



AGENDA

January 9, 2020

PLANNING COMMISSION MEETING

6:00 p.m.

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

THE CITY OF ROSEVILLE WELCOMES YOUR PARTICIPATION

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

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

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

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

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

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

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

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE**
4. **PUBLIC COMMENTS**
5. **CONSENT CALENDAR**
 - 5.1. Minutes of December 12, 2019

6. REQUESTS/PRESENTATIONS

6.1. INFILL PCL 187 - Wag Pet Hotel - 200 S Harding Bl - PL19-0323

REQUEST

The applicant requests approval of a Zoning Ordinance text amendment to allow kennels with a Conditional Use Permit in the General Commercial (GC), Highway Commercial (HC) and Regional Commercial (RC) zones; a Conditional Use Permit to allow a Pet Hotel in the GC zone, and a Design Review Permit Modification to convert an existing 16,184 square-foot building into a luxury pet hotel for dogs and cats.

Applicant: Bob Caravona, Hawkins Companies, LLC
Property Owner: Gregory Tomassian

RECOMMENDATION

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

- A. Recommend the City Council adopt two (2) findings of fact and approve the Zoning Ordinance Amendment.
- B. Adopt the three (3) findings of fact and approve the Conditional Use Permit subject to five (5) conditions of approval.
- C. Adopt the two (2) findings of fact and approve the Design Review Permit Modification subject to forty-seven (47) conditions of approval.

6.2. SVSP PCL JM-1, JM-20, JM-21, FD-6, FD-7, FD-21, FD-24 - Tentative Map, DRRS, AP, Unit Transfers - 2100 Sierra Glen Dr - PL17-0204

REQUEST

The applicant is proposing various modifications to land use and unit allocations within the Sierra Vista Specific Plan (SVSP). The requested entitlements include a General Plan Amendment to change the land use designation of Parcel JM-1 from Low Density Residential (LDR) to Medium Density Residential (MDR) and Parcel JM-21 from MDR to LDR; and a Specific Plan Amendment to reflect the land use changes, to transfer units among parcels FD-6, FD-7, FD-21, FD-24, JM-1, JM-20, and JM-21, and to make changes to the text, tables, and figures of the Sierra Vista Specific Plan (SVSP). As part of the project, four Development Agreements within the SVSP will be amended to reflect the changes in land use, acreages, and unit counts, to reallocate affordable housing units, and to modify fee deferrals. The project also includes Small Lot Tentative Subdivision Maps for Parcels FD-6, FD-7, and FD-24; a Modification to a Large Lot Tentative Subdivision Map for Parcels FD-24 and JM-20; and a Modification to a Small Lot Tentative Subdivision Map for Parcels JM-1, JM-20, and JM-21. Lastly, the applicant requests a Design Review Permit for a Residential Subdivision (DRRS) to establish development standards and home designs for the lots within FD-6, FD-7, FD-24, and JM-1, and a DRRS Modification for Parcel JM-20 and JM-21 to modify previously approved development standards. The requested entitlements would allow for development of 625 units on approximately 90 acres in the eastern portion of the SVSP area.

Applicant/Property Owner: Steve Schnable, Mourier Investments LLC

RECOMMENDATION

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

- A. Consider the 2nd Addendum to the Sierra Vista Specific Plan;
- B. Recommend the City Council approve the Development Agreement Amendments;
- C. Recommend the City Council approve the General Plan Amendment (Text and Land Use Map);
- D. Recommend the City Council approve the Specific Plan Amendment (Text and Land Use Map);
- E. Adopt the two (2) findings of fact for the Tentative Subdivision Map Modification (Small Lot) subject to nine (9) conditions of approval;
- F. Adopt the two (2) findings of fact for the Tentative Subdivision Map Modification (Large Lot) subject to four (4) conditions of approval;
- G. Adopt the three (3) findings of fact and approve the Tentative Subdivision Map subject to eighty-four (84) conditions of approval;
- H. Adopt the two (2) findings of fact and approve the Design Review Permit for a Residential Subdivision subject to twenty-five (25) conditions of approval; and
- I. Adopt the two (2) findings of fact and approve the Design Review Permit for a Residential Subdivision Modification subject to three (3) conditions of approval.

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

REQUEST

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

Applicant: City of Roseville

RECOMMENDATION

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

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

7. **BOARD MEMBER / COMMISSIONER / STAFF REPORT**
8. **ADJOURNMENT**



PLANNING COMMISSION COMMUNICATION

Title: Minutes of December 12, 2019
Contact: Lupe Nelson, lnelson@roseville.ca.us, 916-774-5281

Meeting Date: 1/9/2020
Item #: 5.1.

ATTACHMENTS:

Description

Minutes of December 12, 2019



MINUTES

December 12, 2019

PLANNING COMMISSION MEETING

6:00 p.m.

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

1. CALL TO ORDER

Chair Caporusso called the meeting to order at 6:00 p.m.

2. ROLL CALL

Present: Dohner, Jensen, Krafka, Martin, Mendonsa, Caporusso

Absent: Brashears

3. PLEDGE OF ALLEGIANCE

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

4. PUBLIC COMMENTS

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

5. CONSENT CALENDAR

Motion by Commissioner Jensen, seconded by Commissioner Mendonsa, to approve the Consent Calendar.

The Motion Passed.

Roll call vote:

Ayes: Mendonsa, Dohner, Martin, Jensen, Krafka, Caporusso

Noes: None

5.1. Minutes of November 14, 2019

6. REQUESTS/PRESENTATIONS

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

REQUEST

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

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

RECOMMENDATION

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

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

Associate Planner, Charity Gold, presented the staff report.

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

Applicant, Steve Hicks, Signature Management Company, stated he had received a copy of the staff report and was in agreement with staff's recommendation.

Commissioner comments:

- The extension of the Development Agreement Amendment (DAA) is to protect the City's ability to collect future fees which are specific to that plan area.

No public comments. Chair Caporusso closed the public hearing.

Motion by Commissioner Jensen, seconded by Commissioner Martin, to:

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

The Motion Passed.

Roll call vote:

Ayes: Martin, Mendonsa, Dohner, Jensen, Krafka, Caporusso

Noes: None

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

REQUEST

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

Applicant: Ashley Carter, Borges Architectural Group

Property Owner: Juli Hilton, Creekview Investments, LLC

RECOMMENDATION

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

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

Associate Planner, Kinarik Shallow, presented the staff report.

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

Applicant Jared Callis, Borges Architectural Group, stated he had received a copy of the staff report and was in agreement with staff's recommendation.

Commissioner Discussion:

- Was noise a concern at the community outreaches meetings?
- Will there be outdoor music and amplified sound in the courtyard area?
- Are there remedies in place to deal with noise issue should they arise?
- On the rooftop balcony will there be canopies or covering for shade?
- Great concept.
- Like that it opens up to the park.
- Agree with staff's recommendation for a parking reduction as many individuals in the Westpark area walk and bike to destinations.

No public comments. Chair Caporusso closed the public hearing.

Motion by Commissioner Krafka, seconded by Commissioner Martin, to:

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

The Motion Passed.

Roll call vote:

Ayes: Dohner, Krafka, Jensen, Mendonsa, Martin, Caporusso

Noes: None

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

REQUEST

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

adjacent to residential uses.

Applicant: City of Roseville

RECOMMENDATION

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

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

Planning Manager, Greg Bitter, informed the Commission that due to a document conversion error the red-line Exhibit A did not properly upload to the website. Staff recommended that action on this item be continued to the January 9, 2020 Planning Commission meeting.

Associate Planner, Gina McColl, presented the staff report.

Chair Caporusso opened the public hearing and invited comments from the public.

Commissioner discussion:

- This item will not be re-noticed.
- If the item is placed on the Consent Calendar, an interested party could pull the item.
- Appreciate staffs' effort to clean-up the ordinance.
- When do these zoning ordinance changes go into effect?
- Will these updates apply to current projects?
- Is there a better way to define "contiguous to properties with residential zoning designation"?
- Adjacent versus contiguous.

No public comment. Chair Caporusso closed the public hearing.

Motion by Commissioner Dohner, seconded by Commissioner Mendonsa, to continue this item to the January 9, 2020 Planning Commission meeting.

The Motion Passed.

