



AGENDA

February 10, 2022

PLANNING COMMISSION MEETING

6:30 p.m.

Council Chambers

311 Vernon Street

Roseville, California

www.roseville.ca.us/CORTV

The meeting may be viewed on Comcast channel 14, Consolidated Communications channel 73, and AT&T U-Verse. Planning Commission meetings are also video streamed live on the City's website at roseville.ca.us/watch and roseville.ca.us/agenda, and the City's YouTube channel at youtube.com/CityofRosevilleCa.

If you need a disability-related modification or accommodation to participate in this meeting, please contact Voice: 916-774-5200, TDD: 916-774-5220. Requests must be made as early as possible.

THE CITY OF ROSEVILLE WELCOMES YOUR PARTICIPATION

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

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

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

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

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

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

-
1. **CALL TO ORDER**
 2. **ROLL CALL**
 3. **PLEDGE OF ALLEGIANCE**
 4. **PUBLIC COMMENTS**
 5. **CONSENT CALENDAR**

5.1. Minutes of January 27, 2022

6. **REQUESTS/PRESENTATIONS**

6.1. SVSP PCL DF-20 – DRRS, 1601 Vista Grande Bl, File # PL21-0347

REQUEST

The applicant requests approval of a Design Review Permit for Residential Subdivision to establish unit designs for 130 single-family dwelling units in the DF-20 subdivision of the Sierra Vista Specific Plan. The homes will consist of four (4) plan types ranging in size from 1,645 to 2,518 square feet.

Applicant: John Mourier Construction, Inc.

Property Owner: DF Properties

RECOMMENDATION

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

- A. Adopt the two (2) findings of fact and approve the Design Review for Residential Subdivision subject to thirty (30) conditions of approval.

6.2. INFILL PCL 179 – Dry Creek Greenway Trailhead Rezone, 649 Riverside Av, File # PL21-0273

REQUEST

The City requests a Rezone to modify the zoning from Floodway (FW) to Open Space/Floodway (OS/FW) and a General Plan Amendment to modify the Land Use designation from Community Commercial/ Floodplain (CC/FP) to Open Space/Floodplain (OS/FP) in order to comply with grant funding requirements that will facilitate development of a trailhead for the future Dry Creek Greenway East Trail.

Applicant/Owner: Stefanie Kemen, City of Roseville

RECOMMENDATION

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

- A. Consider the Addendum to the Dry Creek Greenway East Trail Project EIR;
- B. Recommend the City Council approve the General Plan Amendment; and,
- C. Recommend the City Council adopt the two (2) findings of fact and approve the Rezone.

7. **COMMISSIONER / STAFF REPORT**

8. ADJOURNMENT



PLANNING COMMISSION COMMUNICATION

Title: Minutes of January 27, 2022
Contact: Lupe Nelson, lnelson@roseville.ca.us, (916) 774-5281

Meeting Date: 2/10/2022
Item #: 5.1.

ATTACHMENTS:

Description

Minutes of January 27, 2022



DRAFT MINUTES

January 27, 2022

PLANNING COMMISSION MEETING

6:30 p.m.

Council Chambers

311 Vernon Street

Roseville, California

www.roseville.ca.us/CORTV

1. CALL TO ORDER

Chair Jensen called the meeting to order at 6:30 p.m.

2. ROLL CALL

Present: Covington, Haggenjos, Prior, Martin, Jensen

Absent: Brashears, Caporusso

3. PLEDGE OF ALLEGIANCE

Vice-Chair led those in attendance in the Pledge of Allegiance.

4. PUBLIC COMMENTS

Chair Jensen opened the Public Comment period. Hearing none, Chair Jensen closed the Public Comment period.

5. CONSENT CALENDAR

5.1. Minutes of December 16, 2021

Motion by Commissioner Prior, seconded by Commissioner Covington, to approve the Consent Calendar with corrections.

Roll call vote:

Ayes: Haggenjos, Covington, Prior, Martin, Jensen

Noes: None

The Motion passed.

6. REQUESTS/PRESENTATIONS

6.1. SVSP PCL KT-20 & KT-30 – Affordable Unit Transfer, 3301 Santucci Bl., File # PL21-0289

REQUEST

The applicant requests approval of a Specific Plan Amendment and Development Agreement Amendment to transfer the obligation for 31 middle-income purchase units from parcel KT-20 to parcel KT-30 within the Sierra Vista Specific Plan area, and re-designate the units as 16 low and 15 very low-income units.

Associate Planner, Shelby Maples, presented the staff report.

Chair Jensen opened the Public Hearing and invited comments from the applicant and/or audience.

Applicant representative, Chad Roberts, Hefner Law, stated he had received a copy of the staff report and was in agreement with staff's recommendation.

Chair Jensen opened the public comment period. Hearing none, Chair Jensen closed the public comment period and Public Hearing.

Motion by Commissioner Covington, seconded by Commissioner Haggenjos, to:

- A. Recommend the City Council approve the Specific Plan Amendment; and,
- B. Recommend the City Council approve the Development Agreement Amendment.

Roll Call vote:

Ayes: Covington, Prior, Martin, Haggenjos, Jensen

Noes: None

The Motion passed

6.2. NIPA PCL CO-41 – Ace Hardware, 7890 Painted Desert Dr, File # PL21-0252

REQUEST

The applicant requests approval of a Major Project Permit (MPP) Stage 1 Modification and MPP Stage 2 to allow construction of an approximate 14,000-square-foot retail building for Ace Hardware, which will be located on a 1.79-acre portion of the Campus Oaks Town Center.

Associate Planner, Kinnie Shallow, presented the staff report.

Commissioner Discussion:

- A Commissioner asked about the low vegetation to be planted along the back fence of the garden center. He had concerns with the possibility of theft and/or vandalism to Ace Hardware. Staff responded that staff will work Ace Hardware and the adjacent property owner to ensure security, safety and aesthetics.

- A Commissioner asked about parking and traffic circulation with the proposed daycare. Staff responded that the daycare is a placeholder and the use and design of the western parcel will be subject to a future proposal. Once an application is submitted, staff will work with the applicant on parking and traffic circulation to ensure the safety of pedestrians.

Chair Jensen opened the Public Hearing and invited comments from the applicant and/or audience.

Applicant representative, Tom Towne, Sisler & Sisler stated he was in agreement with staff's recommendation. He responded to Commissioner questions.

Commissioner Discussion with Applicant:

- A Commissioner asked if the Harding Boulevard Ace Hardware store would be affected by the proposed Painted Desert Ace Hardware store. The Applicant responded that each store is owned independently and that the owner of the Harding Boulevard Ace Hardware store was in support of the proposed Painted Desert Ace Hardware store.

Chair Jensen opened the public comment period. Hearing none, Chair Jensen closed the public comment period.

Commissioner Discussion:

- A Commissioner stated he was pleased with the design of the building and that the design fit the area.
- A Commissioner stated that this was a great project.
- A Commissioner stated that the community would welcome the project.

Chair Jensen closed the Public Hearing.

Motion by Commissioner Prior, seconded by Vice-Chair Martin to:

- A. Adopt the two (2) findings of fact and approve the Major Project Permit Stage 1 Modification subject to eight (8) conditions of approval with Revised Exhibit A; and,
- B. Adopt the two (2) findings of fact and approve the Major Project Permit Stage 2 subject to seventy-two (72) conditions of approval.

Roll Call vote:

Ayes: Martin, Haggenjos, Covington, Prior, Jensen

Noes: None

The Motion passed

7. COMMISSIONER / STAFF REPORT

Staff Reports

- Planning Commissions meetings will be held on February 10 and February 24, 2022.

- Staff will present a Housing Element update at a Planning Commission in March for its recommendation to City Council.
- Staff wanted to make the Planning Commission aware that the Pro Housing Designation will not come before the Planning Commission. It will be heard directly by City Council.
- The Sierra View Subdivision project was approved by the City Council at its January 19, 2022 meeting.

8. ADJOURNMENT

Motion by Vice-Chair Martin, seconded by Commissioner Covington, to adjourn the meeting. The Motion passed unanimously at 7:00 p.m. with a voice vote.



PLANNING COMMISSION COMMUNICATION

Title: SVSP PCL DF-20 – DRRS, 1601 Vista Grande Bl, File # PL21-0347

Contact: Escarlet Mar, emar@roseville.ca.us, (916) 774-5247

Meeting Date: 2/10/2022

Item #: 6.1.

ATTACHMENTS:

Description

Staff Report

Exhibit A Floor Plans and Elevations

Exhibit B DF-20 Small Lot Residential Development Standards (RSDS)

**ITEM 6.1: Design Review for Residential Subdivision – 1601 Vista Grande Boulevard – SVSP
PCL DF-20 – File #PL21-0347**

REQUEST

The applicant requests approval of a Design Review Permit for Residential Subdivision to establish unit designs for 130 single-family dwelling units in the DF-20 subdivision of the Sierra Vista Specific Plan. The homes will consist of four (4) plan types ranging in size from 1,645 to 2,518 square feet.

Applicant – John Mourier Construction, Inc.
Property Owner – DF Properties

SUMMARY RECOMMENDATION

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

- A. Adopt the two (2) findings of fact and approve the Design Review for Residential Subdivision subject to thirty (30) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

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

BACKGROUND

The project site is within the Sierra Vista Specific Plan (SVSP). The SVSP was adopted on May 5, 2010 and amended in 2012 to include the Westbrook land use amendments. The SVSP includes approximately 2,075-acres of developable land located west of Fiddymment Road and north of Baseline Road. An Environmental Impact Report (EIR) was certified and a Mitigation Monitoring Program adopted in concurrence with the SVSP. In July 28, 2011, the Planning Commission adopted a Phased Large Lot Tentative Subdivision Map (File # 2007PL-044, SUB-000145) to subdivide the SVSP property into 150 large lots consistent with the land use plan, this included the subject Parcel DF-20. Subsequently thereafter, the Planning Commission's approval was appealed to City Council, and on October 5, 2011, the City Council voted to uphold the Planning Commission's approval of the Large Lot Tentative Subdivision Map. In July of 2015 (File #PL15-0192) a map extension was requested and approved. On November 12, 2020, the Planning Commission approved a Small Lot Tentative Subdivision Map to subdivide Parcel DF-20 into 103 single-family residential lots and the First Amendment of the Development Agreement (DA) between the City of Roseville and DF Properties, Inc. (PL20-0098).

The project site is located on parcel DF-20 in the SVSP. The project site is bounded by Vista Grande Boulevard to the north, Bramblewood Way to the east, and Market Street to the west. The parcel has a land use designation of Medium-Density Residential (MDR-8.2) and a zoning designation of Small Lot Residential with Development Standards (RS/DS).

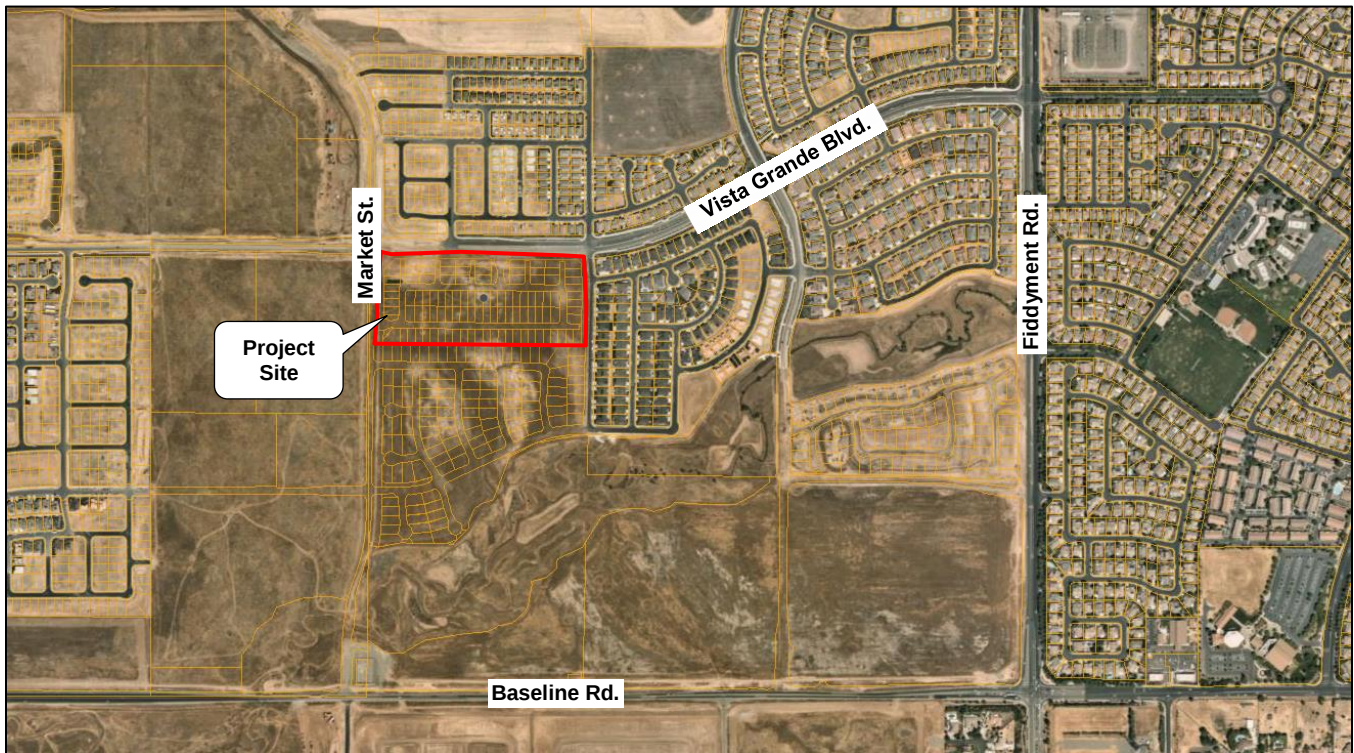
SITE INFORMATION

Address: 1601 Vista Grande Boulevard

Total Size: 14.5 acres

Topography and Setting: The project site is generally flat with annual grassland areas. Surrounding land uses include medium-density residential subdivisions to the north (currently under construction), low-density residential to the east, and future low-density residential and high-density residential planned to the south and west, respectively.

Figure 1: Project Location



Proposed Project

The project includes a request for a Design Review Permit for Residential Subdivision (DRRS) to evaluate home designs before submitting building permits for approval and modifications to the previously established RS/DS for Parcel DF-20.

EVALUATION

Section 19.10.045 of the Zoning Ordinance specifies that a Design Review Permit is required for all compact residential development (attached or detached single-family units on land with a General Plan land use designation of Medium Density Residential or higher). Compact residential development products are more dense and urban in nature than is typical of the suburban setting, and Design Review gives staff the opportunity to examine the proposed design to determine compatibility with the surrounding community, and compliance with the intent of the Community Design Guidelines and other applicable design standards. Pursuant to Zoning Ordinance Section 19.78.060(l), the required Findings for a Design Review Permit for a Residential Subdivision are as follows:

- 1. The residential design, including the height, bulk, size, and arrangement of buildings is harmonious with other buildings in the vicinity; and***

2. The residential design is consistent with applicable design guidelines.

The project is subject to the development standards of the City's Zoning Ordinance, the City's Community Design Guidelines (CDG), and the SVSP. The proposed architectural designs and floor plans used for Parcel DF-20 are consistent with the architectural design found in several other nearby residential subdivisions with the SVSP. For example, the under construction medium-density residential subdivision to the north of the project site is similar in design to the proposed plans for DF-20. The same elements used in the nearby subdivision includes stucco coatings, window trims and shutters, board and batten siding, and stone and brick veneer.

Plan Types: The project includes four (4) plan types. The plan types range in size between 1,645 square feet and 2,518 square feet. Table 1 identifies the square footage and number of bedrooms for each plan type. Both of the single-story homes provide a similar interior layout with a long entry leading to the common area (i.e., the great and dining room) in the back and a two-car garage and an optional third-car garage in the front. Similar to the single-story homes, the two-story homes offer a similar layout on the first floor as well. Similarities in both the two-story homes include a porch, the dining and great room towards the back of the home, and a study room/bedroom 4 option and garage at the front of the home. All four (4) plan types have the same orientations, with the front entry located on the front elevation, which creates a break in the streetscape. All plans include a standard two-car garage to provide the required parking. Additionally, where the lot would accommodate it, homebuyers have the option of selecting a third-car garage for their floor plan.

Table 1: Plan Type Features and Dimensions

Plan	Square Footage	Bedrooms	Orientation
Plan 1645	1,645 square feet	3 bedrooms	Front Entry
Plan 1834	1,834 square feet	4 bedrooms	Front Entry
Plan 2054	2,054 square feet	3 bedrooms (Bedroom 4 & 5 Opt.)	Front Entry
Plan 2518	2,518 square feet	3 bedrooms (Bedroom 4 & 5 Opt.)	Front Entry

Color and Materials: Each plan type features three (3) possible architectural styles; Farmhouse, Modern Prairie, and French Country. Each of the architectural styles have at least four (4) possible color schemes from which to choose from. The total number of color combinations to choose from within the subdivision is 14. The unit designs include a range of decorative embellishments on the front elevation including shutters on the French country style, board and batten on the farmhouse style, and a thin manufactured stone veneer on the modern prairie style. Materials used include stacked stone veneer bases and columns, timberline roof shingles, stone veneer, window grids, and accents at the gable ends where appropriate.

Streetscape: With each of the floor plans offering three (3) distinct architecture styles (Farmhouse, Modern Prairie, and French Country), building projects and varying roof forms would provide visual interest in the streetscape as shown in Figure 2. Further, three (3) of the four (4) plans include a front porch, furthering the visual interest in the streetscape.

Consistent with the CDG, architectural treatment would be applied to all elevations of the buildings (e.g. decorative window trim). Enhanced rear and side elevation designs would be applied when the rear and side elevations face a public street to avoid large areas of flat, blank wall, and lack of treatment. Enhancements to the lots facing a public street include window grid and trim, and board and batten.

Figure 2: Typical Streetscape (View from Public Street)



Landscape: The proposed landscape includes a mix of groundcovers, shrubs of varying heights, and shade and accent trees in the front yard. The selected landscape would provide a mix of colors and textures which would complement the streetscape and is consistent with the SVSP Landscape Guidelines and the City's Water Efficient Landscape Ordinance (WELo).

Development Standards: The project request includes modifications to the development standards that were previously approved with the Tentative Subdivision Map and Development Agreement Amendment (file #PL20-0098) in 2020. The proposed changes from the previously approved development standards are outlined in Table 2 below, with the changes in the third column.

	Approved RS/DS Development Standards	Proposed RS/DS Development Standards	Changes
Setbacks (minimum)			
Front	14 ft. to living space or side wall of garage; 18 ft. min. driveway depth w/ roll-up garage door	12.5 ft. to living space/porch; 18 ft. min. driveway depth w/ roll-up garage door	-1.5 ft. to living space/porch
Sides	5 ft. interior side; 12.5 ft. street side on corner	4 ft. interior side; 12.5 ft. street side on corner	-1 ft. interior side
Rear	10 ft. to 1 st story wall; 15 ft. to 2 nd story wall	10 ft. to 1 st story wall; 15 ft. to 2 nd story wall	No change

PUBLIC OUTREACH

The proposed project was distributed to all internal and external agencies and departments who have requested such notice, and all comments or recommended conditions of approval have been incorporated into the project, as appropriate. Early notification of the project was posted on the Roseville Coalition of Neighborhood Associations (RCNA)'s website. A notice of the public hearing was published in the Roseville Press Tribune on January 28, 2022 and a notice of the hearing was also distributed to all property owners within 300 feet of the site and posted on the RCNA website. No comments have been received as of publication of the staff report.

CONCLUSION

Staff has reviewed the development plans for Parcel DF-20 and found them to be consistent with the applicable standards and guidelines. In addition, the proposed designs are similar to other housing products located in the vicinity of the project. As discussed above and with the following conditions, staff supports approval of the proposed project.

ENVIRONMENTAL DETERMINATION

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15182, which exempts residential projects consistent with a Specific

Plan for which an EIR has been certified. The Sierra Vista Specific Plan EIR (SCH# 2008032115) was certified by the City of Roseville on May 5, 2010.

RECOMMENDATION

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

- A. Adopt the two (2) findings of fact as stated in the staff report and approve the **DESIGN REVIEW FOR RESIDENTIAL SUBDIVISION – SVSP PCL DF-20 – DRRS – FILE #PL21-0347** subject to thirty (30) conditions of approval.

