **Pursuant to Government Code Section 06460.1**, the subdivision may be multiple Final Maps based on the Tentative Land Mergers & Rezonation Map. The filing of a Final Map on a portion of the Tentative Land Mergers & Rezonation Map shall not invalidate any portion of the Tentative Land Mergers & Rezonation Map.
 5. **The Final Mapping and subsequent development of lots and streets may be phased.** Phasing shall be consistent with the performance criteria in the Development Agreement and the Westbrook Phase 2 & 3 infrastructure phasing matrix.
 6. **Additional assessments to accommodate new public utility improvements, access required for lot development, or other similar mapping requirements** needed to accomplish the final outcome shall be added prior to each Final Map based on the Tentative Land Mergers & Rezonation Map.
 7. **Numbered and lettered lots listed below** are to be located to the City of Roseville, created by the Tentative Land Mergers & Rezonation Map. The filing of the Tentative Land Mergers & Rezonation Map shall be subject to the approval of the City of Roseville. Pases 10 to PA70 thru PA77; and Landspace Corridor lots: LC-100 to LC-110.
 8. **Pleasant Grove Boulevard** and portions of **Westbrook Boulevard** shall be dedicated as I.O.s to the City of Roseville with the first Final Map.
 9. **Daylight Drive, Upper Spruce Drive and Solare Drive** are classified as Primary Residential Arterial along their entire extents as shown in the Tentative Land Mergers & Rezonation Map.
 10. **Landscape Corridor lots and Paseo lots** are not to be counted as "lots" towards any future Boundary Line Adjustment request.
 11. **Paseo lots** are to be dedicated as street Rights-of-Way.
 12. **Landscape Corridor** widths may be reduced for ancillary right-of-way lanes, auxiliary lanes, but-turn-outs, standard streets, and the like per provisions in the Sierra Vista Specific Plan.
 13. **I.O.s for access, utilities, landscaping, etc.** for the Tentative Land Mergers & Rezonation Map will be offered to the City of Roseville to accommodate phasing project development as provided for in the Tentative Land Mergers & Rezonation Map. I.O.s may be modified, as needed, by subsequent Large Lot or Small Lot Final Maps.
 14. **The location of P/OP Lot WB-62** for the 11th station is subject to revision at the time of Improvement Plans.



TENTATIVE LARGE LOT
MERGER & RESUBDIVISION MAP

Westbrook - Phases 2 & 3

A portion of the Sierra Vista Specific Plan Area

Scale: 1" = 200'

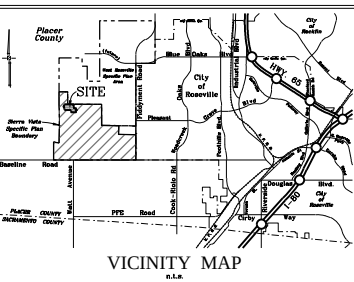
Roseville, California

March 4, 2016



TENTATIVE MAP INFORMATION	
OWNER/DEVELOPER:	WESTPARK S.V. 400, LLC 1420 Rouse State Drive, Suite 205 Roseville, CA 95661
ENGINEER:	Mackay & Somp's Civil Engineers, Inc. 1552 Enola Road, Suite 100 Roseville, CA 95661 (916) 773-1189
ASSESSORS PARCEL NO.:	496-00-010, -011, -013, -014, and -015
SITE ACREAGE:	124.8 ± AC
LAND USE:	SERRA VISTA SPECIFIC PLAN LDR (Residential)
ZONE:	SERRA VISTA SPECIFIC PLAN RSOS
NUMBER OF LOTS:	622 TOTAL LOTS 18 Recreation Center lot (Lot A) 18 Landscape Corridor lots (LC-103A - LC-110) 7 Phase lots (PA-71 thru PA-77) 5 Landscape lots (LS-1 thru LS-5)
SERVICE PROVIDERS:	SCHOOL DISTRICTS: Roseville City School District POLICE & FIRE PROTECTION: Roseville Joint Union High School District PARKS & RECREATION: City of Roseville SANITARY SEWER: City of Roseville DOMESTIC WATER: City of Roseville STORM DRAIN: City of Roseville ELECTRICITY: Consolidated Communications GAS: Pacific Gas & Electric Co. CABLE: Comcast

- TENTATIVE MAP NOTES**
- PROPERTY DESCRIPTION: Lots 10 and 11 of CC Maps 85.
 - Lot dimensions and acreages are approximate.
 - 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. Feasibility in Large Lot parcel configuration as shown herein is intended to provide the configuration in substantial compliance with the approved Specific Plan, subject to the approval of the City of Roseville.
 - Pursuant to Government Code Section 65465.1, the subdivision may be multiple Final Maps based upon this Phased Tentative Subdivision Map. The filing of a Final Map on a portion of this Phased Tentative Subdivision Map shall not invalidate any part of this Phased Tentative Subdivision Map.
 - The Final Mapping and subsequent development of lots and streets may be phased. Phasing is to be consistent with the performance criteria in the Development Agreement and the Westbrook Phases 2 & 3 infrastructure phasing matrix.
 - Additional easements to accommodate new public utility improvements, access required for lot development, or other similar mapping requirements needed to accomplish the final design may be added prior to each Final Map based on this Phased Tentative Subdivision Map.
 - This Phased Tentative Subdivision Map illustrates an assumed average lot width of 62 feet. Actual lot widths may be more or less than 62 feet (generally 40'-65') based on unit design and unit mix, such to be established with the phase-by-phase Final Map. The overall final lot yield is not to exceed the number of lots shown on this Phased Tentative Subdivision Map.
 - Numbered and lettered lots listed below are to be offered to the City of Roseville, created at the time of each Final Map: Phase lots PA-71 thru PA-77; Landscape Corridor lots LC-103A thru LC-110 and Lot Station lot WB-62.
 - Landscape lots, Landscape Corridor lots, HOA lots, and Phase lots are not to be counted as "lots" towards any future Boundary Line Adjustment (BLA) request.
 - Phase lots are to be dedicated as street Right-of-Way.
 - Landscape Corridor widths may be reduced for auxiliary right-of-way lanes, auxiliary lanes, turn-throughs, standard easements, and the like per the provisions in the Sierra Vista Specific Plan.
 - Daylight Drive and Solaire Drive are to be constructed per the phasing matrix for Westbrook Phases 2 & 3.
 - Villages WB-1 through WB-18 may be gated at the three street access points, as a developer option. Additionally, the developer may use the alternate entry options shown on this Phased Tentative Subdivision Map. (See Sheet 2 of 6 for details.)
 - Home Owners Association (HOA) lots are internal landscape, utility, and/or wetland release lots (PUEs) and will be maintained by the HOA.
 - HOA Lots D, G, H, and K may be gated.
 - Landscape Corridor (LC) lots and Phase (PA) lots shown on this Phased Tentative Subdivision Map were created on the accompanying Tentative Large Lot Merger and Reconfiguration Map.
 - Landscape (LS) lots shown herein will be merged with the existing Landscape Corridor lots shown on the accompanying Tentative Large Lot Merger & Reconfiguration Map at the time of Final Map(s) preparation.
 - If they occur, private roads shall be dedicated to the HOA and a public utility easement granted over all roads (BOC to BOC).
 - Lot Station lot WB-62 may be reconfigured based on final lot station design.



ABBREVIATIONS	
EVA	EMERGENCY VEHICLE ACCESS ESMT.
LC-	LANDSCAPE CORRIDOR LOT
LSE	LANDSCAPE EASEMENT
PA-	PHASE LOT
PUE	PUBLIC UTILITY EASEMENT
SE	STORM DRAIN EASEMENT

COVER SHEET PHASED TENTATIVE SUBDIVISION MAP

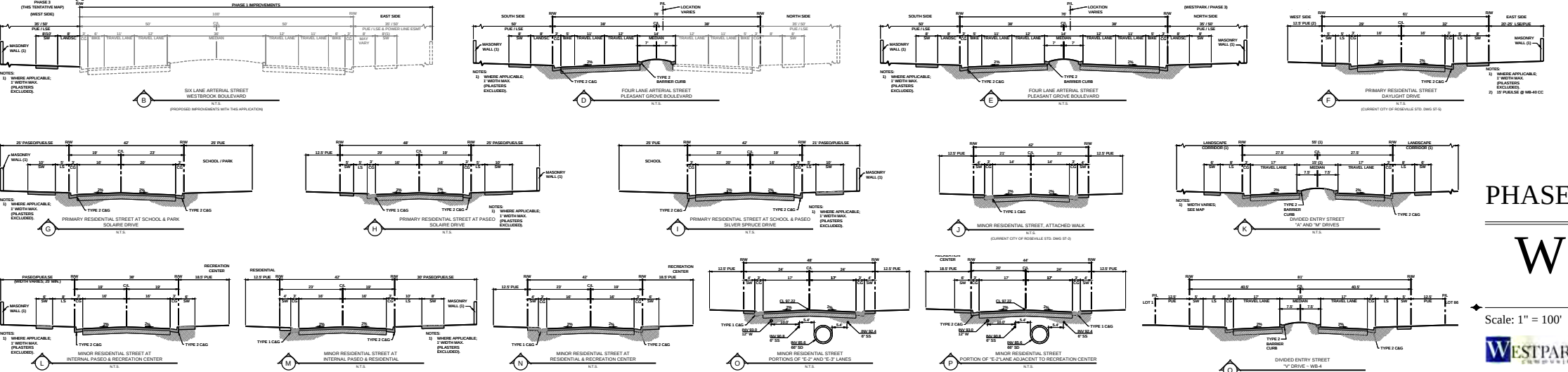
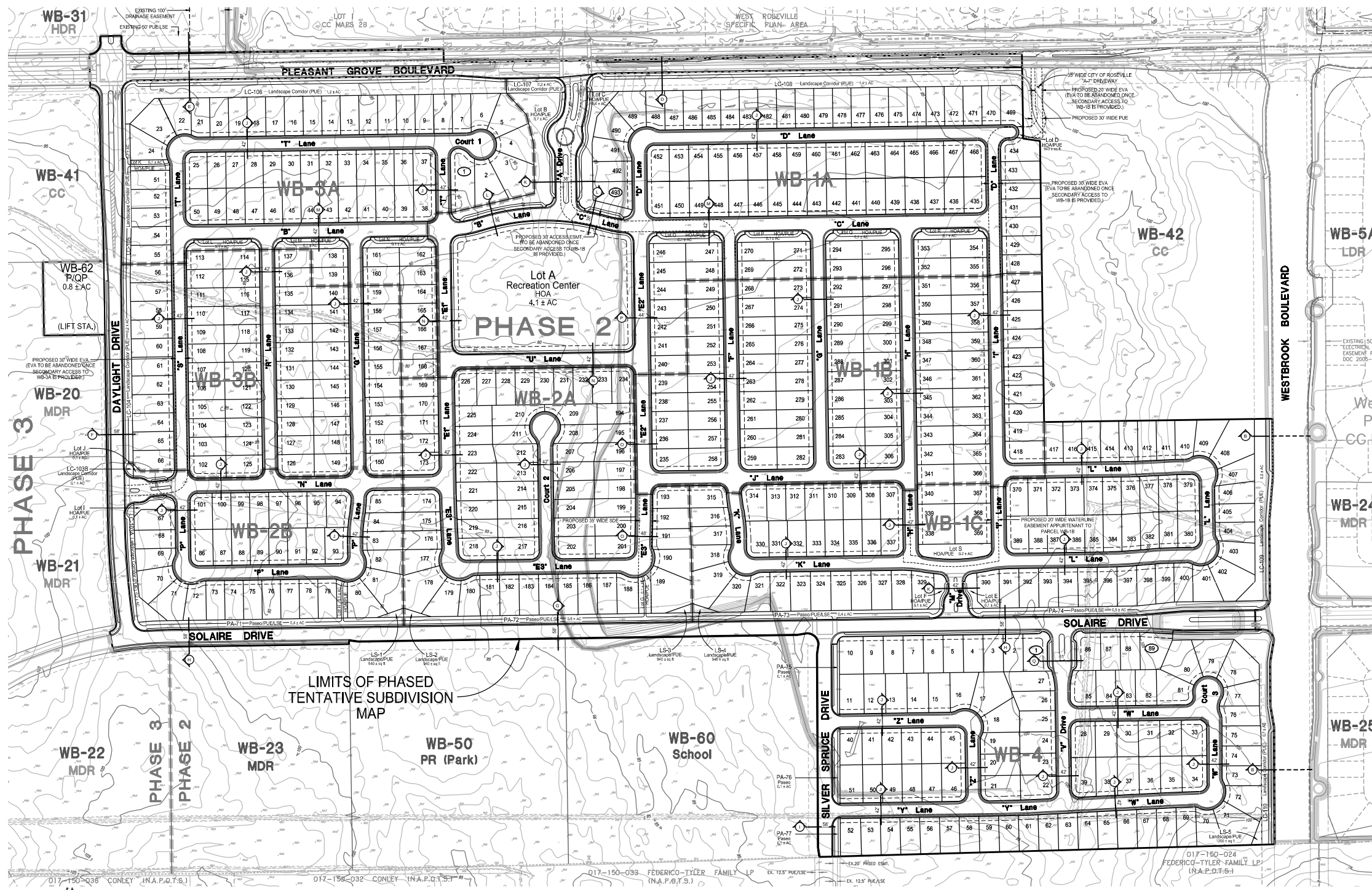
Westbrook - Phase 2

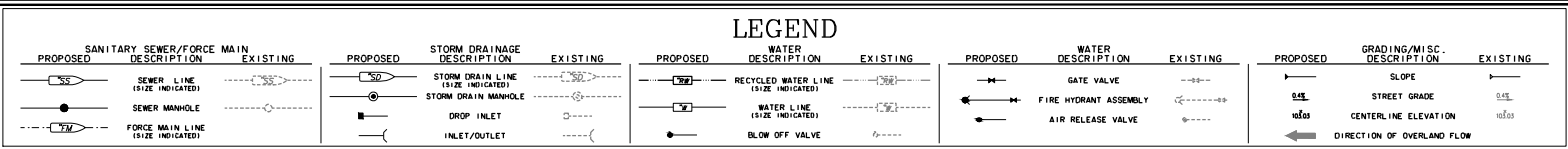
A portion of the Sierra Vista Specific Plan Area

Roseville, California

March 4, 2016

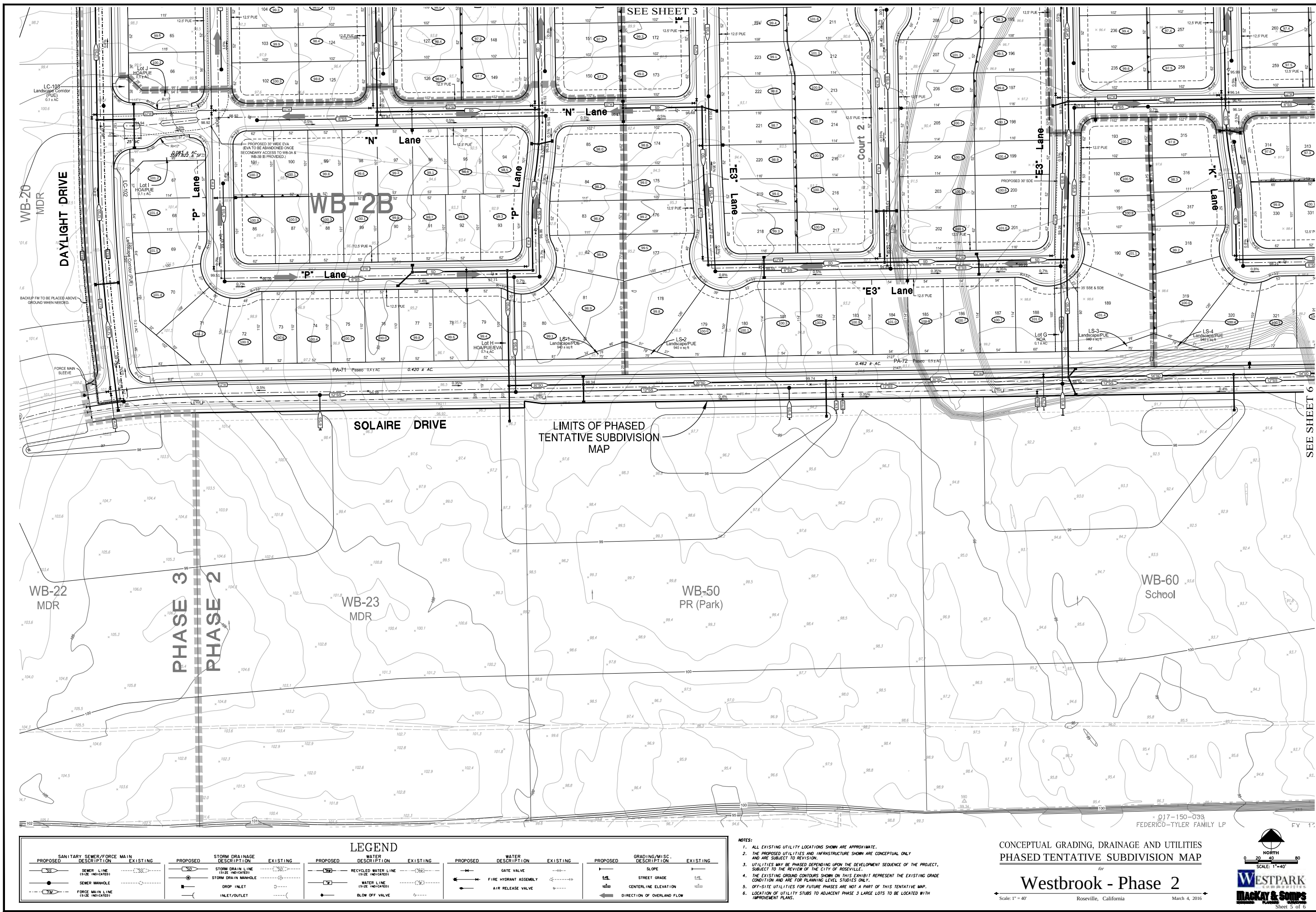
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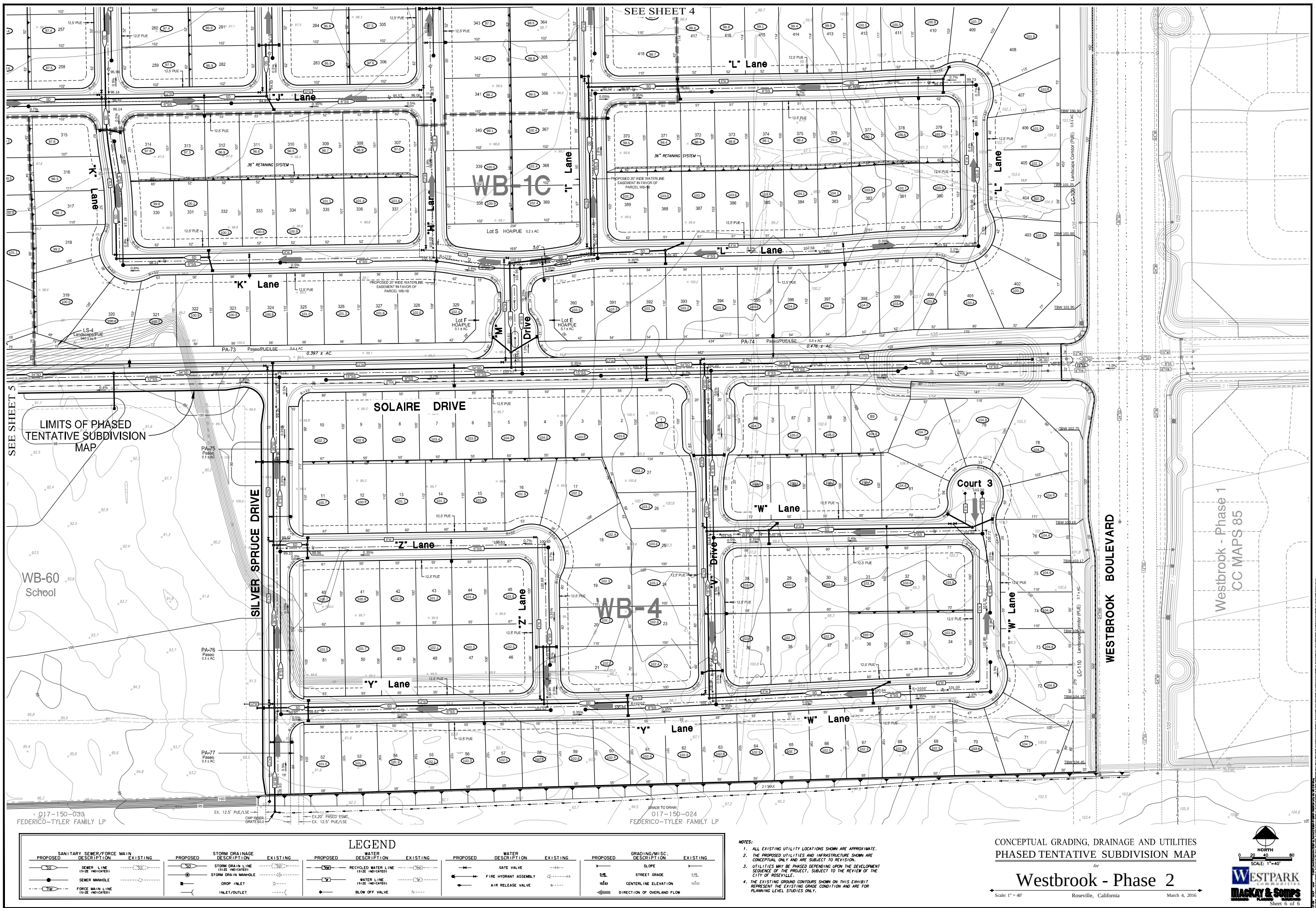