Roll call vote:

Ayes: Krafka, Martin, Mendonsa, Jensen, Dohner, Caporusso

Noes: None

7. BOARD MEMBER / COMMISSIONER / STAFF REPORT

Staff Reports

- There will be a January 9, 2020 Planning Commission meeting.
- Staff will begin working on the Planning Commission tour.
- League of Cities Planning Commission Academy, March 4 - 6, 2020 will

be held in Sacramento. If you are interested in attending, please contact staff.

- Appeal of West Roseville Specific Plan Parcel F-81 - Fiddymment Plaza Design Review Permit will be heard at the December 18, 2019 City Council meeting.
- The Cokeva DAA was approved at the November 20, 2019 City Council meeting.
- SACOG Regional Housing Needs Allocation regional determination discussion. Staff will work on a workshop to inform the Commission on the allocations for the City of Roseville.

Commissioner Reports

- Sundance Self-Storage expansion.

7.1. Planning Commission Meeting Start Time

RECOMMENDATION

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

Commissioners discussed the pros and cons of a 6:00 p.m. Planning Commission start time.

Motion by Commissioner Martin, seconded by Commissioner Jensen, to recommend that City Council change the Planning Commission meeting start time to 6:30 p.m.

The Motion Passed.

Roll call vote:

Ayes: Jensen, Krafka, Dohner, Martin, Mendonsa, Caporusso

Noes: None

8. ADJOURNMENT

Motion by Commissioner Dohner, seconded by Commissioner Martin, to adjourn the meeting, The Motion Passed unanimously at 7:13 p.m. with a voice vote.



PLANNING COMMISSION COMMUNICATION

Title: INFILL PCL 187 - Wag Pet Hotel - 200 S Harding BI - PL19-0323

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

Meeting Date: 1/9/2020

Item #: 6.1.

ATTACHMENTS:

Description

Staff Report

Attachment 1 Trip Generation

Exhibit A Zoning Ordinance Amendment

Exhibit B Site Plan

Exhibit C Elevations

Exhibit D Photometric Plan

ITEM 6.1: A Zoning Ordinance Amendment, Conditional Use Permit, and Design Review Permit Modification – 200 S. Harding Boulevard – INFILL PCL 187 – Wag Pet Hotel – PL19-0323

REQUEST

The applicant requests approval of a Zoning Ordinance text amendment to allow kennels with a Conditional Use Permit in the General Commercial (GC), Highway Commercial (HC) and Regional Commercial (RC) zones; a Conditional Use Permit to allow a Pet Hotel in the GC zone, and a Design Review Permit Modification to convert an existing 16,184 square-foot building into a luxury pet hotel for dogs and cats.

Applicant – Bob Caravona, Hawkins Companies, LLC
Owner – Gregory Tomassian

SUMMARY RECOMMENDATION

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

- A. Recommend the City Council adopt two (2) findings of fact and approve the Zoning Ordinance Amendment.
- B. Adopt the three (3) findings of fact and approve the Conditional Use Permit subject to five (5) conditions of approval.
- C. Adopt the two (2) findings of fact and approve the Design Review Permit Modification subject to forty-seven (47) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

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

BACKGROUND AND SETTING

The project is located on a 0.856 acre property at 200 S. Harding Way, within the City's Infill planning area, (Figure 1). The site is surrounded by office and commercial uses and is adjacent to the Highway 80 westbound onramp. The property has a Community Commercial (CC) Land Use designation and General Commercial (GC) zoning. The site is currently developed with a 16,184 square foot building with associated drive aisle, parking, and landscaping.

Construction of the existing building was approved by the Roseville Site Review Commission on July 15, 1976 for use as a racquetball and health club facility. On September 16, 2008, Staff approved a Design Review Permit Modification (DRPMOD) to modify the design of the building to accommodate an office/warehouse use. With that project the parking lot was repaved and restriped and the landscaping was updated.

Figure 1: Project Location



The applicant requests an amendment to the Zoning Ordinance to amend Sections 19.08.090 and Section 19.12.020 to allow pet kennel uses within the GC, HC, and RC zones with the issuance of a Conditional Use Permit (CUP), a CUP for a kennel use operated by Wag Hotels, and a DRPMOD to allow changes to the exterior building façade.

EVALUATION

Zoning Ordinance Amendment

Zoning Ordinance Section 19.86.050 specifies that recommendations for approval of a Zoning Ordinance amendment 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 project includes a request to amend the Zoning Ordinance to allow kennels in commercial zones with a CUP. Because traditional kennel facilities tend to be noisy and create odor, and to avoid conflicts, they are typically located outside residential and commercial districts. Presently, kennels are principally permitted in the Light Industrial (M1), General Industrial (M2), and Industrial Mixed Use (MMU) industrial zones. The only commercial zone that currently permits kennels is the Commercial Mixed Use zone.

Recent trends in pet ownership have created a demand for conveniently located kennels with a more home-like atmosphere. The more contemporary kennels function more like commercial uses than industrial uses with frequent customer interface and animals boarded indoors. These facilities typically include short supervised outdoor activities and prompt waste removal, which limits the nuisances typically created by the noise and odor associated with traditional kennels. Reflecting this trend, the proposed Zoning Ordinance amendment would modify Section 19.12.030, related to permitted use types within commercial zones, to allow kennels with a CUP within the GC, HC, and RC zones. Although these facilities are anticipated to function more like commercial use than industrial uses, the frequent movement of animals and potential for minor noise and odor nuisances make them less appropriate for Business Professional (BP), Neighborhood Commercial (NC), and Community Commercial (CC) zones, which include uses that are considered more appropriate adjacent to residential uses.

Each individual request for a kennel CUP will be evaluated for compatibility and consistency with the findings for a CUP. In areas where the GC, HC, and RC zones are adjacent to residential uses, the CUP requirement will give the Planning Commission the authority to apply operational conditions to reduce conflicts or to disapprove kennels in locations where conflicts cannot be avoided with operational conditions. Additionally, the CUP process gives the City authority to rescind permits for operators that don't comply with their approved CUP.

For the reasons discussed above staff finds that the proposed amendments to the Zoning Ordinance are consistent with the public interest and will not negatively affect the health, safety, or welfare of the City. No conflicts with City's General Plan or the Infill planning area have been identified.

Conditional Use Permit

Section 19.78.060 of the City of Roseville Zoning Ordinance requires that three findings be made in order to approve or conditionally approve a CUP. The three findings are listed below in ***italicized, bold*** text and are followed by an evaluation in relation to each finding.

- 1. The proposed use or development is consistent with the City of Roseville General Plan and any applicable specific plan.***

The project is located within the Infill planning area and has a CC land use designation. The CC land use district is intended to provide a broad range of goods and services to the entire community. The General Plan defers to the Zoning Ordinance for standards and design criteria for uses within the implementing commercial zones. Upon approval of the amendment to the Zoning Ordinance, kennels will be permitted in the GC zone with the approval of a CUP. As discussed below, the proposed pet hotel is consistent with the Zoning Ordinance; therefore, the proposed use is consistent with the City of Roseville General Plan.

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

Consistent with the proposed Zoning Ordinance amendment, the applicant requests a CUP for a Pet Hotel in the GC zone. Pursuant to Section 10.86.030 of the Zoning Ordinance, concurrent processing of the CUP with the Zoning Ordinance Amendment is permitted; however, the permit will not become effective until the amended Zoning Ordinance is effective. As discussed below, the proposed pet hotel is consistent with the 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 public or private property or improvements.*

The proposed Wag Hotel will provide supervised care for overnight and extended indoor boarding, training, grooming, day-care services, and ancillary retail services for dogs and cats in a home-like hotel environment with supervised group outdoor play time. The facility will include walled suites and operations that create a pet-soothing and sound-sensitive environment. The proposed pet hotel is distinguished from typical kennels by an intensified level of service, which includes limited outdoor use, noise attenuation, and constant animal supervision and care. The facility will include a variety of room types from small private rooms to luxury suites that include amenities such as room service, classical music, camera access for family members, treat dispensers, faux fireplaces, and in-room televisions (Figure 2 and Figure 3). The facility will be open to the public between the hours of 6 am and 8 pm, but will have staff onsite 24 hours per day.