CONDITIONS OF APPROVAL FOR DESIGN REVIEW FOR RESIDENTIAL SUBDIVISION FILE #PL21-0347

1. The development standards, unit designs and landscape plans for **Sierra Vista Specific Plan PCL DF-20** are approved as described in Exhibits A–B, except as modified by these conditions of approval. (Planning)
2. This permit shall be effectuated within a period of two (2) years from **February 10, 2022** and if not effectuated shall expire on **February 10, 2024**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **February 10, 2025**. Effectuation of this DRRS shall occur with the first residential Building Permit. (Planning)
3. The landscape plan shall comply with the Landscape Guidelines for Sierra Vista Specific Plan and the City of Roseville Water Efficient Landscape Ordinance. (Planning)
4. The project shall comply with all required environmental mitigation identified in the Sierra Vista Specific Environmental Impact Report, and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)
5. Optional accessory structures (patio covers, gazebos, etc.) shall be consistent with the development standards outlined in Zoning Ordinance Section 19.22.030 (C). This includes setback, height, and coverage restrictions for both enclosed and unenclosed structures. (Planning)
6. Two story Unit Mix: No more than three (3) two story units may be located adjacent to one another regardless of street frontage. (Planning)
7. To provide variation along the streetscape, no two identical floor plan and elevation unit designs shall be located adjacent to one another. (Planning)
8. Pursuant to the City's Design Guidelines, standard wood fences shall be of redwood construction and painted or stained in an earth tone color. (Planning)

PRIOR TO ISSUANCE OF BUILDING PERMITS:

9. The project Landscape Plans shall comply with the following:
 - a) The Landscape Plan shall indicate the location of, and be designed to avoid conflicts with, all pole-mounted light fixtures and utility equipment including (but not limited to) electric transformers, switchgear, and overhead lines, backflow preventers, fire department connections, and public water, sewer, and storm drain facilities. (Planning, Fire, EUD, Electric, Public Works)
 - b) At a minimum, landscaped areas not covered with live material shall be covered with a rock, (3") bark (no shredded bark) or (3") mulch covering. (Planning)
10. All on-site external lighting shall be installed and directed to have no off-site glare. (Planning)

11. Building permit plans shall comply with all applicable code requirements (California Building Code – CBC – based on the International Building Code, California Residential Code-CRC- Based on the International Residential Code, California Green Building Standards Code-CGBSC, California Mechanical Code – CMC – based on the Uniform Mechanical Code, California Plumbing Code – CPC – based on the Uniform Plumbing Code, California Fire Code – CFC – based on the International Fire Code – with City of Roseville Amendments – RFC, California Electrical Code – CEC – based on the National Electrical Code, and California Energy Standards – CEC T-24 Part 6), California Title 24 and the American with Disabilities Act - ADA requirements, and all State and Federally mandated requirements in effect at the time of submittal for building permits (contact the Building Division for applicable Code editions). (Building)
12. Prior to the issuance of building permits, the property owner shall pay into the following fee programs: Citywide Drainage Fee, Citywide Traffic Mitigation Fee (TMF), Highway 65 Joint Partners Association (JPA), South Placer Regional Transportation Authority (SPRTA), and City/County Fee. (Public Works)
13. 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)
14. 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)
15. Testing of all fire systems shall be performed prior to opening the sales office for business. (Fire)
16. Framing construction cannot commence until access roads and public fire hydrants are approved by the Fire Department. (Fire)
17. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

DURING CONSTRUCTION AND PRIOR TO ISSUANCE OF OCCUPANCY PERMITS:

18. All electric metering shall be directly outside accessible. (Electric)
19. It is the responsibility of the developer to ensure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)

OTHER CONDITIONS OF APPROVAL

20. 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)
21. 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)
22. 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)

23. 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)
24. The developer is responsible for installing a Project Entry feature within the landscape corridor on the southeast corner of the intersection of Vista Grande Boulevard and Market Street. The Project Entry feature shall be shown on the Improvement Plans and shall be designed consistent with Section B.3 of the SVSP Design Guidelines. (Planning)
25. Signs are not approved as part of the Design Review Permit. A Sign Permit is required for all project signs. (Planning)
26. Following the installation of the landscaping, all landscape material shall be maintained in a healthy and weed free condition; dead plant material shall be replaced immediately. All trees shall be maintained and pruned in accordance with the accepted practices of the International Society of Arboriculture (ISA). (Planning)
27. Fences and walls shall be consistent with the locations and treatments specified in the Sierra Vista Specific Plan Design Guidelines. (Planning)
28. 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)
29. Any relocation or modification to the existing utility facilities or other existing improvements required for the development of this subdivision shall be at the developer's expense. (Electric, Environmental Utilities, Engineering, Fire)
30. All residential units must install a Seasonal Energy Efficiency Rating ("SEER") of 2 points above the minimum, as defined by the State of California in the current Title 24 of the Code of California regulations, up to a total maximum of 16 points including the 2 point premium, an Energy Efficiency Ratio ("EER") of 12 or greater, and a thermal expansion valve "TXV"). The SEER rating of 2 points above the minimum, as defined by the current Title 24, up to a maximum of 16 points, and an EER rating of 12 or greater along with a TXV will be specified on building plans and Title 24 compliance certificates at the time building permits are requested. If Title 24 of the Code of California Regulations in effect at the time of request for building permits requires higher SEER or EER ratings, residential units in the Plan Area shall comply with such State requirements. The SEER and EER ratings will be verified with appropriate documentation. These requirements shall be utilized in the overall energy compliance calculations required for issuance of a building permit for any residential unit. Any variances must be approved by the Electric Department's Retail Energy Services Department. (Building, Electric)

EXHIBIT

- A. Floor Plans and Elevations
- B. DF-20 Small Lot Residential/Development Standards (RS/DS)

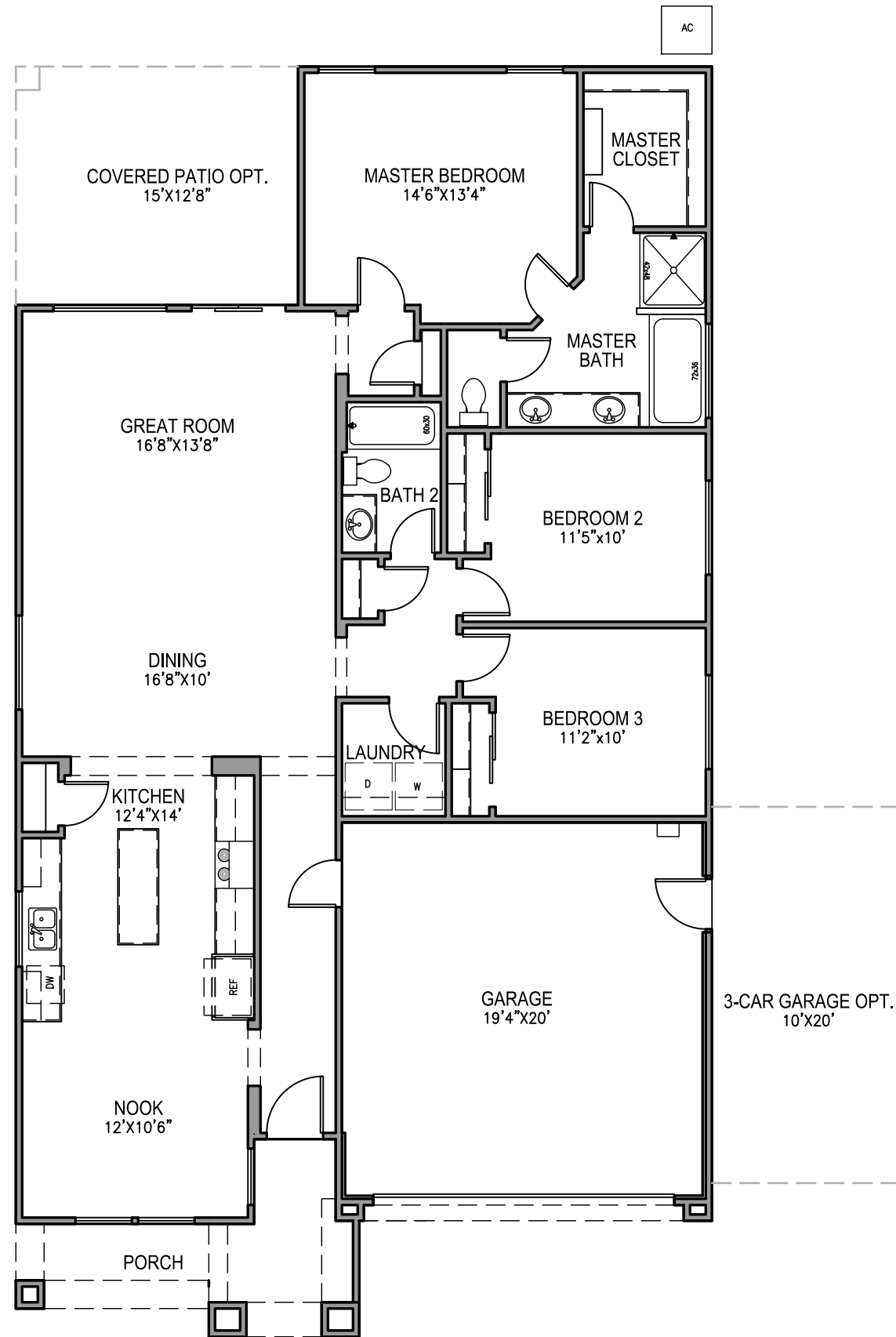
Note to Applicant and/or Developer: Please contact Planning Division staff at (916) 774-5276 prior to the Commission meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Commission in court, you may be limited to raising only those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



SIERRA VISTA DF-20 STREET SCENE



John Mourier Construction Inc.
Roseville, California



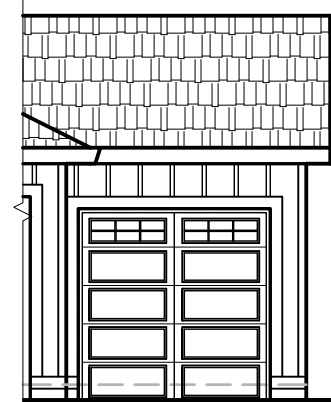
1645 'A' FLOOR PLAN



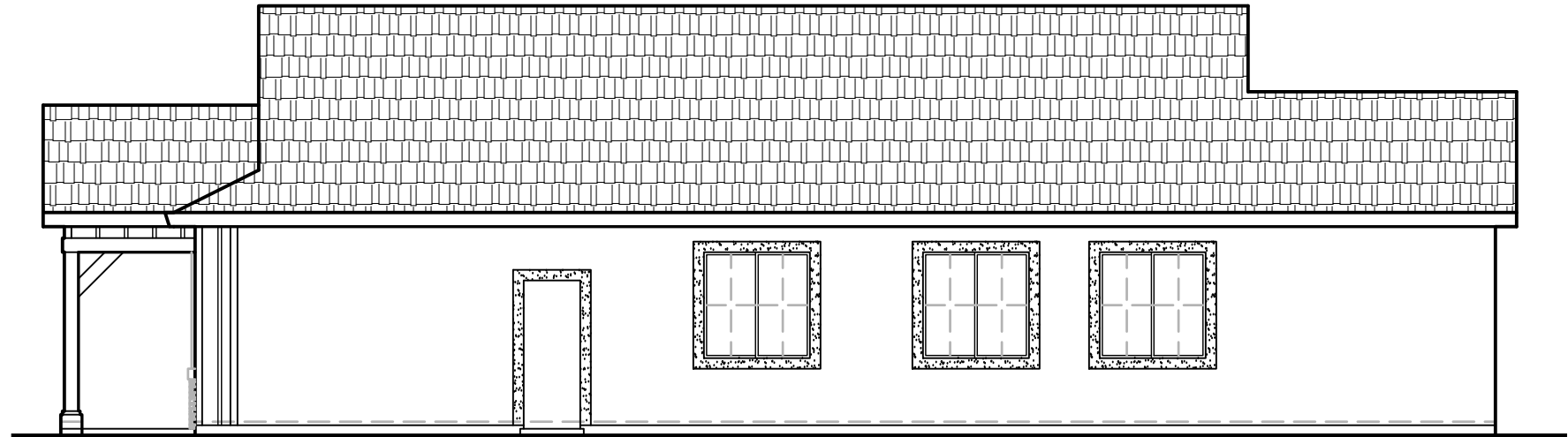
John Mourier Construction Inc.
Roseville, California



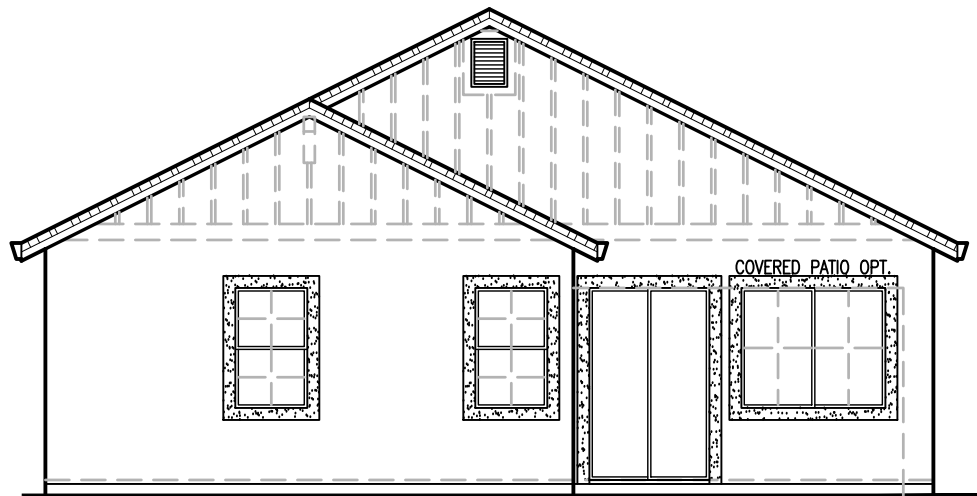
FRONT ELEVATION
1/8" = 1'-0"



3 CAR GARAGE OPT.
1/8" = 1'-0"

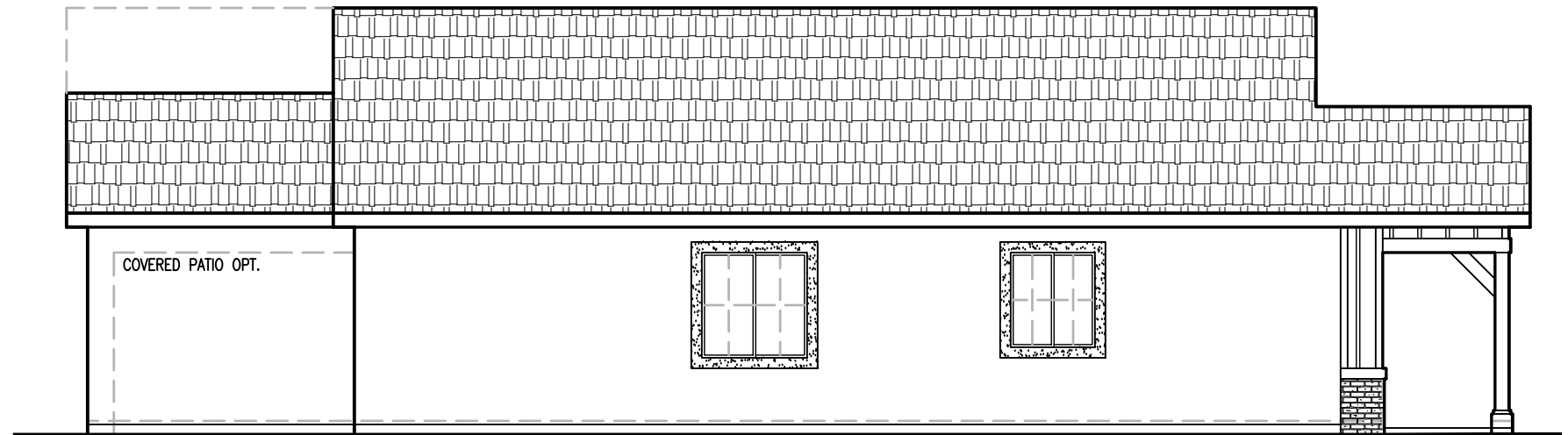


RIGHT SIDE ELEVATION
1/8" = 1'-0"



REAR ELEVATION
1/8" = 1'-0"

A ELEVATION - FARMHOUSE



LEFT SIDE ELEVATION
1/8" = 1'-0"

1645 'A' ELEVATION

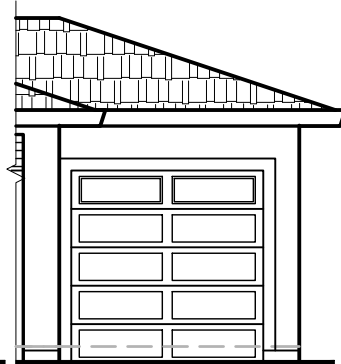
JMC HOMES

John Mourier Construction Inc.
Roseville, California



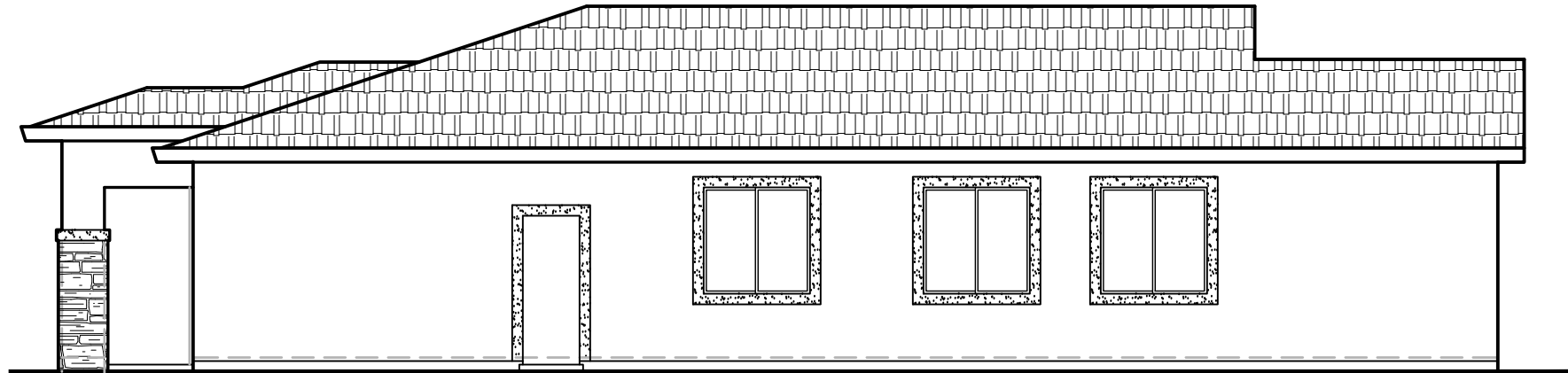
FRONT ELEVATION

1/8" = 1'-0"



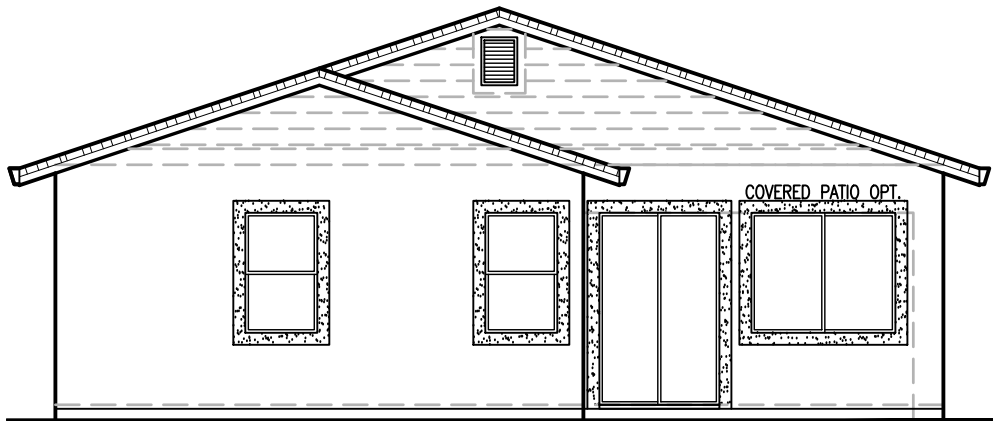
3 CAR GARAGE OPT.

1/8" = 1'-0"



RIGHT SIDE ELEVATION

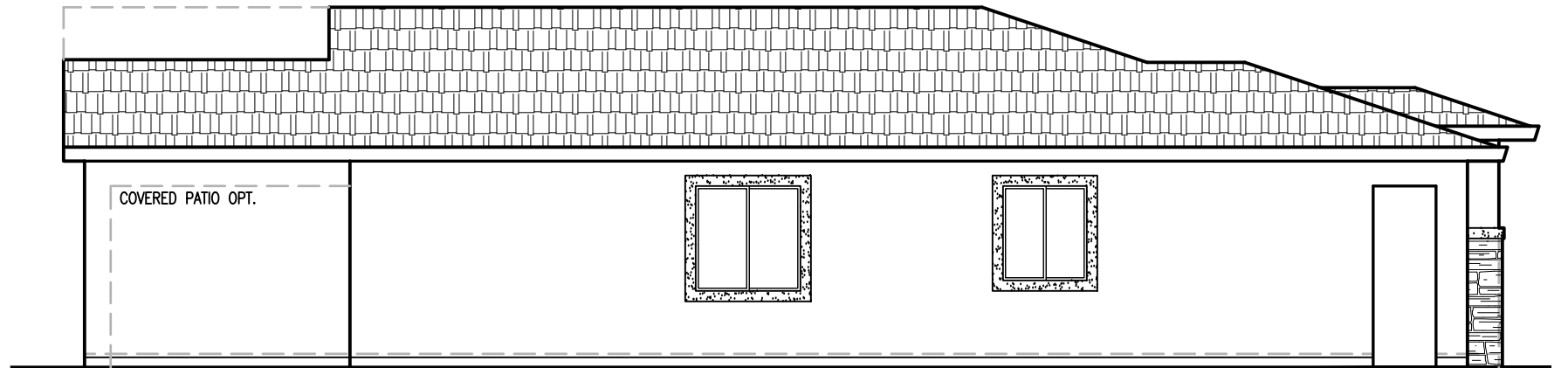
1/8" = 1'-0"



REAR ELEVATION

1/8" = 1'-0"

B ELEVATION - MODERN PRAIRIE



LEFT SIDE ELEVATION

1/8" = 1'-0"

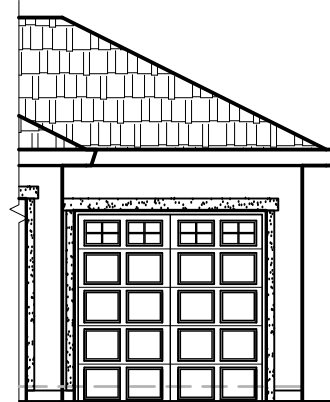
1645 'B' ELEVATION

JMC HOMES

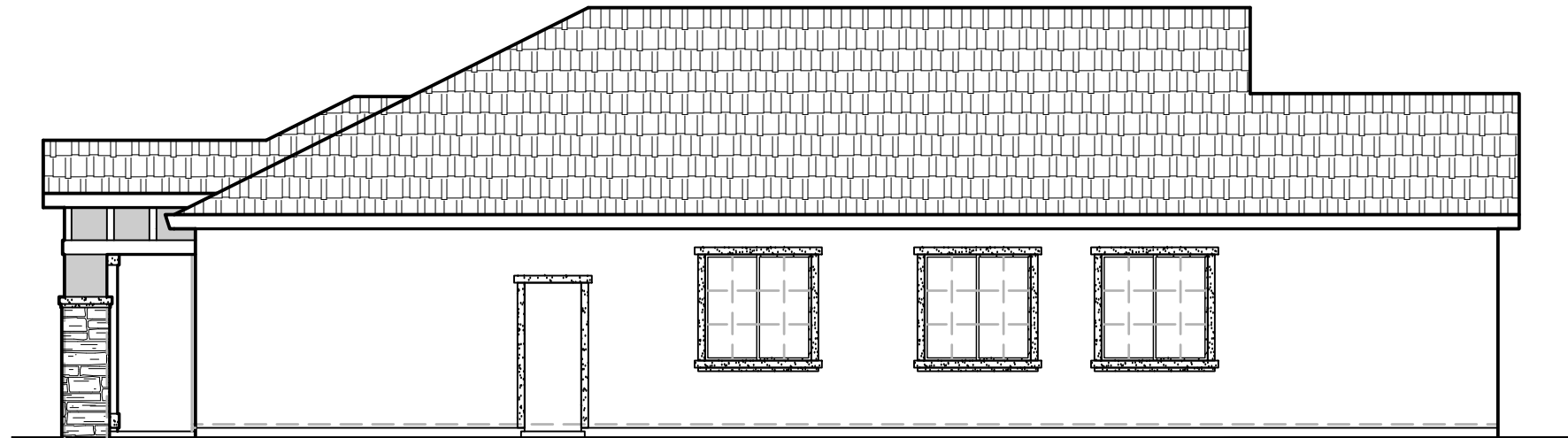
John Mourier Construction Inc.
Roseville, California



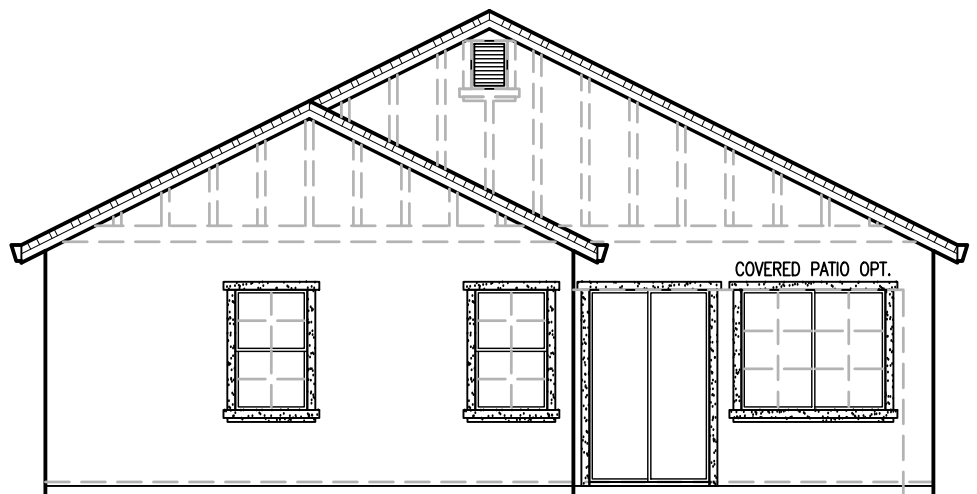
FRONT ELEVATION
1/8" = 1'-0"