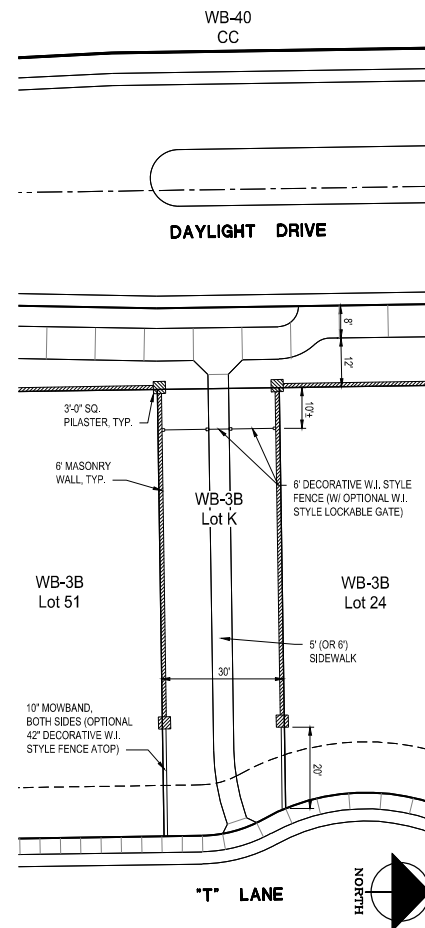




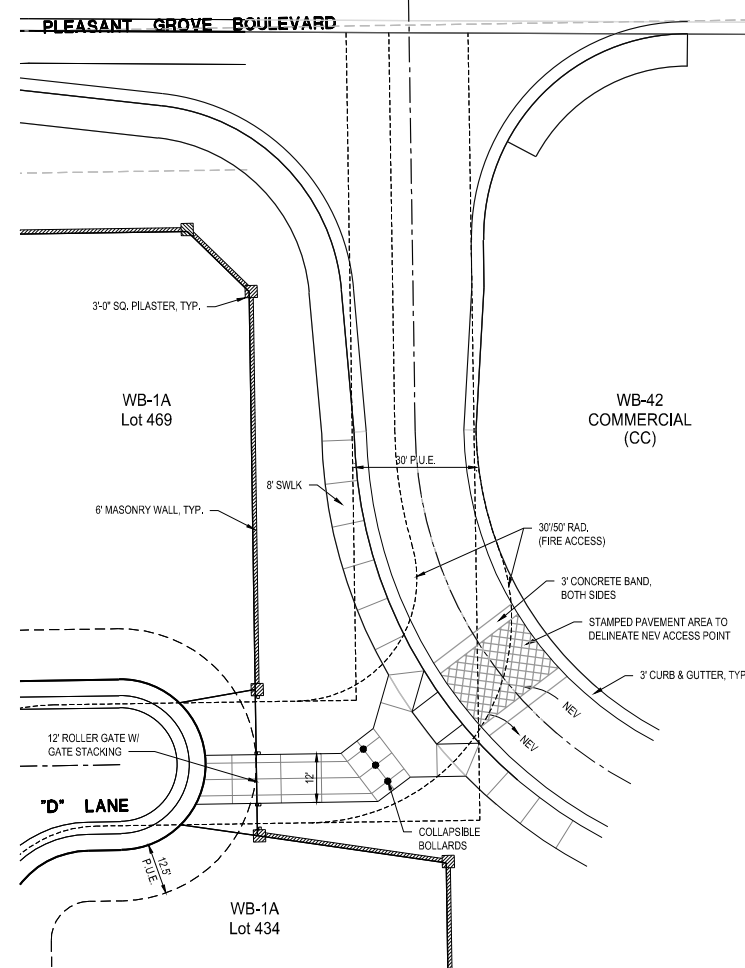




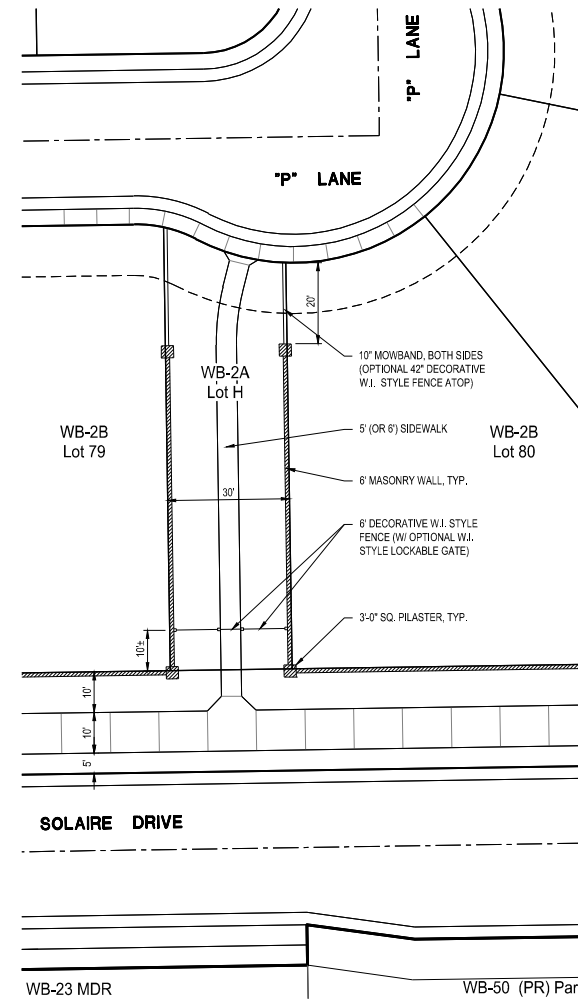




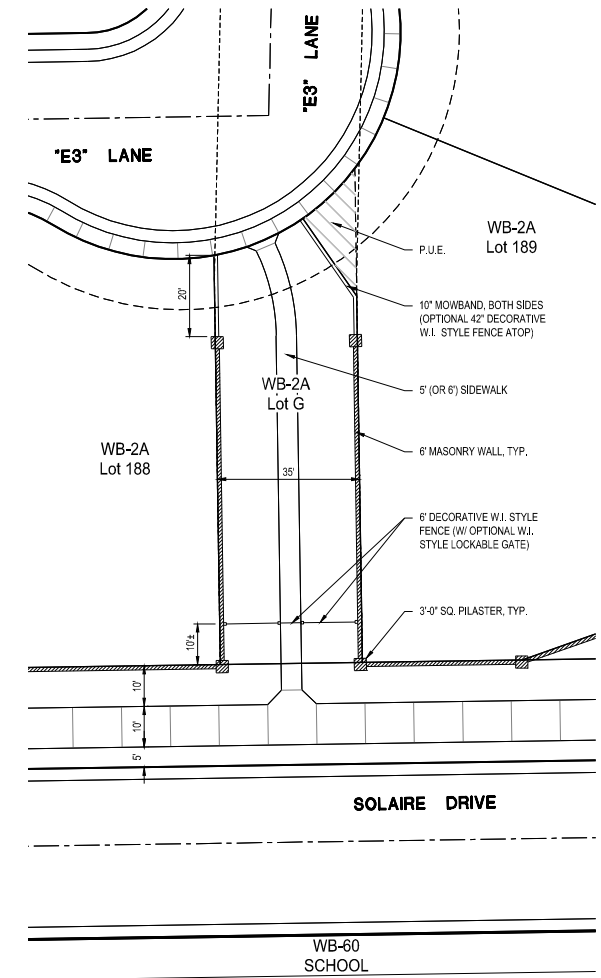
LOT K (HOA) - 30' PASEO
'T' LANE TO DAYLIGHT DRIVE



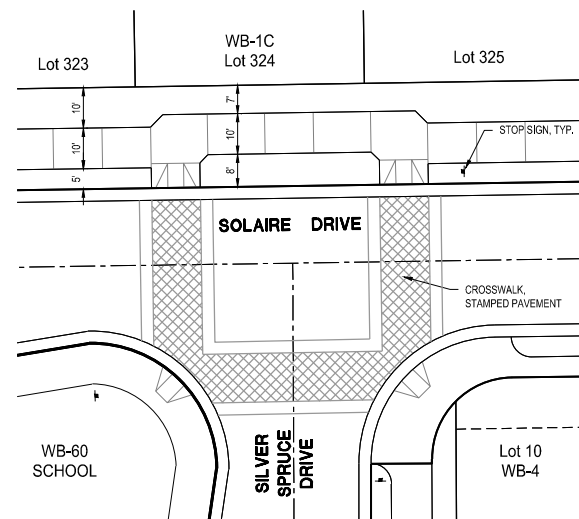
PED / NEV PASEO / TEMPORARY EVA
(B) 'D' LANE AT COMMERCIAL SITE
ALSO P.U.E. & E.V.A.



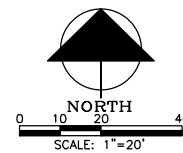
LOT H (HOA) - 30' PASEO
'P' LANE TO SOLAIRE DRIVE



LOT G (HOA) - 35' PASEO
'E3' LANE TO SOLAIRE DRIVE



CROSSWALK AT SOLAIRE DRIVE
& SILVER SPRUCE DRIVE



Attachment A
CONCEPTUAL PASEO, PUE & EVA CORRIDORS
for

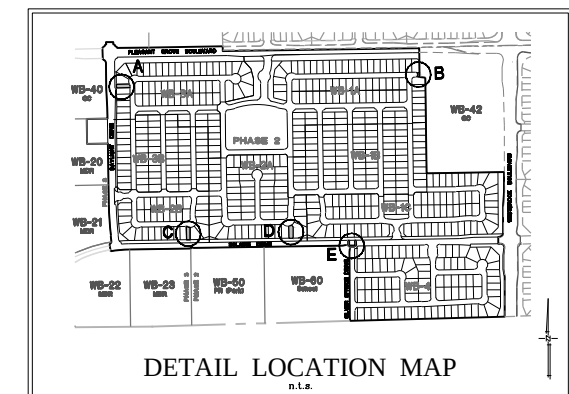
Westbrook - Phase 2

A portion of the Sierra Vista Specific Plan Area

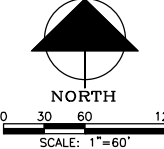
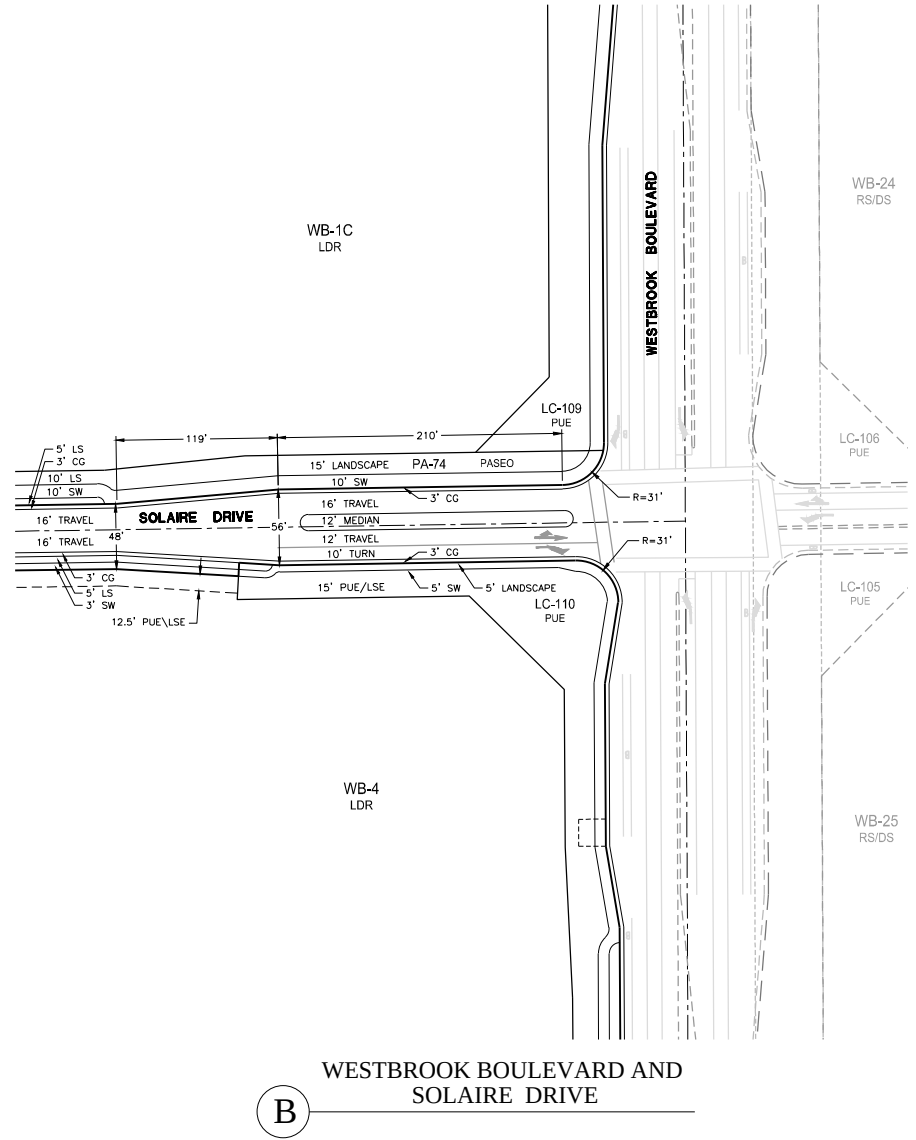
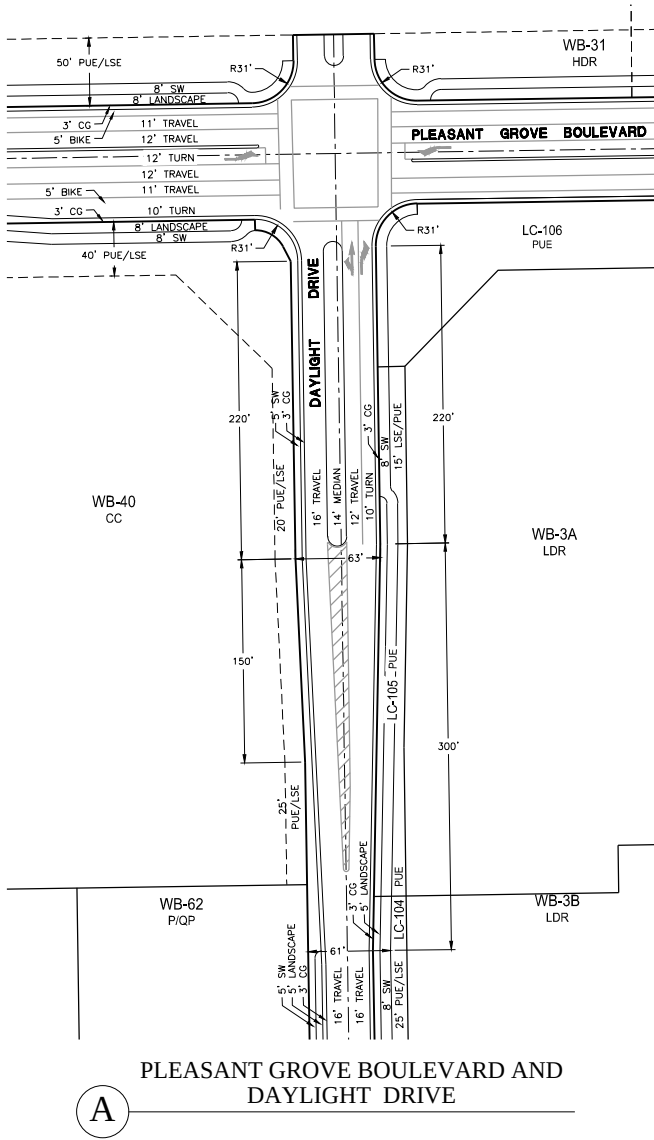
Scale: 1" = 20'

Roseville, California

March 4, 2016



DETAIL LOCATION MAP

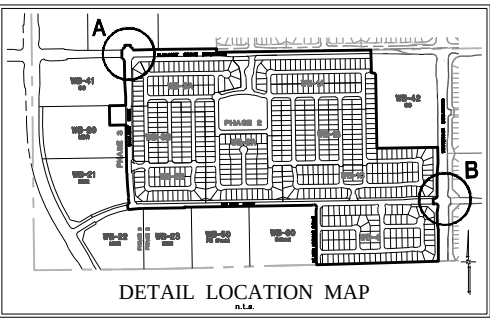


Attachment B
INTERSECTION GEOMETRY DETAILS
for

Westbrook - Phase 2

A portion of the Sierra Vista Specific Plan Area

Scale: 1" = 60' Roseville, California March 4, 2016

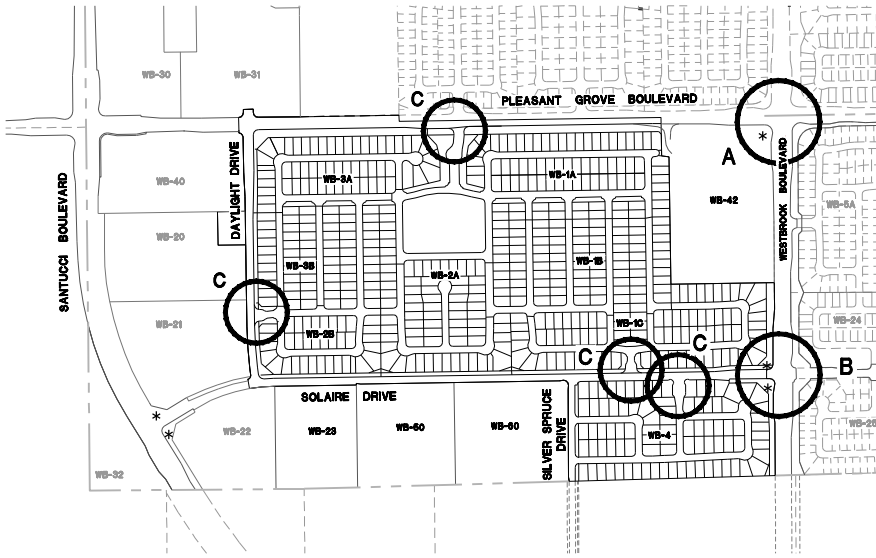




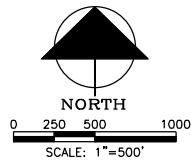
Note: Final plant materials to be determined during preparation of Improvement Plans, as approved by the City.