The outdoor operation will be limited to the hours of 7 am to 8 pm with a 25 dog limit. The dogs will be supervised at all times and staff will immediately remove all waste. The outdoor area will be enclosed by a 10-foot tall fence. Although fencing that exceeds eight feet in height is typically discouraged, the proposed 10 foot tall fence is permissible with approval of a CUP. The proposed 10-foot fence is necessary for the safety of the dogs, is located within the interior of the property, and will not impede the visibility of circulating vehicles. For these reasons staff is supportive of the proposed height deviation.

Figure 2: Private Room Corridor



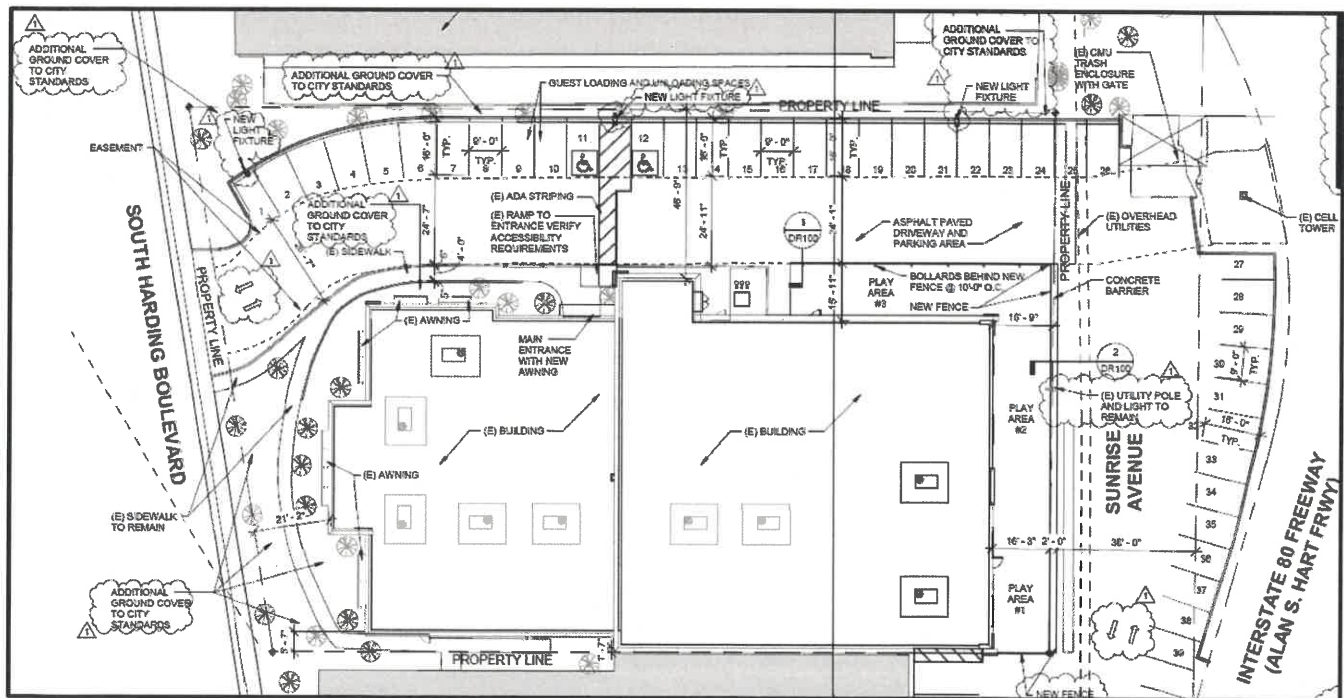
Figure 3: Luxury Suite

Figure 3: Luxury Suite



A trip generation analysis was prepared for the site by GHD traffic consultants using surveys that were conducted at other existing Wag Hotels in West Sacramento and Redwood City (Attachment 1). Using the highest surveyed trip rates, the project was projected to generate up to 18 am peak hour trips and 10 pm peak hour trips. The anticipated trips are less than would be expected for typical commercial uses and do not exceed the City's traffic study threshold. The use is not expected to result in a substantial amount of traffic or impede circulation on S. Harding Boulevard.

Figure 4: Site Plan



The project is located in an area designated for commercial uses adjacent to existing commercial uses to the north, west, and south. On the east side, the project is adjacent to Highway 80 separated only by the highway's westbound onramp. The site is contiguous with existing commercial uses that serve the

community at large and is separated from nearby residential uses by existing commercial buildings. The proposed outdoor area is located on the east side of the building adjacent to the eastern exterior wall, between the existing building and Highway 80. Any nuisance created from noise or odor would be generated from this location. However, noise from the adjacent highway would exceed that from barking dogs and, because the applicant's operation includes prompt disposal of waste, odor is anticipated to be minimal. Furthermore, there are no sensitive uses within the vicinity of this area. Additionally, the operator will be required to obtain a Kennel Permit pursuant to Section 7.20 of the City's Municipal Code prior to operation. The Kennel Permit may be revoked if the operation results in disturbance to persons in the surrounding area, if the dogs are not given proper care, or if circumstances change such that the premises are no longer suitable for operation as a kennel.

The proposed location, design, and operational characteristics of the proposed Wag Hotel are compatible with and will not adversely affect the health, safety, or welfare of persons residing or working in the area, and the proposed use will not be detrimental or injurious to public or private property or improvement. For these reasons, staff recommends that the Planning Commission approve the proposed CUP with operational characteristics as described.

Design Review Permit Modification

Section 19.78.060J of the City of Roseville Zoning Ordinance requires that two findings be made prior to the approval of a Modification. The required findings are listed below in ***italicized bold print*** and are followed by an evaluation.

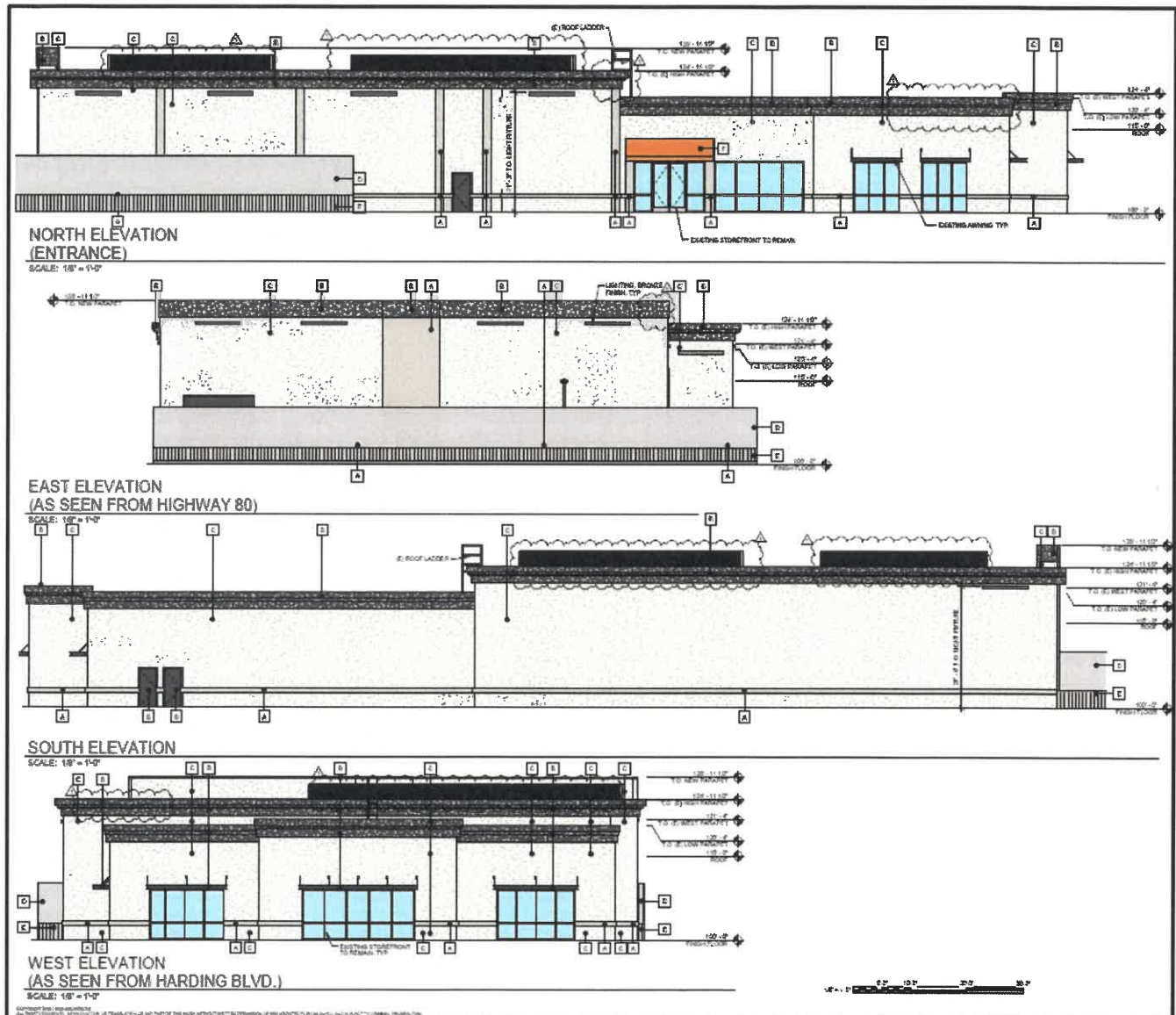
- 1. The proposed modification is substantially consistent with the intent of the original approval.**
- 2. *The proposed modification complies with all applicable standards and requirements of this title, with the applicable goals, policies, and objectives set forth in the General Plan, and the Community Design Guidelines.***