3 CAR GARAGE OPT.
1/8" = 1'-0"

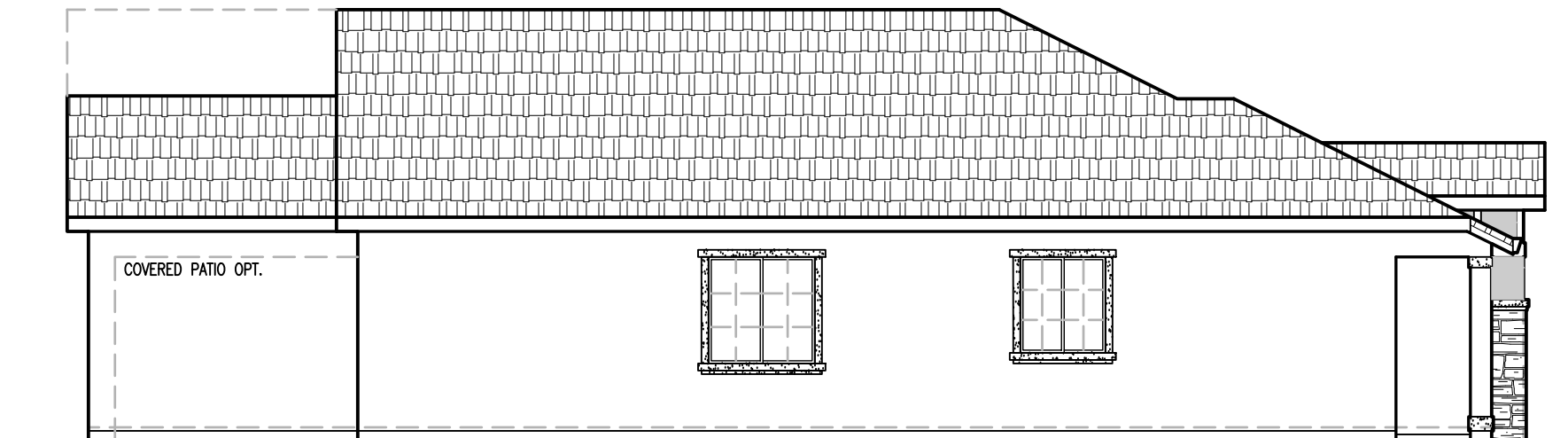


RIGHT SIDE ELEVATION
1/8" = 1'-0"



REAR ELEVATION
1/8" = 1'-0"

C ELEVATION - FRENCH COUNTRY

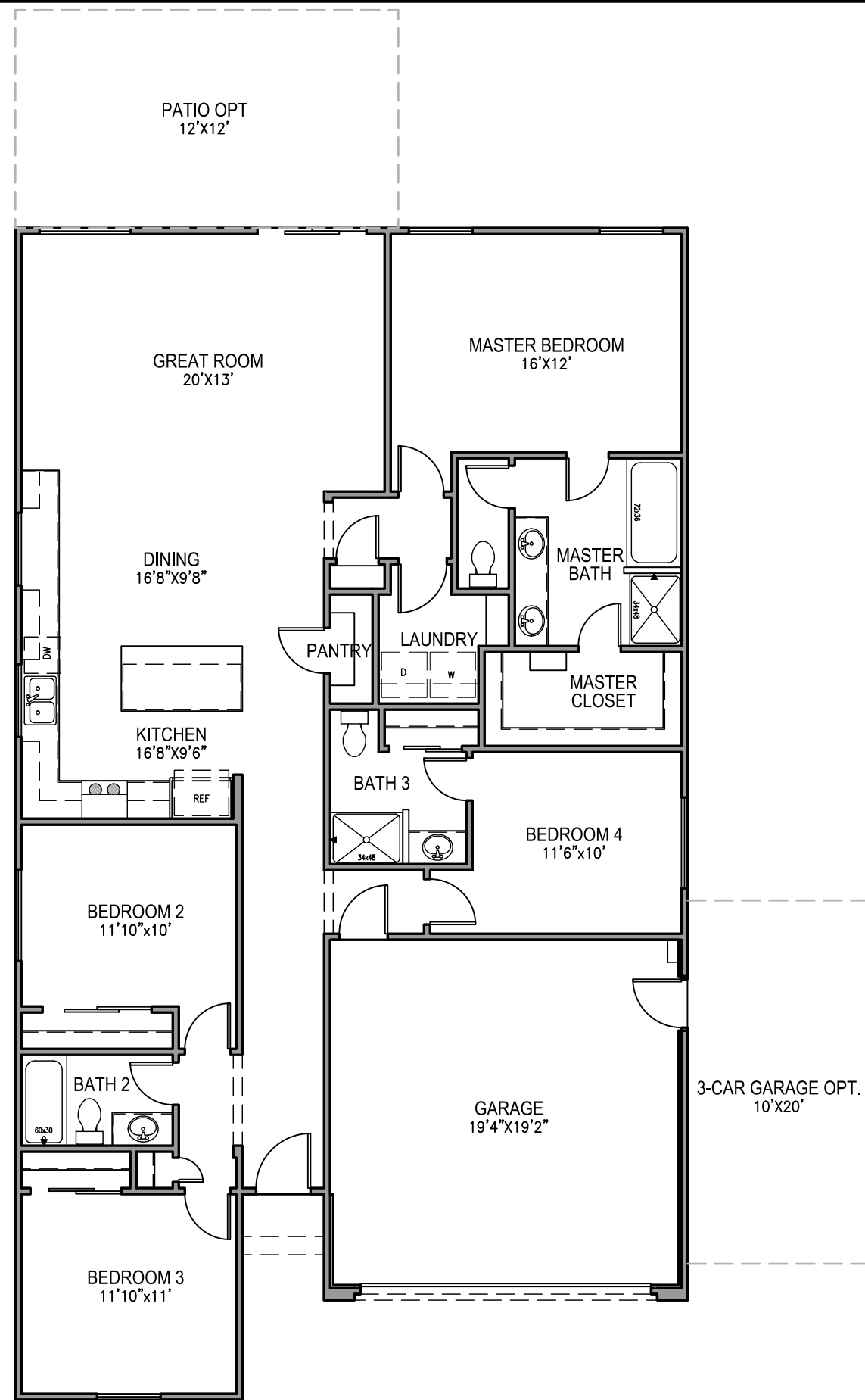


LEFT SIDE ELEVATION
1/8" = 1'-0"

1645 'C' ELEVATION

JMC HOMES

John Mourier Construction Inc.
Roseville, California



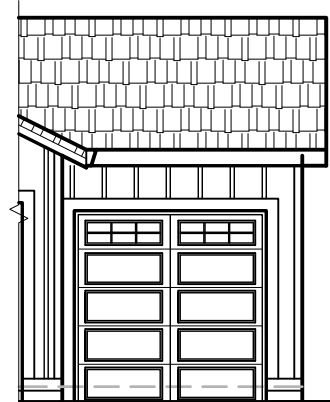
1834 FLOOR PLAN



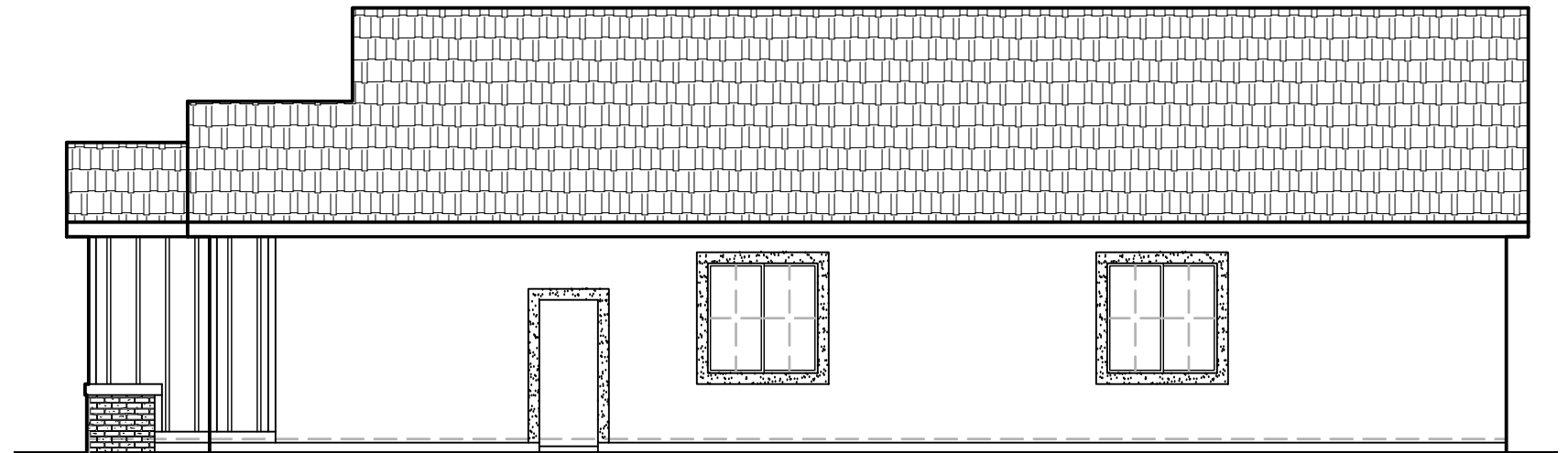
John Mourier Construction Inc.
Roseville, California



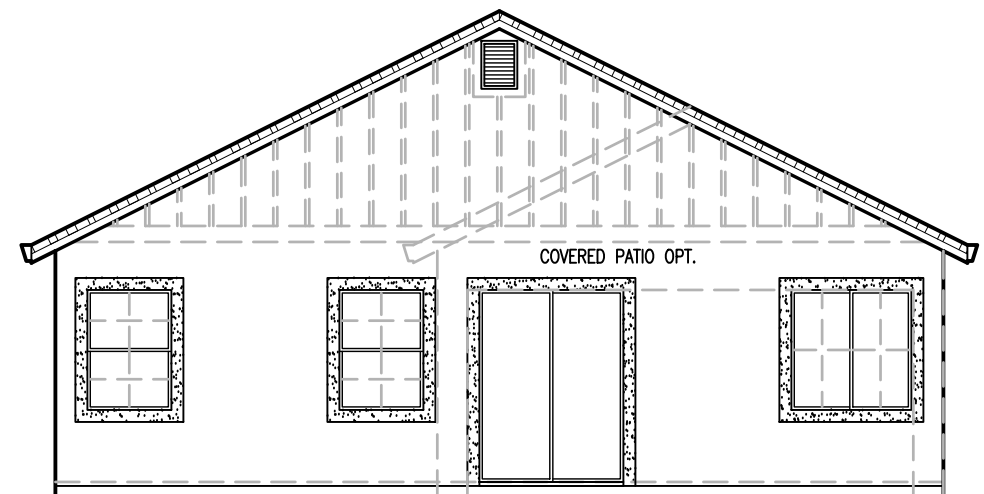
FRONT ELEVATION
1/8" = 1'-0"



3 CAR GARAGE OPT.
1/8" = 1'-0"

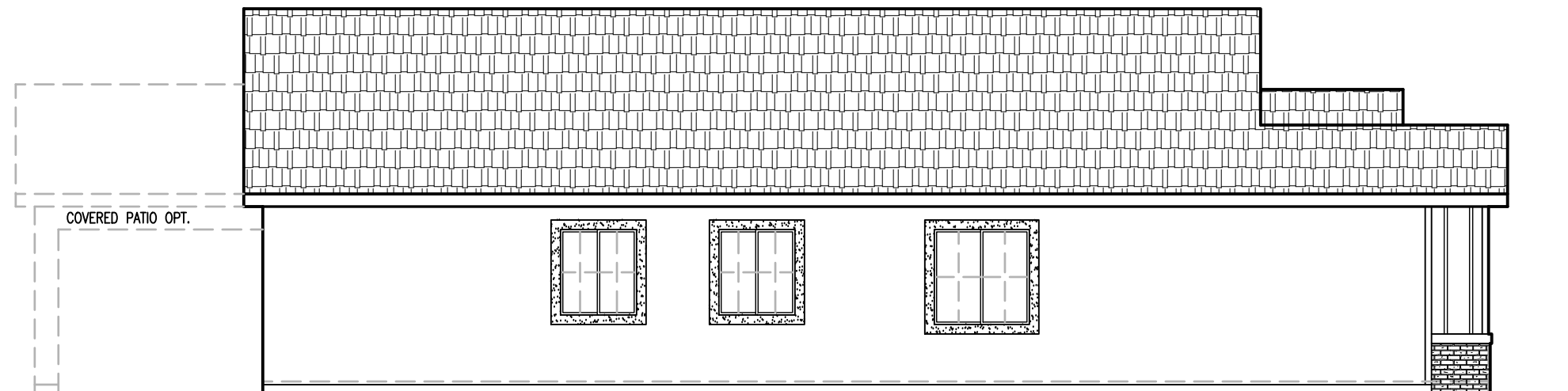


RIGHT SIDE ELEVATION
1/8" = 1'-0"



REAR ELEVATION
1/8" = 1'-0"

A ELEVATION - FARMHOUSE

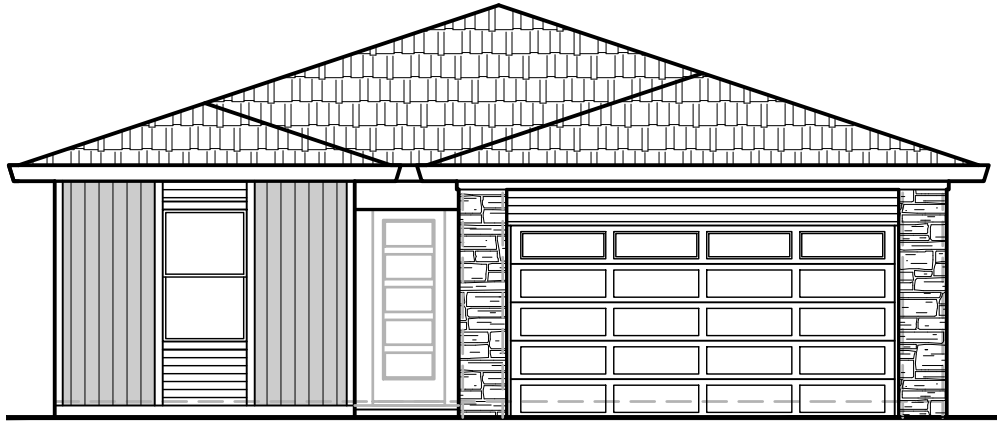


LEFT SIDE ELEVATION
1/8" = 1'-0"

1834 'A' ELEVATION

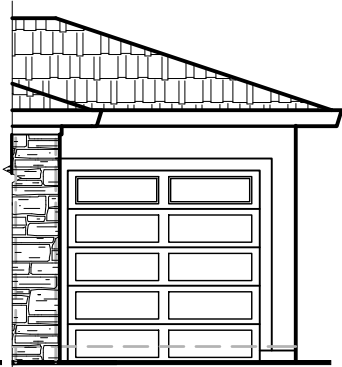
JMC HOMES

John Mourier Construction Inc.
Roseville, California



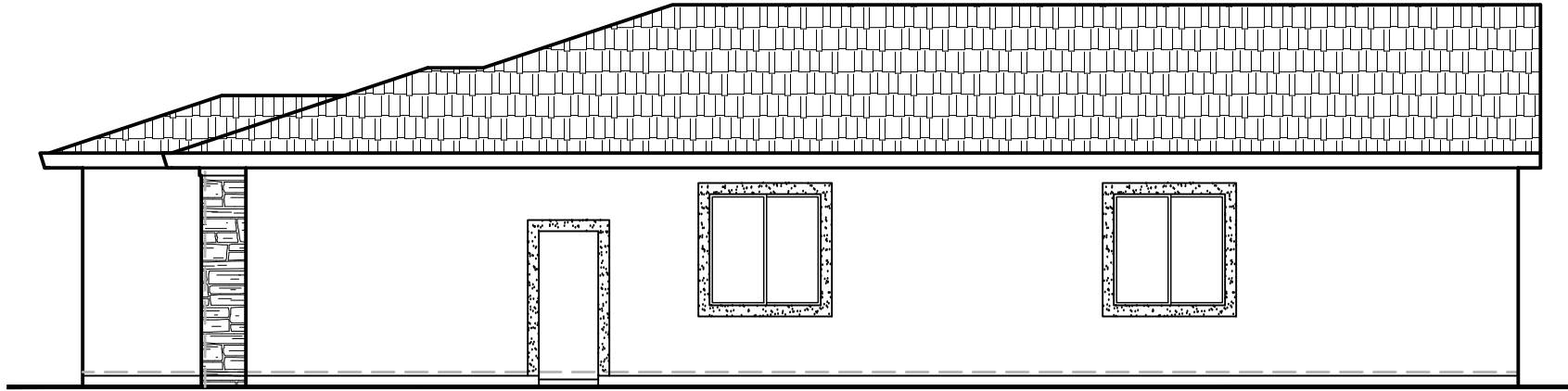
FRONT ELEVATION

1/8" = 1'-0"



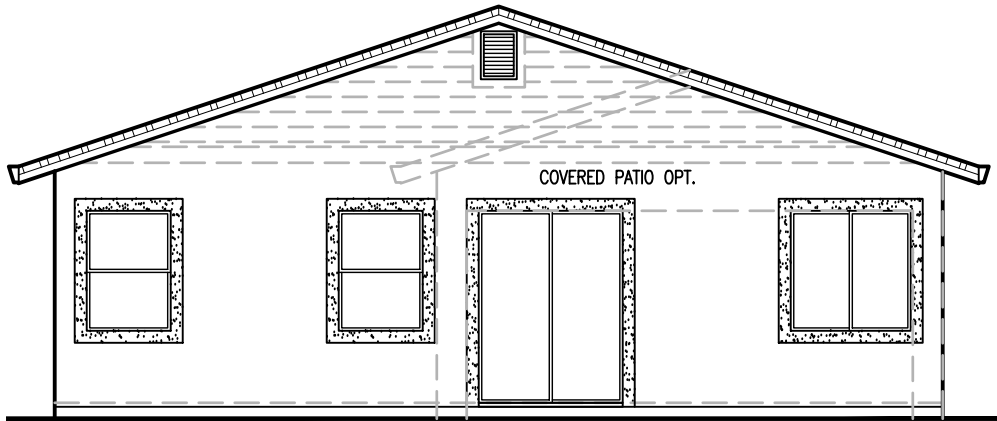
3 CAR GARAGE OPT.

1/8" = 1'-0"



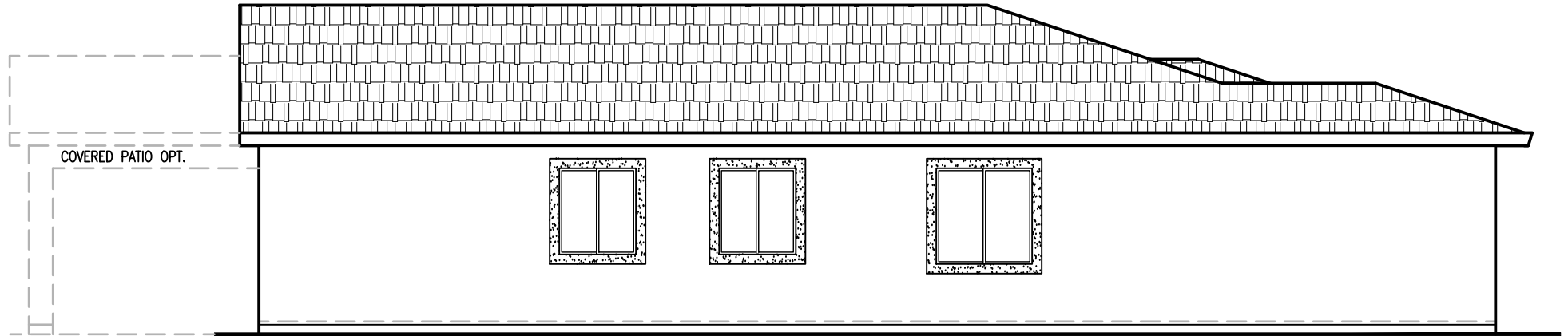
RIGHT SIDE ELEVATION

1/8" = 1'-0"



REAR ELEVATION

1/8" = 1'-0"



LEFT SIDE ELEVATION

1/8" = 1'-0"

B ELEVATION - MODERN PRAIRIE

1834 'B' ELEVATION

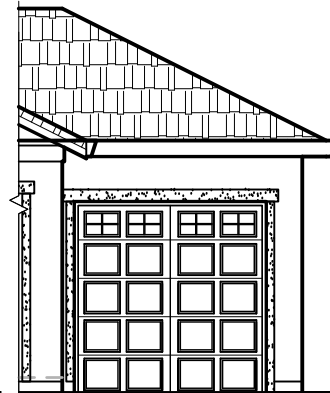
JMC HOMES

John Mourier Construction Inc.
Roseville, California



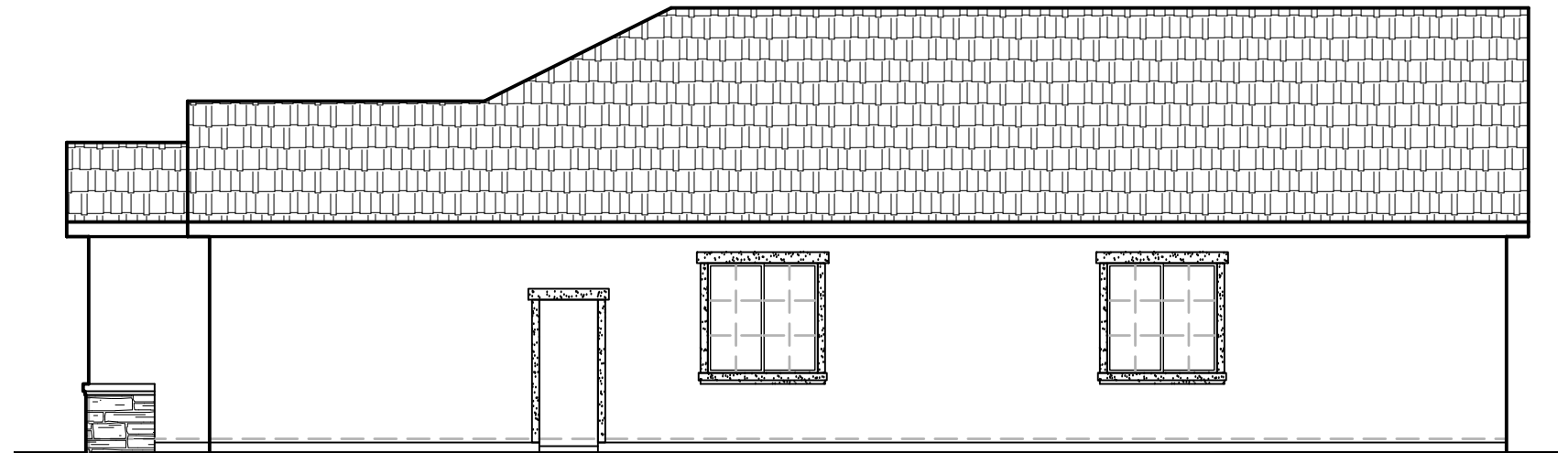
FRONT ELEVATION

1/8" = 1'-0"



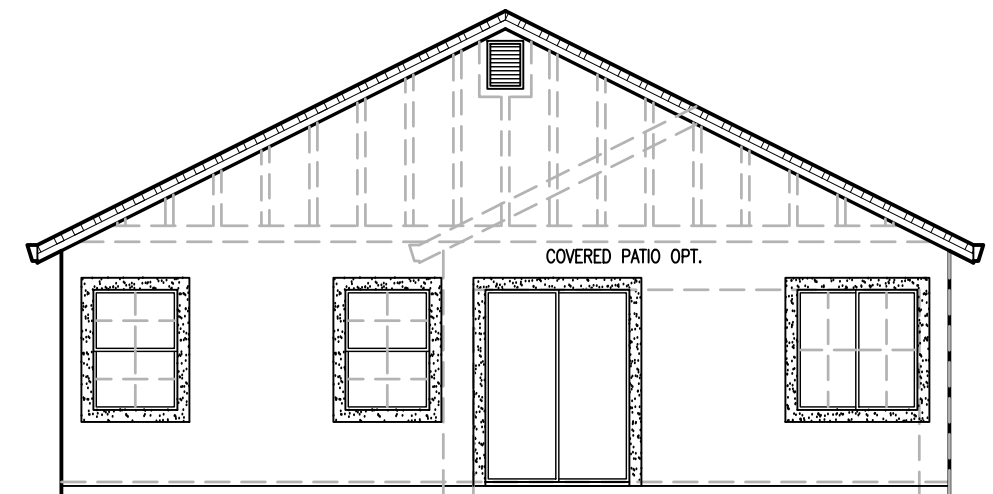
3 CAR GARAGE OPT.