A MAJOR ENTRY MONUMENT
(N.T.S.)



ENTRY MONUMENT LOCATION MAP
(Scale: 1"=500')



Attachment C
ENTRY MONUMENT DETAILS
for

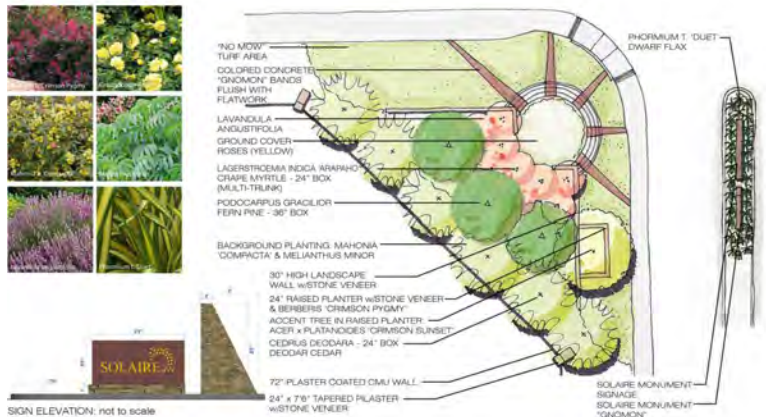
Westbrook - Phase 2

A portion of the Sierra Vista Specific Plan Area

Scale: As Noted

Roseville, California

March 4, 2016



Note: Final plant materials to be determined during preparation of Improvement Plans, as approved by the City.

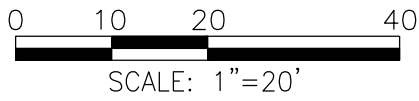
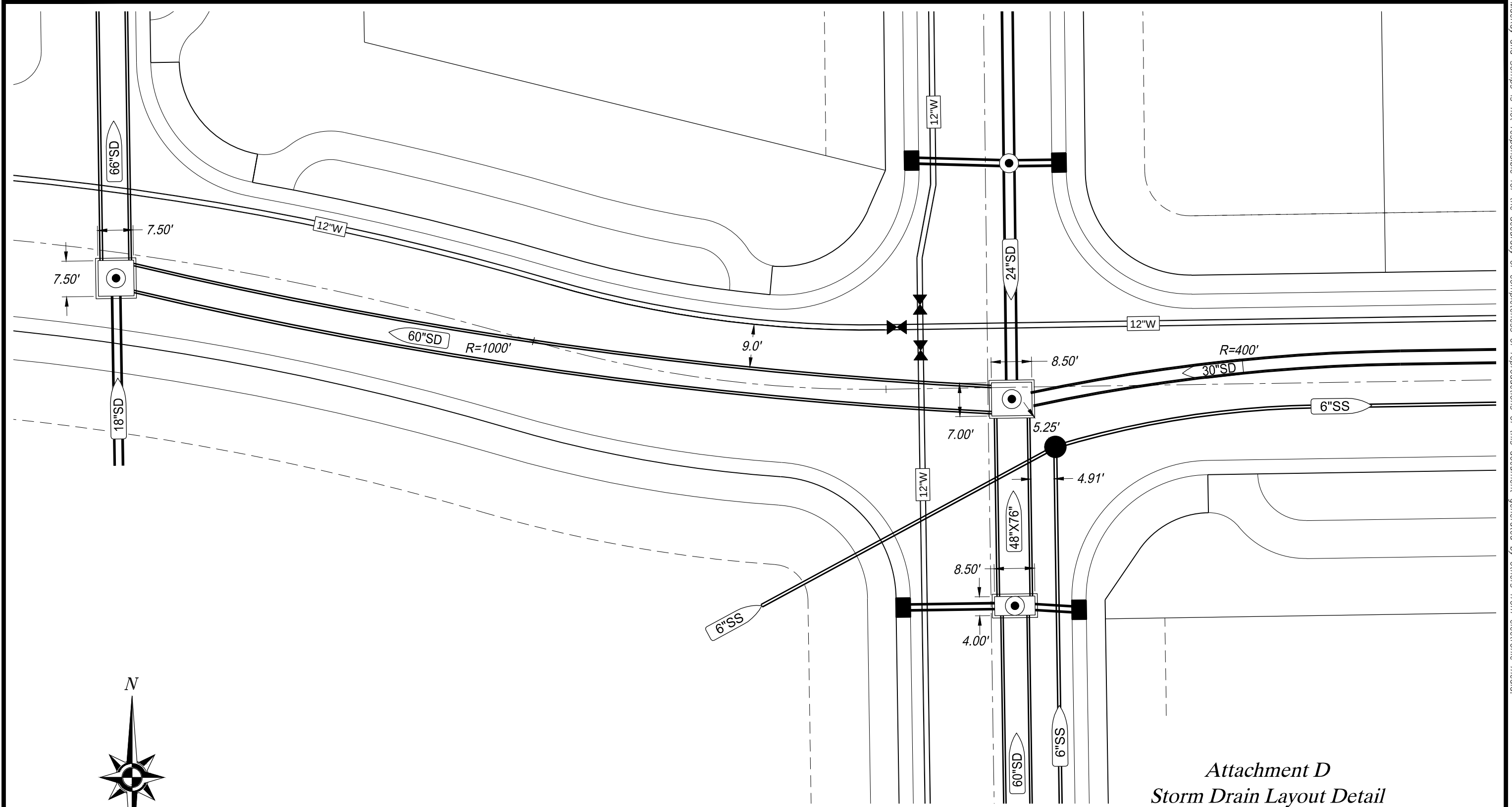
B MINOR ENTRY MONUMENTS
(N.T.S.)



Note: Final plant materials to be determined during preparation of Improvement Plans, as approved by the City.

C VILLAGE ENTRY MONUMENTS
(N.T.S.)

Mackay and Somp is not responsible for the accuracy or completeness of reproductions of this document generated by others from electronic media.



Attachment D
Storm Drain Layout Detail

Westbrook - Phase 2

City of Roseville
Scale 1"=20'

MACKEY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189

California
January 22, 2016
18437.PH2

3-08-2016 09:38:05 shosell P:\18437_Overall\PLN\Applications\TM\WB3-Age-Restricted\WB2_Attach-D_SD.dwg
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MEMORANDUM

To: Planning Commission

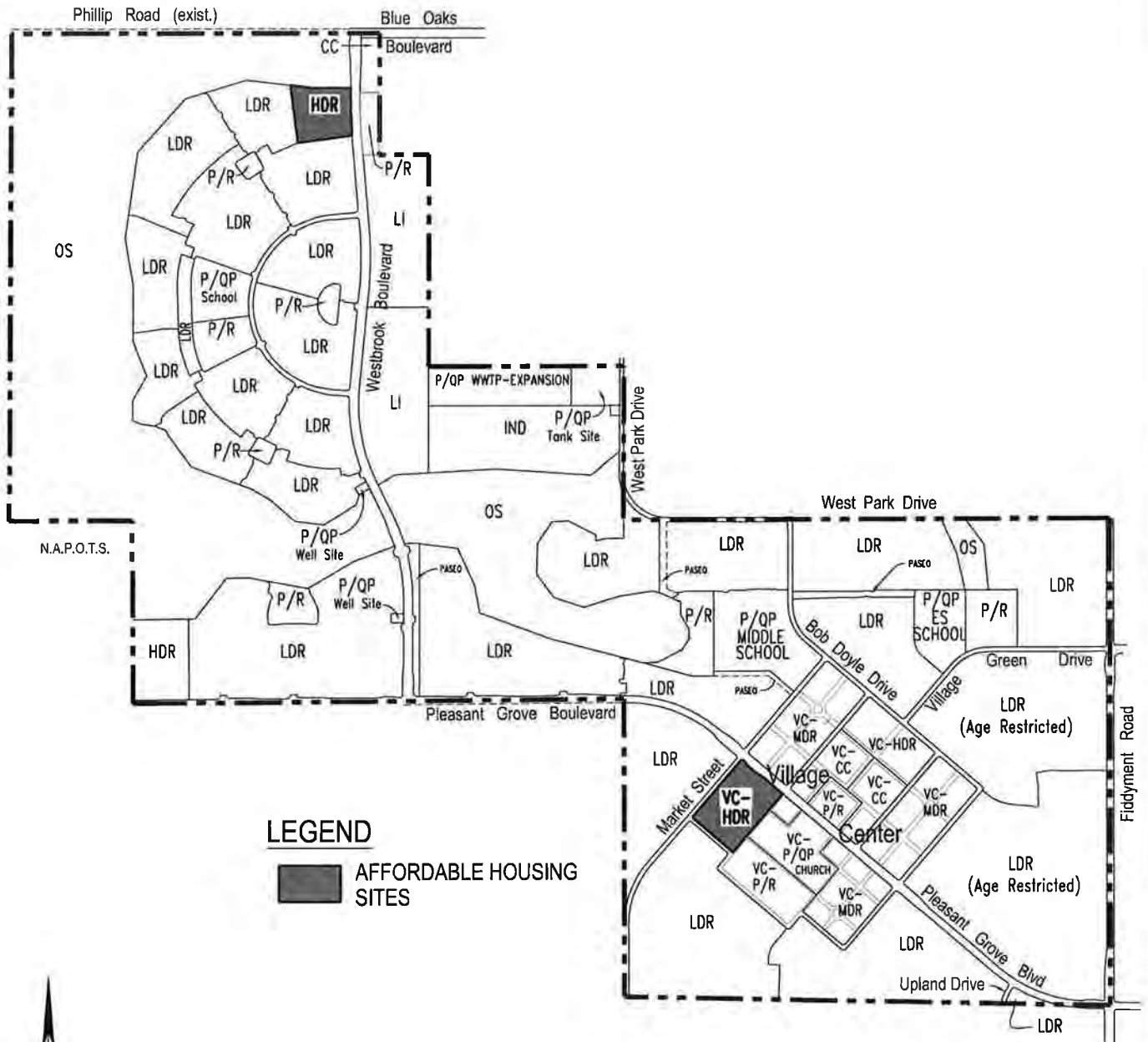
From: Lauren Hocker, Associate Planner

Date: March 21, 2016

Re: Supplemental Materials for Westbrook Phases 2 & 3 (PL13-0318)

The attached materials were inadvertently omitted from the packet of hearing materials sent to you regarding the above-referenced project, which is Item 5.C of the upcoming March 24, 2016 Planning Commission hearing. The additional materials are revised exhibits for the two Development Agreement Amendments which are part of the project. These changes will already be familiar to you, as they simply reflect the land use reconfigurations and other changes which are already included in your packet. The first page of the supplemental materials (DA Exhibit D, Affordable Housing Sites) should be inserted at the end of Exhibit D of the staff report. The remaining pages should be inserted at the end of Exhibit E of the staff report. Please contact me at lhocker@roseville.ca.us or at 916-774-5272 if you have any concerns.

Exhibit D Affordable Housing Sites



Annexation Area & Plan Area



Land Use Plan

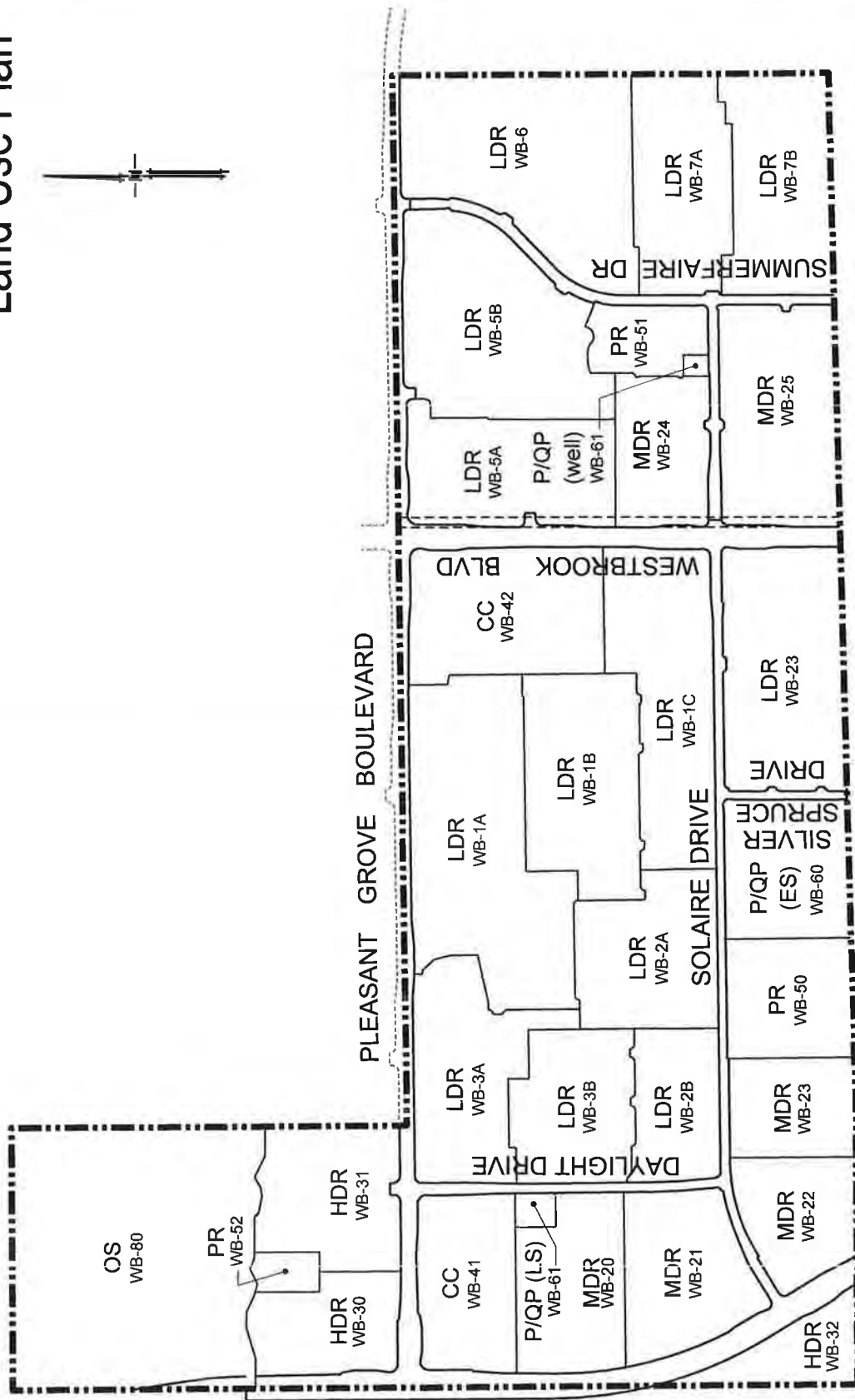
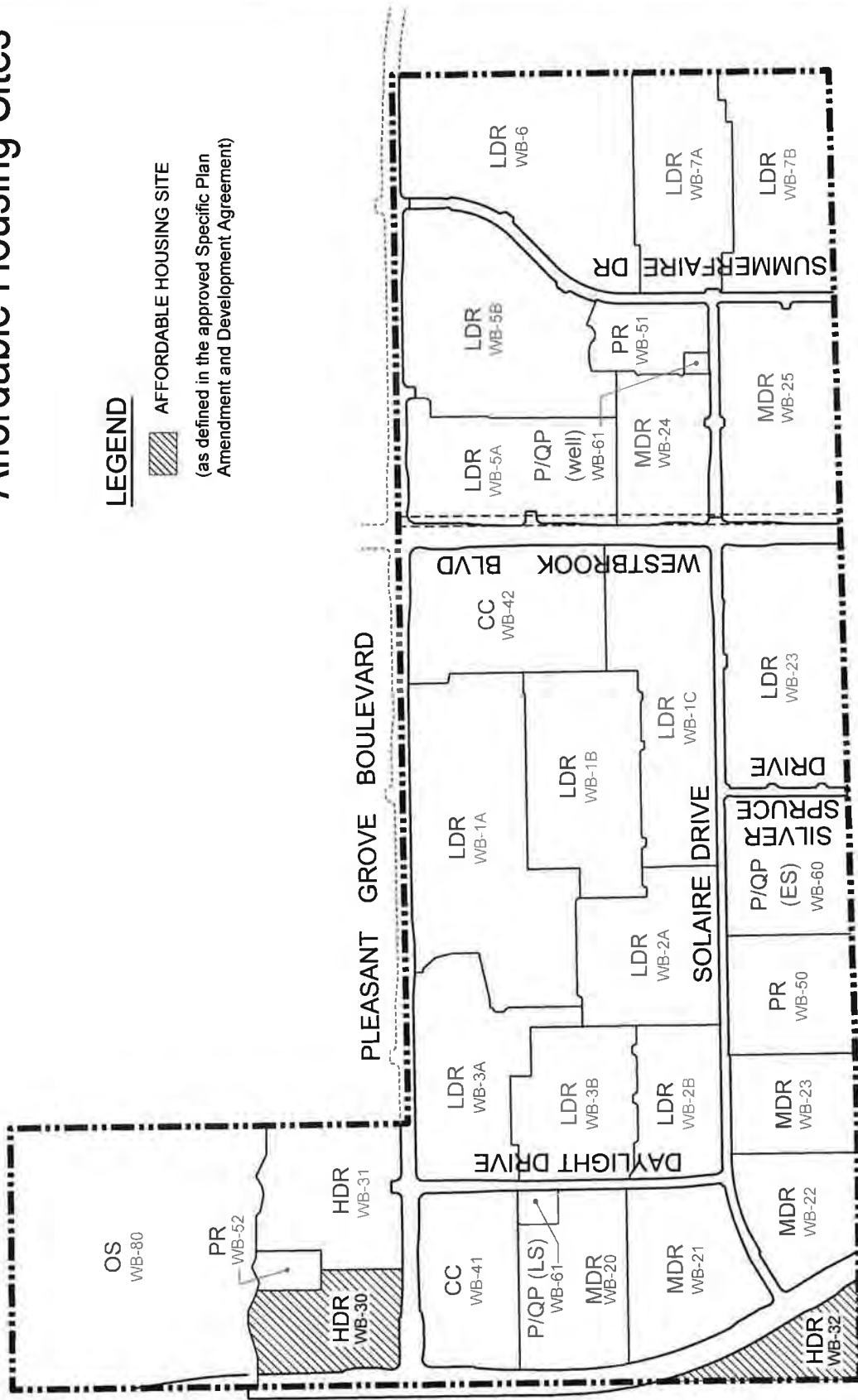