The project includes minor modifications to the exterior of an existing building. The modifications include an increased parapet height, updated exterior colors, lighting, cornices, and canvas awnings (Figure 5). The building will be painted a light pewter color with black, white, and orange accents to complement the existing architectural features. Consistent with the City's Design Guidelines, the building has wall movement and relief, directed architectural shielded lighting, and colors and materials that complement the surrounding development while providing the Wag Hotel corporate identity. Consistent with the maximum allowable height of 50 feet for buildings in the GC zone, the proposed parapet height extension of four feet will increase the overall height of the building to a maximum of 28 feet 11½ inches.

The project includes an enclosed 2,500 square-foot outdoor play area adjacent to the northern and eastern sides of the building. The play area will be enclosed by a 10-foot fence designed to prevent animals from escaping. The lower portion of the fence will be constructed of solid wood to prevent dogs from climbing the fence, while the upper portion will consist of black vinyl chain link to allow views of the building. The addition of the outdoor play area will result in removal of eight existing parking spaces and associated planters; however, this will not affect the required parking. Overall, the site will maintain the required parking and landscaping.

The site is currently landscaped with mature shrubs and trees. With the exception of the landscape planters adjacent to the removed parking spaces, the applicant proposes to retain the existing landscaping. Consistent with the existing and proposed conditions of approval, additional ground cover will be installed to update the existing planters and dead plants will be replaced as necessary. New light fixtures will be installed within the parking areas and on the building consistent with the lighting requirements in the City's Design Guidelines.

Figure 4: Proposed Building Elevations



Although signage is not included with this design review evaluation, the ultimate design will incorporate signage that features images of dogs. It is expected that these images will be placed on the eastern building façade, which has high visibility from the Highway 80 corridor. While the precise location and size of the signage will be evaluated through the Sign Permit process, the original application included signage that exceeded 1,500 square feet. The City's sign regulations would allow for a total of 200 square feet of attached signage. In order to incorporate more than 200 square feet of sign area, a separate entitlement for an exception to the Sign Ordinance will be required. Staff has indicated that a

sign exception could be supported consistent with previously approved sign exceptions for similar commercial developments along the Interstate 80 corridor.

The proposed modifications are substantially consistent with the intent of the original approval and comply all applicable standards and requirements of the Zoning Ordinance, General Plan, and Community Design Guidelines.

PUBLIC OUTREACH

The proposed project was distributed to the various agencies and departments which have requested notice of City applications, and all comments were considered and incorporated into the Conditions of Approval, as appropriate. Notice of the application was also distributed to the Roseville Coalition of Neighborhood Associations. No comments were received. A public notice of the Planning Commission hearing was published on December 27, 2019, and was distributed to all property owners within 300 feet of the project site. To date, no comments have been received.

CONCLUSION

As discussed above, the project complies with the City of Roseville General Plan, Zoning Ordinance, and Citywide Design Guidelines; and the project is consistent with the findings for approval of a Conditional Use Permit.

ENVIRONMENTAL DETERMINATION

The proposed amendments would not result in direct or reasonably foreseeable indirect physical changes to the environment. The project consists of a minor modification to an existing building with negligible expansion of use consistent with the City's General Plan, on a site within the City that is less than five acres in size. The site is surrounded by urban uses and has existing utilities and public services. The site is currently developed and will not result in any significant effects. For these reasons, the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Class 1 and Section 15332, Class 32.

RECOMMENDATION

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

- A. Recommend the City Council adopt two (2) findings of fact and approve the **Zoning Ordinance Amendment**.
- B. Adopt the findings of fact as stated in the staff report and approve the **Conditional Use Permit – 200 S. Harding Boulevard – INFILL PCL 187 – PL19-0323** subject to five (5) conditions of approval.
- C. Adopt the findings of fact as stated in the staff report and approve the **Design Review Permit Modification – 200 S. Harding Boulevard – INFILL PCL 187 – PL19-0323** subject to forty-seven (47) conditions of approval

CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT (File #PL19-0323)

1. The project is approved as shown in Exhibit B-D and as conditioned or modified below. (Planning)
2. The Conditional Use Permit shall not become effective until the actions on the Zoning Ordinance Amendment are approved and become effective. (Planning)
3. No outdoor animal cages, shelter, or pens for overnight boarding of animals is permitted. (Planning)

4. The following standards apply to all outdoor play areas: 1) All outdoor play areas shall be supervised while animals are present; 2) In order to prevent excessive odor all animal waste shall be disposed of immediately; 3) The outdoor play area hours of operation shall be limited to 7 am to 8 pm. (Planning)
5. ADVISORY: Municipal Code Section 7.20 requires that the kennel operator obtain a Kennel Permit before more than three dogs over the age of four months can be kept at the premises. (Planning)

CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT MODIFICATION (File #PL19-0323)

1. This Design Review Permit Modification approval shall be effectuated within a period of two (2) years from **January 9, 2020** and if not effectuated shall expire on **January 9, 2022**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **January 9, 2023**. (Planning)
2. The project is approved as shown in Exhibits B-D and as conditioned or modified below. (Planning)
3. The project shall comply with the originally approved Conditions of Approval for the project (SR 76-10 and 2008PL-100), as applicable and except as modified below. (Planning)
4. The Design Review Permit Modification shall not become effective until the actions on the Zoning Ordinance Amendment are approved and become effective. (Planning)
5. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. Project billing may occur up to two (2) months after the end of warranty or the Notice of Termination date for the SWPPP, whichever occurs later. (Engineering, Environmental Utilities, Electric, Finance)
6. The design and construction of all improvements shall conform to the Design and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
7. The applicant shall not commence with any on-site improvements or improvements within the right-of-way until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Department of Public Works. (Engineering)
8. The approval of this project does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. The Developer shall submit civil drawings to the Department of Development Services – Engineering Division for review and approval. (Engineering)

PRIOR TO ISSUANCE OF BUILDING PERMITS:

9. Any modifications to the parking lot design shall conform to the City's design standards, including the following minimum standards for parking stalls:
 - a) All parking stalls shall be double-striped. Parking stalls adjacent to sidewalks, landscaped areas or light fixtures, and all Accessible stalls shall abut a 6-inch raised curb or concrete bumper. (Planning)
 - b) Standard – 9 feet x 18 feet; Compact – 9 feet x 16 feet; Accessible – 14 feet x 18 feet (a 9-foot-wide parking area plus a 5-foot-wide loading area) and a minimum of one (1) parking space shall be Accessible van accessible – 17 feet x 18 feet (9-foot-wide parking area plus an 8-foot-wide loading area). (Planning)