1/8" = 1'-0"



RIGHT SIDE ELEVATION

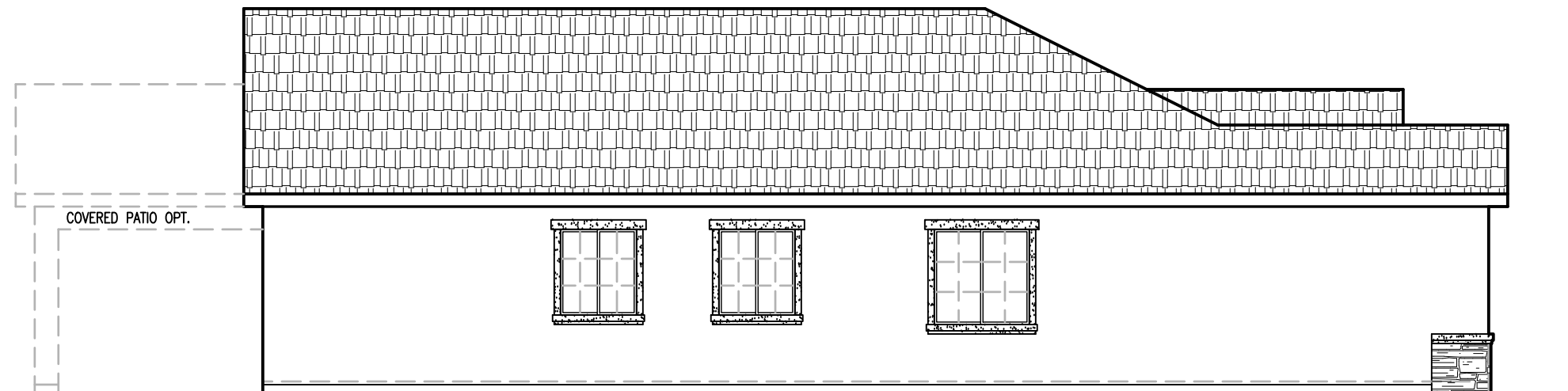
1/8" = 1'-0"



REAR ELEVATION

1/8" = 1'-0"

C ELEVATION - FRENCH COUNTRY



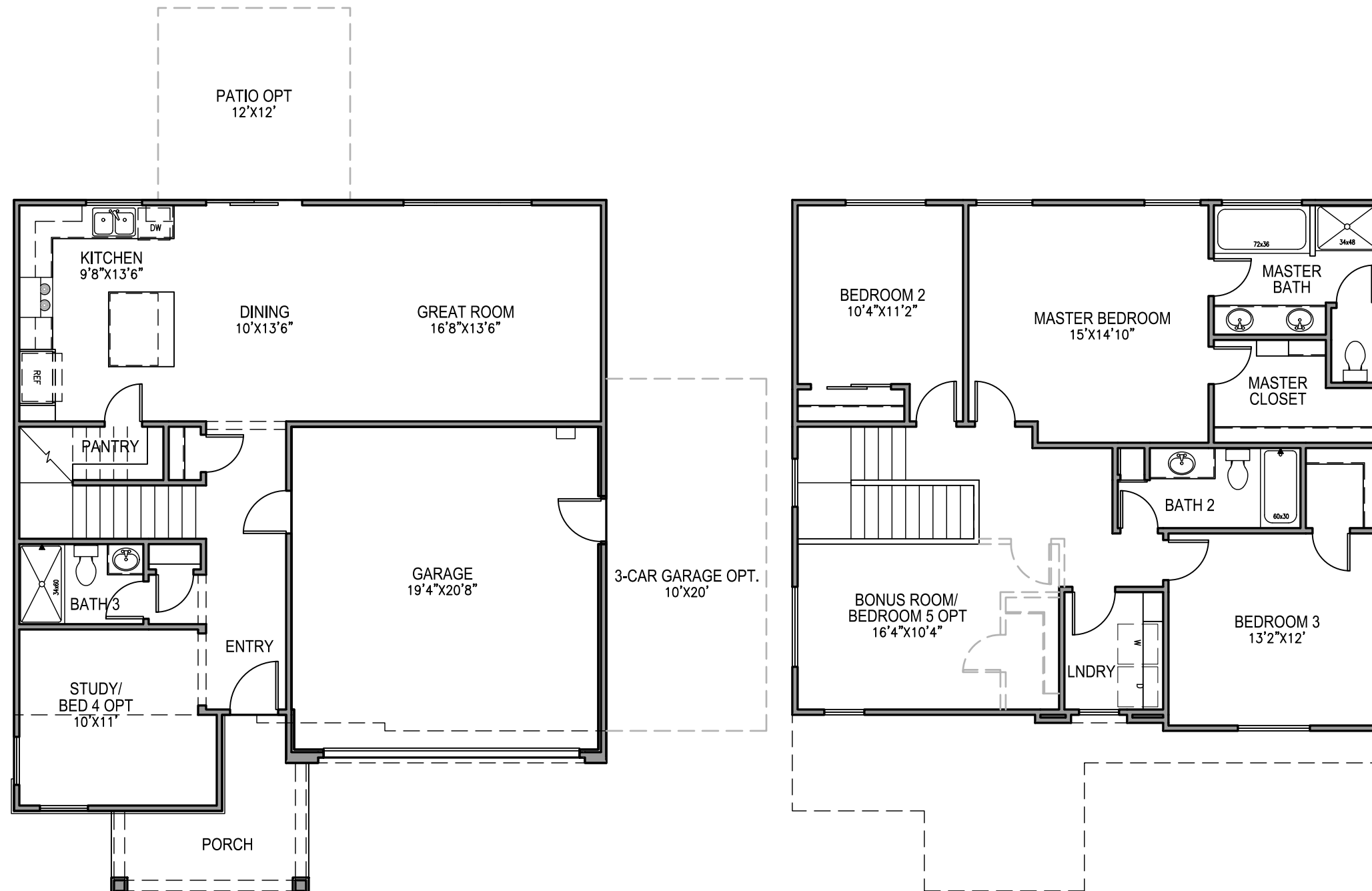
LEFT SIDE ELEVATION

1/8" = 1'-0"

1834 'C' ELEVATION

JMC HOMES

John Mourier Construction Inc.
Roseville, California



2054 FLOOR PLAN

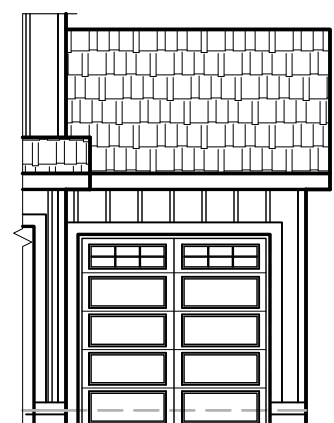


John Mourier Construction Inc.
Roseville, California



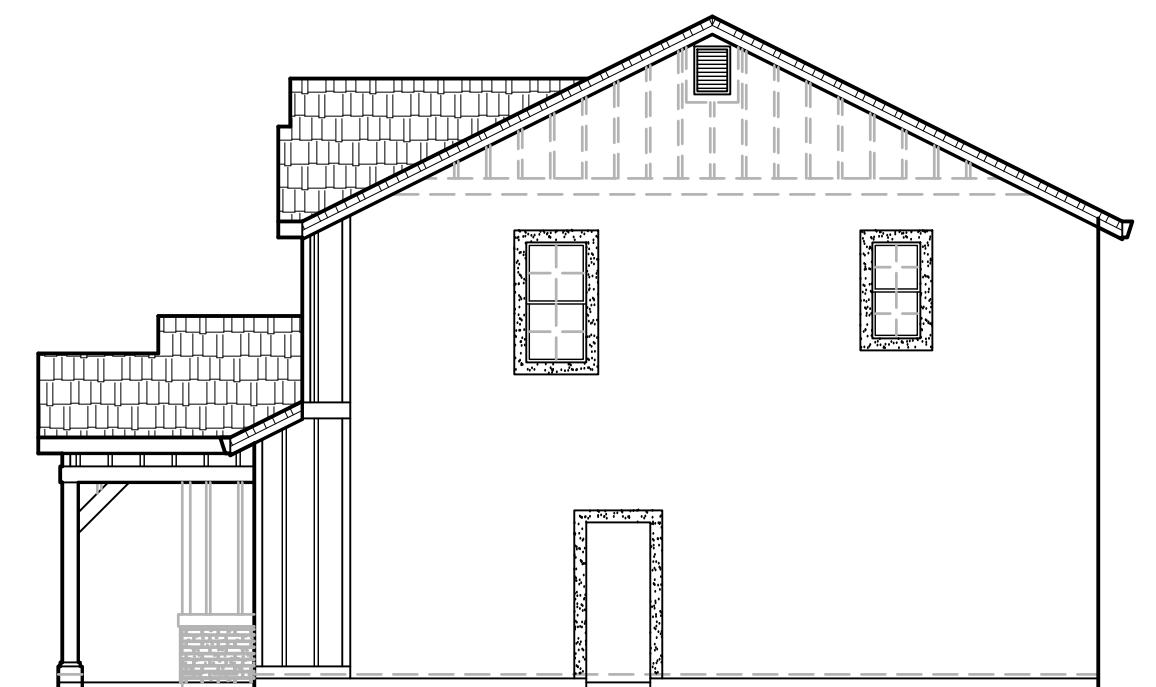
FRONT ELEVATION

1/8" = 1'-0"



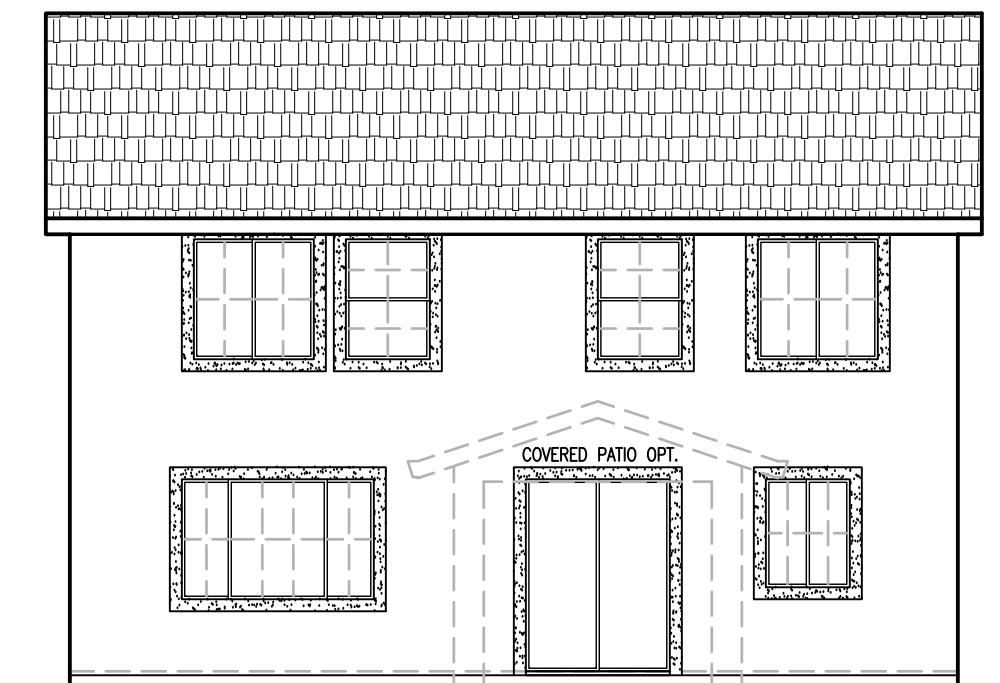
3 CAR GARAGE OPT.

1/8" = 1'-0"



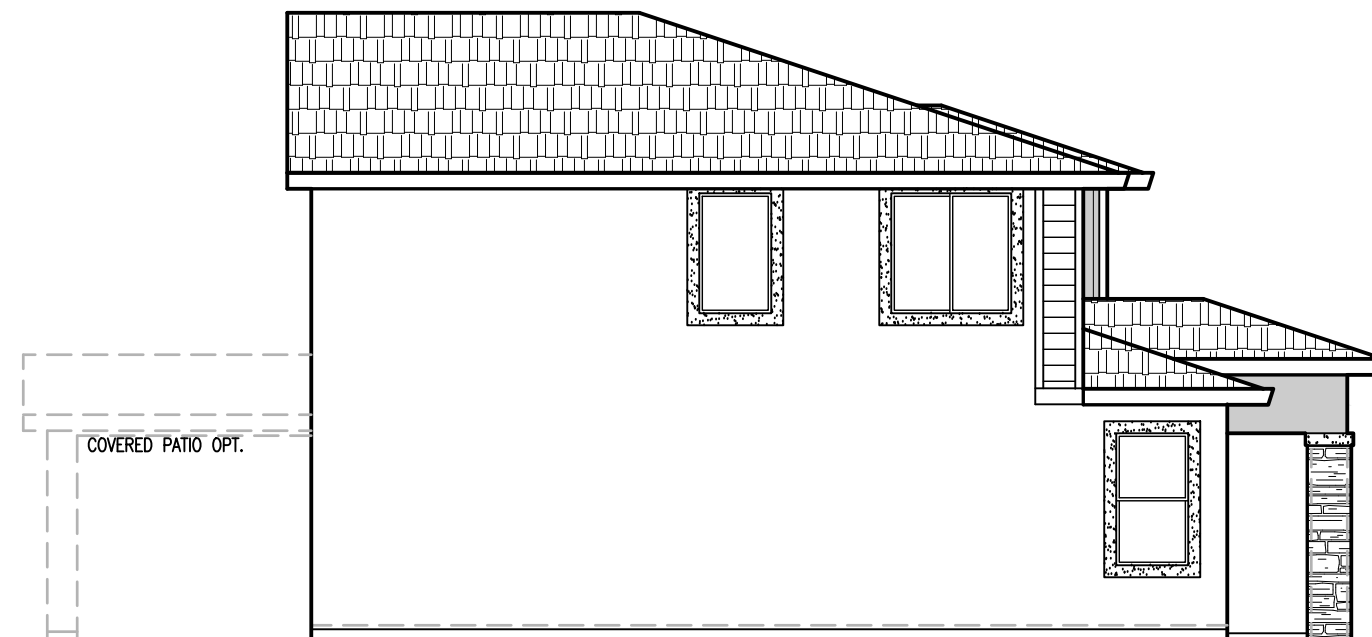
RIGHT SIDE ELEVATION

1/8" = 1'-0"



REAR ELEVATION

1/8" = 1'-0"



LEFT SIDE ELEVATION

1/8" = 1'-0"

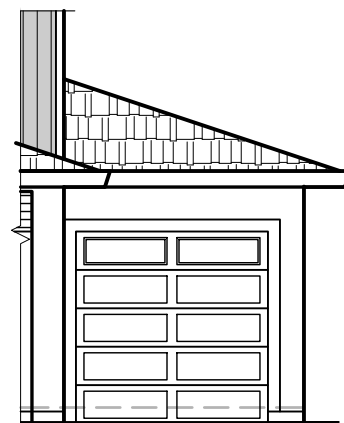
2054 'A' ELEVATION

JMC HOMES

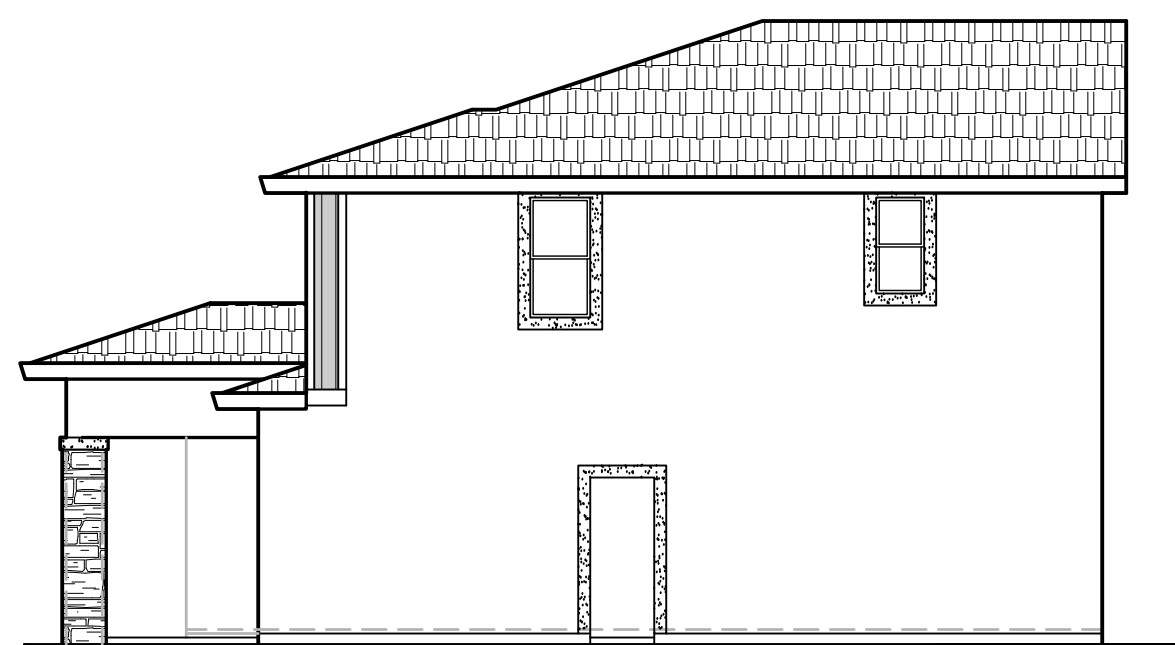
John Mourier Construction Inc.
Roseville, California



FRONT ELEVATION
1/8" = 1'-0"



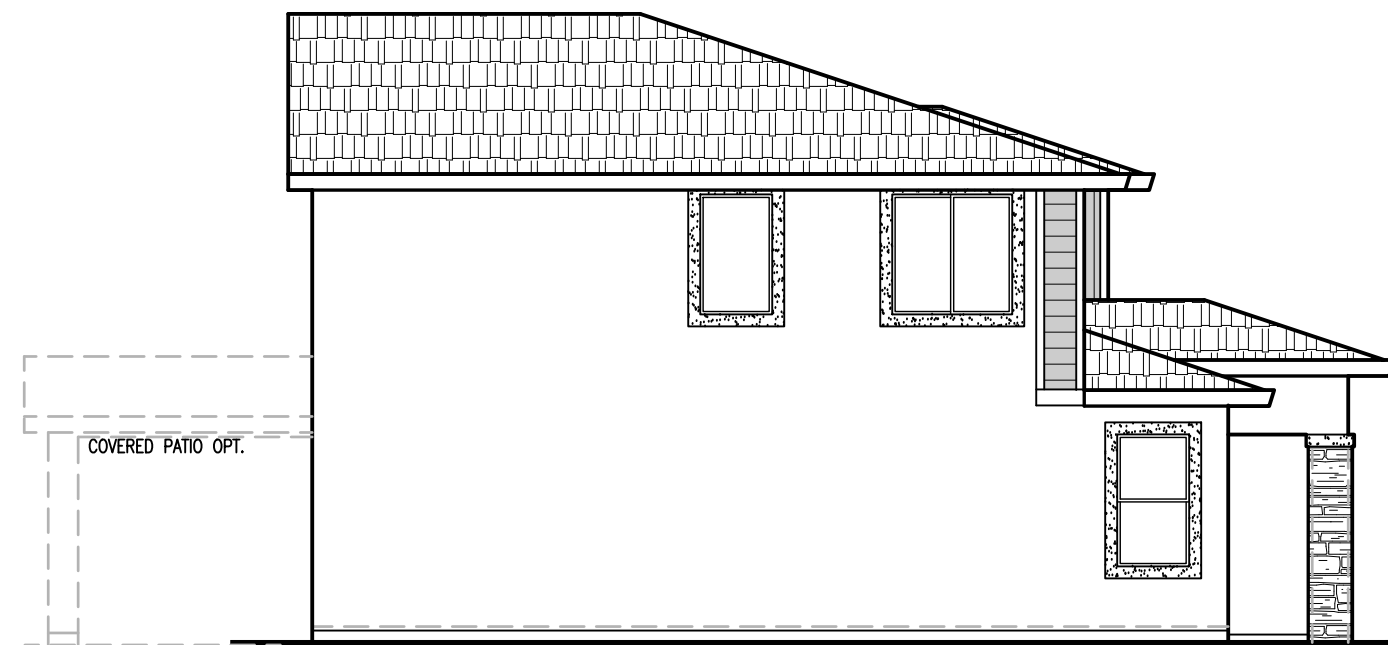
3 CAR GARAGE OPT.
1/8" = 1'-0"



RIGHT SIDE ELEVATION
1/8" = 1'-0"



REAR ELEVATION
1/8" = 1'-0"



LEFT SIDE ELEVATION
1/8" = 1'-0"

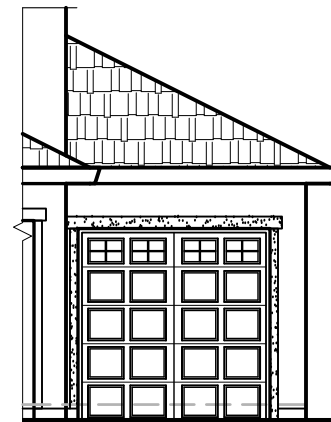
2054 'B' ELEVATION



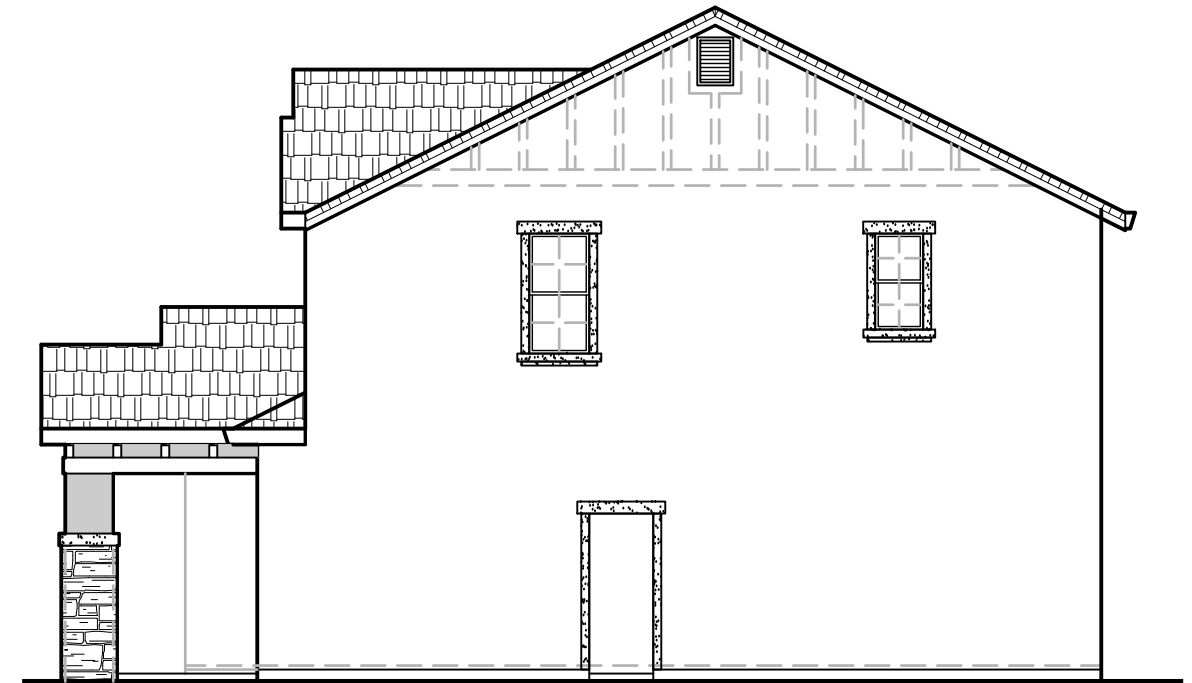
John Mourier Construction Inc.
Roseville, California