Exhibit F

Affordable Housing Sites



LEGEND

- AFFORDABLE HOUSING SITE
(as defined in the approved Specific Plan
Amendment and Development Agreement)



Phasing Plan

LEGEND

PHASE LINE

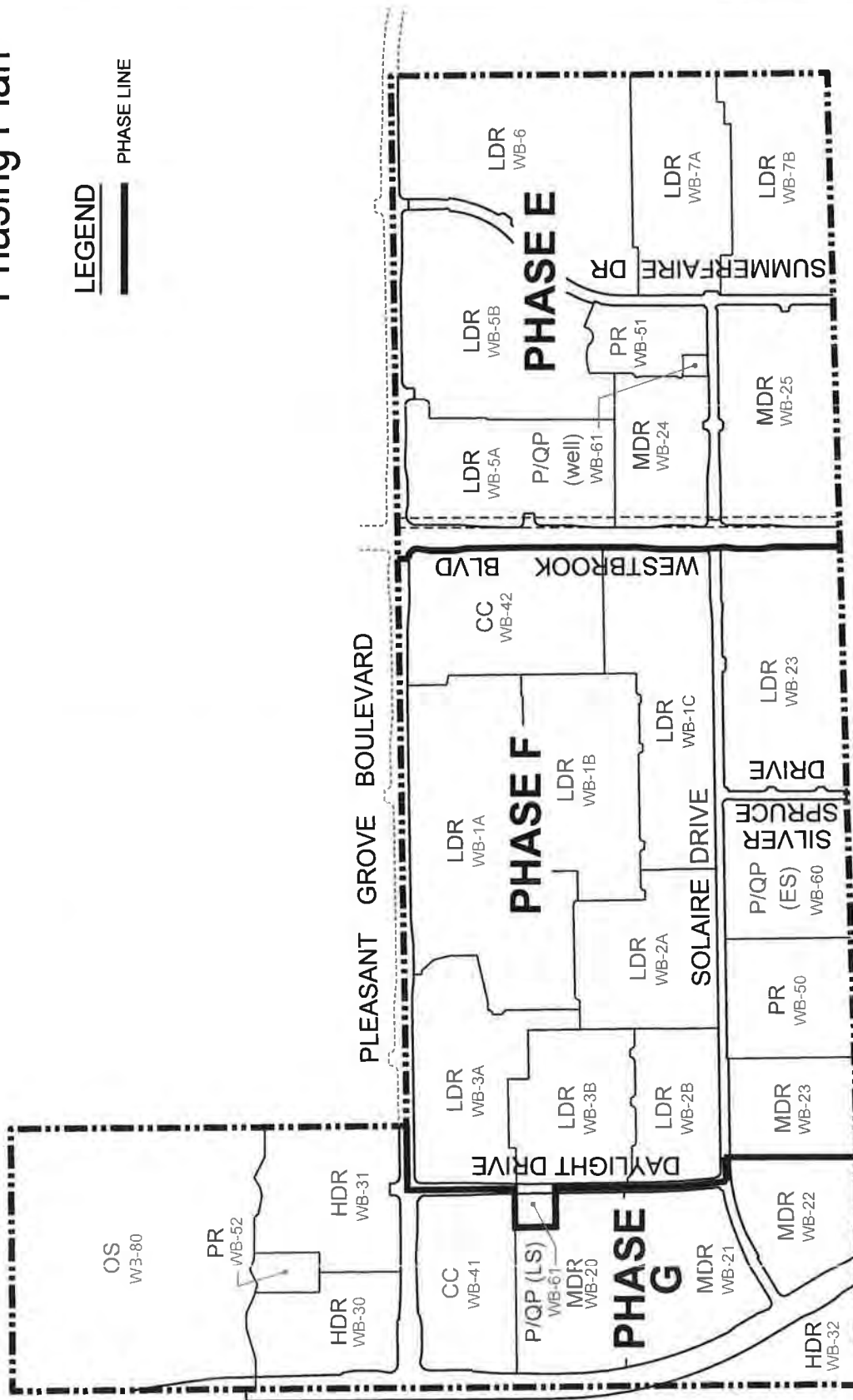


Exhibit H

Road Improvements

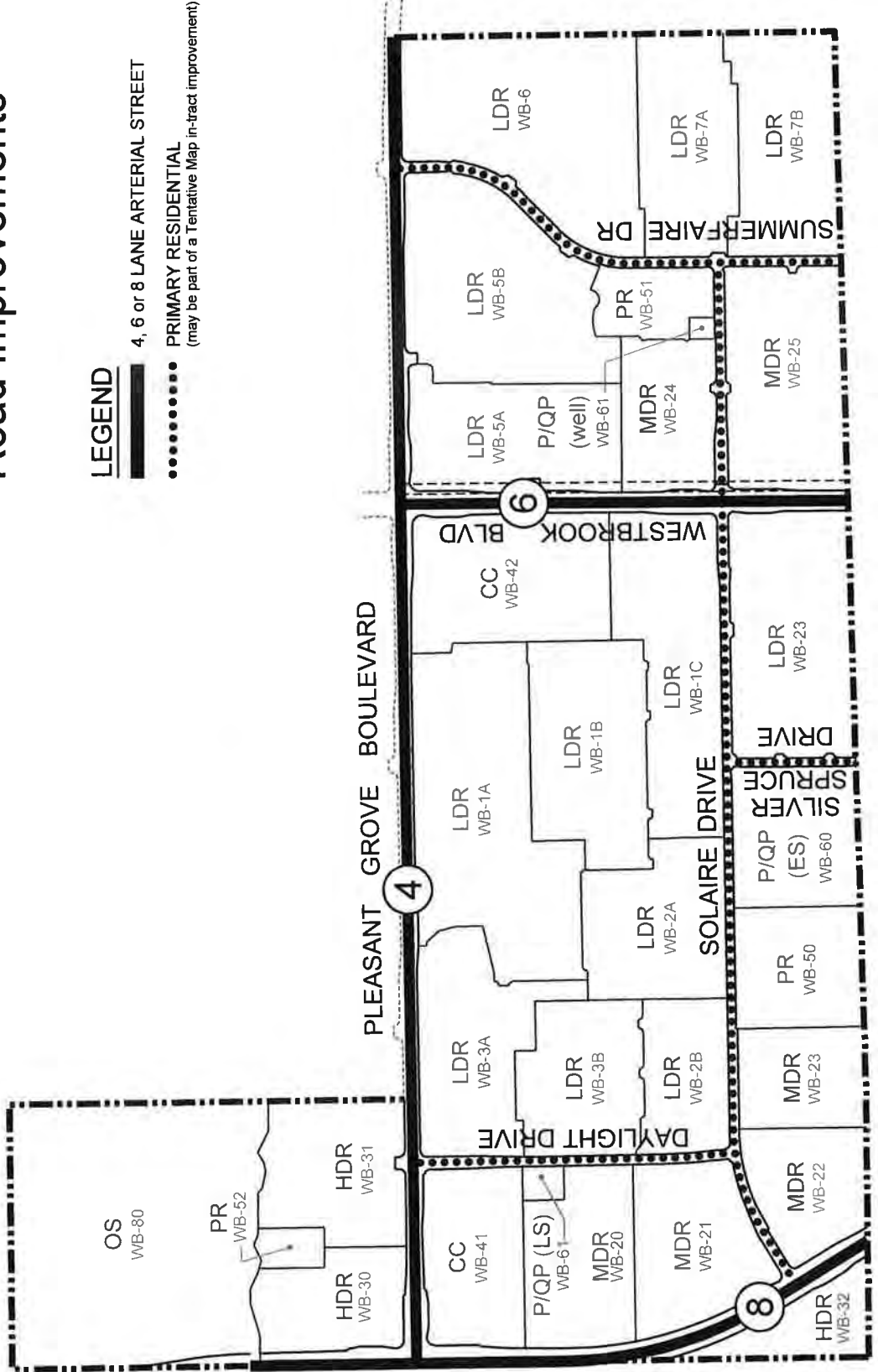


Exhibit I Traffic Signals

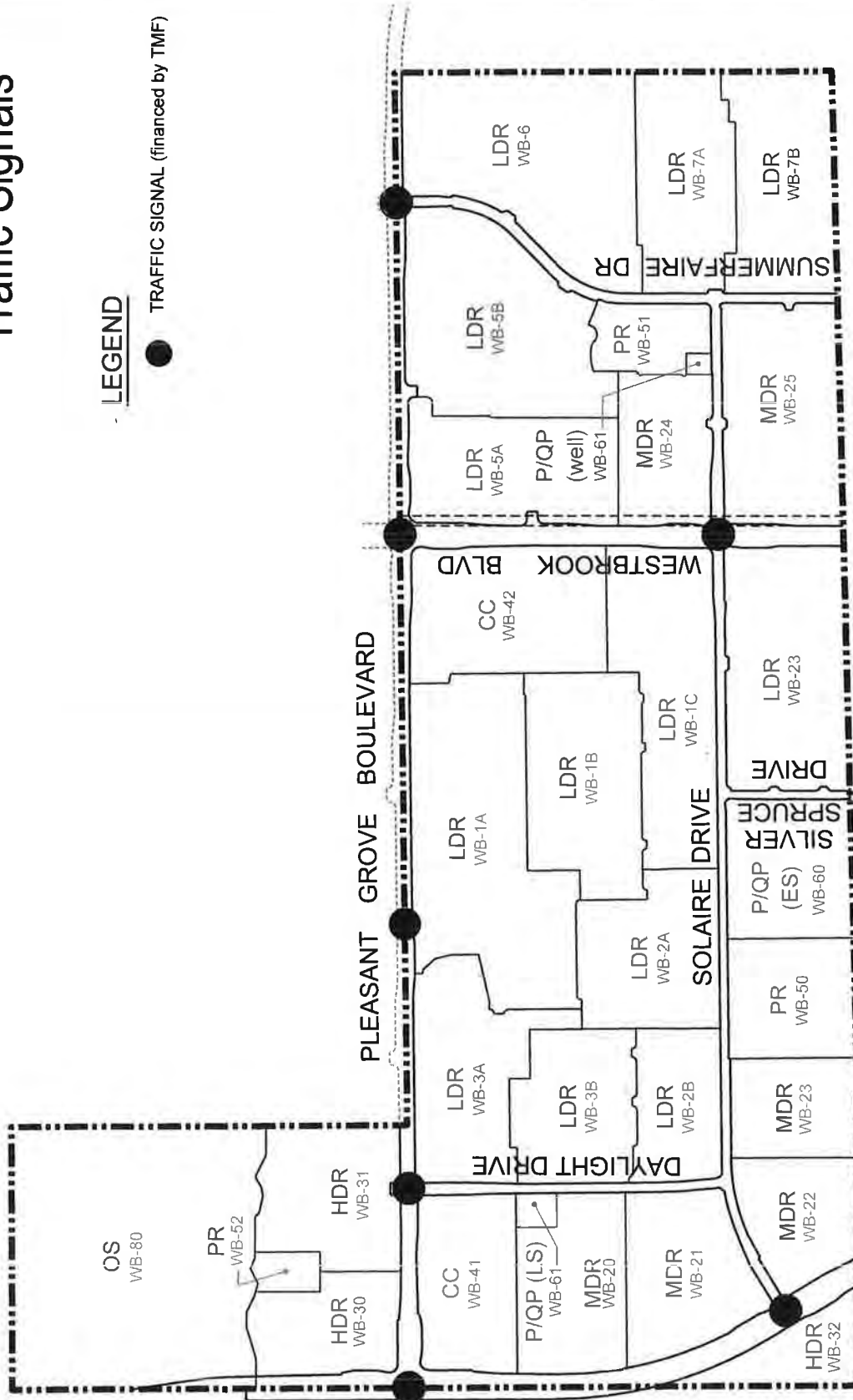


Exhibit J Sewer Facilities

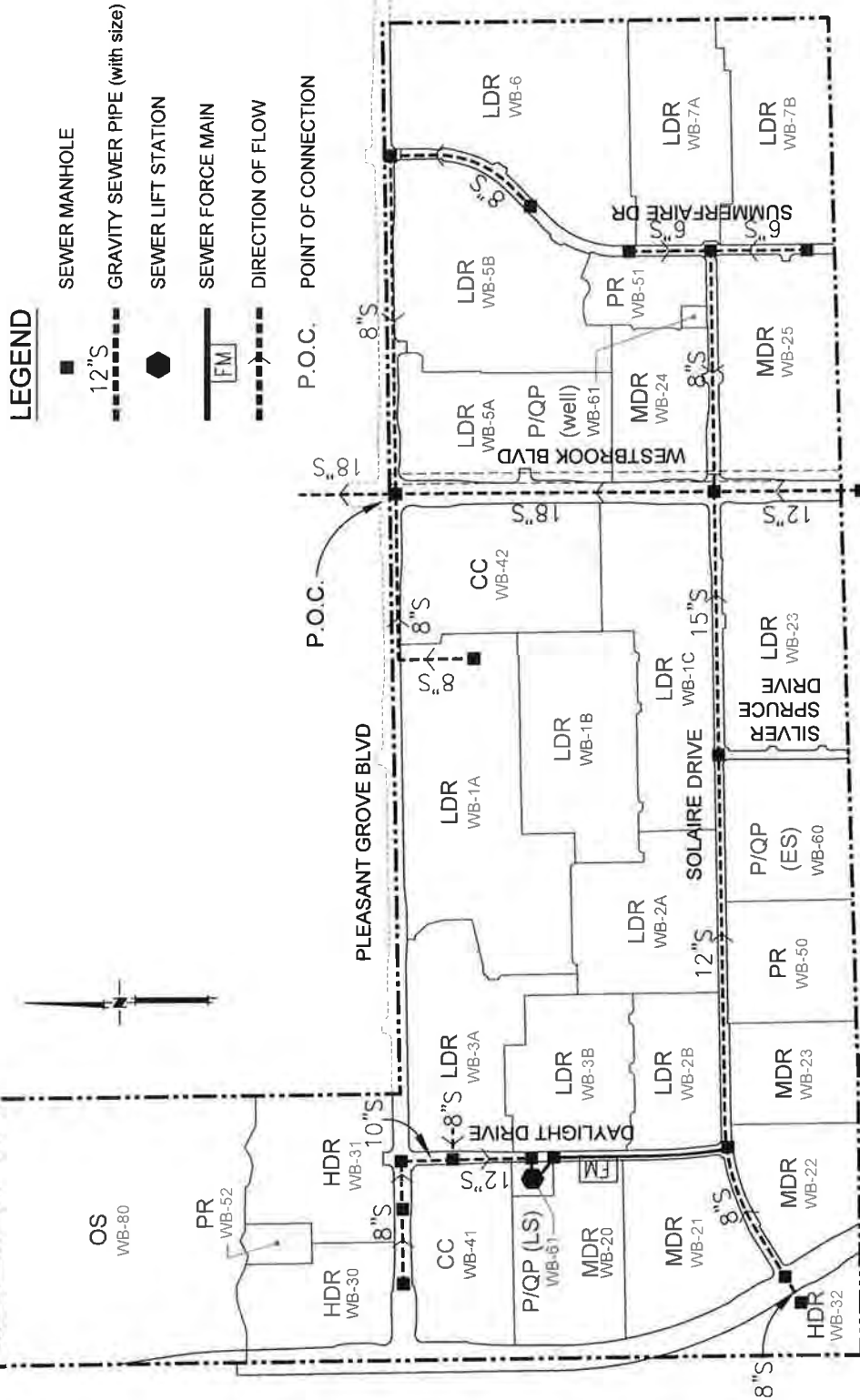


Exhibit K-1 Wastewater Facilities for Reimbursement

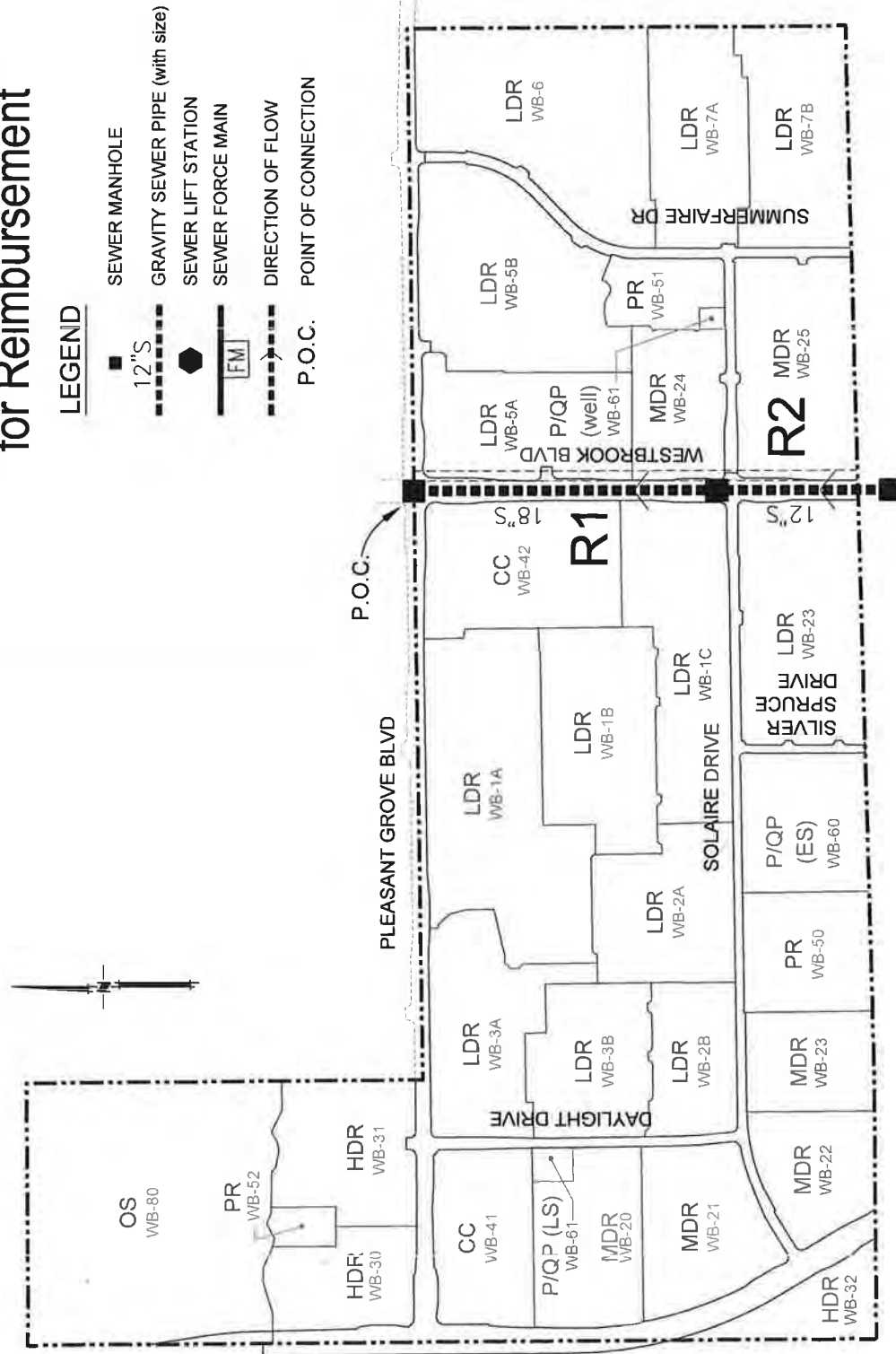
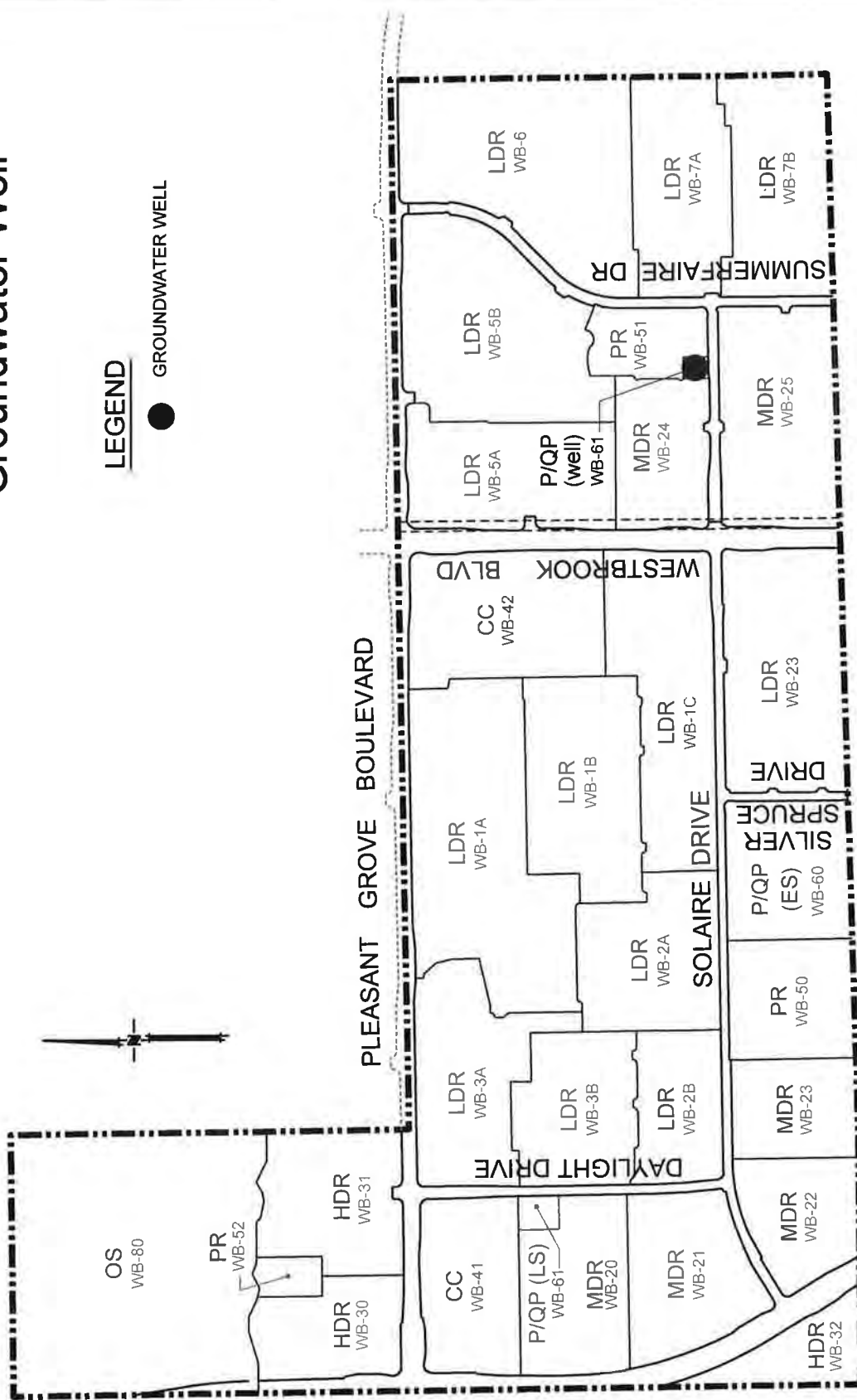


Exhibit L Groundwater Well



Technical Memorandum

To: Ryan O'Keefe
From: Kyle Horn, P.E. LEED AP
Reviewed by: Curtis Lam, P.E.
Subject: Westbrook, Water Conservation Plan - Addendum #2
Date: January 11, 2016

EXHIBIT M

This Technical Memorandum updates the September 2011 Westbrook Water Conservation Plan (WCP) to reflect changes made to the Westbrook land use plan update October 21, 2015. The following table provides a summary of changes to the WCP. Text formatted in **bold** in the table below reflects the updated portion of the text. All figures and tables shown below supersede previous revisions.

Page	Document Change
P. 2, Table 1	Replace Table 1 with the attached Table 1
P. 4, Table 3	Replace Table 3 with the attached Table 3
P. 5, Table 5	Replace Table 5 with the attached Table 5
P. 12, Table 3-1	Replace Table 3-1 with the attached Table 3-1
P. 6, 1 st Calculation	Turf: $116AFY * \left(\frac{70\%}{71.5\%} \right) = 114AFY$
P. 6, 2 nd Calculation	Low Water Use: $116AFY * \left(\frac{1.5\%}{71.5\%} \right) = 2AFY$
P. 6, 3 rd Calculation	$114AFY * \left(\frac{42\%}{70\%} * \frac{28\% * 30\%}{70\%} \right) + 2AFY = 84AFY$
P. 6, ¶ 3	Non-Residential: Turf reduction on non-residential parcels within Westbrook was assumed to be employed in the parks and ROW/landscape corridors . The assumptions used to estimate water conservation in these areas are as follows:
P. 6, Bullet 5	Right-of-way/landscape corridors were assumed to use 100% of their water for landscape irrigation.
P. 6, Bullet 6	Right-of-way/landscape corridors were assumed to irrigate approximately 80% of their parcel area with turf. This was reduced to 30% turf and 50% low water use plantings.
P. 7, Table 6	Replace Table 6 with the attached Table 6
P. 8, Table 7	Replace Table 7 with the attached Table 7
P. 8, ¶ 1	As an example of how these values were calculated, for the low-density residential front yards, the annual demand is 84 AFY . Assuming that this demand is reduced by 20% when using smart irrigation controllers, the reduced demand is estimated to be:
P. 6, 1 st Calculation	$84AFY * (80\%) = 67AFY$
P. 9, Table 8	Replace Table 8 with the attached Table 8
P. 9, ¶ 1	As an example of how these values were calculated, for the low-density residential land use, the total number of dwelling units is 976 . The reduced water demand would be estimated to be:
P. 9, 1 st Calculation	$976DU * 7.5 \frac{gal}{day} * \frac{AF}{325,851gal} * 365day/yr = 8AFY$
P. 10, Table 9	Replace Table 9 with the attached Table 9
P. 10, ¶ 1	If the described water conservation measures described in this memorandum were taken for Westbrook, it is estimated that Westbrook overall water demand would be reduced by 163 AFY yielding an adjusted potable water demand of 919 AFY . This represents a 15.2% reduction from the original water demand for Westbrook of 1,095 AFY .

Table 1: Water Use Factors and Demands

Land Use Designation	Abbreviation	Total Area (acres)	Dwelling Units	Water Use Factor ¹	Annual Demand ² (AFY)
Residential					
Low Density Residential	LDR	184.8	976	Varies	571
Medium Density Residential	MDR	56.4	433	Varies	194
High Density Residential	HDR	24.1	620	177 gpd/DU	123
Non-Residential					
Community Commercial	CC	24.5	-	2,598 gpd/acre	71
Park	PR	14.6	-	2,988 gpd/acre	49
Elementary School	P/QP	10.0	-	3,454 gpd/acre	39
Well Site	P/QP	0.3	-	1,780 gpd/acre	0.6
Lift Station	P/QP	0.8	-	1,780 gpd/acre	1.6
Open Space	OS	36.6	-	0 gpd/acre	0
ROW/Landscape Corridor	ROW	35.0	-	2,988 gpd/acre	25 ⁽⁴⁾
Totals		397.4			1,049
Total Demand with 2% System Losses					1,070

Notes:

1. Demand use factors are based on the "Phase II Report TM 7" factors in Table 1-1 of MWH's TM1 (MWH, 2002).
2. Annual demand based on the Westbrook land use plan, **updated October 21 2015**.
3. ROW/Landscape Corridors are assumed to irrigate 15% of their total area.
4. ROW/Landscape Corridors demands are only associated with the RW system.

Table 3: Residential Base Water Use

Land Use Designation	Annual Demand (AFY)	Annual Front Yard Demand (AFY)	Annual Back Yard Demand (AFY)	Total Annual Irrigation Demand (AFY)
Low Density Residential	571	116	175	291
Medium Density Residential	194	40	59	99
High Density Residential ¹	123	17	0	17
Total	888	173	234	407

Notes:

1. Demand for HDR parcels was calculated differently from LDR and MDR parcels, as described above. Demand for HDR parcels was not separated into front and back yard demand since traditional front and back yards are not typically present on HDR parcels.

Table 5: Reduced Landscape Turf Water Savings – Residential

Land Use Designation	Annual Front Yard Demand ^{1,2} (AFY)	Annual Front Yard Turf Demand (AFY)	Reduced Turf Annual Front Yard Demand (AFY)	Water Savings for Reduced Turf (AFY)	Water System Savings
Low Density Residential	116	114	84	32	Potable
Medium Density Residential	40	39	29	11	Potable
High Density Residential	17	17	13	4	Recycled
Total	173	170	126	47	

Notes:

1. From Table 3.
2. Demands for High Density Residential parcels represent full irrigation demand since there is no distinction between front yard and back yard

Table 6: Reduced Landscape Turf Water Savings – Non-Residential

Land Use Designation	Annual Irrigation Demand ² (AFY)	Base Turf Area ¹	New Turf Area ¹	Low Water Use Area ¹	Reduced Irrigation Demand (AFY)	Water Savings for Reduced Turf (AFY)	Water System Savings
Parks	40	75%	60%	15%	35	5	Recycled
ROW/Landscape Corridors	25	80%	30%	50%	14	11	Recycled
Total	65				49	16	

Notes:

1. As a percentage of the parcel area.
2. This incorporates the reduction in water demand to account for only the fraction used for irrigation of parks described above.

Table 7: Smart Irrigation Controller Water Savings

Land Use Designation	Original Demand (AFY) ¹	Reduced Demand (AFY)	Water Savings (AFY)	Water System Savings
Low Density Residential				
Front Yard	84	67	17	Potable
Back Yard	175	140	35	Potable
Medium Density Residential				
Front Yard	29	23	6	Potable
Back Yard	59	47	12	Potable
High Density Residential	13	10	3	Recycled
Parks	35	28	7	Recycled
ROW/Landscape Corridor	14	11	3	Recycled
Total	409	358	83	

Notes:

1. Original demand includes the turf reduction water conservation measures that were previously described.

Table 8: Re-circulating Hot Water Savings

Land Use Designation	Dwelling Units (DU)	Water Savings for Recirculating Hot Water (AFY)	Water System Savings
Westbrook			
Low Density Residential	976	8	Potable
Medium Density Residential	433	4	Potable
High Density Residential	620	5	Potable
Total	2,029	17	

Table 9: Westbrook Water Conservation Estimate

Method	Original Total Water Demand ² (AFY)	Potable Water Savings (AFY)	Recycled Water Savings (AFY)	Total Volume of Water Savings (AFY)	Total Percentage of Water Savings ¹
Westbrook					
Reduced landscape turf – residential	1,095	43	4	47	4.4%
Reduced landscape turf – parks, right of way		-	16	16	1.5%
Smart irrigation controllers – all types of land uses		70	13	83	7.8%
Re-circulating hot water – residential		17	-	17	1.6%
Total		130	33	163	15.2%

Notes:

- Percentages rounded to the nearest tenth of a percent, and represent overall water conservation percentages for both potable and recycled water.
- Original demand includes 2% system losses and 25 AFY of demand for the ROW/Landscape Corridors that are only attributed to the RW system.

Exhibit N

Water Facilities

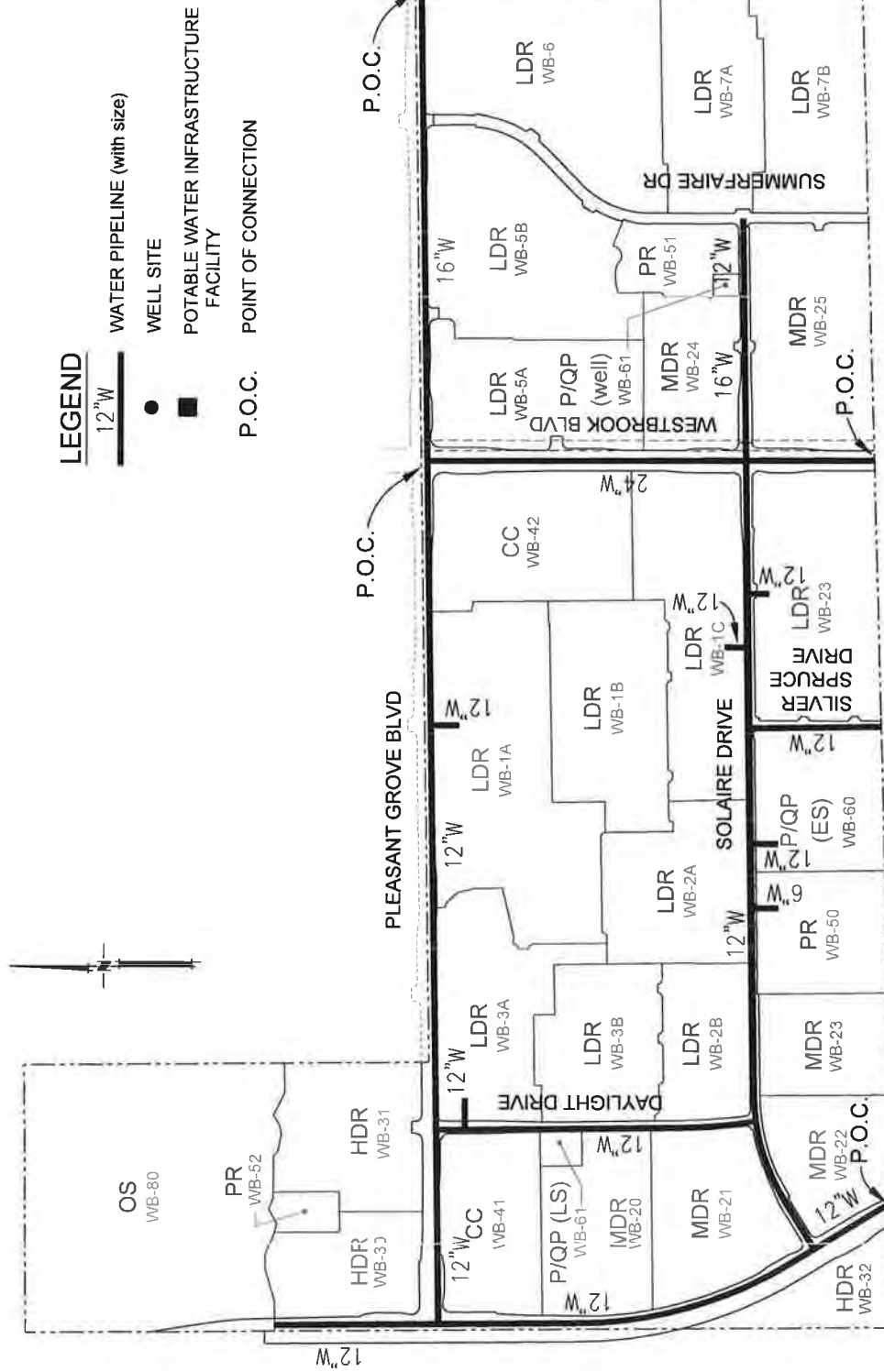


Exhibit O-1 Water Facilities for ReimbursementBetween Sierra Vista, Landowner and Urban Reserve

LEGEND

- 12" W WATER PIPELINE (with size)
- WELL SITE
- POTABLE WATER INFRASTRUCTURE FACILITY
- P.O.C. POINT OF CONNECTION

Note: PQP-63 Potable Water Infrastructure Facility to include storage tank, pump station and well site. See Exhibit II for Reimbursement Detail.