- c) An 'exterior routes of travel' site accessibility plan incorporating slope, cross-slope, width, pedestrian ramps, curb ramps, handrails, signage, detectable warnings or speed limit signs or equivalent means shall comprise part of the site improvement plans submitted to City for review, prior to building plan check approvals. This site accessibility plan shall also include:
 - i) Accessible parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by Table 11B-208.2 of the CBC.
 - ii) Accessible Parking spaces and crosswalks shall be signed, marked and maintained as required by Chapter 11 of the CBC.
 - iii) Accessible parking and exterior route of travel shall comply with CBC, Sections 11B-206 and 11B-208. (Building)
- 10. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. Parking lot striping and signage shall be maintained in a visible and legible manner. (Planning)
- 11. The plans submitted to the Building Division for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)
- 12. The project Landscape Plans shall comply with the following:
 - a) 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)
 - b) All landscaping in areas containing electrical service equipment shall conform to the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments "Specification for Commercial Construction." (Electric)
 - c) All landscaping shall conform to the standards of crime prevention through environmental design with the intent to create natural surveillance, controlling access, and territorial reinforcement to property boundaries. (Police)
- 13. Any roof-mounted equipment and satellite dishes proposed shall be shown on the building plans. The equipment shall be fully screened from public streets and the surrounding properties. (Planning)
- 14. A separate Architectural Site Accessibility Plan which details the project's site accessibility information as required by California Title 24, Part 2 shall be submitted as part of the project Building Permit Plans. (Building)
- 15. Building permit plans shall comply with all applicable code requirements (California Building Code – CBC – based on the International Building Code, California Green Building Standards Code–CGBSC, California Mechanical Code – CMC – based on the Uniform Mechanical Code, California Plumbing Code – CPC – based on the Uniform Plumbing Code, California Fire Code – CFC – based on the International Fire Code – with City of Roseville Amendments – RFC, California Electrical Code – CEC – based on the National Electrical Code, and California Energy Standards – CEC T-24 Part 6), California Title 24 and the American with Disabilities Act - ADA requirements, and all State and Federally mandated requirements in effect at the time of submittal for building permits (contact the Building Division for applicable Code editions). (Building)

16. 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. Therefore, each individual building shall be submitted as a separate submittal package. Building plan review, permit issuance and archiving is based on each individual building address. (Building)
17. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Public Works prior to approval of any plans. (Engineering)
18. 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)
19. Prior to the issuance of building permits, the property owner shall pay into the following fee programs: Citywide Drainage Fee, Citywide Traffic Mitigation Fee (TMF), Highway 65 Joint Partners Association (JPA), South Placer Regional Transportation Authority (SPRTA), and City/County Fee. (Engineering)
20. 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)
21. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
22. 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)
23. 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)
24. The Electric Department requires the submittal of the following information in order to complete the final electric design for the project:
 - a) one (1) set of improvement plans
 - b) load calculations
 - c) electrical panel one-line drawings (Electric)
25. All on-site external lighting shall be installed and directed to have no off-site glare. Lighting within the parking areas and pedestrian walkways shall provide a maintained minimum of one (1) foot-candle, and 0.5 foot-candle of light, respectively. All exterior light fixtures shall be vandal resistant. (Planning, Police)

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

27. 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:

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

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

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

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

30. Easement widths shall comply with the City's Improvement Standards and Construction Standards. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville". All legal descriptions shall be prepared by a licensed land Surveyor. All existing public utility, electric, water, sewer and reclaimed water easements shall be maintained unless otherwise authorized by these conditions of approval. (Public Works, Environmental Utilities, Electric)

31. Inspection of the potable water supply system on new commercial/industrial/office projects shall be as follows:

- a) The Environmental Utilities Inspector will inspect all potable water supply up to the downstream side of the backflow preventer.
- b) The property owner/applicant shall be responsible for that portion of the water supply system from the backflow preventer to the building. The builder/contractor shall engage a qualified inspector to approve the installation of this portion of the water supply. The Building Division will require from the builder/contractor, a written document certifying that this portion of the potable water supply has been installed per improvement plans and in accordance with the Uniform Plumbing Code. This certificate of compliance shall be submitted to the Building Division before a temporary occupancy or a building final is approved.

- c) The building inspectors will exclusively inspect all potable water supply systems for the building from the shutoff valve at the building and downstream within the building. (Building, Environmental Utilities)
32. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
33. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
34. 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)
35. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
36. 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)
37. All electric metering shall be directly outside accessible. This can be accomplished in any of the following ways:
- a) Locate the metered service panel on the outside of the building.
 - b) Locate the metered service panel in a service room with a door that opens directly to the outside. The developer will be required to provide a key to the door for placement in a lock box to be installed on the outside of the door. Any doors leading from the service room to other areas of the building shall be secured to prohibit unauthorized entry. (Electric)
38. One ¾-inch conduit with a 2-pair phone line shall be installed from the building's telephone service panel to the meter section of the customer's electrical switchgear or panel. (Electric)
39. 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:

40. Signs shown on the elevations are not approved as part of the Design Review Permit. A Sign Permit is required for all project signs. Signage exceeding 200 square feet shall require the approval of a Sign Exception entitlement, which shall be consistent with previous sign exceptions for similar commercial development along the Interstate 80 corridor. (Planning)
41. 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)

42. 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)
43. 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)
44. 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)
45. 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)
46. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance, project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday, provided that all construction equipment shall be fitted with factory installed muffling devices and be maintained in good working order. (Building)
47. Prior to Certificate of Occupancy, the applicant may apply for a Temporary Certificate of Occupancy (TCO) of the building. If a TCO is desired, the applicant must submit a written request to the Building Division a minimum of thirty (30) days prior to the expected temporary occupancy date and shall include a schedule for occupancy and a description of the purpose for the Temporary Certificate of Occupancy. (Building)

Attachments

1. Trip Generation Analysis

Exhibits

- A. Zoning Ordinance Amendment (Redline)
- B. Site Plan
- C. Elevations
- D. Photometric 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.



Technical Memorandum

To:	Ms. Brittnee Elliott Pre-Development Project Manager Hawkins Companies 855 W. Broad St., Suite 300 Boise, ID 83702	Date:	September 16, 2019
From:	GHD 2300 Clayton Rd., Suite 920 Concord, CA 94520 Peter Galloway Senior Transportation Planner George Nickelson Senior Project Manager	Project:	WAGS Hotel - Trip Generation Analysis For Proposed Roseville Facility
CC:		File:	C8478LTR002
		Job:	11202147

1. Introduction / Findings

This technical memorandum presents the findings of the expected peak hour vehicle trip generation associated with a proposed WAGS Hotel Pet Boarding and Daycare facility. The facility would be located at 200 S. Harding Boulevard in the City of Roseville, CA. AM peak period (between 6:00-10:00 a.m.) and PM peak period (between 4:00-8:00 p.m.) vehicle trip generation for the proposed project was derived from surveys GHD conducted at two existing Wags Hotel facilities in the Bay Area (West Sacramento and Redwood City). Peak hour vehicle trip rates were calculated based on the surveyed trips and the building square footage, which was then applied to the proposed project. A comparison of the proposed project's trips to the existing building's current zoning use (general commercial) was also calculated. The surveyed trip rates indicate the proposed project is calculated to generate up to 18 AM peak hour trips and 10 PM peak hour trips.

The following sections describe the project site's existing uses, proposed project description, trip generation surveys, and estimated proposed project trip generation.

2. Existing Uses/Project Description

The proposed project site would be located at 200 S. Harding Boulevard in the City of Roseville. The existing on-site building comprises 17,087 square feet and is zoned General Commercial based on City General Plan land use designations. The on-site building is currently unoccupied and would be modified for Wags daycare and boarding uses. Vehicle access to the site is provided directly from S. Harding Boulevard via two (2) full-access driveways (north and south). Patrons can access either driveway which connect to an internal drive aisle and parking fields that extend around the entire building.



Wag hotels provide services for pets (dogs and cats) consisting of boarding, daycare, grooming, and retail services. Normal hotel lobby business hours are proposed to be 6:00 a.m.-8:00 p.m., seven days a week. Pick-up and drop-off of pets outside of these hours is available, but requires a reservation for a set time. The proposed Wags Hotel would occupy an existing 17,087 square foot building located in a primarily general commercial area. In addition to the building footprint, there would also be an attached 3,180 square foot outdoor play area for pet exercise. Wags provides a unique “drive-through” service where patrons can either drop-off or pick-up their pet without having to physically park their vehicle and walk into the building. The project site location is shown in Figure 1 (attached).

3. Project Trip Generation

a. Surveyed Trips at Existing Facilities

In order to calculate trip rates for the project, peak period vehicle count surveys were conducted at two existing Wags Hotel facilities located in the greater Bay Area. One facility is located in West Sacramento, CA (1759 Enterprise Blvd.) and consists of a 36,000 square foot building plus outdoor pet play area. The other facility is located in Redwood City, CA (1025 Hansen Way) and consists of 32,000 square feet of building area. Both facilities are located in primarily light-industrial areas and both facilities also contain a drive-through pick-up/drop off area for patrons similar to the proposed project.