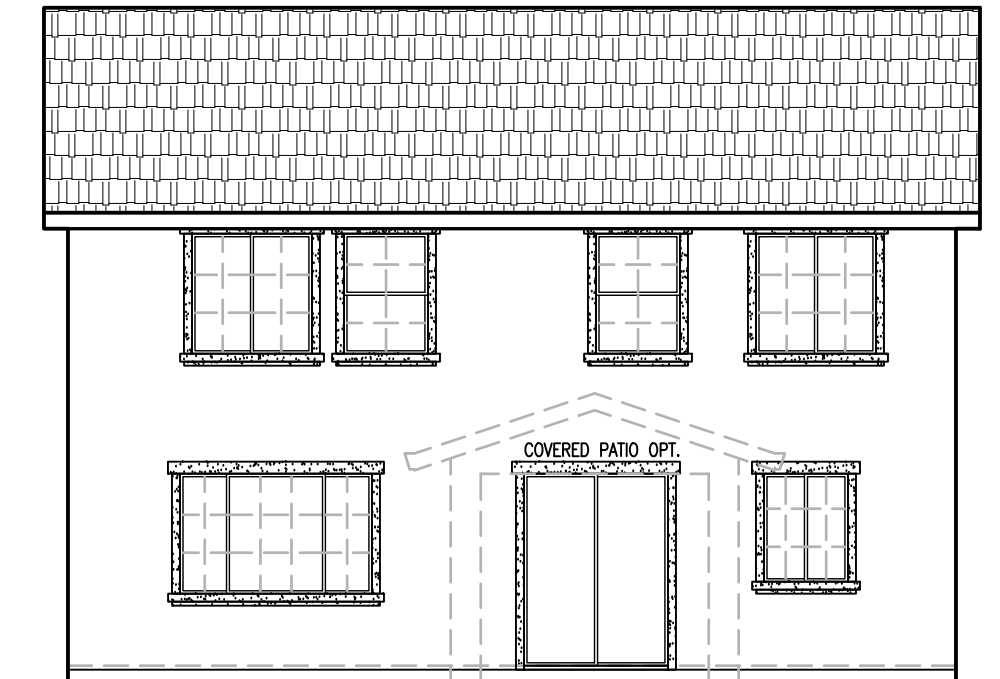
FRONT ELEVATION
1/8" = 1'-0"



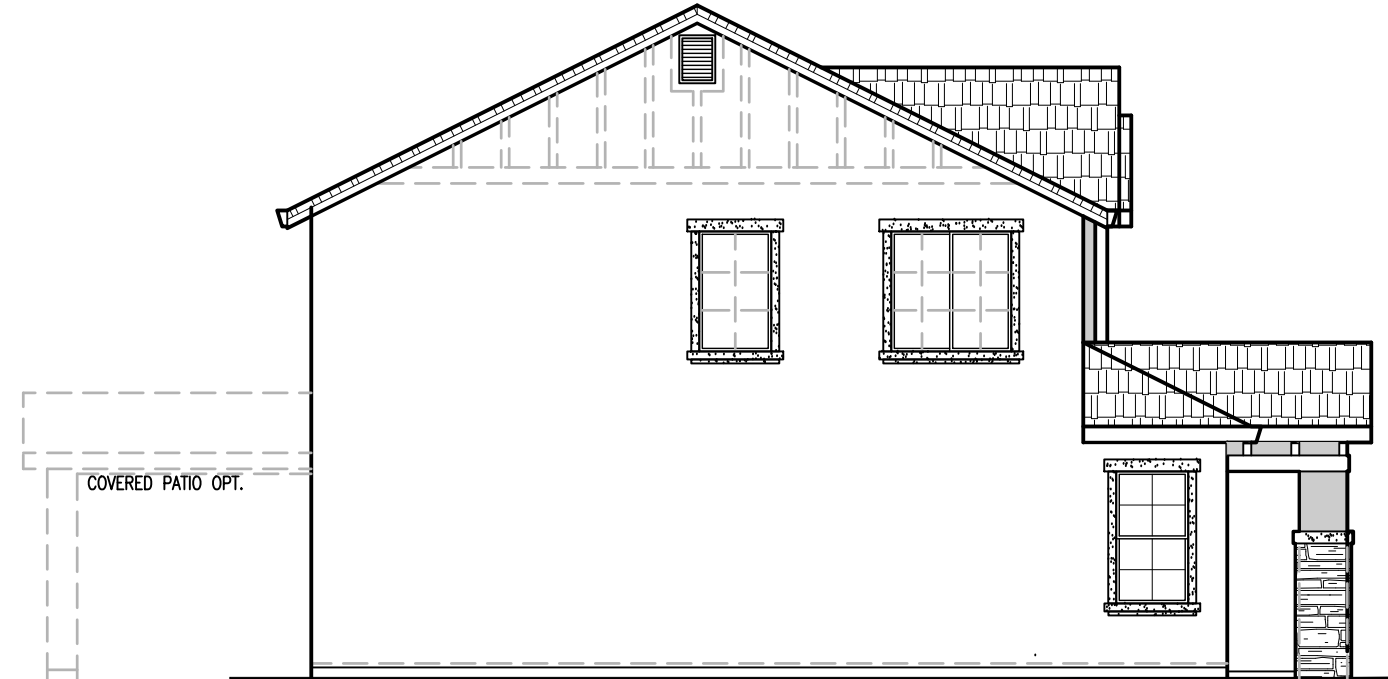
3 CAR GARAGE OPT.
1/8" = 1'-0"



RIGHT SIDE ELEVATION
1/8" = 1'-0"



REAR ELEVATION
1/8" = 1'-0"

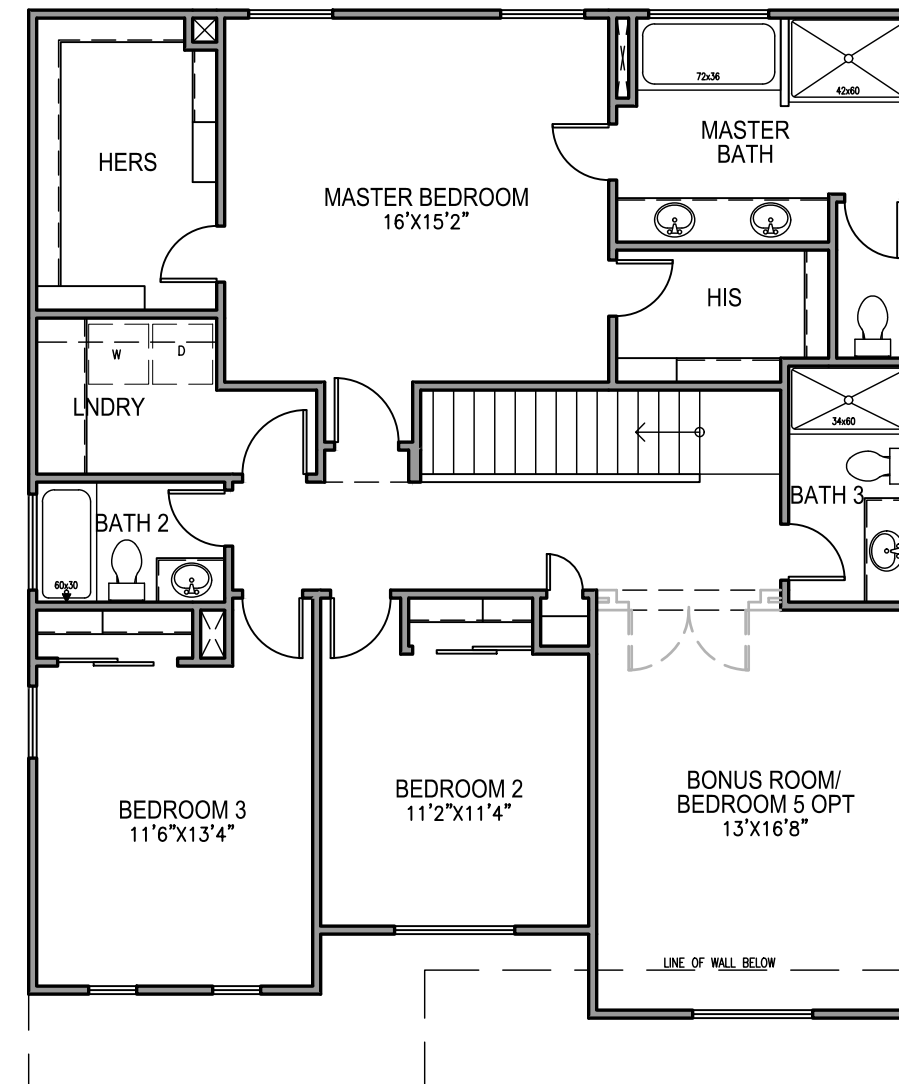
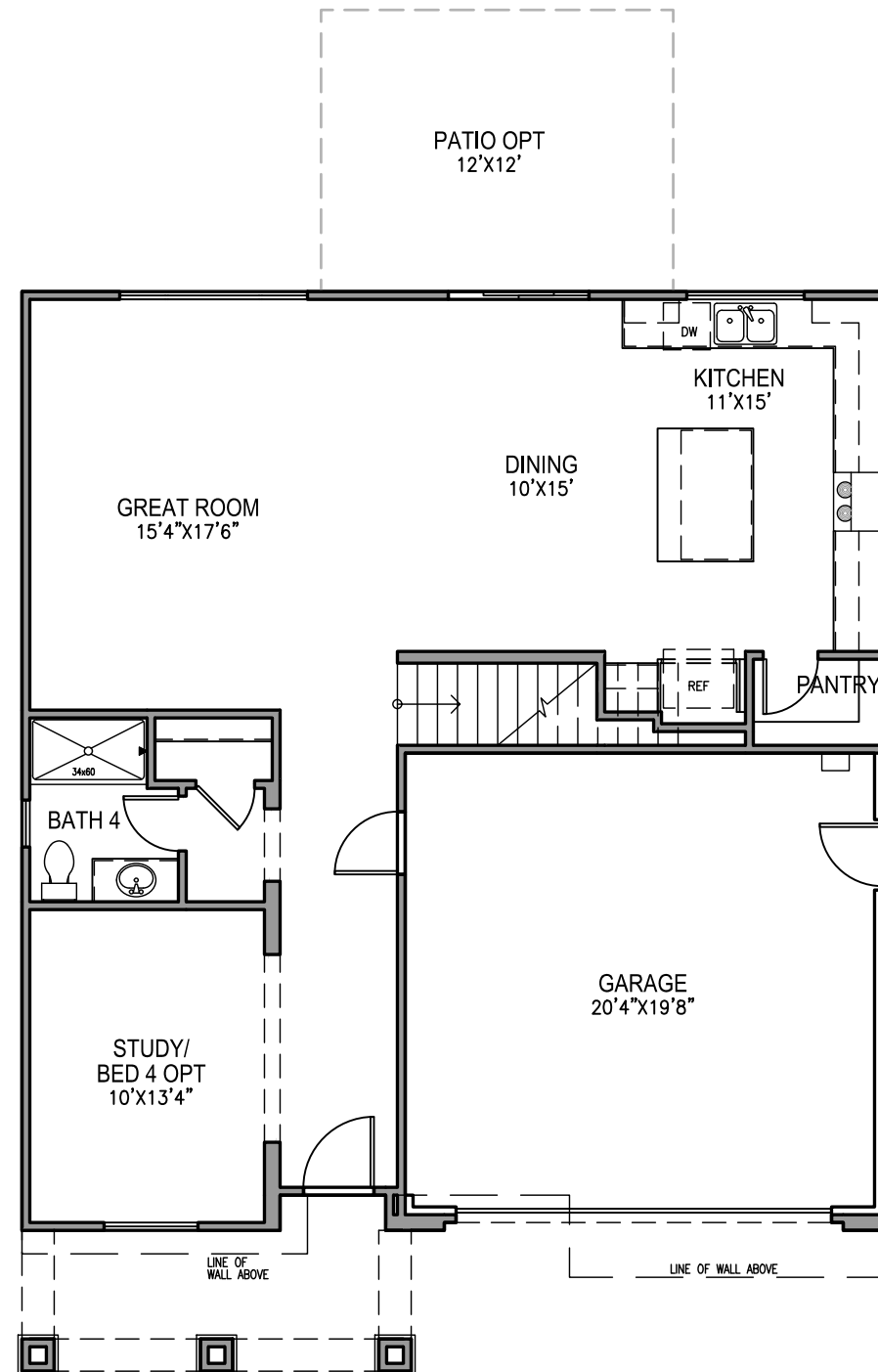


LEFT SIDE ELEVATION
1/8" = 1'-0"

2054 'C' ELEVATION

JMC HOMES

John Mourier Construction Inc.
Roseville, California



2518 FLOOR PLAN



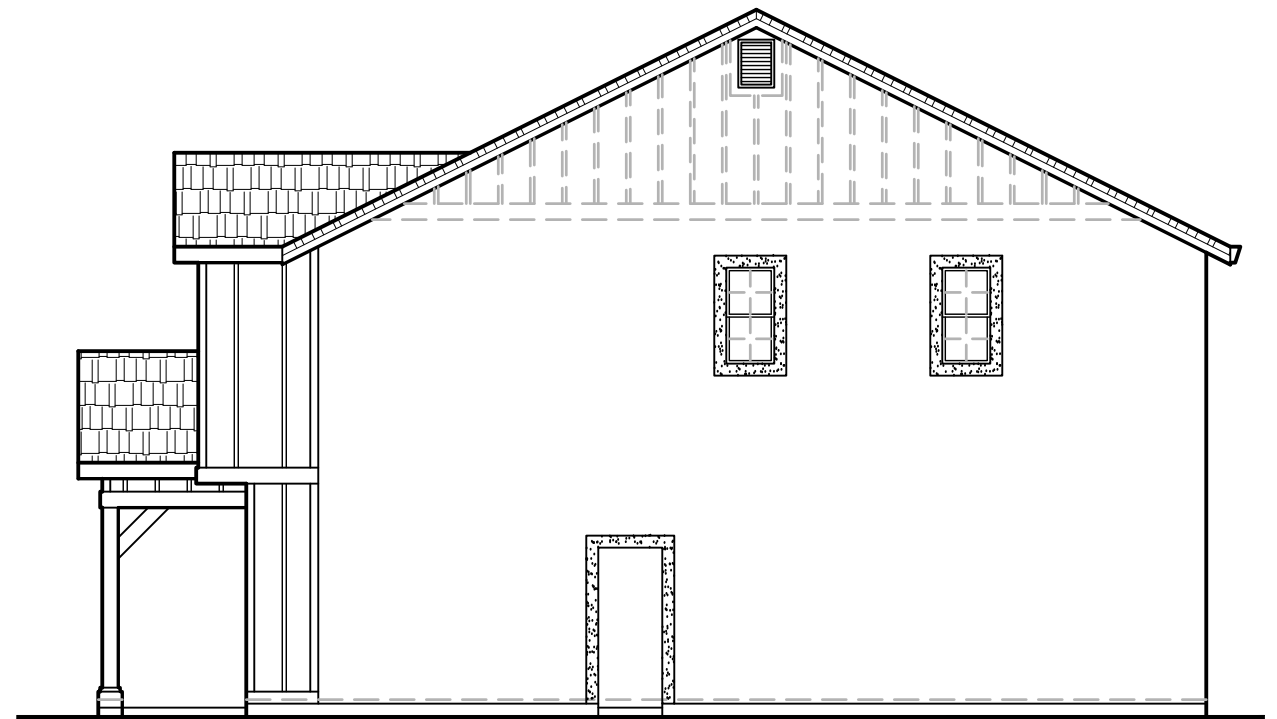
John Mourier Construction Inc.
Roseville, California



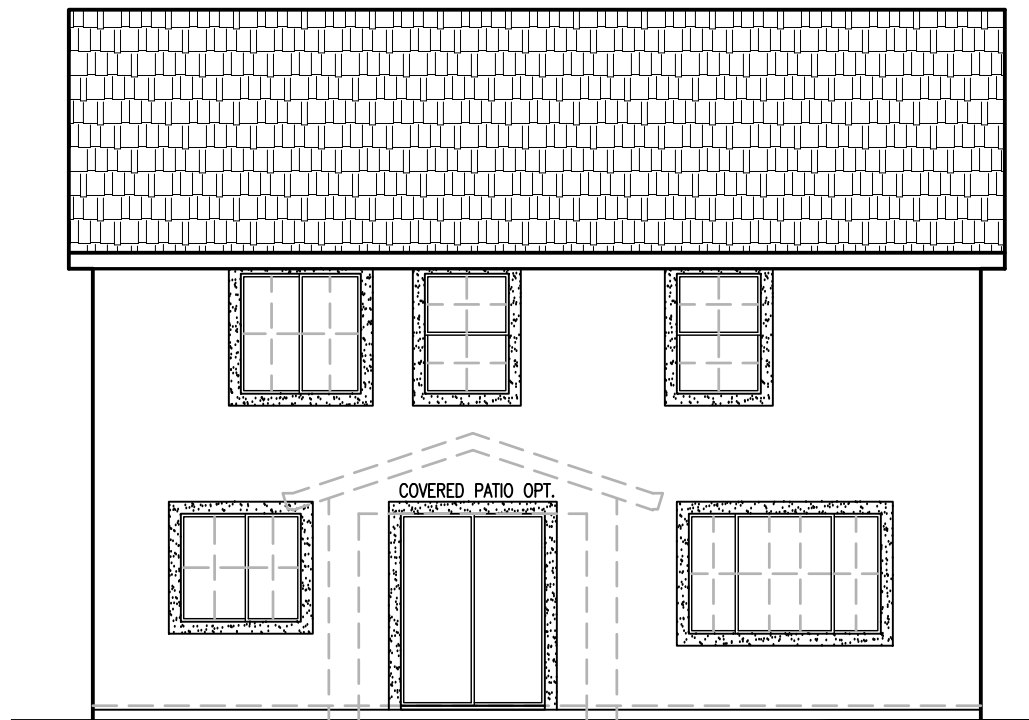
FRONT ELEVATION
1/8" = 1'-0"



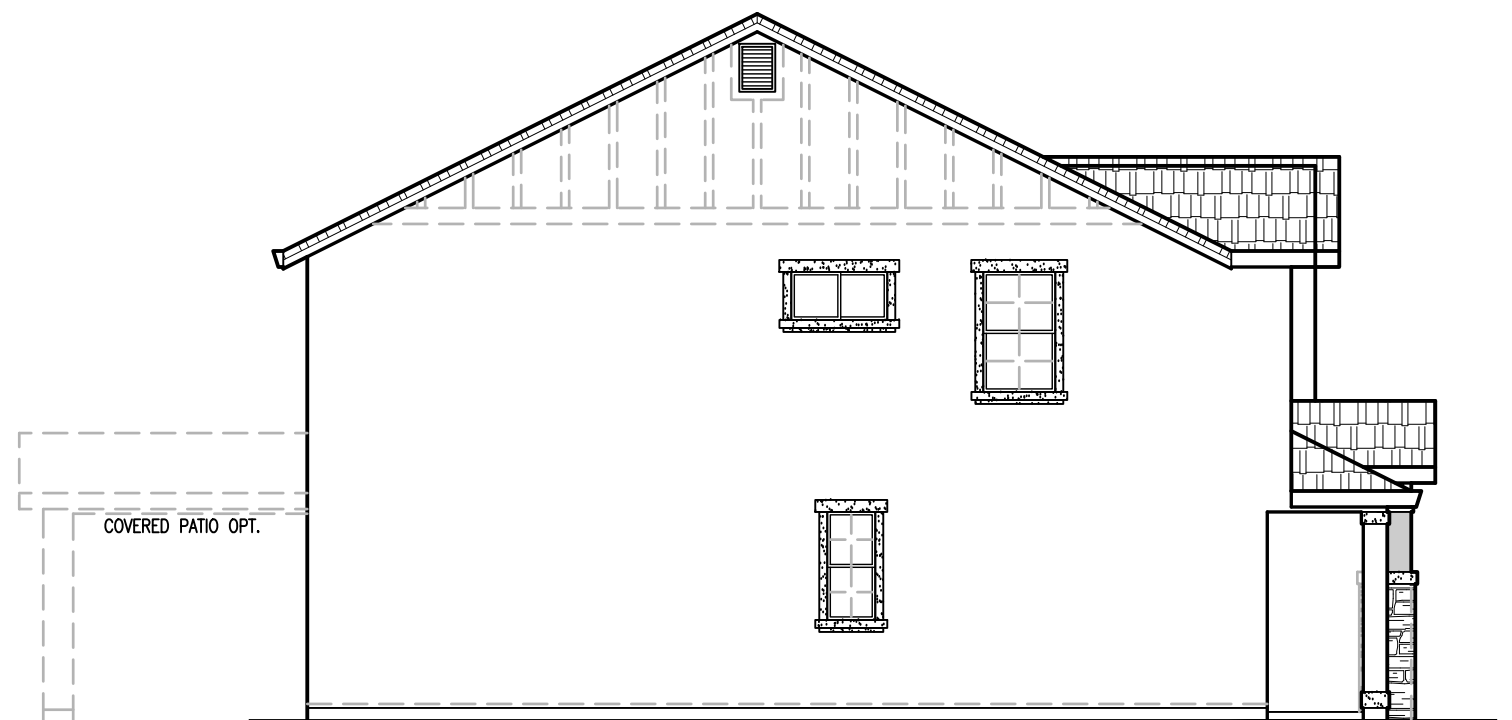
3 CAR GARAGE OPT.
1/8" = 1'-0"



RIGHT SIDE ELEVATION
1/8" = 1'-0"



REAR ELEVATION
1/8" = 1'-0"



LEFT SIDE ELEVATION
1/8" = 1'-0"

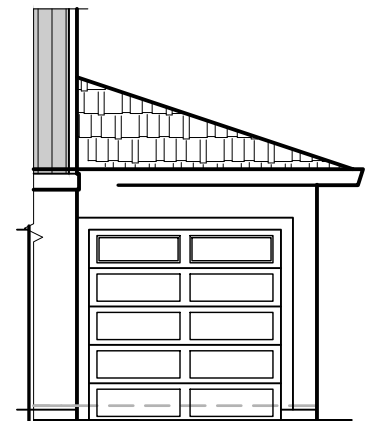
2518 'A' ELEVATION

JMC HOMES

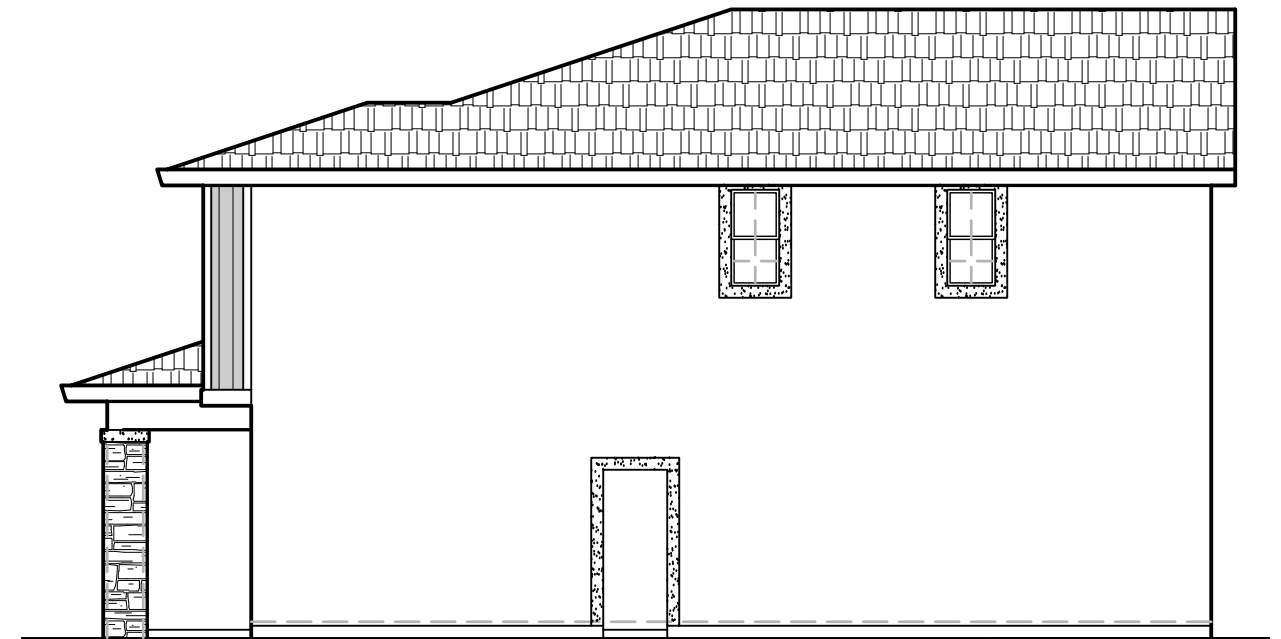
John Mourier Construction Inc.
Roseville, California