PERCENTAGE OF SHARES FOR WATER LINES W1 TO W8 AND W14		PERCENTAGE OF SHARES FOR WATER LINES W9 TO W10	
SVSP	CHAN	SVSP	CHAN
77%	21%	97.5%	2.5%

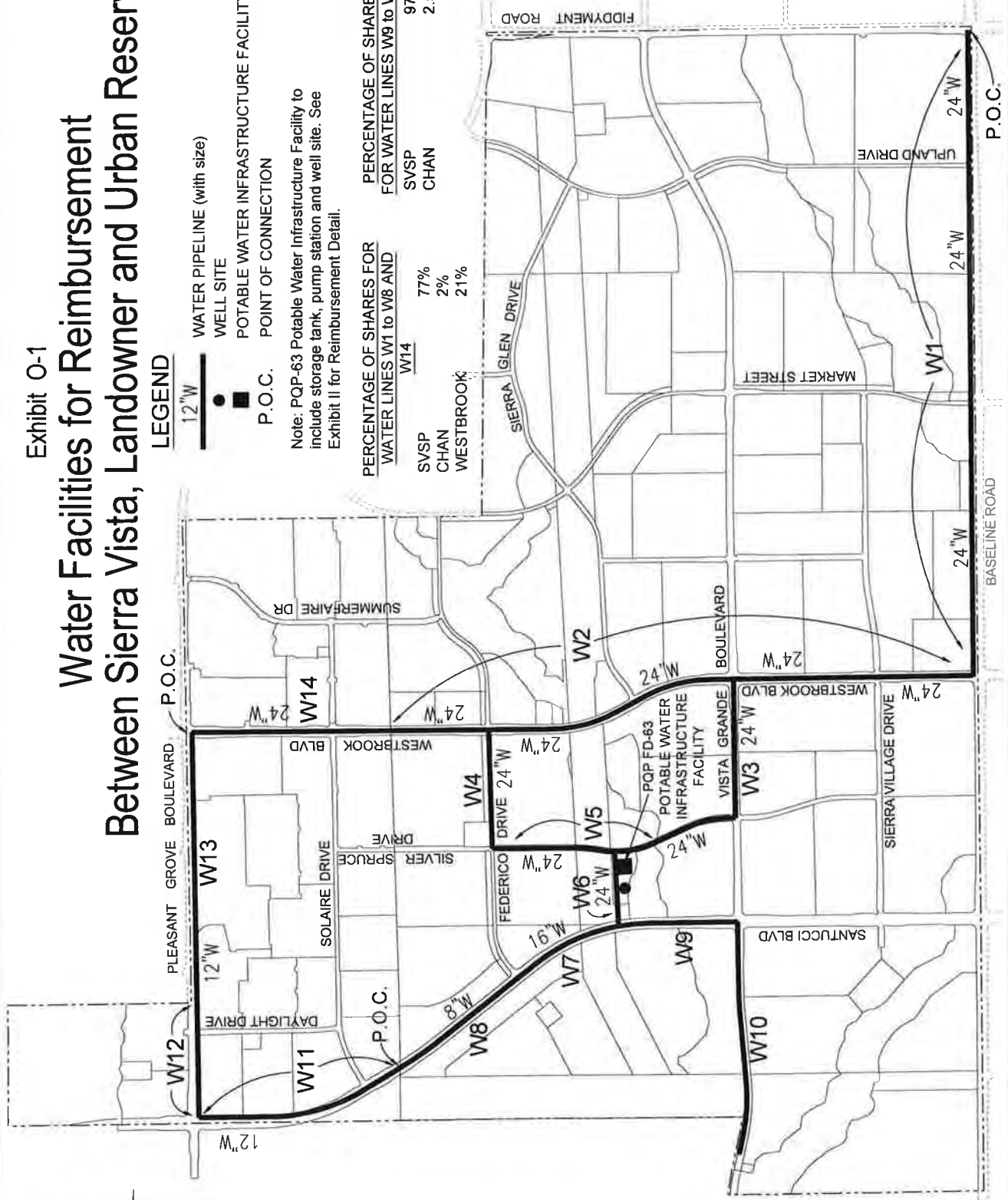


Exhibit O-2



Exhibit P



RECYCLED WATER PIPELINE (with size)

Exhibit Q Recycled Water Facilities for Reimbursement

LEGEND

RECYCLED WATER PIPELINE (with size)

PERCENTAGE OF SHARES FOR
RECYCLED WATER LINE RW-1

SVSP	80%
CHAN	3%
WESTBROOK	17%

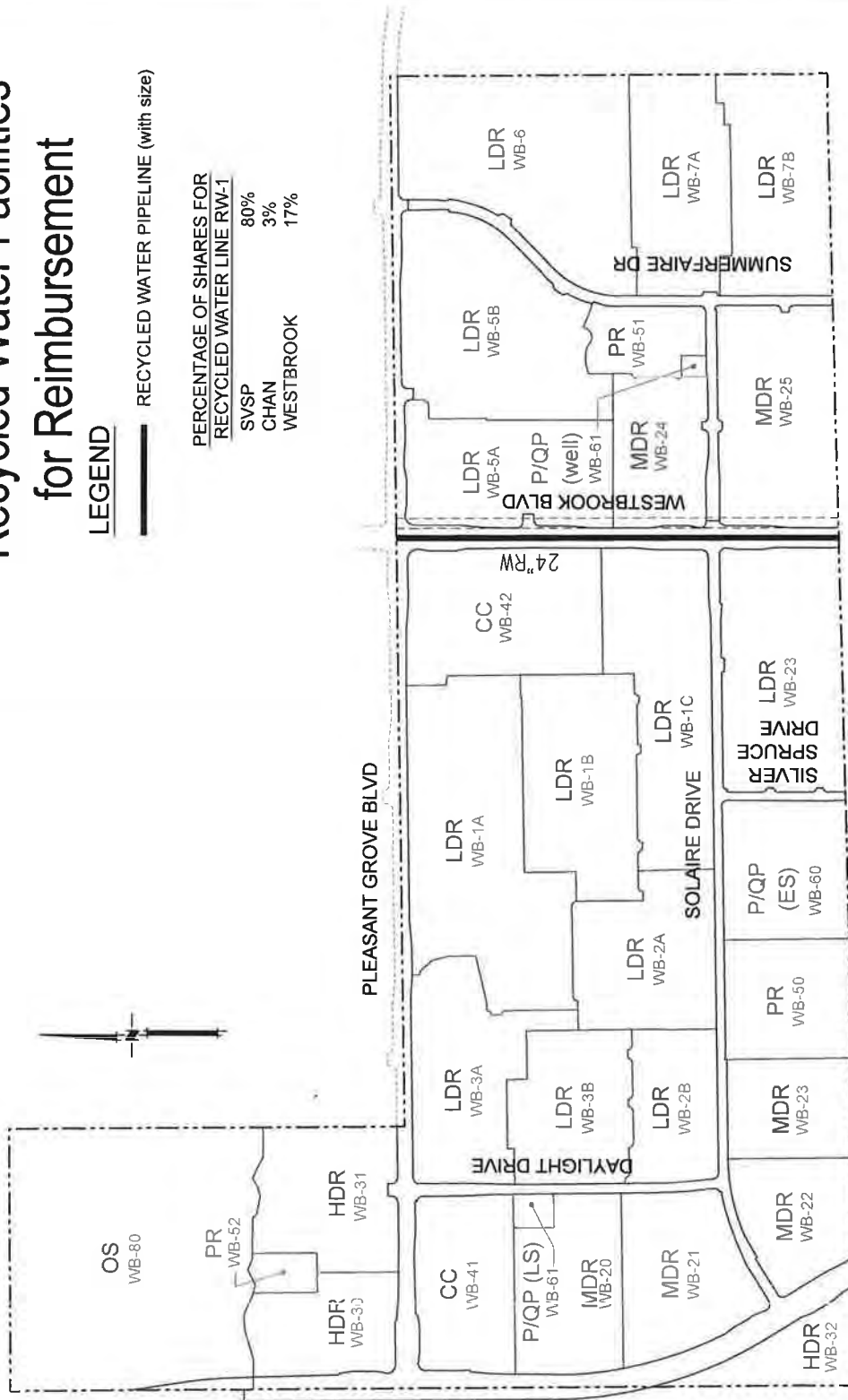
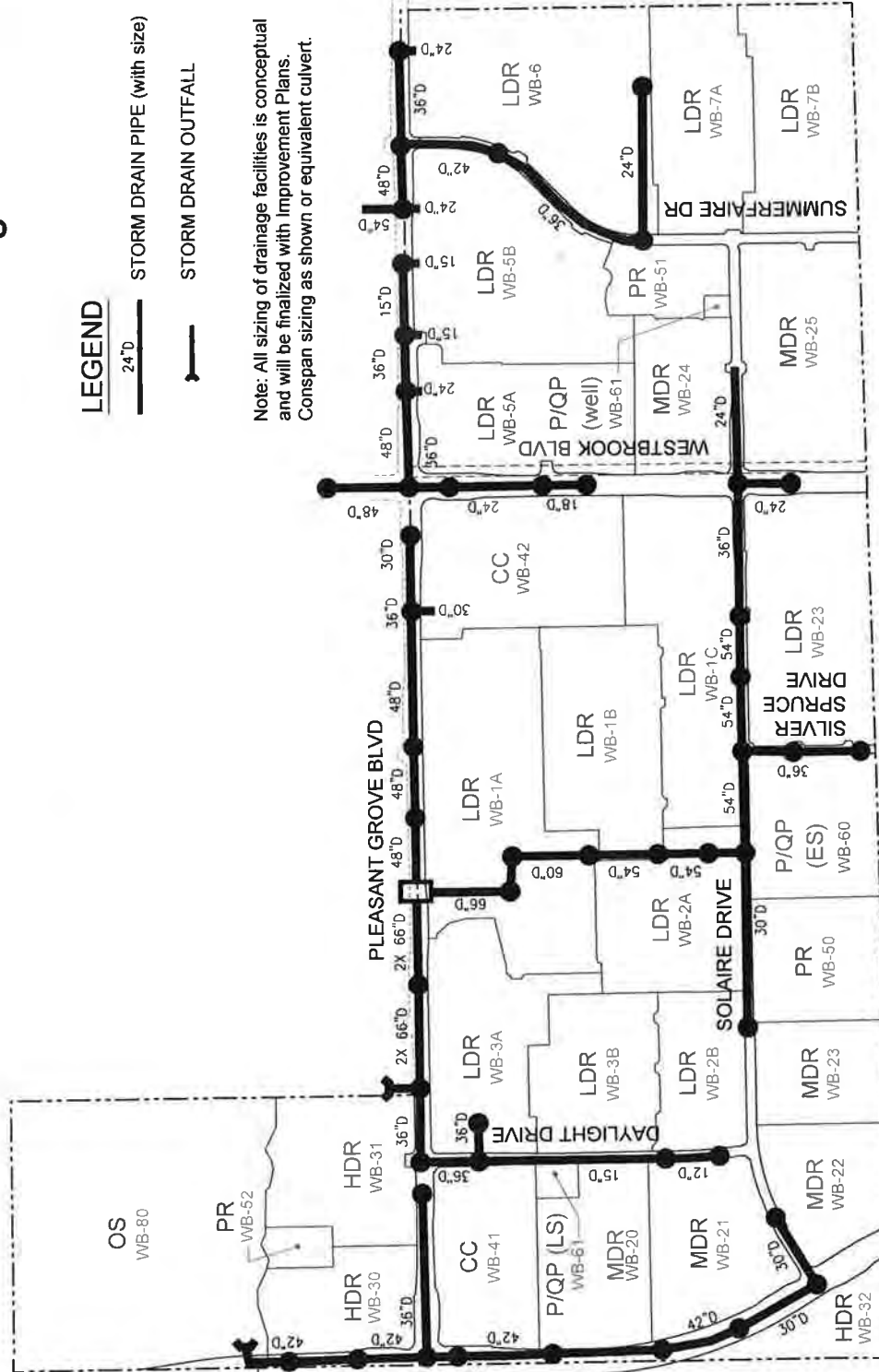


Exhibit R Storm Drainage Facilities



LEGEND

- 24"D STORM DRAIN PIPE (with size)
- STORM DRAIN OUTFALL

Note: All sizing of drainage facilities is conceptual and will be finalized with Improvement Plans. Conspans sizing as shown or equivalent culvert.

Exhibit S Post Development 100 Year Floodplain

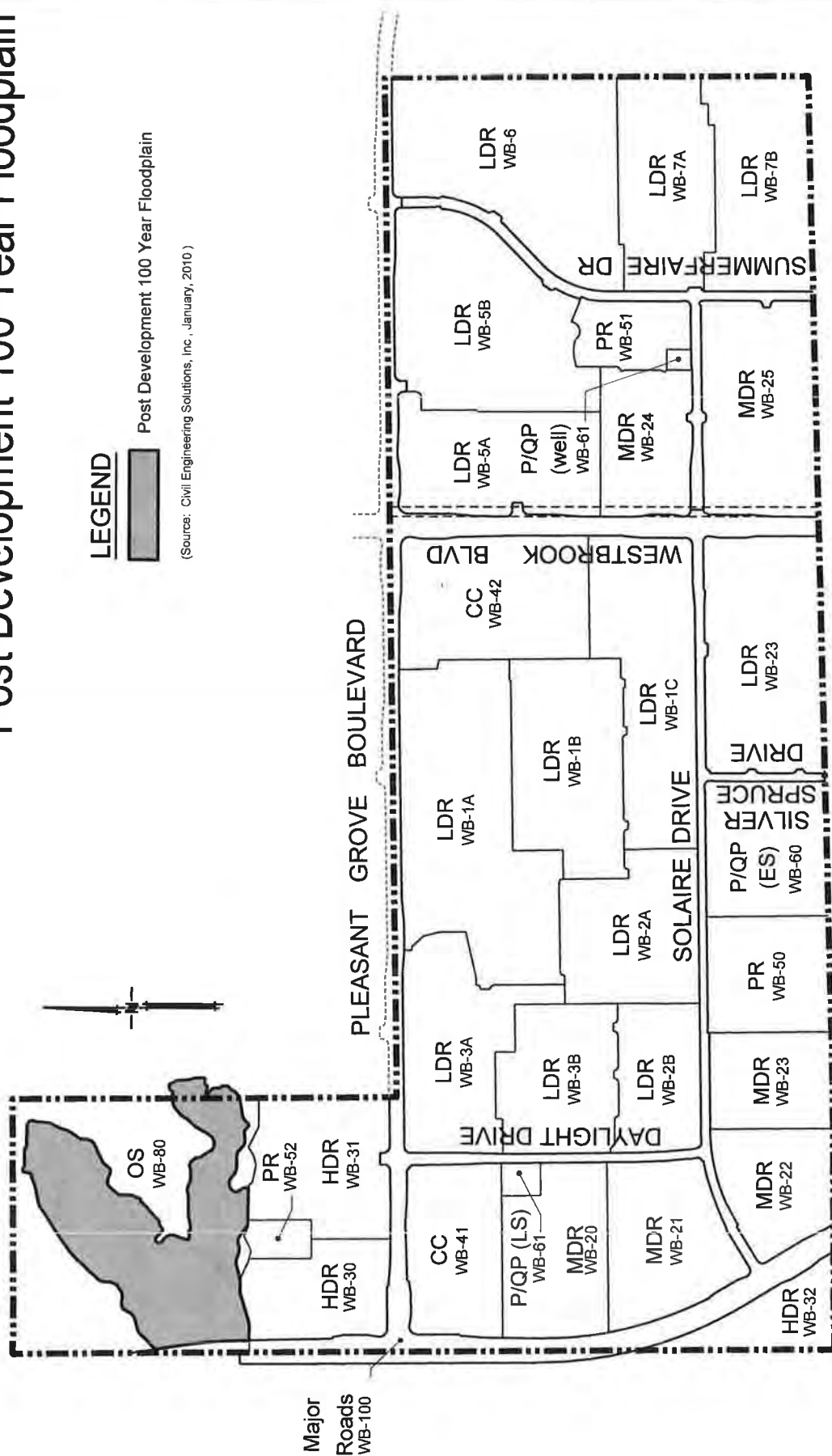
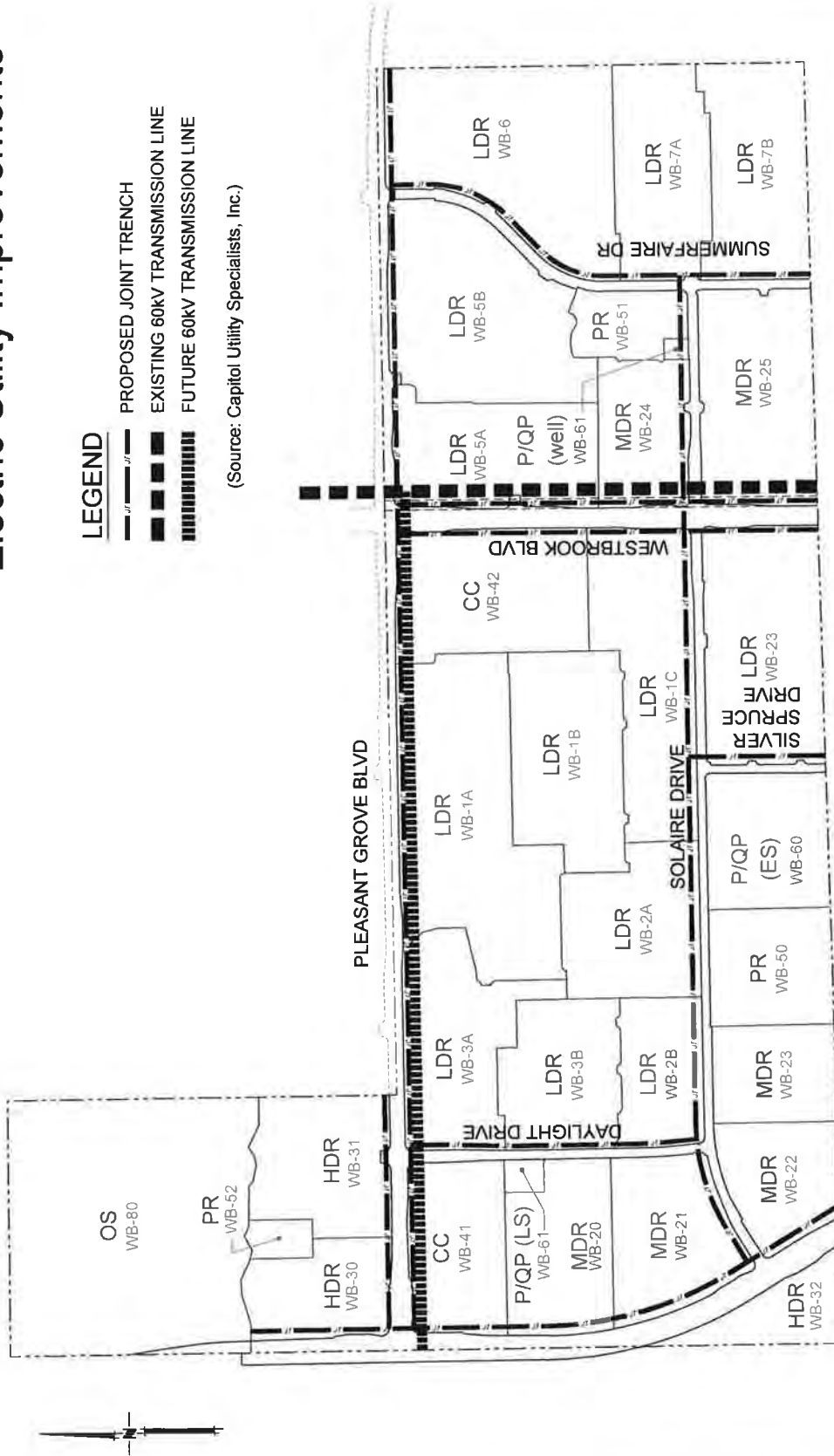


Exhibit T

Electric Utility Improvements



- LEGEND**
- PROPOSED JOINT TRENCH
 - EXISTING 60KV TRANSMISSION LINE
 - FUTURE 60KV TRANSMISSION LINE

(Source: Capitol Utility Specialists, Inc.)