Vehicle trips associated with each facility were surveyed between 6:00-10:00 a.m. and 4:00-8:00 p.m. on a Friday weekday period.⁽¹⁾ (The vehicle counts are summarized in Tables A-1 and A-2 attached.) Based on discussions with both Wags employees and proposed project representatives, a Friday weekday period was selected for trip generation characteristics based on more active pet drop-offs (prior to weekend) and boarding activities.⁽²⁾

At both locations, the vehicle trips consisted primarily of patrons using the “drive-through” facility to either drop-off and/or pick-up their pets. There were other patrons parking at the facility and walking their pets into the building, but these were in the minority. In addition, employees arriving/departing the facility were also included in the trip generation totals.

The Wags Hotel facility in West Sacramento generated 38 trips during the highest AM peak hour (7:45-8:45 a.m.) and 21 trips during the PM peak hour (6:00-7:00 p.m.). The surveyed peak hour trips at the West Sacramento location were divided by the building’s square footage to calculate trip rates based on a “1,000 square feet of gross floor area (ksf gfa)” basis. The surveys result in a trip rate of 1.06 trips/ksf (53% in, 47% out) during the AM peak hour and 0.58 trips/ksf (50% in, 50% out) during the PM peak hour.

The Wags Hotel in Redwood City generated 22 trips during the AM peak hour (7:15-8:15 a.m.) and 10 trips during the PM peak hour (5:15-6:15 p.m.). The surveyed peak hour trips at the Redwood City location equate to an AM peak hour trip rate of 0.69 trips/ksf (55% in, 45% out), and a PM peak hour trip rate of 0.59 trips/ksf (50% in, 50% out).

The West Sacramento location had a higher AM peak hour trip rate than the Redwood City location (1.06 trips/ksf compared to 0.69 trips/ksf). The PM peak hour trip rates were very similar at each location (0.58 trips/ksf and 0.59 trips/ksf, respectively).

The surveyed trip rates for the existing Wags Hotel facilities are shown in Table 1.



b. Project Trips Based On Surveyed Rates

The surveyed trip rates were applied to the proposed project and the number of peak hour vehicle trips were calculated as shown in Table 1. The highest trip rates surveyed were applied to the proposed project in order to remain conservative.

Applying the highest surveyed trip rates to the proposed Roseville Wags Hotel's building floor area of 17,087 square feet, the proposed project is calculated to generate 18 AM peak hour trips (10 in, 8 out) and 10 PM peak hour trips (5 in, 5 out).

Table 1: Proposed Wags Pet Facility – Vehicle Trip Generation

Surveyed Peak Hour Trip Rates and Calculated Vehicle Trip Generation for Proposed Facility			
<u>Surveyed Trip Rates of Existing Facilities</u>			
<u>West Sacramento facility:</u>			
	<u>A.M. Trip Rate</u>		<u>P.M. Trip Rate</u>
	38 trips (20 in, 18 out) / 36 ksf gfa		21 trips (10 in, 11 out) / 36 ksf gfa
Sq. Ft.:	= 1.06 trips/ksf (53% in, 47% out)		= 0.58 trips/ksf (50% in, 50% out)
<u>Redwood City facility:</u>			
	<u>A.M. Trip Rate</u>		<u>P.M. Trip Rate</u>
	22 trips (12 in, 10 out) / 32 ksf gfa		19 trips (9 in, 10 out) / 32 ksf gfa
Sq. Ft.:	= 0.69 trips/ksf (55% in, 45% out)		= 0.59 trips/ksf (50% in, 50% out)
<u>Calculated Trip Generation for Proposed Roseville Site</u>			
	<u>A.M. Project Trips</u>		<u>P.M. Project Trips</u>
	17,087 ksf gfa x 1.06 trips/ksf gfa		17,087 ksf gfa x 0.59 trips/ksf gfa
	= 18 trips (10 in, 8 out)		= 10 trips (5 in, 5 out)
Trip count surveys conducted at existing Wags facilities (West Sacramento, CA 8/23/19 and Redwood City, CA 9/6/19). Trip rate per "ksf gfa" = 1,000 square feet of gross floor area. The highest surveyed trip rates (1.06 trips/ksf and 0.59 trips/ksf) were used to calculate the proposed project trips.			



4. Comparison to Existing Land Use Trip Generation

For comparison purposes, peak hour trip generation for the existing on-site building was calculated based on Neighborhood/Community Commercial uses. Using accepted Institute of Transportation Engineers (ITE) trip rates for Office uses, the project site would be expected to generate 20 AM peak hour trips and 20 PM peak hour trips.⁽³⁾

The City of Roseville's guidelines for preparation of traffic studies were reviewed. The guidelines identify 50 peak hour trips as the threshold for whether a traffic study, and what type of traffic study, may be required. Projects with more than 50 peak hour trips may require a long-term analysis, while projects generating less than 50 peak hour trips may not require a study or may require only a short-term traffic study. The project's calculated trip generation of 18 peak hour trips would be less than the 50-trips threshold.

We trust this analysis of the vehicle trips calculated for the proposed Roseville Wags facility provides the requested information. Please contact us if you have any questions or comments.

GHD

George W. Nickelson, P.E., T.E.
Senior Project Manager

GHD

Peter Galloway
Senior Transportation Planner

Attachments: Tables A-1 & A-2; Project Site Plan

REFERENCES

- (1) National Data Systems (NDS), *Peak period trip generation/driveway counts (between 6:00-10:00 a.m. and 4:00-8:00 p.m.), at Wags Hotel facility in West Sacramento, CA (1795 Enterprise Blvd.) August 23, 2019, and Redwood City, CA (1025 Hansen Wy.) September 6, 2019.*
- (2) Ms. Brittnee Elliot, *Pre-Development Project Manager, Hawkins Companies, Personal communication related to Wags Hotels operations and activities, August 22, 2019.*
- (3) Institute of Transportation Engineers (ITE), *Trip Generation, 10th Edition, General Office Building (land use #710), September 2017.*



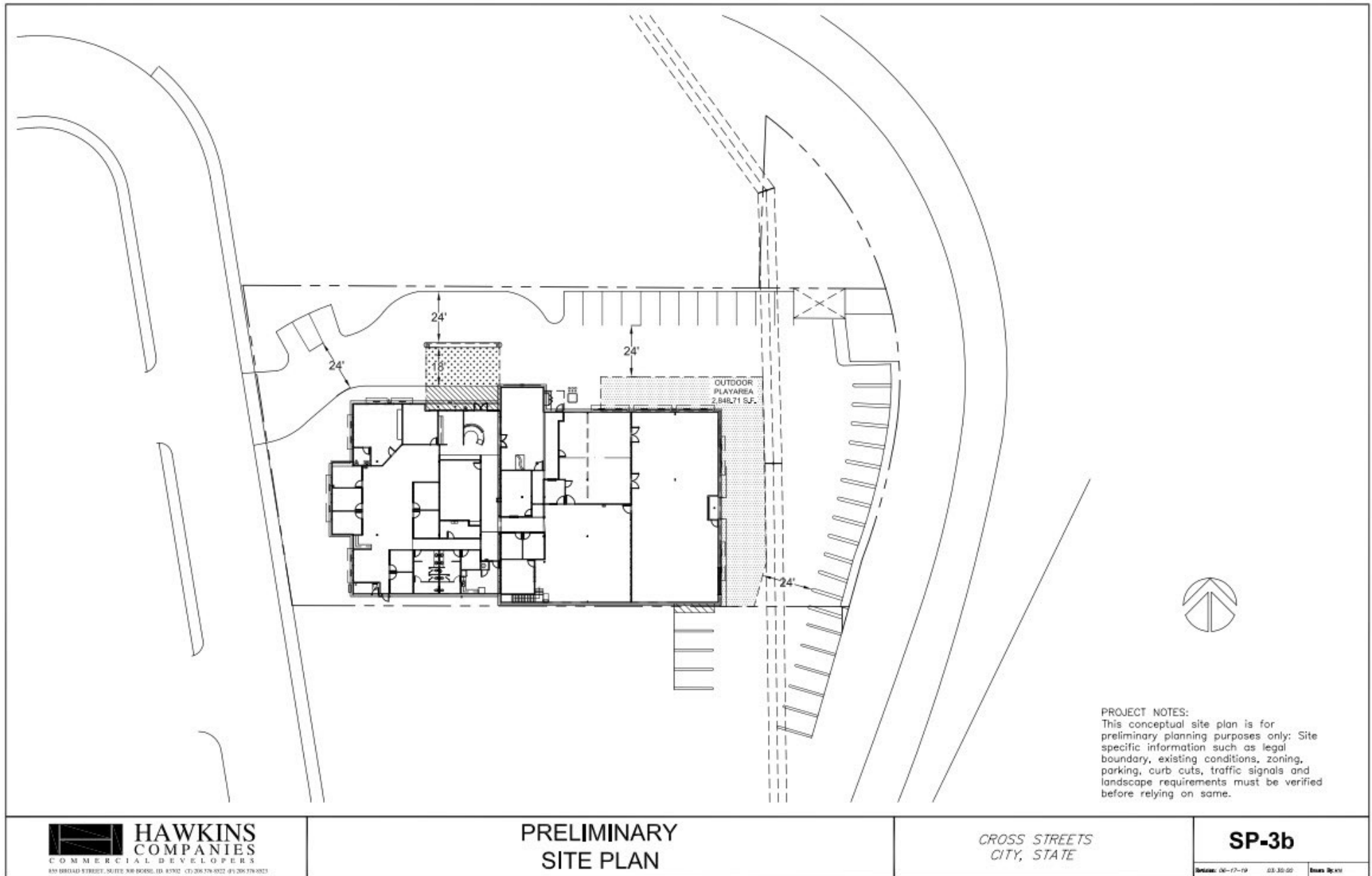
Table A-1
VEHICLE TRIP COUNTS AT EXISTING WAGS FACILITY
WEST SACRAMENTO LOCATION (1759 Enterprise Boulevard)
WEEKDAY AM & PM PEAK PERIODS (August 23, 2019)