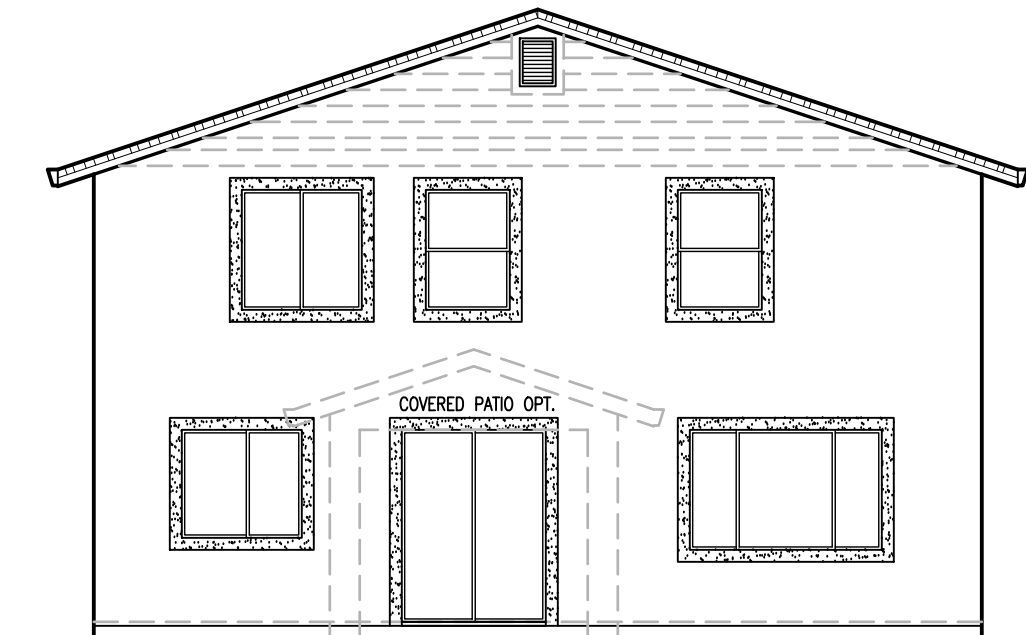
FRONT ELEVATION
1/8" = 1'-0"



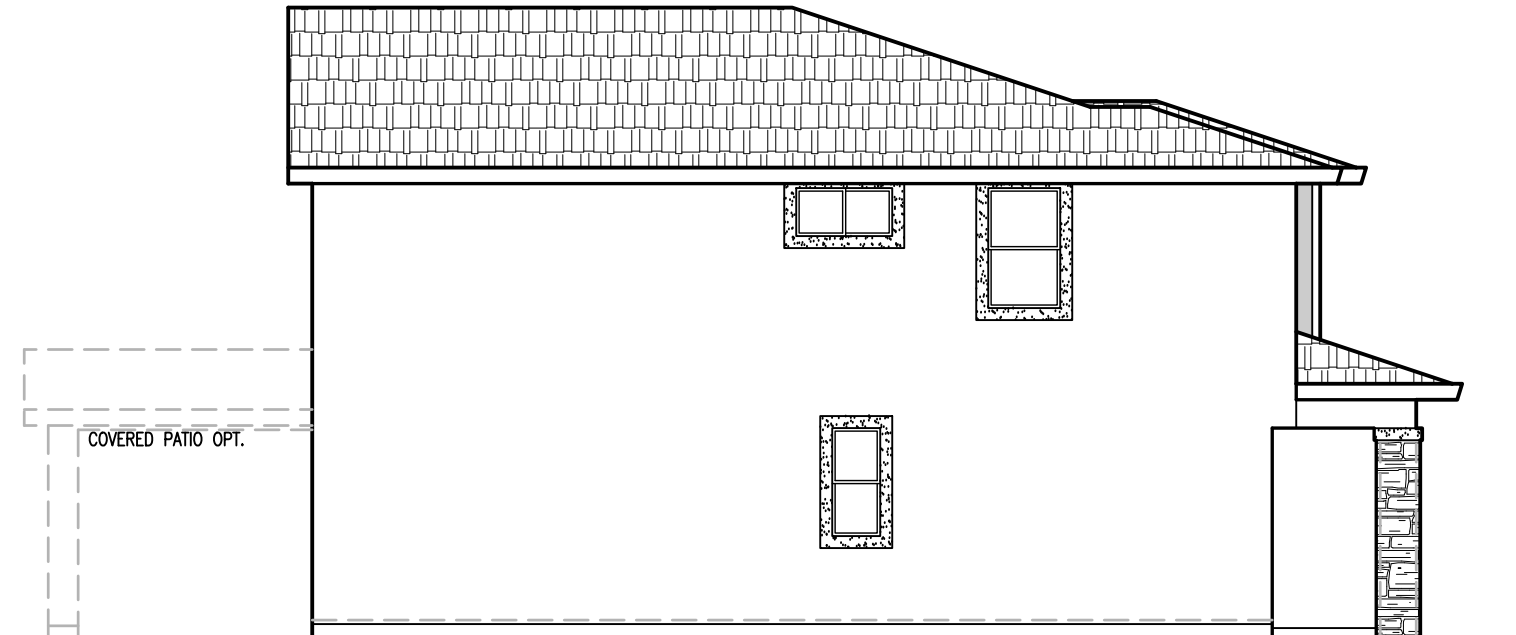
3 CAR GARAGE OPT.
1/8" = 1'-0"



RIGHT SIDE ELEVATION
1/8" = 1'-0"



REAR ELEVATION
1/8" = 1'-0"



LEFT SIDE ELEVATION
1/8" = 1'-0"

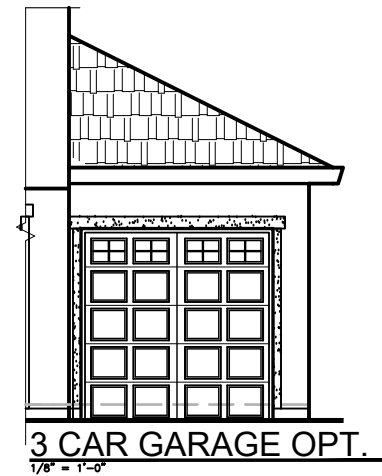
2518 'B' ELEVATION

JMC HOMES

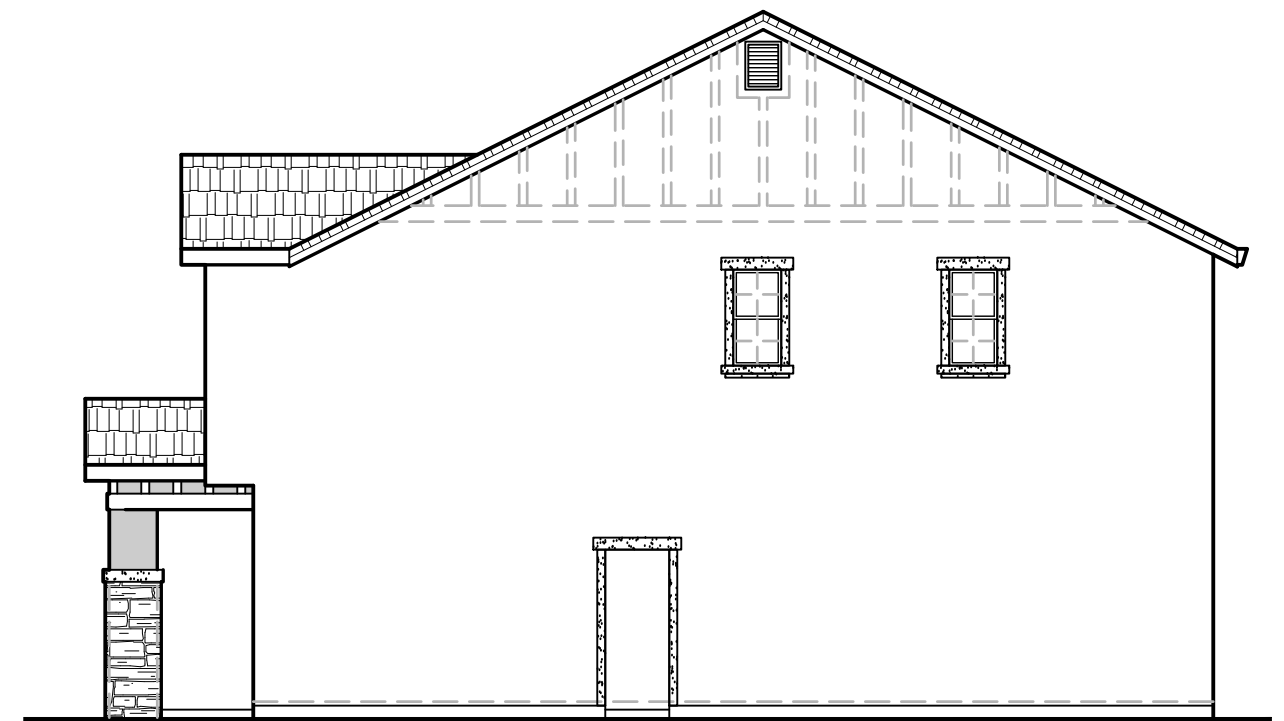
John Mourier Construction Inc.
Roseville, California



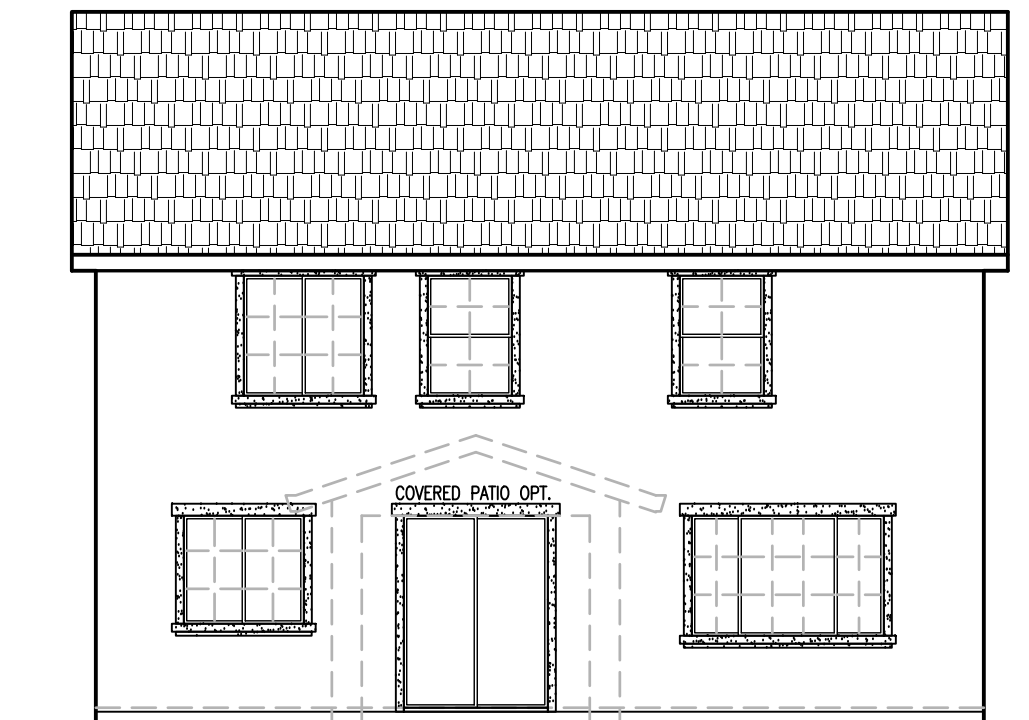
FRONT ELEVATION
1/8" = 1'-0"



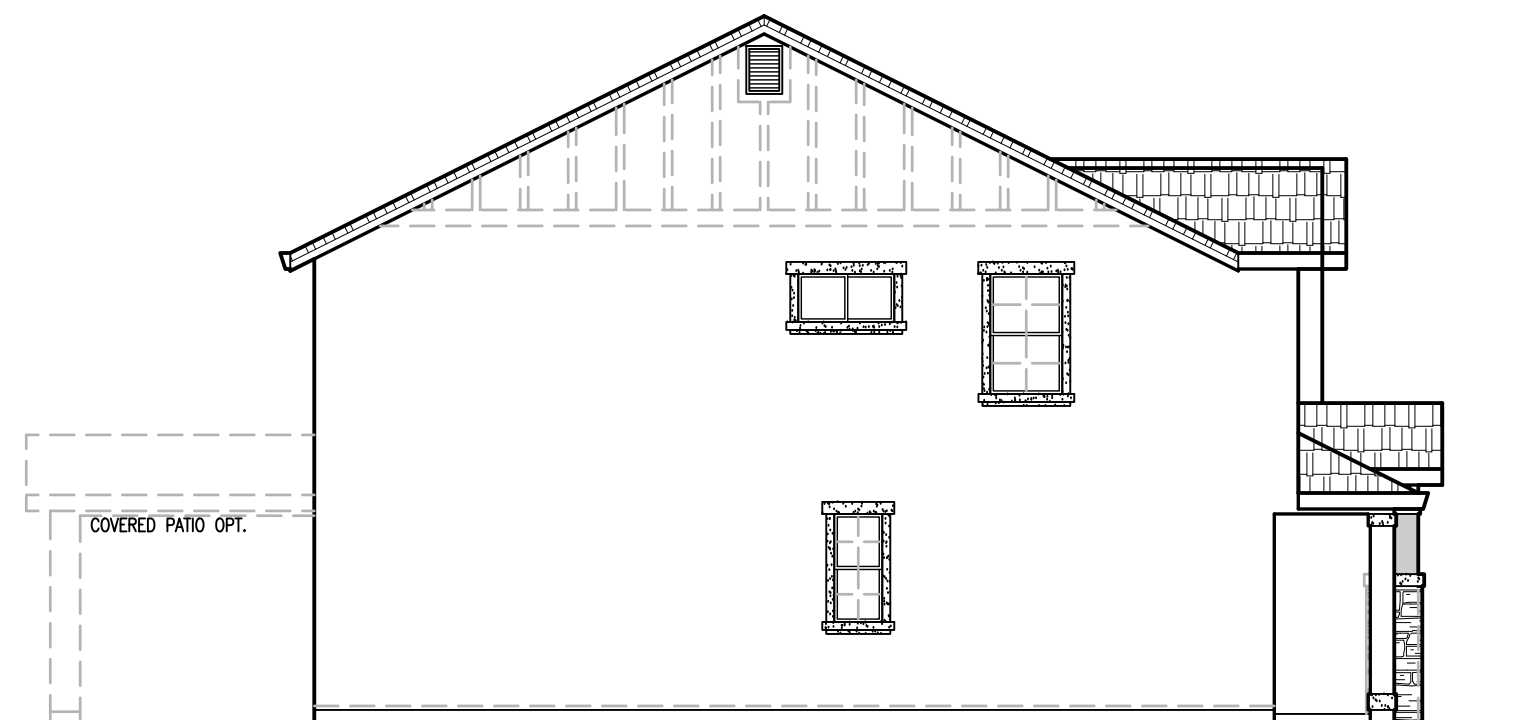
3 CAR GARAGE OPT.
1/8" = 1'-0"



RIGHT SIDE ELEVATION
1/8" = 1'-0"



REAR ELEVATION
1/8" = 1'-0"

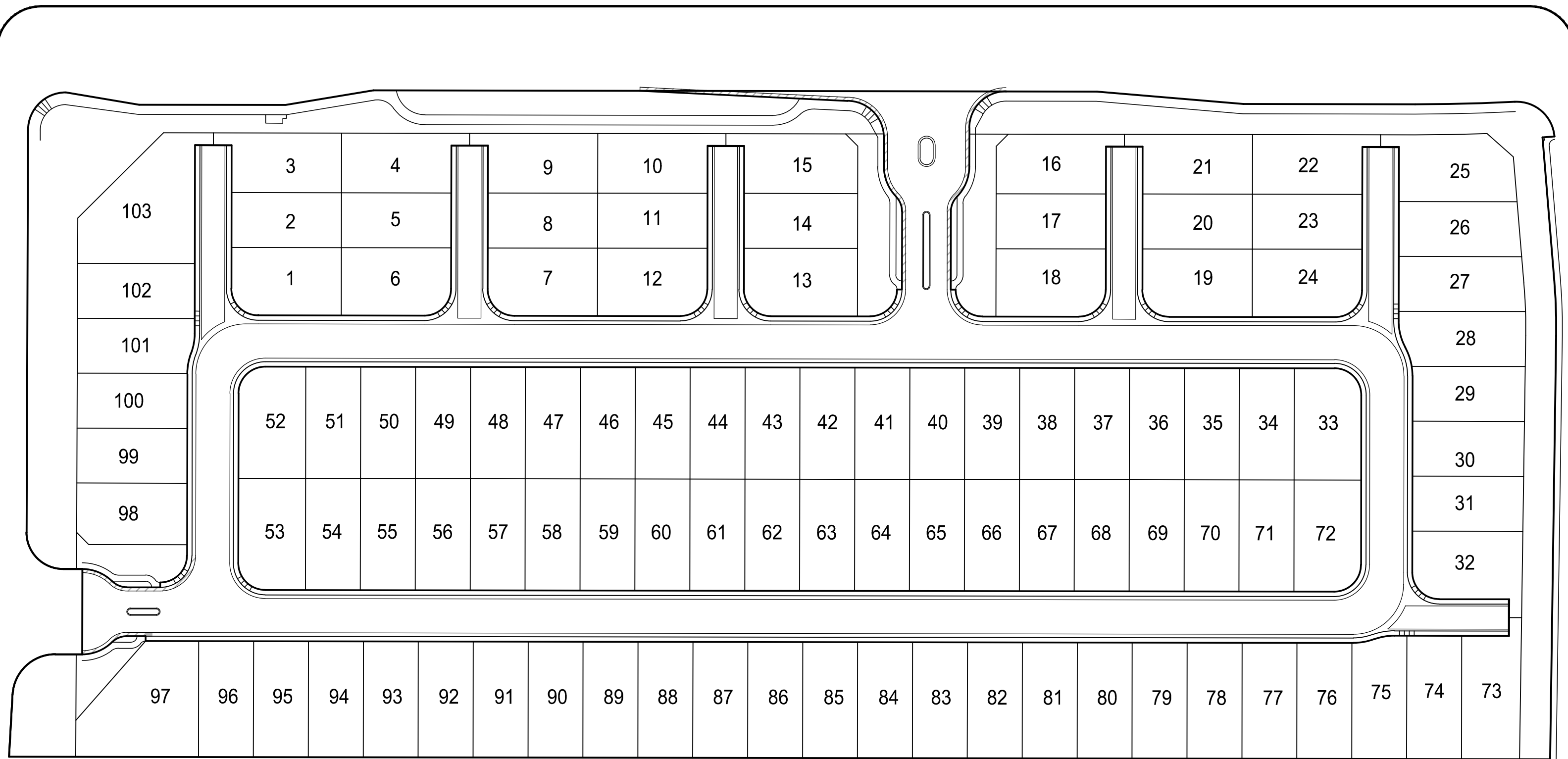


LEFT SIDE ELEVATION
1/8" = 1'-0"

2518 'C' ELEVATION

JMC HOMES

John Mourier Construction Inc.
Roseville, California



SIERRA VISTA DF-20
SITE MAP



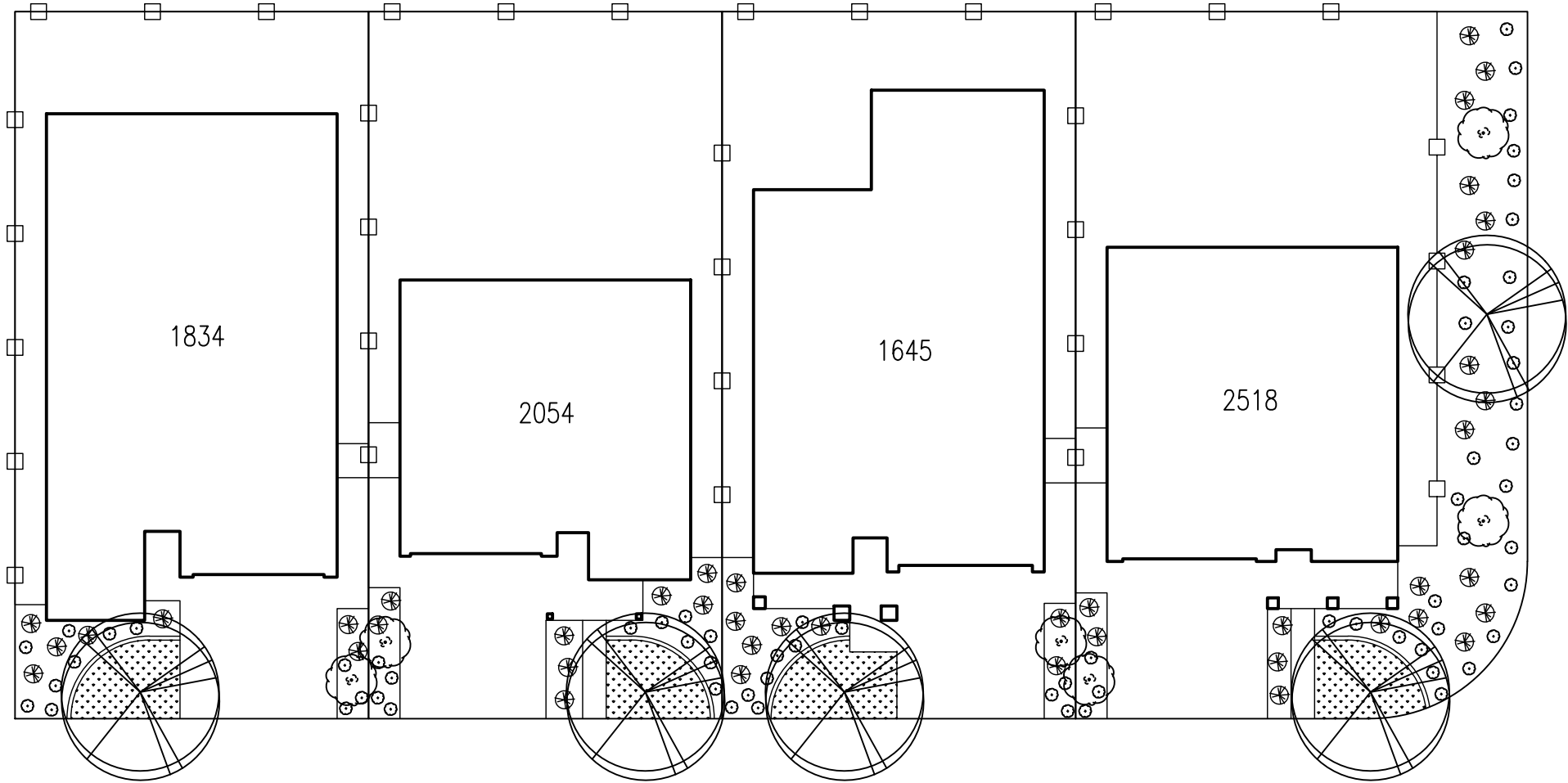
John Mourier Construction Inc.
Roseville, California

TYPICAL LANDSCAPE:

SHRUBS: (8)-5 GALLON
(11)-1 GALLON
TREES: (1)-15 GALLON TREE
(1)-24" BOX TREE

CORNER LANDSCAPE:

SHRUBS: (20)-5 GALLON
(32)-1 GALLON
TREES: (3)-15 GALLON TREE
(2)-24" BOX TREE



LEGEND	
	SOD
	HARDSCAPE
	CONC. CURBING
	WOOD FENCE
	1 GALLON SHRUB
	5 GALLON SHRUB
	15 GALLON TREE
	24" BOX TREE

SIERRA VISTA DF-20
TYPICAL LANDSCAPING



John Mourier Construction Inc.
Roseville, California

SVSP JMC Subdivision; DF-20

DEVELOPMENT FEATURE	PROPOSED
<i>Lot Size (minimum)</i>	
Area, Interior Lot	3,000 sf
Area, Corner Lot	3,300 sf
Width, Interior Lot	45 ft
Width, Corner Lot	52.5 ft.
<i>Permitted Density (maximum per lot)</i>	
Residential Density	1 dwelling; 1 second unit
<i>Setbacks (minimum)</i>	
Front Yard Setback	12.5 ft. to living space/porch; 18' min. driveway depth to roll up garage door
Side Yard Setback	4 ft. interior lot, 12.5 ft. – street side of corner lot
Rear Yard Setback	10 ft. to 1 st story wall 15 ft. to 2 nd story wall
<i>Coverage (maximum)</i>	
Site Coverage	None & no minimum useable open space required
<i>Height (maximum)</i>	
Height	35 ft.