60kV Easement Area

LEGEND

- Existing 50' 60kV Easement
- Future 35' 60kV Easement

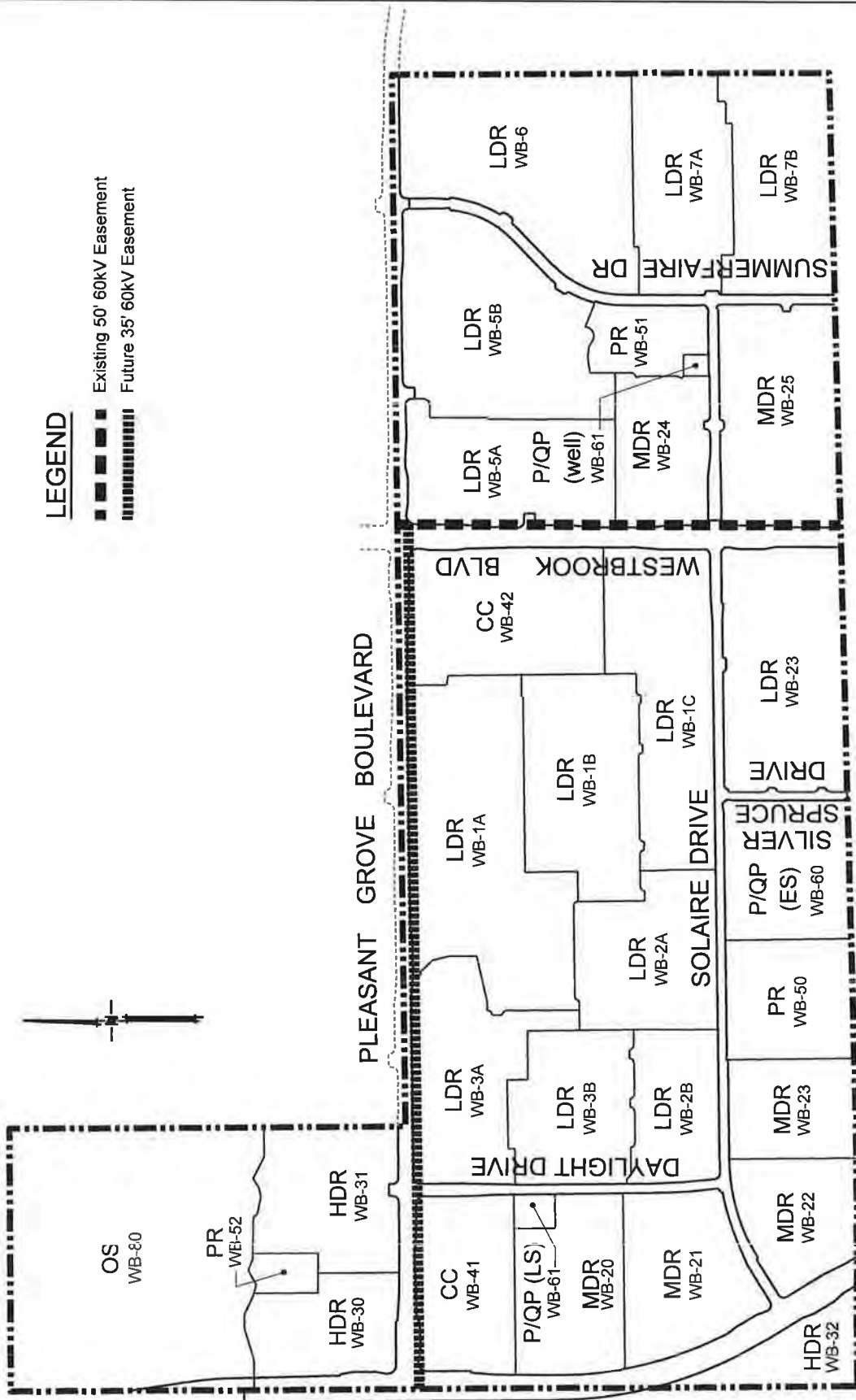
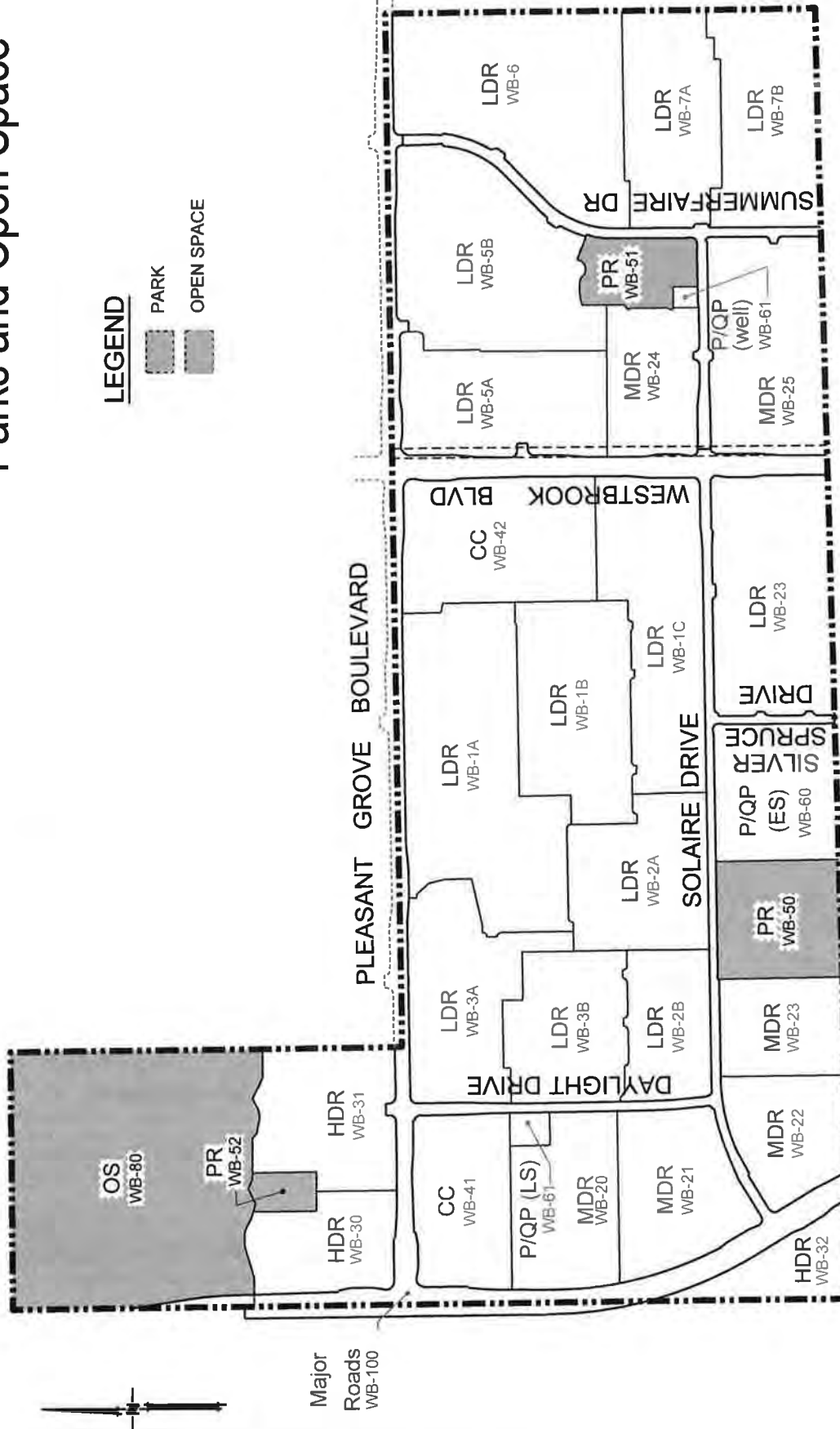


Exhibit V Parks and Open Space



Chapter 9: Parks and Recreation

The City of Roseville's Parks and Recreation Master Plan requires a ratio of 9 acres of parkland per 1,000 residents. The 9 acres of parkland includes; 3 acres/1,000 residents for neighborhood/community parks, 3 acres/1,000 residents for citywide parks, and 3 acres/1,000 residents for open space. For Westbrook, this generates a requirement to provide 14.6 acres in each of these categories.

The parks program developed for Westbrook includes 14.6 acres of neighborhood parks, no citywide park, and 7.3 acres of credited open space. The project meets the neighborhood park dedication requirement with 14.6 acres. The project will pay a Citywide Park in-lieu fee for 14.6 acres of parkland that is required by the parks Master Plan, and an open space in-lieu fee for 7.3 acres (the shortfall between required and credited open space). This project will not have a citywide park in the plan, but through the in-lieu fee and the citywide park fee, it will contribute to the creation of other planned facilities in the City. **Table 9-1** shows the required park acreage under the City's current Master Plan and project population assumptions. The City will be responsible for the construction of all the parks.

Three neighborhood parks have been distributed throughout the project to maximize efficiency and need. **Map 2-1** shows the location of the neighborhood parks in the Westbrook project.

Parks Improvements

Facility Costs

Table 9-2 shows the total estimated park facility costs. The neighborhood parks program costs are estimated at roughly \$3.0 million. The cost of the parks and recreation facilities include, but are not limited to, the following types of facilities:

- Landscaping
- Restrooms
- Parking
- Recreational fields
- Playgrounds
- Picnic areas

Detailed park improvements and costs are provided by MacKay & Soms in a separate report.

Phasing

The development of Phase A would have park improvements that correspond to the amount of initial residential development. These improvements include one neighborhood/community park at a size of 4.4 acres. The estimated facilities costs for the park improvements for Phase A is approximately \$910,000.

Table 9-1
Westbrook Financing Plan
Parks Acreage

Park Type	Assumptions	Acres Required	Acres Provided/Credited	Surplus/ (Deficit)
Population	4,858			
Neighborhood Park	3 acres/1,000 pop.	14.6	14.6	0.0
Citywide Park	3 acres/1,000 pop.	14.6	0	(14.6)
Open Space	3 acres/1,000 pop.	14.6	7.3	(7.3)
Total Parks		43.8	21.9	

Source: Westbrook Land Use Plan, 10/28/15

Table 9-2
Westbrook Financing Plan
Neighborhood Park Costs (2011\$)

Item	Phase A		Buildout	
	Acres/ Facility	Amount	Acres/ Facility	Amount
Neighborhood Parks	4.4	\$910,404	14.6	\$3,032,255

Source: MacKay & Soms, Park-Paseo-Trail Cost Estimates 12/2/2011.

Note: All park costs include estimates of a 15% Contingency and 13% Soft Costs.

Funding Strategy

Existing Fee Programs

The neighborhood/community park impact fee funds the neighborhood/community park improvements in Westbrook. **Table 9-3** creates an updated fee for the Westbrook project by allocating the total neighborhood/community park improvement costs on a per residential unit basis. The costs were spread to the different residential land uses based on the persons per household that vary by unit size. **Table 9-4** shows the neighborhood park revenue by Phase A and Buildout.

There will be two citywide park fees. One fee will be to fund citywide park construction and the other is an in-lieu fee because Westbrook has a shortfall in citywide land dedication. The fee was calculated by using the City's current construction portion of its fee and then allocating it across the housing units to create a tiered fee. Using this approach, the base fee and revenue estimate for park construction was determined to be \$2,515,122 and **Table 9-5** allocates that revenue across the units for the tiered rate.

The citywide land in-lieu fee has been established in accordance with City standards for in-lieu fees and will go towards citywide park improvements or citywide park land within the City. **Table 9-6** estimates the total cost of Westbrook's obligation for land dedication. The cost is then allocated across the residential units on a person per household basis to establish the fee in **Table 9-7**.

Table 9-8 shows the citywide park construction fee and citywide in-lieu fee revenues for Phase A and Buildout.

Table 9-3
Westbrook Financing Plan
Public Facilities Cost Allocation: Neighborhood/Community Park Costs (2011\$)

Item	Land Uses		Park Cost Allocation		
	Developable Acres	Units/Sq. Ft.	Assigned Cost	per Acre	per Unit/Sq. Ft.
<i>Formula</i>	<i>A</i>	<i>B</i>	<i>C</i>	<i>D = C/A</i>	<i>E = C/B</i>
Residential					
Low Density	93.2	483	\$892,584	\$9,577	\$1,848
Low Density (Age-Restricted)	91.6	493	\$644,384	\$7,035	\$1,307
Medium Density	56.4	433	\$683,707	\$12,122	\$1,579
High Density	24.1	620	\$811,580	\$33,676	\$1,309
Subtotal Residential	265.3	2,029	\$3,032,255		
Nonresidential					
Community Commercial	24.5	266,805			
Subtotal Nonresidential	24.5	266,805			
Total Westbrook	289.8				

Table 9-4
Westbrook Financing Plan
Park Fee Revenue by Phase (Neighborhood/Community Park Component)

Item	Fee Per Unit	Revenue	
		Phase A	Bulldout
Residential			
Low Density	\$1,848	\$728,112	\$892,584
Low Density (Age-Restricted)	\$1,307	\$0	\$644,384
Medium Density	\$1,579	\$241,587	\$683,707
High Density	\$1,309	\$0	\$811,580
Subtotal Residential		\$969,699	\$3,032,255
Nonresidential			
Community Commercial		\$0	\$0
Subtotal Nonresidential		\$0	\$0
Total Fee Program Revenue (Park)		\$969,699	\$3,032,255

Table 9-5 (previously 9-6)
Westbrook Financing Plan
Citywide Park Construction (2011\$)

Item	Land Uses		Citywide Park Cost Allocation		
	Developable Acres	Units/ Sq. Ft.	Assigned Cost	per Acre	per Unit/ Sq. Ft.
<i>Formula</i>	<i>A</i>	<i>B</i>	<i>C</i>	<i>D = C/A</i>	<i>E = C/B</i>
Residential					
Low Density	93.2	483	\$742,854	\$7,971	\$1,538
Low Density (Age-Restricted)	91.6	493	\$527,506	\$5,759	\$1,070
Medium Density	56.4	433	\$568,962	\$10,088	\$1,314
High Density	24.1	620	\$675,800	\$28,041	\$1,090
Subtotal Residential	265.3	2,029	\$2,515,122		
Nonresidential					
Community Commercial	24.5	266,805			
Subtotal Nonresidential	24.5	266,805			
Total Westbrook	289.8				

**Table 9-6 (previously 9-7)
Westbrook Financing Plan
Citywide Park Acre In-Lieu Fee**

Item	Costs		
	Acres	Cost per Acre	Total
Citywide Park In-Lieu	14.6	\$135,000	\$1,971,000
Total			\$1,971,000

**Table 9-7 (previously 9-8)
Westbrook Financing Plan
Citywide Park In-Lieu Fee (2011\$)**

Item	Land Uses		Citywide Park In-Lieu Allocation		
	Developable Acres	Units/ Sq. Ft.	Assigned Cost	per Acre	per Unit/ Sq. Ft.
<i>Formula</i>	<i>A</i>	<i>B</i>	<i>C</i>	<i>D = C/A</i>	<i>E = C/B</i>
Residential					
Low Density	93.2	483	\$582,498	\$6,250	\$1,206
Low Density (Age-Restricted)	91.6	493	\$413,032	\$4,509	\$838
Medium Density	56.4	433	\$445,990	\$7,908	\$1,030
High Density	24.1	620	\$529,480	\$21,970	\$854
Subtotal Residential	265.3	2,029	\$1,971,000		
Nonresidential					
Community Commercial	24.5	266,805			
Subtotal Nonresidential	24.5	266,805			
Total Westbrook	289.8				

**Table 9-8 (previously 9-9)
Westbrook Financing Plan
Fee Revenue by Phase (Citywide Park Construction and In-Lieu)**

Item	Fee Per Unit	Revenue	
		Phase A	Buildout
<u>CITYWIDE FEE - CONSTRUCTION</u>			
Residential			
Low Density	\$1,538	\$742,854	\$742,854
Low Density (Age-Restricted)	\$1,070	\$0	\$527,506
Medium Density	\$1,314	\$201,042	\$568,962
High Density	\$1,090	\$0	\$675,800
Subtotal Residential		\$943,896	\$2,515,122
Nonresidential			
Community Commercial	n/a	\$0	\$0
Subtotal Nonresidential		\$0	\$0
Total Fee Program Revenue (Construction)		\$943,896	\$2,515,122
<u>CITYWIDE PARK LAND FEE - IN-LIEU</u>			
Residential			
Low Density	\$1,206	\$475,164	\$582,498
Low Density (Age-Restricted)	\$838	\$0	\$413,032
Medium Density	\$1,030	\$157,590	\$445,990
High Density	\$854	\$0	\$529,480
Subtotal Residential		\$632,754	\$1,971,000
Nonresidential			
Community Commercial	n/a	\$0	\$0
Subtotal Nonresidential		\$0	\$0
Total Fee Program Revenue (In-Lieu)		\$632,754	\$1,971,000

Open Space In-Lieu

The Westbrook project is receiving a credit of 7.3 acres towards its 14.6 acre requirement for the 36.6 acres of open space that is to be dedicated. This leaves a dedication shortfall of 7.3 acres. An open space in-lieu fee is estimated in this report using the most recent appraisal done by the City for the Sierra Vista SP. The open space land is then estimated at 20% of the value of developable land the appraisal determined. **Table 9-9** shows the estimated in-lieu total for the shortfall of provided open space.