TIME	VEHICLES (DRIVE-THRU)		VEHICLES (PARKING LOT)		TOTAL	
	Inbound	Outbound	Inbound	Outbound	Inbound	Outbound
6:00 AM	1	0	0	0	1	0
6:15 AM	0	1	0	0	0	1
6:30 AM	1	2	0	0	1	2
6:45 AM	5	5	0	0	5	5
7:00 AM	4	1	0	0	4	1
7:15 AM	4	6	0	0	4	6
7:30 AM	0	1	1	0	1	1
7:45 AM	3	2	1	0	4	2
8:00 AM	4	5	1	0	5	5
8:15 AM	3	3	0	1	3	4
8:30 AM	8	7	0	0	8	7
8:45 AM	0	1	0	0	0	1
9:00 AM	5	4	0	0	5	4
9:15 AM	1	1	2	1	3	2
9:30 AM	1	2	0	0	1	2
9:45 AM	1	0	0	0	1	0
4:00 PM	1	1	0	0	1	1
4:15 PM	3	2	0	0	3	2
4:30 PM	1	2	0	0	1	2
4:45 PM	2	2	0	0	2	2
5:00 PM	1	2	0	0	1	2
5:15 PM	1	0	0	0	1	0
5:30 PM	3	3	0	0	3	3
5:45 PM	2	1	0	0	2	1
6:00 PM	1	2	0	0	1	2
6:15 PM	4	3	0	0	4	3
6:30 PM	1	3	0	0	1	3
6:45 PM	4	3	0	0	4	3
AM Pk Hr.	18	17	2	1	20	18
PM Pk. Hr.	10	11	0	0	10	11



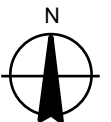
Table A-2
VEHICLE TRIP COUNTS AT EXISTING WAGS FACILITY
REDWOOD CITY LOCATION (1025 Hansen Way)
WEEKDAY AM & PM PEAK PERIODS (September 6, 2019)

TIME	VEHICLES (DRIVE-THRU)		VEHICLES (PARKING LOT)		TOTAL	
	Inbound	Outbound	Inbound	Outbound	Inbound	Outbound
6:00 AM	0	0	0	0	0	0
6:15 AM	2	2	0	0	2	2
6:30 AM	0	0	0	0	0	0
6:45 AM	4	3	0	0	4	3
7:00 AM	0	1	0	0	0	1
7:15 AM	4	2	0	0	4	2
7:30 AM	1	3	0	0	1	3
7:45 AM	2	2	0	0	2	2
8:00 AM	5	3	0	0	5	3
8:15 AM	2	3	0	0	2	3
8:30 AM	0	0	0	0	0	0
8:45 AM	0	1	0	0	0	1
9:00 AM	2	0	1	0	3	0
9:15 AM	1	3	0	0	1	3
9:30 AM	1	0	0	0	1	0
9:45 AM	0	1	0	0	0	1
4:00 PM	1	1	0	0	1	1
4:15 PM	1	1	0	0	1	1
4:30 PM	1	1	0	0	1	1
4:45 PM	3	2	0	0	3	2
5:00 PM	2	2	0	0	2	2
5:15 PM	1	2	0	0	1	2
5:30 PM	4	3	0	0	4	3
5:45 PM	2	2	0	0	2	2
6:00 PM	2	3	0	0	2	3
6:15 PM	2	1	0	0	2	1
6:30 PM	1	2	0	0	1	2
6:45 PM	1	0	0	0	1	0
7:00 PM	1	2	0	0	1	2
7:15 PM	1	0	0	0	1	0
7:30 PM	0	1	0	0	0	1
7:45 PM	1	0	0	0	1	0
AM Pk. Hr.	12	10	0	0	12	10
PM Pk. Hr.	9	10	0	0	9	10



Preliminary Site Plan for Proposed Roseville WAGS Facility

FIGURE 1



Roseville Municipal Code – Title 19, Zoning

Article II – Use Type Classifications

19.08

conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act and may, among other populations, include families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, or homeless people. **(CA H&S Section 53260(d))**,

- N. Transitional Housing** “Transitional housing” and “transitional housing development” means buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. **(CA H&S Section 50675.2(h))**,

(Ord. 4897 (part), 2010; Ord. 4728 § 4 (part), 2009; Ord. 4662 (part), 2008; Ord. 3922 § 1 (part), 2003; Ord. 3450 § 1 (part), 1999; Ord. 3947 § 4, 1999; Ord. 3270 § 1 (part), 1998; Ord. 3014 (part), 1996.)

Section 19.08.090 - Commercial Use Types

Commercial Use Types include the distribution, sale and rental of goods, and the provision of services other than those classified as Civic or Industrial use types. Specific Commercial Use Types referred to in this Title are:

- A. Adult-Oriented Businesses**, include those uses specifically referred to in Chapters 9.11 and 19.32 of this code and include any Adult Arcade, Adult Bookstore, Adult Cabaret, Adult Hotel/Motel, Adult Motion Picture Theater, Adult Theater or Modeling Studio defined therein. Any reference in this code to “Adult Business Establishment” shall mean Adult-Oriented Business, as provided herein.

Ord. 3601 § 5 (part), 2000; Ord. 4662 (part), 2008.)

- B. Animal Sales and Services**, includes establishments primarily engaged in animal-related sales and services. The following are Animal Sales and Services Use Types:

- 1. Grooming and Pet Stores**, includes grooming or selling of dogs, cats, and similar small animals with limited indoor boarding. Typical uses include dog bathing and clipping salons, pet grooming shops, and pet stores.
- 2. Kennels**, includes indoor and outdoor kennel services for dogs, cats, and similar small animals. Typical uses include boarding kennels, pet ~~motels~~ **HOTELS**, and dog training centers.
- 3. Veterinary Clinic**, includes a fully enclosed veterinary facility containing only enough cage arrangements as necessary to provide services for small animals requiring acute medical or surgical care, as well as boarding and grooming.
- 4. Veterinary Hospital**, includes a veterinary facility conducted in an enclosed building and in the open which provides long-term medical care, boarding and grooming.

- C. Automotive and Equipment**, includes establishments primarily engaged in automotive-related or heavy equipment sales or services. The following are Automotive and Equipment Use Types:

- 1. Automotive Body and Equipment Repair**, includes automobile body repair and painting; repair of equipment such as aircraft, boats, recreational vehicles, and trucks; and the installation and servicing of tractor-trailer, semi-trucks and heavy construction equipment.