Other Provisions	Proposed
Front Yard Stagger	None required, but optional per unit design
2 nd story wall separation	8 ft.
Two Story Mix	No limit
Stagger for 3 rd Car Garage	2 ft. feet between third car bay and two car garage
Additional Design Standards	
Street facing elevations shall have a single story element or enhanced treatment with grid and trim at windows and incorporation of decorative trim details and variation of colors similar to the front elevation on the two story elements.	
The front façade shall incorporate a minimum of two building façade element breaks with varied depth. Two story homes to have a variety of one and two story components. All two story homes shall incorporate a covered porch element of at least 50 sf or a covered single-story entry with single story living space at the front of the home.	
The exterior building materials shall include: • A minimum of three elevations per plan with at least one elevation style to be other than stucco; • Each elevation to have distinct design elements such as column style, siding, masonry, architectural details, roofing, etc; • All homes to be finished consistent with the approved colors and materials board with four paint colors; body, shadow, trim and accent; and • All windows, openings and gable vents to have trim appropriate to the architecture.	
Adjacent lots shall have different plans or elevations.	
All lots to have enhanced landscaping as shown on the approved landscape plan.	
At least 40% of the two-story homes shall include a front porch.	



PLANNING COMMISSION COMMUNICATION

Title: INFILL PCL 179 – Dry Creek Greenway Trailhead Rezone, 649 Riverside Av, File # PL21-0273
Contact: Sean Morales, smorales@roseville.ca.us, (916) 774-5282

Meeting Date: 2/10/2022
Item #: 6.2.

ATTACHMENTS:

Description

Staff Report

Exhibit A Addendum

Exhibit B GPA

Exhibit C Rezone

ITEM 6.2: **General Plan Amendment and Rezone – 649 Riverside Ave. – INFILL PCL 179 – Dry Creek Greenway Trailhead Rezone – File # PL21-0273**

REQUEST

The City requests a Rezone to modify the zoning from Floodway (FW) to Open Space/Floodway (OS/FW) and a General Plan Amendment to modify the Land Use designation from Community Commercial/Floodplain (CC/FP) to Open Space/Floodplain (OS/FP) in order to comply with grant funding requirements that will facilitate development of a trailhead for the future Dry Creek Greenway East Trail.

Applicant/Owner – Stefanie Kemen, City of Roseville

SUMMARY RECOMMENDATION

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

- A. Consider the Addendum to the *Dry Creek Greenway East Trail Project EIR*;
- B. Recommend the City Council approve the General Plan Amendment
- C. Recommend the City Council adopt the two (2) findings of fact and approve the Rezone;

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues associated with this request.

BACKGROUND

The project site is located at 645 and 649 Riverside Avenue and is identified as Parcel 179 in the City's Infill area (Figure 1). The site is approximately 3.93 acres in size. The site has a zoning designation of Floodway (FW) and a General Plan land use designation of Community Commercial/Floodplain (CC/FP) (Figure 2). The site is bordered on the south and east by Dry Creek and is adjacent to the confluence of Dry Creek and Cirby Creek. The site was once developed with commercial buildings fronting Riverside Avenue on both parcels and had a commercial zoning designation. However, after flooding in the area in the 1980s, the buildings were razed and the site was given the Floodway zoning designation to discourage future development of structures on the parcels. One structure remained on the 645 Riverside parcel until the City received grant funding to demolish it in 2019. The site is entirely within the City's regulatory floodplain, is undeveloped, and consists generally of loose dirt, gravel, and wild grasses. A portion of each parcel includes Dry Creek and the riparian woodland along the banks of the creek. The site is surrounded by Floodway zoning to the north, east, and west and a Community Commercial zone across Dry Creek to the south. After approximately 10 years of community outreach and planning, the Dry Creek East Greenway Trail Project alignment was approved by City Council in 2019. The westernmost portion of the project will include a trailhead on 645 and 649 Riverside Avenue.

The City of Roseville obtained a Federal Emergency Management Agency (FEMA) Pre-Disaster Mitigation Grant Program (PDM) grant to reduce the flood risk of 645 Riverside Avenue, and the surrounding area by buying the property with the grant funds, demolishing the commercial building, and returning the parcel to open space. The property owner was able to use the PDM grant funds to purchase a commercial property outside of the regulatory floodplain. A condition of the federal hazard mitigation grant funds required that the City provide assurances that the land would be "restricted in perpetuity to open-space uses." To ensure that the City follow through on the assurances they gave to FEMA, the parcel at 645 Riverside Avenue is proposed to be converted to an Open Space zone designation. This would enable the City to comply with a deed restriction that was placed on the parcel on January 18,

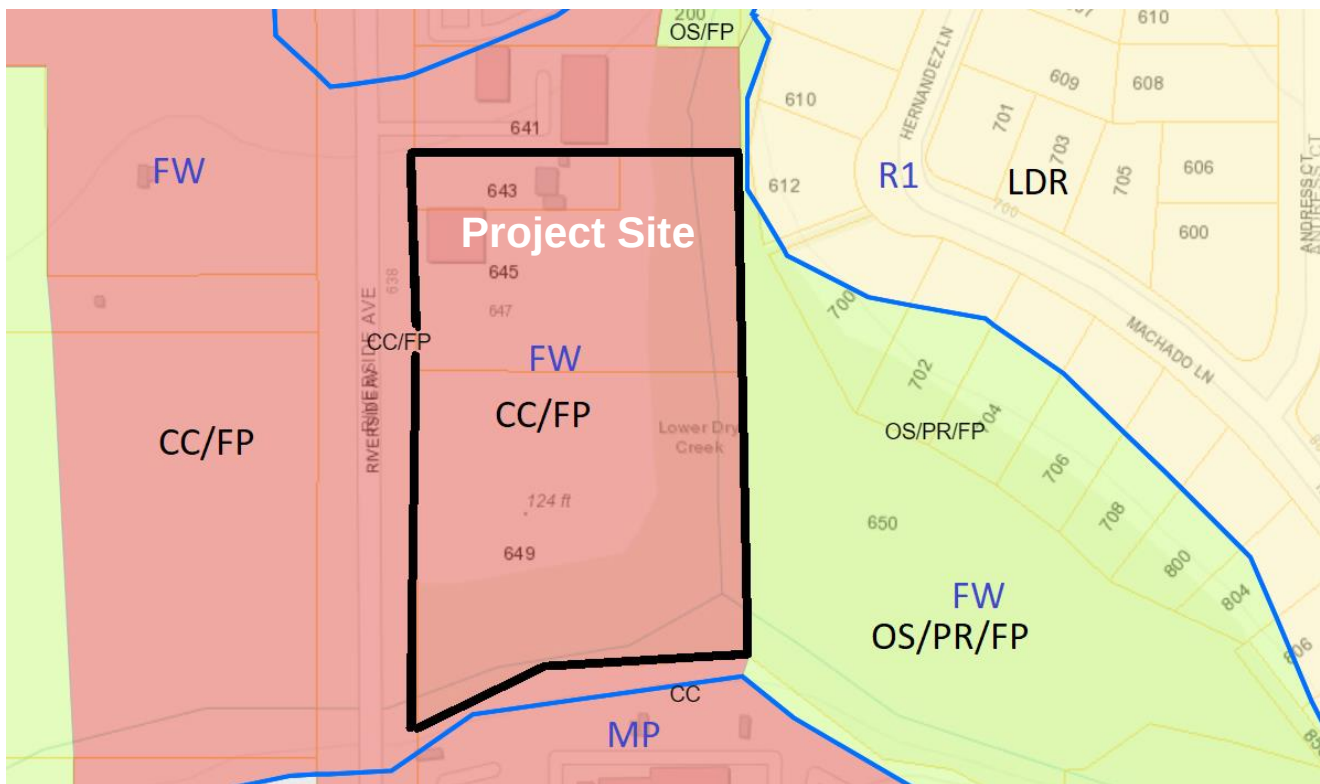
2018, which was also a condition to receive the grant funds. One deed restriction term and condition indicates “The Property shall be dedicated and maintained in perpetuity as open space for the conservation of natural floodplain functions.”

The current project is a request to Rezone the site to modify the zoning from Floodway (FW) to Open Space/Floodway (OS/FW) and a General Plan Amendment to modify the Land Use designation from Community Commercial/ Floodplain (CC/FP) to Open Space/Floodplain (OS/FP) in order to comply with the above-described grant funding requirements that will facilitate development of the trailhead for the future Dry Creek Greenway East Trail.

Figure 1 – Project Location



Figure 2. Existing Zoning and Land Use Designations (Zoning = Blue, Land Use = Black)



SITE INFORMATION

Location: 645 and 649 Riverside Avenue

Total Size: 3.93 acres

Topography and Setting: The project site is an infill property located in an urbanized setting. The site includes frontage on Riverside Avenue, which is a four-lane roadway. The site is currently undeveloped and does not include a sidewalk. The eastern and southern portions of the site include the banks and riparian woodland along Dry Creek.

EVALUATION: GENERAL PLAN AMENDMENT AND REZONE

Proposed amendments to the General Plan are analyzed for consistency with the goals and policies of the General Plan. The policies for land use amendments relate to promoting land use patterns that enhance quality of life and minimize conflicts between land uses. Land use modifications are also evaluated for impacts to noise, air quality, traffic, and utilities. These same potential impacts were considered in the Addendum prepared for the project, included as Exhibit A. For the proposed rezone, Zoning Ordinance Section 19.86.050 specifies that recommendations for approval or denial of a rezone shall include consideration of the proposed amendment's consistency with:

1. *The public interest, health, safety, or welfare of the City, and*

2. *The General Plan and any applicable Specific Plan.*

General Plan Amendment

The Dry Creek Greenway East Trail project was approved in 2019. Therefore, the below evaluation does not consider whether the trail is appropriate in the existing land use and zoning designations, but rather whether the proposed land use and zoning modifications are appropriate and compatible with the approved trail project. The project site is within the City's Infill planning area, which is characterized by pre-1980's urban development. As discussed in the background, the site once consisted of commercial development but after flooding in the area was cleared of structures. The project site is made up of two parcels with a General Plan Land Use designation of Community Commercial/Floodplain (CC/FP). Floodplain is a combining land use designation, and is only applied in combination with another land use to modify the uses and development guidelines of that designation. The project site consists of two of the ten lots that make up Infill Parcel 179, the entirety of which has the CC/FP land use designation. The CC/FP combination is appropriate for some of the other lots within Parcel 179 such as 641 and 643 Riverside Avenue, which continue to operate non-conforming commercial uses. The commercial designation is no longer appropriate for 645 and 649 Riverside Avenue. The Dry Creek Greenway East Trail project, approved in 2019, will include development of the project site into a trailhead. Primary uses of the Open Space land use designation include walking and bike trails. The City therefore proposes to modify the land use to OS/FP to bring the land use designation into consistency with the future use of the site, while maintaining the Floodplain combining designation to acknowledge its location within the City's regulatory floodplain.

Rezone

Because the proposed OS/FP land use designation is found to be appropriate, staff analyzed the consistency of the requested OS/FW zoning with General Plan policies and the proposed OS/FP land use. The City of Roseville General Plan provides a list of compatible "Implementing Zones" for each land use designation (General Plan Table II-10), which establishes what zoning designations are considered compatible with the applicable General Plan land use designation. The proposed General Plan land use designation for the project site is OS/FP. Open Space (OS) is an implementing zone in the OS land use designation. Furthermore, the proposed OS/FW zoning is compatible with the approved trail use. Trails are considered a Resource Related Recreation use type, which is principally permitted within the OS zone. Biking and hiking trails are also principally permitted uses within the Floodway zone district.

The proposed rezone is consistent with the public interest, health, safety, or welfare of the City as it brings the zoning into consistency with the approved Dry Creek Greenway East Trail project and grant funding that will be used to facilitate the development of the trail. The trail project went through a lengthy public outreach process and was ultimately approved by City Council in 2019.

PUBLIC OUTREACH

The proposed project was distributed to the various agencies and departments which have requested notice of City applications, and all comments were considered and incorporated into the project as appropriate. Notice of the application was also distributed to the Roseville Coalition of Neighborhood Associations. A public notice of the Planning Commission hearing was published on January 28, 2022, and was distributed to all property owners and residents within 300 feet of the project site. Consistent with SB-18, staff consulted local Native American tribes for comment on the project.

CONCLUSION

As demonstrated by the analyses in the foregoing sections, the proposed project is consistent with the objectives and overall intent of the General Plan and the Rezone will not adversely affect the public interest, safety, or welfare. The required findings can be made for each requested entitlement, and staff requests that the Planning Commission take the actions listed in the Recommendation section of this report.

ENVIRONMENTAL DETERMINATION

Consistent with CEQA Guidelines Section 15164, regarding previously certified and adopted Environmental Impact Reports (EIR), an Addendum to the Dry Creek Greenway East Trail Project EIR (SCH #2014032087, certified March 20, 2019) has been prepared to cover the minor technical changes and additions necessary to describe the impacts of the proposed project. Staff recommends that the Planning Commission consider the Addendum to the Dry Creek Greenway East Trail Project EIR, included as Exhibit A of this report.

RECOMMENDATION

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

- A. Consider the **ADDENDUM TO THE DRY CREEK GREENWAY EAST TRAIL PROJECT EIR**;
- B. Recommend the City Council approve the **GENERAL PLAN AMENDMENT – 649 RIVERSIDE AVE. – INFILL PCL 179 – DRY CREEK GREENWAY TRAILHEAD REZONE – FILE # PL21-0273**;
- C. Recommend the City Council adopt the two (2) findings of fact as stated in the staff report and approve the **REZONE – 649 RIVERSIDE AVE. – INFILL PCL 179 – DRY CREEK GREENWAY TRAILHEAD REZONE – FILE # PL21-0273**;

Exhibits

- A. Addendum to the Dry Creek Greenway East Trail Project EIR
- B. General Plan Amendment Exhibit
- C. Rezone Exhibit

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.



1st ADDENDUM TO THE DRY CREEK GREENWAY EAST TRAIL PROJECT ENVIRONMENTAL IMPACT REPORT (SCH #2014032087, ADOPTED ON March 20, 2019)

Project Title/File Number:	INFILL PCL 179 – Dry Creek Greenway Trailhead Rezone, File# PL21-0273
Project Location:	649 Riverside Ave., Roseville, Placer County, CA
Project Description:	The City requests a Rezone to modify the zoning from Floodway (FW) to Open Space/Floodway (OS/FW) and a General Plan Amendment to modify the Land Use designation from Community Commercial/Floodplain (CC/FP) to Open Space/Floodplain (OS/FP) in order to comply with grant funding requirements that will facilitate development of a trailhead for the future Dry Creek Greenway East Trail.
Project Applicant:	Stefanie Kemen, City of Roseville
Property Owner:	City of Roseville
Lead Agency Contact:	Sean Morales, Associate Planner; Phone (916) 774-5282

An Addendum to a previously certified environmental impact report (EIR) 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 EIR adequate to describe the impacts of the proposed project. CEQA Guidelines Section 15164 also states that an addendum need not be circulated for public review, but can be included in or attached to the final EIR for consideration by the hearing body. This Addendum focuses only on those aspects of the project or its impacts which require additional discussion.

PROJECT DESCRIPTION

Project Location

The project site is located at 645 and 649 Riverside Avenue on Parcel 179 within the Infill area (see Figure 1).

Figure 1: Project Location (parcels bordered in red)



BACKGROUND

The Dry Creek Greenway East Trail (a multi-use trail along Dry, Cirby, and Linda Creeks from Riverside Avenue to Old Auburn Road) is an approved 4.25-mile paved multi-use trail in the City of Roseville (City). The future trail will be a shared-use trail for pedestrians, bicyclists, and other non-motorized vehicle users, and connect neighborhoods, parks, schools, businesses, natural areas, and the on-street bikeway system across the south side of the City. The project includes one new trailhead with accompanying parking lot at the western end of the project with driveway access from Riverside Avenue. The parking lot would include approximately 35 parking spaces. The proposed zoning and land use modifications apply to the two parcels that comprise the trailhead area.

The City of Roseville has received grant funding that would help facilitate the construction of the bike trail, including the trailhead on Riverside Avenue. One of the conditions of the grant is to modify the zoning and land use designation of the two parcels that make-up the trailhead site to include Open Space designations.

Approval of the zoning and land use modifications by the Roseville City Council is a discretionary action that requires compliance with the California Environmental Quality Act (CEQA). To satisfy CEQA requirements, this EIR Addendum has been prepared.

PROJECT DESCRIPTION

The proposed project is a proposal by the City of Roseville for a Rezone to modify the zoning from Floodway (FW) to Open Space/Floodway (OS/FW) and a General Plan Amendment to modify the Land Use designation

PC Exhibit A

from Community Commercial/Floodplain (CC/FP) to Open Space/Floodplain (OS/FP) of two parcels (APNs: 472-200-030-000 and 472-200-031-000) (Attachment 1). The proposed zoning and land use modifications are conditions of grant funding that will facilitate development of the future Dry Creek Greenway East Trail Project. No direct or indirect physical changes to the environment, beyond what was evaluated in the previously certified EIR, are proposed concurrent with the zoning and land use modifications.

PURPOSE AND SCOPE OF ADDENDUM

INTRODUCTION

The Project Sponsor, the City of Roseville, proposes to modify the zoning of two parcels within the 4.25-mile Dry Creek Greenway East Trail Project from Floodway (FW) to Open Space/Floodway (OS/FW) and modify the General Plan Land Use designation from Community Commercial/Floodplain (CC/FP) to Open Space/Floodplain (OS/FP). The proposed zoning and land use modifications are required in order to comply with federal grant funding requirements that would facilitate development of the parcels as a trailhead area for the future Dry Creek Greenway East Trail. The environmental effects of the construction and use of the trailhead are examined in the previously certified *Dry Creek Greenway East Trail Project EIR* (SCH #2014032087, certified March 20, 2019) and in this Addendum. In preparing this Addendum, all of the potential impacts identified on the CEQA "Environmental Checklist Form" were considered. For all impact areas, a preliminary review indicated that the Zoning and Land Use amendments would have no impact not already identified in the EIR.

STATUTORY BACKGROUND

Under the California Environmental Quality Act (CEQA), an Addendum to a certified Environmental Impact Report (EIR) is needed if minor technical changes or modifications to the proposed project occur (CEQA Guidelines § 15164). An addendum is appropriate only if these minor technical changes or modifications do not result in any new significant impacts or a substantial increase in the severity of previously identified significant impacts. The Addendum need not be circulated for public review (CEQA Guidelines § 15164[c]); however, an addendum is to be considered along with the final EIR by the decision making body prior to making a decision on the project (CEQA Guidelines § 15164[d]).

This EIR Addendum demonstrates that the environmental analysis, impacts, and mitigation requirements identified in the *Dry Creek Greenway East Trail Project EIR* remain substantively unchanged by the situation described herein, and supports the finding that the proposed project does not raise any new issues and does not exceed the level of impacts identified in the previous EIR.

APPLICABLE REPORTS IN CIRCULATION

This addendum is written as an addition to the previously certified *Dry Creek Greenway East Trail Project EIR* (SCH #2014032087). Copies of the certified EIR are available for review at the Roseville Development Services Department, 311 Vernon Street, Roseville CA 95678.

EVALUATION

PROJECT ELEMENTS ANALYZED IN THE ORIGINAL EIR

The environmental impacts of constructing the Dry Creek Greenway East Trail, including the trailhead along Riverside Avenue, were evaluated in the *Dry Creek Greenway East Trail Project EIR*. Under CEQA, a significant effect on the environment is defined as a substantial or potentially substantial adverse change in any of the physical conditions within the area affected by the project, including air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance (CCR Section 15382). The EIR found that

PC Exhibit A

implementation of the proposed project would result in significant impacts to some of these resources, which were analyzed in Sections 4.1 through 4.14 of the document and summarized in Table 2-1.

CCR Section 15126.4 requires that an EIR describe feasible mitigation measures that could minimize significant adverse impacts. Implementation of mitigation measures would either reduce the impact to a less-than-significant level or leave the impact as significant and unavoidable. In the course of drafting the EIR, impacts were identified that could be reduced to a less-than-significant level with implementation of proposed mitigation measures (see also Chapter 5, "Other CEQA Considerations"). These impacts can be found in sections 4.2, "Air Quality"; 4.3, "Biological Resources"; 4.4, "Cultural Resources"; and 4.7, "Hazards and Hazardous Materials"; 4.10, "Noise"; and 4.13, "Transportation and Circulation." (Ascent Environmental, 2 Summary, City of Roseville Dry Creek Greenway East Trail Project Draft EIR 2-5).

An impact that remains significant after mitigation is considered an unavoidable adverse impact of the proposed project. Two significant and unavoidable impacts were identified in the Final EIR, and Findings of Fact and Statement of Overriding Considerations: Impact 4.10-1: Short-term construction-related noise, and Impact 4.10-3: Exposure to construction-related ground-borne vibrations.

MODIFIED PROJECT AS PROPOSED UNDER THE ZONING AND LAND USE MODIFICATIONS

The proposed Rezone and General Plan Amendments would not modify the physical elements of the Dry Creek Greenway East Trail project. Rather, the modifications are a condition of grant funding that was awarded to the City and will facilitate construction of that already approved project. Any modification to the environmental impact by the Rezone and General Plan Amendment would reduce the potential for impacts overall by removing the possibility of future commercial development on the site, and ensuring the site remains open space, and part of the proposed trail system.

IMPACT ANALYSIS

The *Dry Creek Greenway East Trail Project EIR* assessed impacts of construction and operation of the trail project to Air Quality, Biological Resources, Cultural Resources, Hazards and Hazardous Materials, Noise; and Transportation and Circulation. The proposed Rezone and General Plan Amendment do not amend the anticipated construction or operational impacts, therefore there are no new anticipated environmental impacts.

SUMMARY AND FINDINGS

In summary, the analysis concludes that none of the conditions described in Section 15162 of the CEQA Guidelines calling for preparation of a subsequent EIR have occurred, and thus an Addendum to the *Dry Creek Greenway East Trail Project EIR* is appropriate to satisfy CEQA requirements for the proposed Rezone and General Plan Amendment.

The following findings are provided in accordance with CEQA Section 15164 (e) concerning the decision not to prepare a subsequent EIR pursuant to Section 15162.