Table 9-10 creates a Westbrook project open space in-lieu fee by allocating the total value of the dedication shortfall across the different residential land uses based on the persons per household that vary by unit size. **Table 9-11** shows the open space in-lieu fee revenues for Phase A and Buildout.

Table 9-9 (previously 9-10)
Westbrook Financing Plan
Open Space Land In-Lieu Fee

Item	Costs		
	Acres	Cost per Acre [1]	Total
Open Space In-Lieu	7.3	\$27,000	\$197,100
Total			\$197,100

[1] Estimate based on Sierra Vista Appraisal and valued at 20% of developable land.

Table 9-10 (previously 9-11)
Westbrook Financing Plan
Open Space In-Lieu Fee (2011\$)

Item	Land Uses		Open Space In-Lieu Cost Allocation		
	Developable Acres	Units/ Sq. Ft.	Assigned Cost	per Acre	per Unit/ Sq. Ft.
<i>Formula</i>	<i>A</i>	<i>B</i>	<i>C</i>	<i>D = C/A</i>	<i>E = C/B</i>
Residential					
Low Density	93.2	483	\$61,824	\$663	\$128
Low Density (Age-Restricted)	91.6	493	\$32,279	\$352	\$65
Medium Density	56.4	433	\$47,197	\$837	\$109
High Density	24.1	620	\$55,800	\$2,315	\$90
Subtotal Residential	265.3	2,029	\$197,100		
Nonresidential					
Community Commercial	24.5	266,805			
Subtotal Nonresidential	24.5	266,805			
Total Westbrook	289.8				

Table 9-11 (previously 9-12)
Westbrook Financing Plan
Fee Revenue by Phase (Open Space In-Lieu)

Item	Fee Per Unit	Revenue	
		Phase A	Buildout
Residential			
Low Density	\$128	\$50,432	\$61,824
Low Density (Age-Restricted)	\$65	\$0	\$32,279
Medium Density	\$109	\$16,677	\$47,197
High Density	\$90	\$0	\$55,800
Subtotal Residential		\$67,109	\$197,100
Nonresidential			
Community Commercial	n/a	\$0	\$0
Subtotal Nonresidential		\$0	\$0
Total Fee Program Revenue		\$67,109	\$197,100

Bike Trail Improvements

In the Westbrook project, the bike trail system is integrated within the open space parcel. The bike trail runs along the open space corridor. **Map 1-2** illustrates the proposed bike trail in the project.

Facility Costs

Table 9-12 shows the total estimated bike trail improvement costs. The bike trail costs are estimated at roughly \$98,800. The rough grading of the bike trail is the obligation of the adjacent parcel and will be completed with the grading of the parcel, either in its entirety or consistent with any proposed phasing of the parcel. The cost of the bike trail improvements include, but are not limited to, the following types of facilities:

- Bike Trail Entry Points
- Bike Trail Kiosks
- Bike Trail and Shoulder
- Post and Cable Fences

Detailed bike trail improvements and costs are provided by MacKay & Soms in a separate report.

Phasing

The development of Phase A would have no initial set of bike trail improvements.

Funding Strategy

Existing Fee Programs

The City's bike trail impact fee will fund the bike trail improvements throughout Westbrook and connect to adjacent developed bike trails. **Table 9-13** creates an updated fee for the Westbrook project by allocating the total bike trail improvement costs on a per residential unit basis. The costs were spread to the different residential land uses based on the persons per household factors that vary by unit size.

Table 9-14 shows the bike trail impact fee revenues for Phase A and Buildout. The developer will be responsible for grading the bike trail (with each phase of construction) and the City is responsible for construction the bike trails in the project. The City will construct the bike trails as funding is available.

Table 9-12 (previously 9-13)
Westbrook Financing Plan
Bike Trail Costs (2011\$)

Item	Phase A	Buildout
Bike Trail	\$0	\$98,784
Total		\$98,784

Source: MacKay & Soms, Park-Paseo-Trail Cost Estimates 8/8/2011

Note: All costs include estimates of a 20% Contingency and 20% Soft Costs.

Table 9-13 (previously 9-14)
Westbrook Financing Plan
Public Facilities Cost Allocation: Bike Trail Costs (2011\$)

Item	Land Uses		Bike Trail Cost Allocation		
	Developable Acres	Units/ Sq. Ft.	Assigned Cost	per Acre	per Unit/ Sq. Ft.
<i>Formula</i>	<i>A</i>	<i>B</i>	<i>C</i>	<i>D = C/A</i>	<i>E = C/B</i>
Residential					
Low Density	93.2	483	\$27,531	\$295	\$57
Low Density (Age-Restricted)	91.6	493	\$25,236	\$276	\$51
Medium Density	56.4	433	\$21,217	\$376	\$49
High Density	24.1	620	\$24,800	\$1,029	\$40
Subtotal Residential	265.3	2,029	\$98,784		
Nonresidential					
Community Commercial	24.5	266,805			
Subtotal Nonresidential	24.5	266,805			
Total Westbrook	289.8				

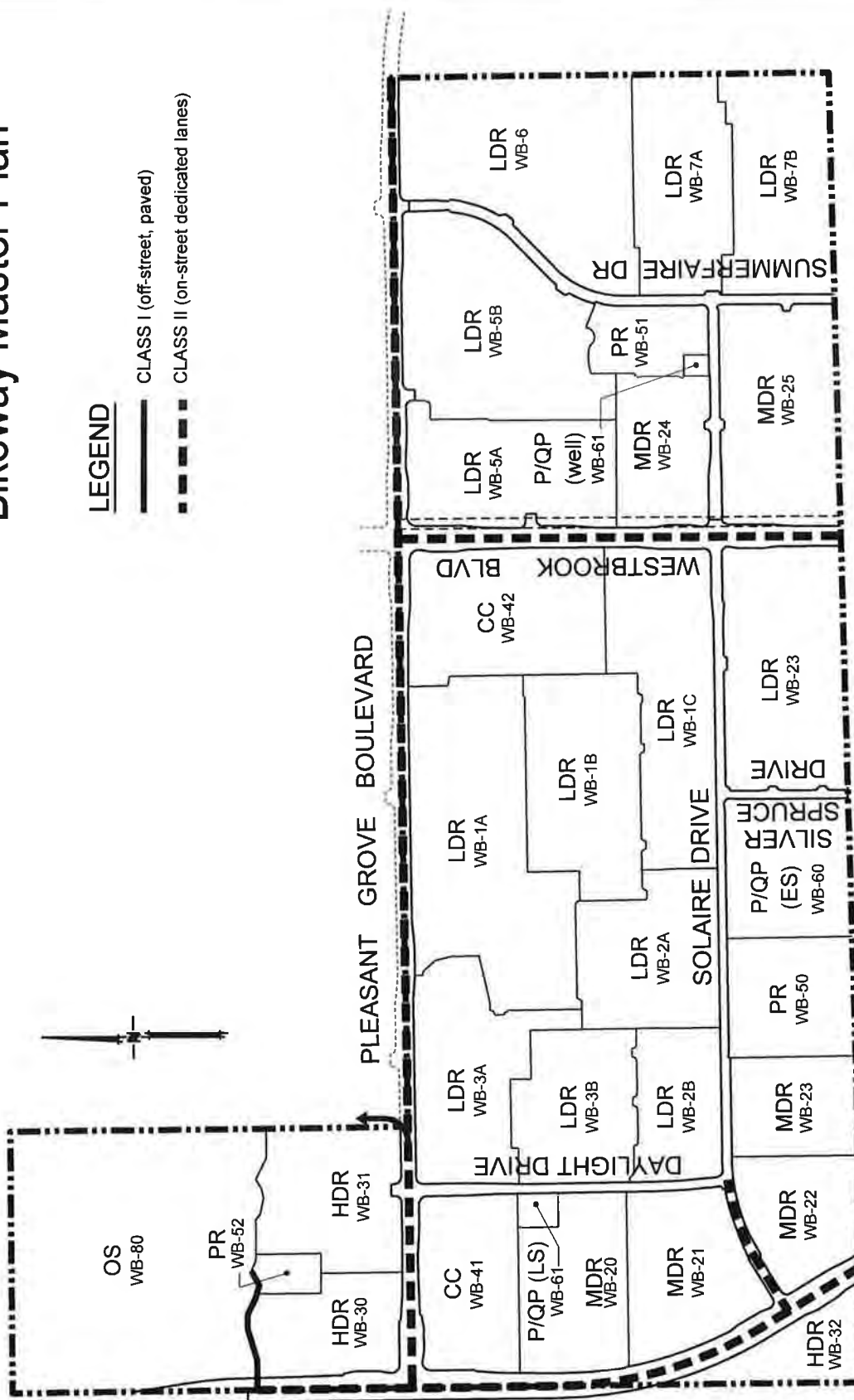
Table 9-14 (previously 9-15)
Westbrook Financing Plan
Bike Trail Revenue by Phase

Item	Fee Per Unit	Revenue	
		Phase A	Buildout
Residential			
Low Density	\$57	\$22,458	\$27,531
Low Density (Age-Restricted)	\$51	\$0	\$25,236
Medium Density	\$49	\$7,497	\$21,217
High Density	\$40	\$0	\$24,800
Subtotal Residential		\$29,955	\$98,784
Nonresidential			
Community Commercial	n/a	\$0	\$0
Subtotal Nonresidential		\$0	\$0
Total Fee Program Revenue (Park)		\$29,955	\$98,784

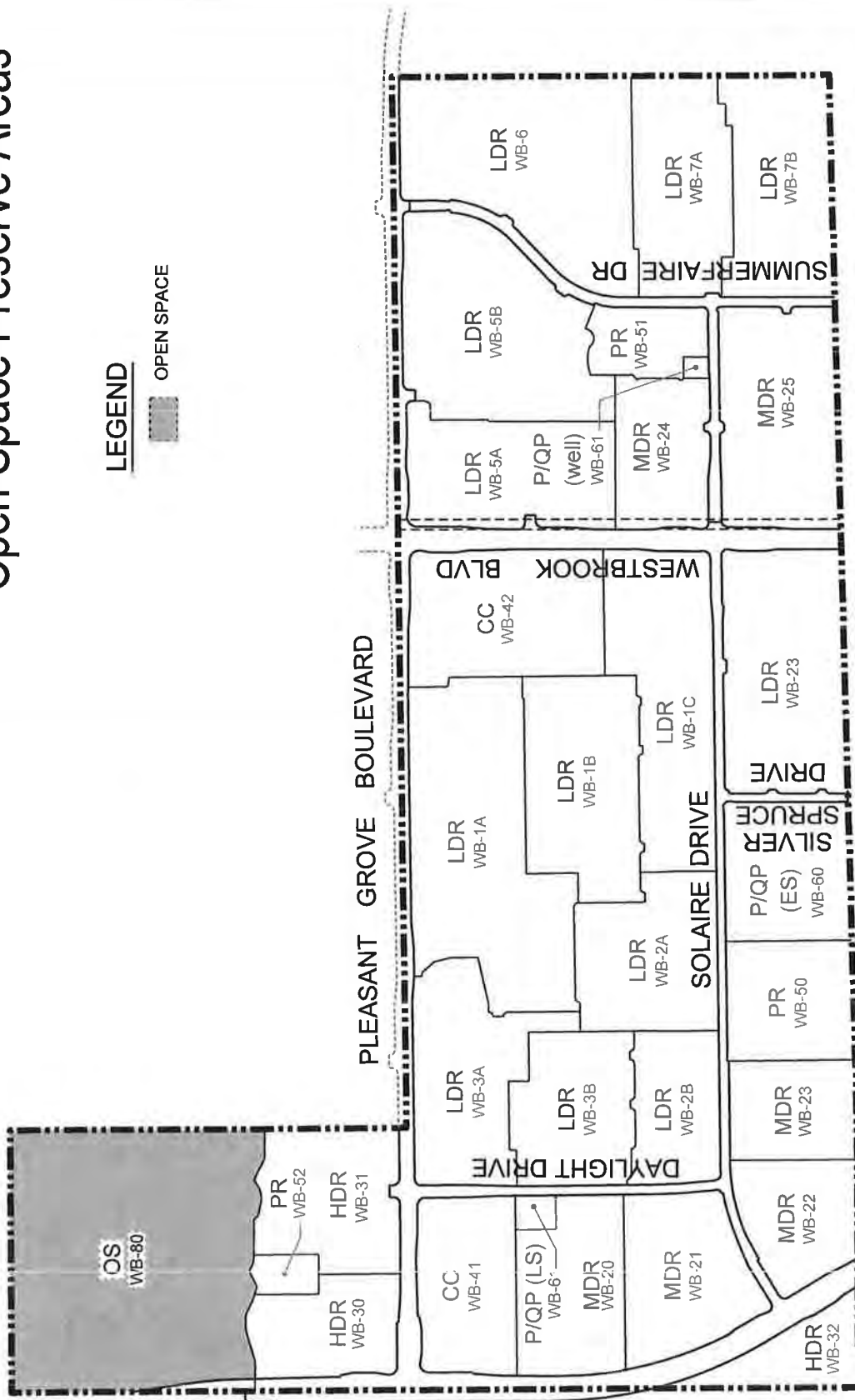
Paseo Improvements

The paseos in Westbrook will be funded and built by the developing parcel owner where the paseos are planned. The costs have not been included in this Financing Plan and will be built in accordance with a City approved Phasing plan.

Exhibit X Bikeway Master Plan



Open Space Preserve Areas



Westbrook Addition

		Specific Plan (amended)										
PARCEL	SPECIFIC PLAN LAND USE	ACRES	UNITS	DENSITY	WATER EDUs	% of WB WATER EDUs	SEWER EDUs	% of WB SEWER EDUs	RECYCLED WATER EDUs	% of WB R.W. EDUs	TRAFFIC EDUs	% of WB TRAFFIC EDUs
WB-1/1A	LDR	22.5	87	3.9	87	5.54%	87	4.48%	87	5.54%	87	4.01%
WB-1B	LDR	14.2	87	6.1	87	5.54%	87	4.48%	87	5.54%	87	4.01%
WB-1C	LDR	14.8	85	5.7	85	5.42%	85	4.38%	85	5.42%	85	3.92%
WB-2/2A	LDR	11.4	66	5.8	66	4.21%	66	3.40%	66	4.21%	66	3.04%
WB-2B	LDR	6.9	35	5.1	35	2.23%	35	1.80%	35	2.23%	35	1.61%
WB-3/3A	LDR	11.6	66	5.7	66	4.21%	66	3.40%	66	4.21%	66	3.04%
WB-3B	LDR	10.2	67	6.6	67	4.27%	67	3.45%	67	4.27%	67	3.09%
WB-4	LDR	16.0	89	5.6	89	5.67%	89	4.59%	89	5.67%	89	4.10%
WB-5	LDR	30.5	157	5.1	157	10.01%	157	8.09%	157	10.01%	157	7.24%
WB-6	LDR	21.6	103	4.8	103	6.56%	103	5.31%	103	6.56%	103	4.75%
WB-7	LDR	25.1	134	5.3	134	8.54%	134	6.91%	134	8.54%	134	6.18%
Low Density Residential		184.8	976	5.3	976	62%	976	50%	976	62%	976	45%
WB-20	MDR	10.0	80	8.0	57	3.63%	80	4.12%	57	3.63%	80	3.69%
WB-21	MDR	10.0	80	8.0	57	3.63%	80	4.12%	57	3.63%	80	3.69%
WB-22	MDR	7.4	61	8.2	43	2.74%	61	3.14%	43	2.74%	61	2.81%
WB-23	MDR	7.2	59	8.2	42	2.68%	59	3.04%	42	2.68%	59	2.72%
WB-24	MDR	7.5	53	7.1	37	2.36%	53	2.73%	37	2.36%	53	2.44%
WB-25	MDR	14.3	100	7.0	71	4.53%	100	5.15%	71	4.53%	100	4.61%
Medium Density Residential		56.4	433.0	7.7	307	20%	433	22%	307	20%	433	20%
WB-30	HDR	7.9	237	30.0	69	4.40%	162	8.35%	69	4.40%	146	6.73%
WB-31	HDR	11.1	255	23.0	75	4.78%	174	8.97%	75	4.78%	158	7.28%
WB-32	HDR	5.1	128	25.1	37	2.36%	87	4.48%	37	2.36%	79	3.64%
WB-33	HDR	0.0			0	0.00%	0	0.00%	0	0.00%	0	0.00%
High Density Residential		24.1	620	30.0	181	12%	423	22%	181	12%	383	18%
WB-40	CC (CMU)	0.0			0	0.00%	0	0.00%	0	0.00%	0	0.00%
WB-41	CC	10.0			43	2.74%	44	2.27%	43	2.74%	154	7.10%
WB-42	CC	14.5			62	3.95%	64	3.30%	62	3.95%	224	10.32%
WB-43	CC	0.0			0	0.00%	0	0.00%	0	0.00%	0	0.00%
Community Commercial		24.5			105	7%	108	6%	105	7%	378	17%
TOTAL		290	2,029	7.0	1,569	100%	1,940	100%	1,569	100%	2,170	100%

Note:

- [1] LDR & MDR based on net acres
- [2] HDR based on gross acres
- [3] One Water EDU = 600 gpd (Based on Table 2-1 of the Westbrook Potable Water Master Plan, March 2011). LDR = 600 gpd/DU, MDR = 430 gpd/DU, HDR = 177 gpd/DU, and CC = 2,598 gpd/acre
- [4] One Sewer EDU = 190 gpd (Based on Table 1 of the Westbrook Sanitary Sewer Master Plan, 24 Aug 2011). LDR = 190 gpd/DU, MDR = 190 gpd/DU, HDR = 130 gpd/DU, and CC = 850 gpd/acre
- [5] One Water EDU = 600 gpd (Based on Table 2-1 of the Westbrook Potable Water Master Plan, March 2011). LDR = 600 gpd/DU, MDR = 430 gpd/DU, HDR = 177 gpd/DU, and CC = 2,598 gpd/acre
- [6] Trip factor from City Traffic Mitigation Fee Study