- (1) None of the following conditions calling for preparation of a subsequent EIR have occurred:
 - (a) Subsequent changes are proposed in a project which will require major revisions of the previous EIR...due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects;
 - (b) Substantial changes occur with respect to the circumstances under which the project is undertaken...which will require important revisions in the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects;or,

PC Exhibit A

(c) New information of substantial importance to the project becomes available and (a) the information was not known and could not have been known at the time the previous EIR was certified as complete...and

(b) the new information shows any of the following:

- The project will have one or more significant effects not discussed previously in the EIR;
- Significant effects previously examined will be substantially more severe than shown in the EIR;
- 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; or
- Mitigation measures or alternatives which were not previously considered in the EIR would substantially lessen one or more significant effects on the environment.

(2) Only minor technical changes or additions are necessary to make the EIR under consideration adequate under CEQA; and,

(3) The changes to the EIR made by the addendum do not raise important new issues about the significant effects on the environment.

This addendum to the *Final Dry Creek Greenway East Trail Project EIR* (SCH #2014032087 - certified March 20, 2019) finds that the proposed Rezone and General Plan Amendments to two parcels within the trail system (as identified in this addendum) will not result in any new significant environmental effects or result in the substantial increase of any previously identified impacts in the final EIR.

REFERENCES

City of Roseville, April, 2018. Dry Creek Greenway East Trail Project EIR. (SCH #2014032087 - certified March 20, 2019)

PC Exhibit A

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 Dry Creek Greenway East Trail Project EIR (SCH #2014032087 - certified March 20, 2019), the Lead Agency makes the following findings:

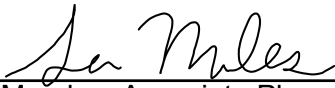
[X] No substantial changes are proposed in the project which would require major revisions of the previous EIR.

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

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

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

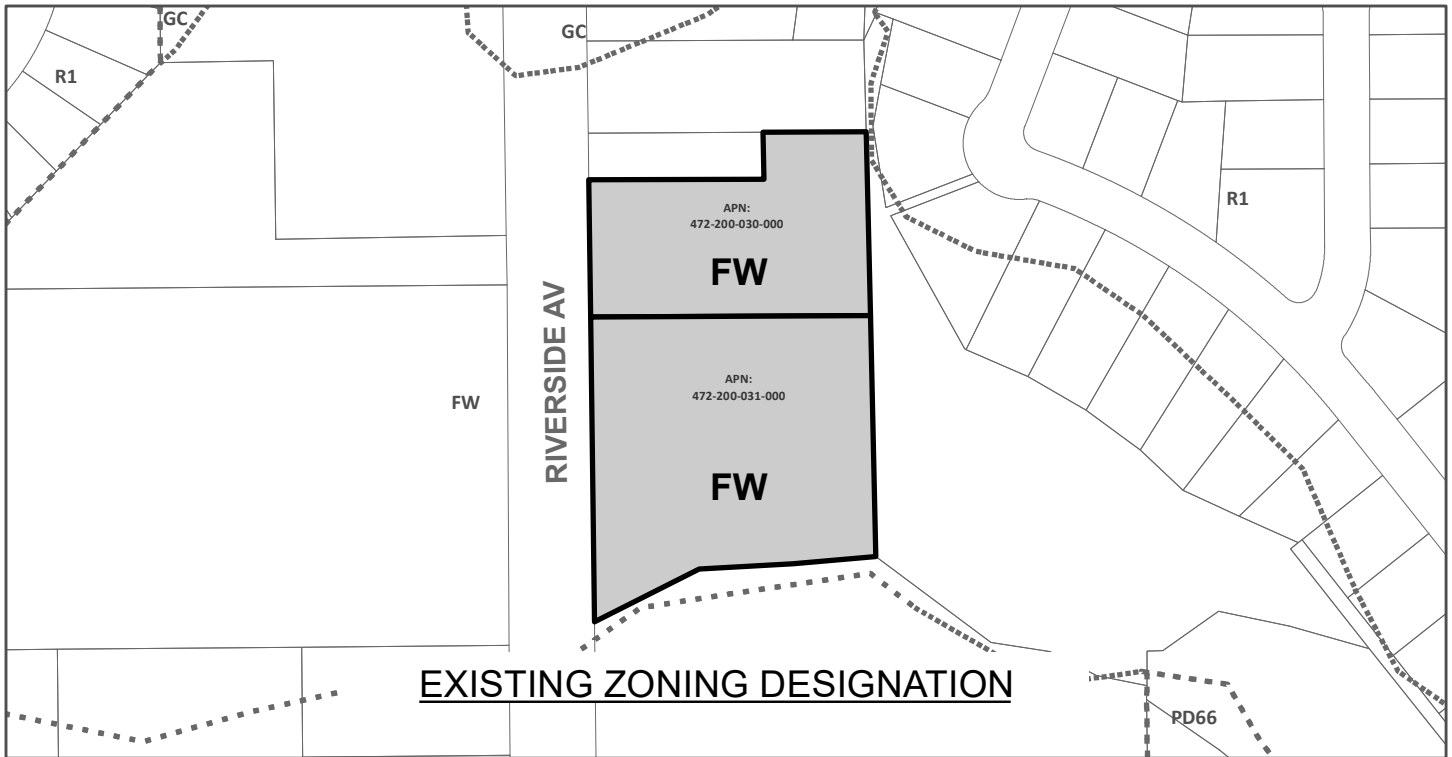
Addendum Prepared by:



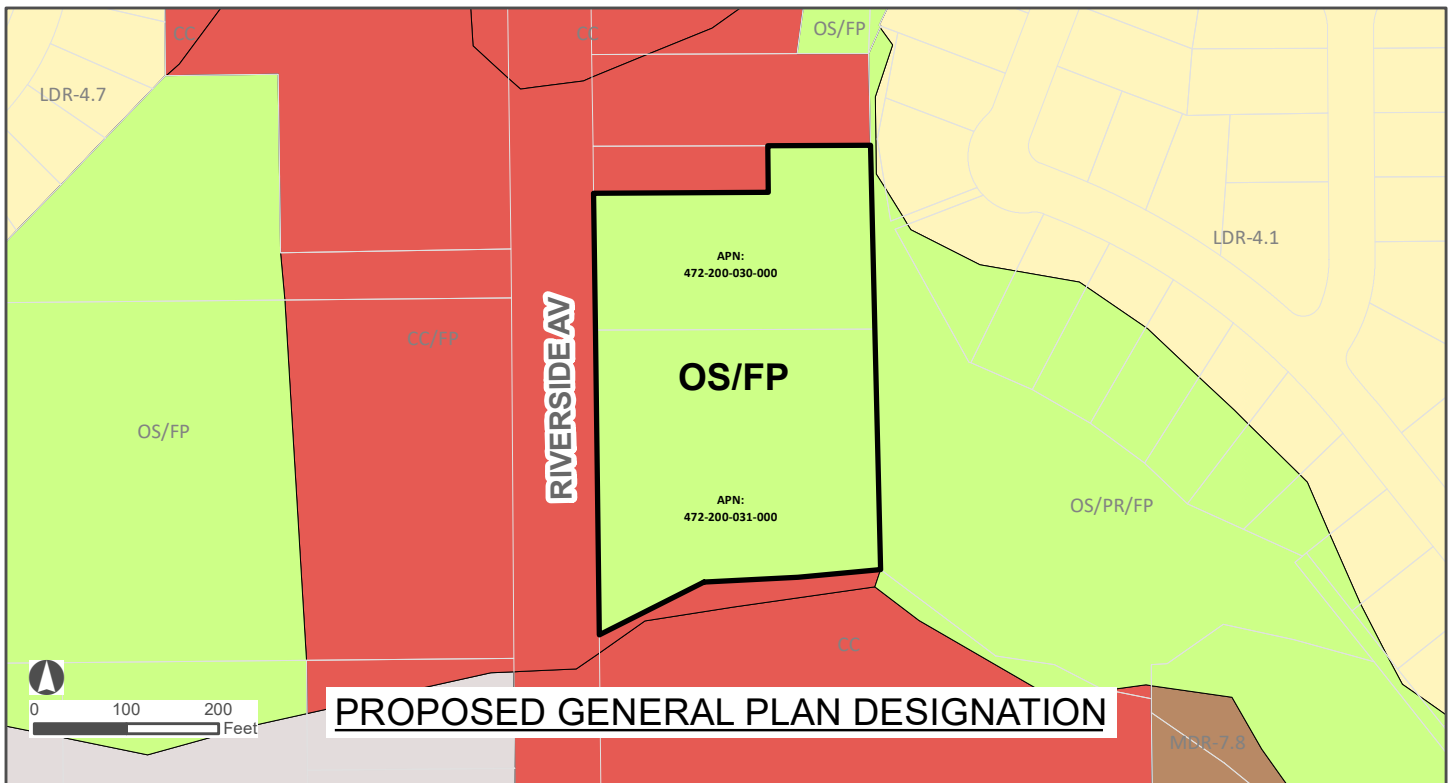
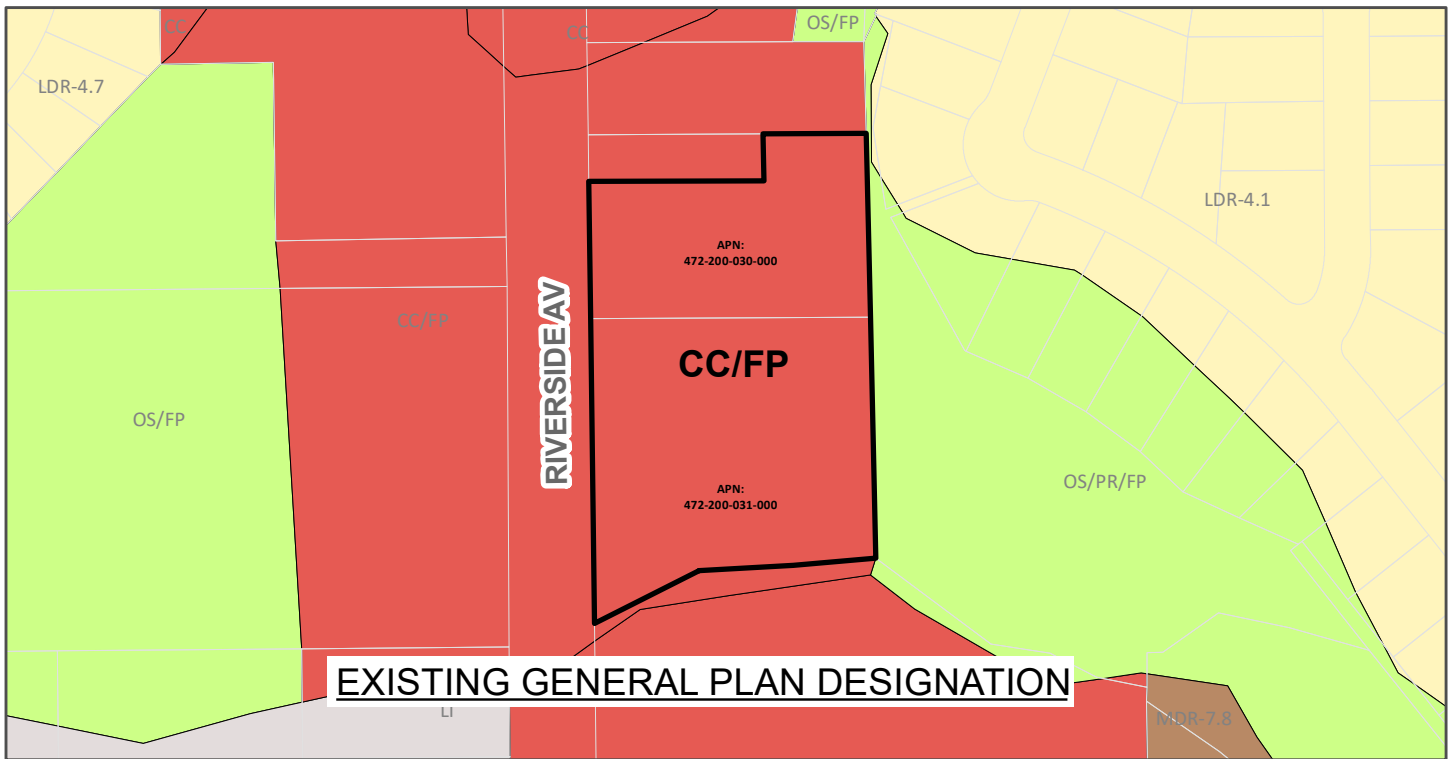
Sean Morales, Associate Planner
City of Roseville, Development Services–Planning Division

Attachments:

1. Rezone and General Plan Amendment Exhibit



Existing Zoning : FW (Floodway) 3.1 acres	Proposed Zoning : OS/FW (Open Space/Floodway) 3.1 acres
--	--

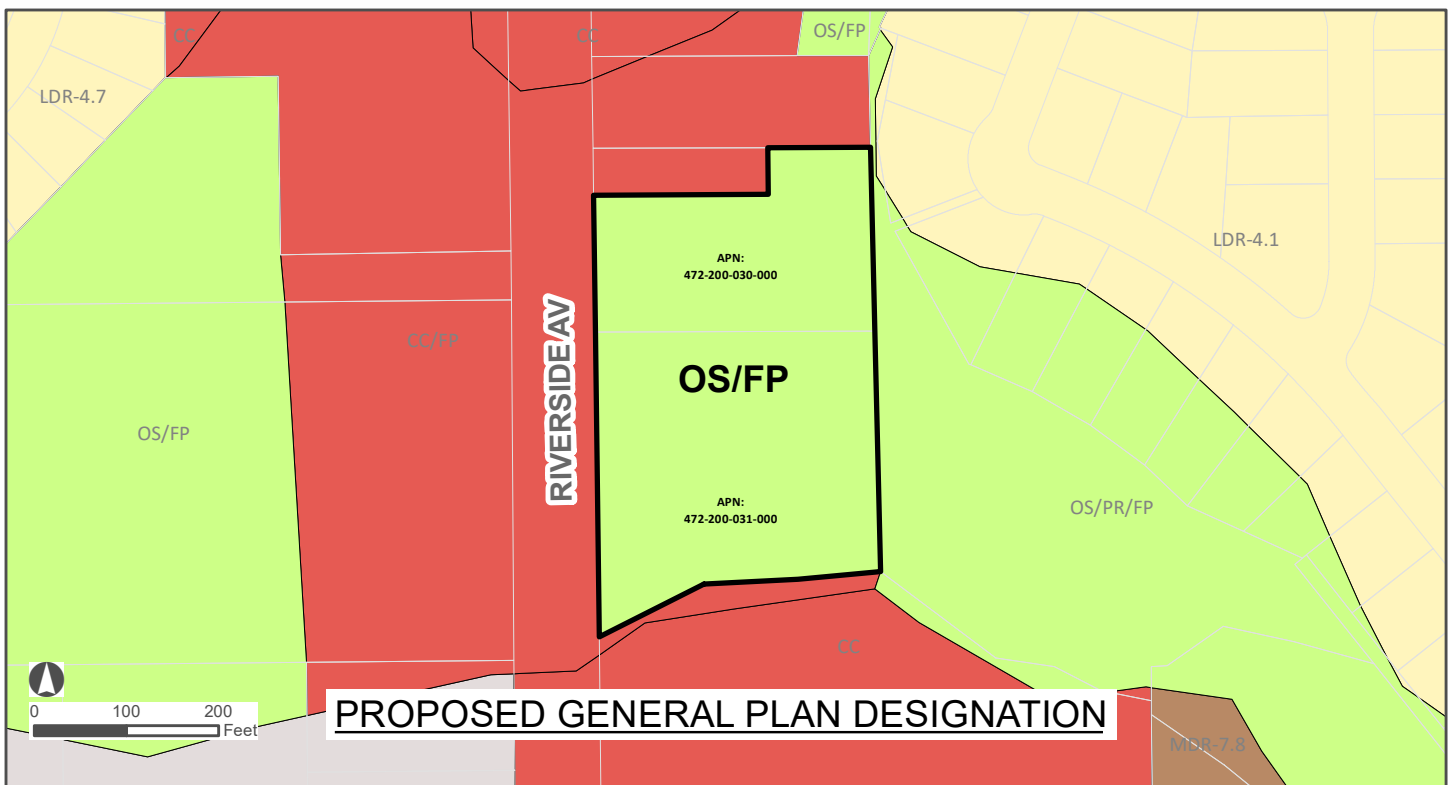
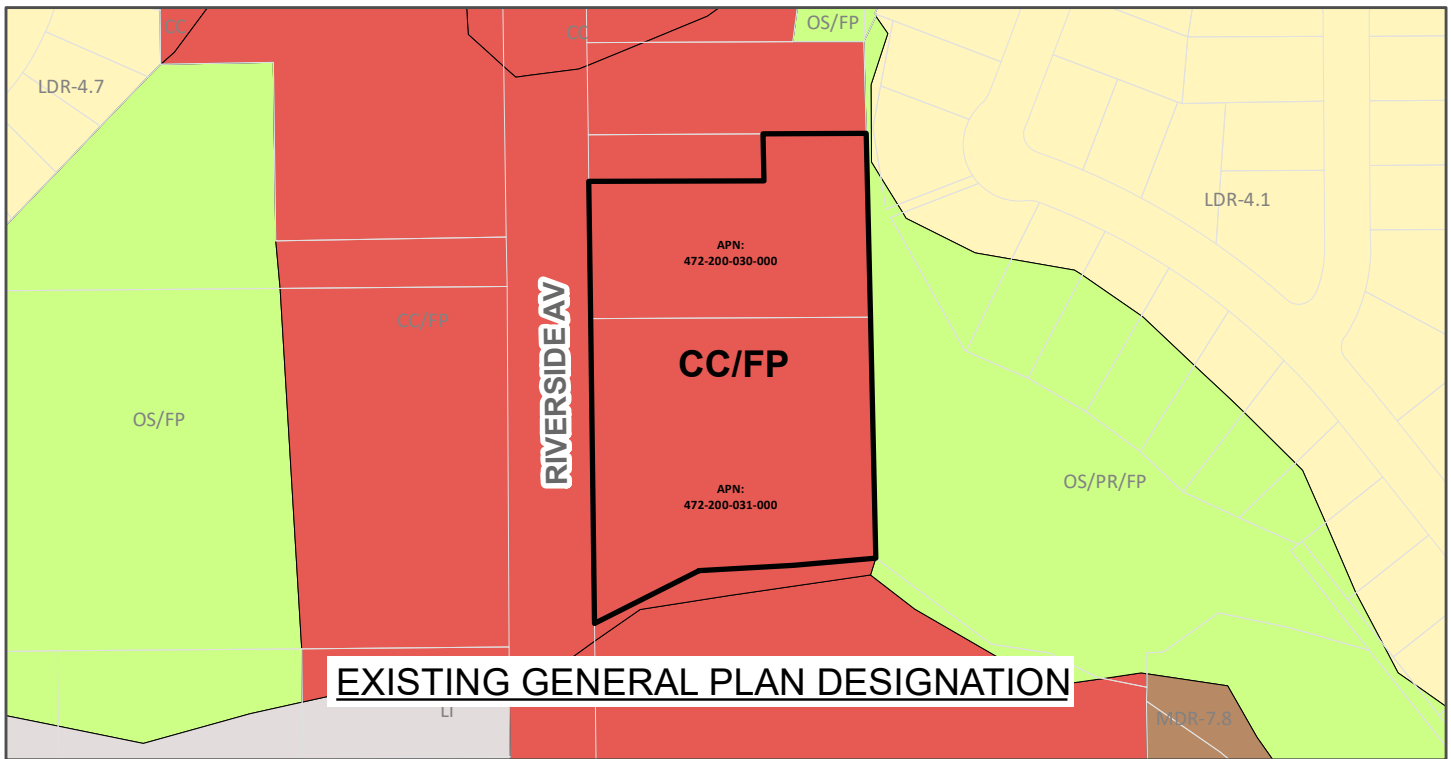
**Existing Land Use :**

CC/FP (Community Commercial/Floodplain) 3.1 acres

Proposed Land Use :

OS/FP (Open Space/Floodplain)

3.1 acres



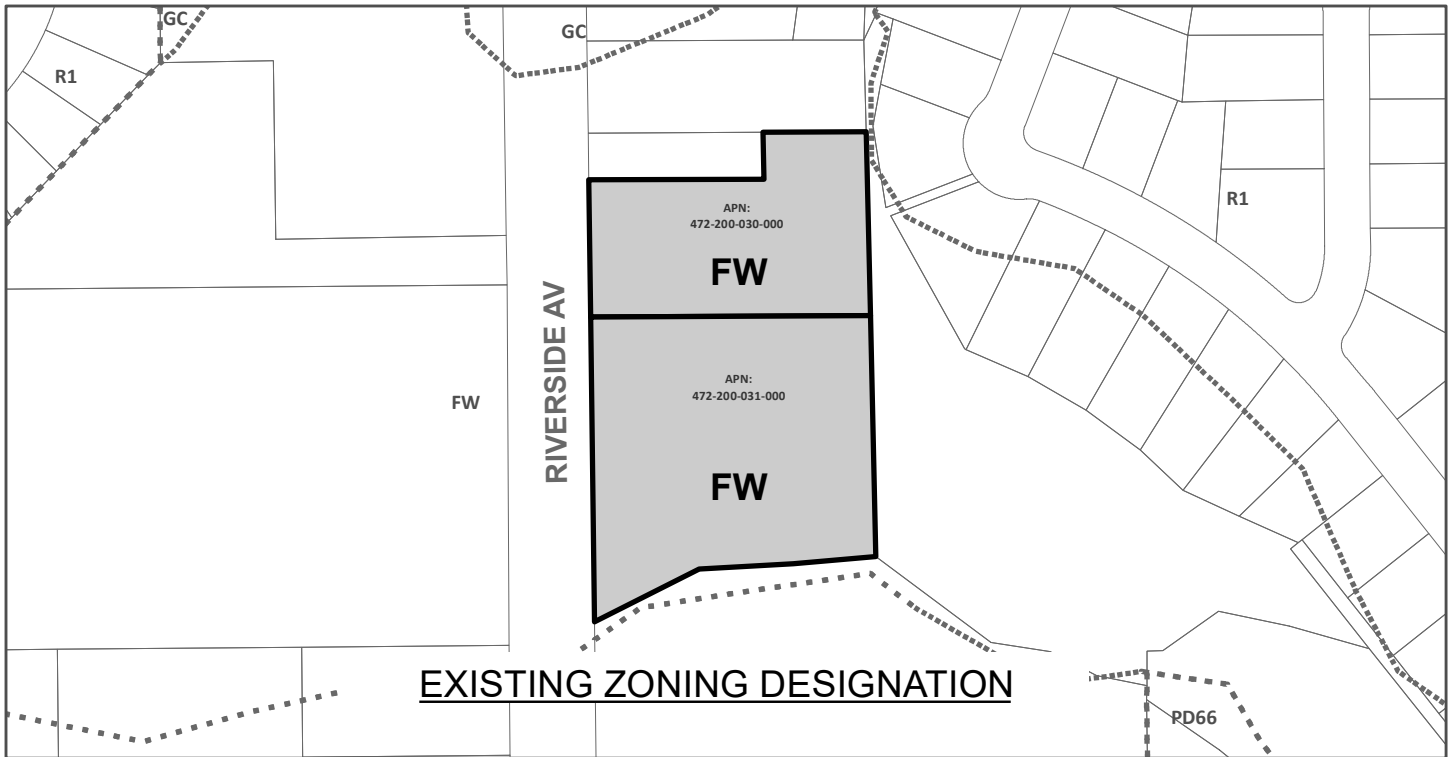
Existing Land Use :

CC/FP (Community Commercial/Floodplain) 3.1 acres

Proposed Land Use :

OS/FP (Open Space/Floodplain)

3.1 acres



Existing Zoning :
FW (Floodway)

3.1 acres

Proposed Zoning :
OS/FW (Open Space/Floodway)

3.1 acres