Section 19.12.020 - Permitted Use Types

Primary uses are permitted in commercial zones subject to the requirements of this Title as designated below:

- A. Principally permitted use, designated as "P";
- B. Conditionally permitted use, designated as "CUP"; and
- C. Administratively permitted use, designated as "A".

Refer to the Downtown Code for permitted uses within the CBD and HD zones.

COMMERCIAL ZONE DISTRICTS PERMITTED USES

AGRICULTURE AND OPEN SPACE USE TYPES	BP	NC	CC	GC	HC	RC	CMU
Resource Protection and Restoration	CUP	CUP	CUP	CUP	CUP	CUP	P
Resource Related Recreation	P	P	P	P	P	CUP	P

CIVIC USE TYPES	BP	NC	CC	GC	HC	RC	CMU
Community Assembly	CUP	P	P	P	-	-	P
Community Services	P	CUP	P	P	P	P	P
Essential Services	P	P	P	P	P	P	P
Hospital Services							
General Hospital Services	-	-	CUP	CUP	-	-	P
Psychiatric Hospital Services	-	-	CUP	CUP	-	-	P
Libraries and Museums, Private	-	CUP	P	P	P	P	-
Public Parking Services	P	P	P	P	P	P	P
Schools							
College and University	A	-	P	P	-	P	P
Elementary and Secondary	P	P	P	P	P	P	P
Private Elementary and Secondary	-	CUP	CUP	CUP	-	-	P
Social Services							
Emergency Shelter ⁽⁵⁾	-	-	-	CUP	CUP	-	CUP
Food Distribution ⁽³⁾	-	-	-	A/CUP	A/CUP	-	A/CUP
Food Service ⁽⁴⁾	-	-	-	A/CUP	A/CUP	-	A/CUP

Power Generating Facilities ⁽⁹⁾							
Emergency	A	A	A	A	A	A	A
Supplemental / Individual Use	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Passive Power	P	P	P	P	P	P	P

RESIDENTIAL USE TYPES	BP	NC	CC	GC	HC	RC	CMU
Caretaker/Employee Housing	-	CUP	CUP	CUP	CUP	CUP	P
Dwelling ⁽¹⁰⁾							
Multi-Family ⁽¹⁾	-	CUP	CUP	-	-	-	P
Single-Family ⁽¹⁾	-	CUP	CUP	CUP	CUP	-	P
Two-Family	-	CUP	CUP	CUP	CUP	-	P
Family Day Care Home, Small	P	P	P	P	-	P	P
Family Day Care Home, Large	CUP	CUP	CUP	CUP	-	CUP	P
Single Room Occupant ⁽¹⁾	-	-	-	-	-	-	CUP

COMMERCIAL USE TYPES	BP	NC	CC	GC	HC	RC	CMU
Adult Oriented Businesses ⁽²⁾	-	-	-	P	-	P	P
Animal Sales and Service							
Grooming and Pet Stores	-	P	P	P	-	P	P
Kennels	-	-	-	CUP	CUP	CUP	P
Veterinary Clinic	-	CUP	P	P	-	-	P
Veterinary Hospital	-	-	CUP	CUP	-	-	P
Automotive and Equipment							
Automotive Body and Equipment Repair	-	-	-	CUP	-	CUP	CUP
Automotive Rentals	-	-	-	P	P	P	P
Automotive Repairs	-	-	CUP	P	P	P	P
Automotive Sales	-	-	CUP	P	-	P	P
Car Wash and Detailing	-	-	CUP	P	-	P	P
Commercial Parking	P	-	-	P	P	-	P

Neighborhood Commercial	P	P	-	-	-	-	P
Nightclubs ⁽⁶⁾	-	-	CUP	CUP	-	CUP	CUP
Nursery, Retail	-	-	-	P	-	P	P

COMMERCIAL USE TYPES	BP	NC	CC	GC	HC	RC	CMU
Offices, Professional	P	P	P	P	-	P	P
Personal Services	P	P	P	P	P	P	P
Retail Sales and Services	-	-	P	P	P	P	P
Specialized Education and Training							
Vocational Schools	-	-	P	P	-	-	P
Specialty Schools	-	CUP	P	P	-	P	P
Storage, Personal Storage Facility	-	-	CUP	P	-	-	P

INDUSTRIAL USE TYPES	BP	NC	CC	GC	HC	RC	CMU
Laundries, Commercial	-	-	CUP	CUP	-	-	P
Printing & Publishing	-	-	-	CUP	-	-	P
Research Services	-	-	-	P	-	-	P
Wholesaling and Distribution, Light	-	-	-	P	-	-	P

TRANSPORTATION AND COMMUNICATION USE TYPES	BP	NC	CC	GC	HC	RC	CMU
Telecommunication Facilities ⁽⁷⁾	P/A/ CUP	P/A/ CUP	P/A/ CUP	P/A/ CUP	P/A/ CUP	P/A/ CUP	P/A/ CUP
Heliport	CUP	CUP	CUP	CUP	CUP	CUP	P
Intermodal Facilities ⁽⁸⁾	CUP	CUP	CUP	CUP	CUP	CUP	P

Notes:

- (1) This note applied to CBD and HD uses which are now in the Downtown Code only.
- (2) Additional Requirements are contained in Chapter 19.32.
- (3) Additional Requirements are contained in Chapter 19.40.
- (4) Additional Requirements are contained in Chapter 19.39.
- (5) Additional Requirements are contained in Chapter 19.38.
- (6) Additional Requirements are contained in Chapter 19.49.
- (7) Additional Requirements are contained in Chapter 19.34.
- (8) Additional Requirements are contained in Chapter 19.36.
- (9) Additional Requirements are contained in Chapter 19.55.
- (10) Transitional Housing and Supportive Housing are considered residential use types.
- (11) Accessory dwelling units are only permitted within areas zoned to allow single-family or multifamily use and must be located on a lot that contains an existing or proposed single-family dwelling unit as defined in Section 19.08.080(F)(2) (Residential Use Types). See Chapter 19.60 for additional accessory dwelling unit regulations

Map of the project location in Sacramento, CA. The map shows the intersection of Alton S. Hart Fwy (SR 168) and Douglas Blvd. A red pin marks the 'SITE LOCATION' at 200 South Harding Boulevard. Surrounding areas include various businesses like McDonald's, Starbucks, and Dollar Tree, as well as landmarks like Garbolino Park and the California Community Credit Union. A north arrow is present in the bottom left corner.

ZONING:	GENERAL COMMERCIAL (GC)	
APN 014-130-033	4,770 S.F.	0.110± ACRES
APN 014-130-048&047	3,138 S.F.	0.072± ACRES
APN 014-130-050	29,374 S.F.	0.674± ACRES
TOTAL SITE AREA:	37,282 S.F.	0.856± ACRES
<u>BUILDING:</u>	<u>AREA:</u>	
PET HOTEL		
GROUND FLOOR	16,184 S.F.	
MEZZANINE	903 S.F.	
TOTAL:	17,087 S.F.	

ELLIPTIPAR F164-T228-H-02-1-000 MEDIUM OUTDOOR INTEGRAL BALLAST
LOCATED ON NORTH, EAST, AND SOUTH ELEVATIONS. SEE ELEVATIONS FOR
HEIGHT. COLOR: DARK BRONZE

1. EXISTING PARKING SPACES ARE DOUBLE STRIPED IN CONFORMANCE WITH CITY DESIGN STANDARDS.
2. PER PLANNING DEPARTMENT COMMENT: WAY-SIGNING OR SURFACE APPLIED STRIPING / ARROWS TO CONTROL ON-SITE TRAFFIC MOVEMENT.

1. MINIMUM 3" MULCH APPLIES ON EXPOSED SOIL SURFACES OF PLANTING AREA.
2. REPLACE DEAD GROUND COVER PLANTS WITH COMPATIBLE MATERIAL. FIELD VERIFY.

REVIEWS
EW COMMENTS

1010 S. ALLANTE PL.
SUITE 100
BOISE, IDAHO 83709
(208) 336-8370
FAX (208) 336-8380



BRS
ARCHITECTS

ROSEVILLE, CALIFORNIA

WAG HOTELS

RAWN	TRG
------	-----

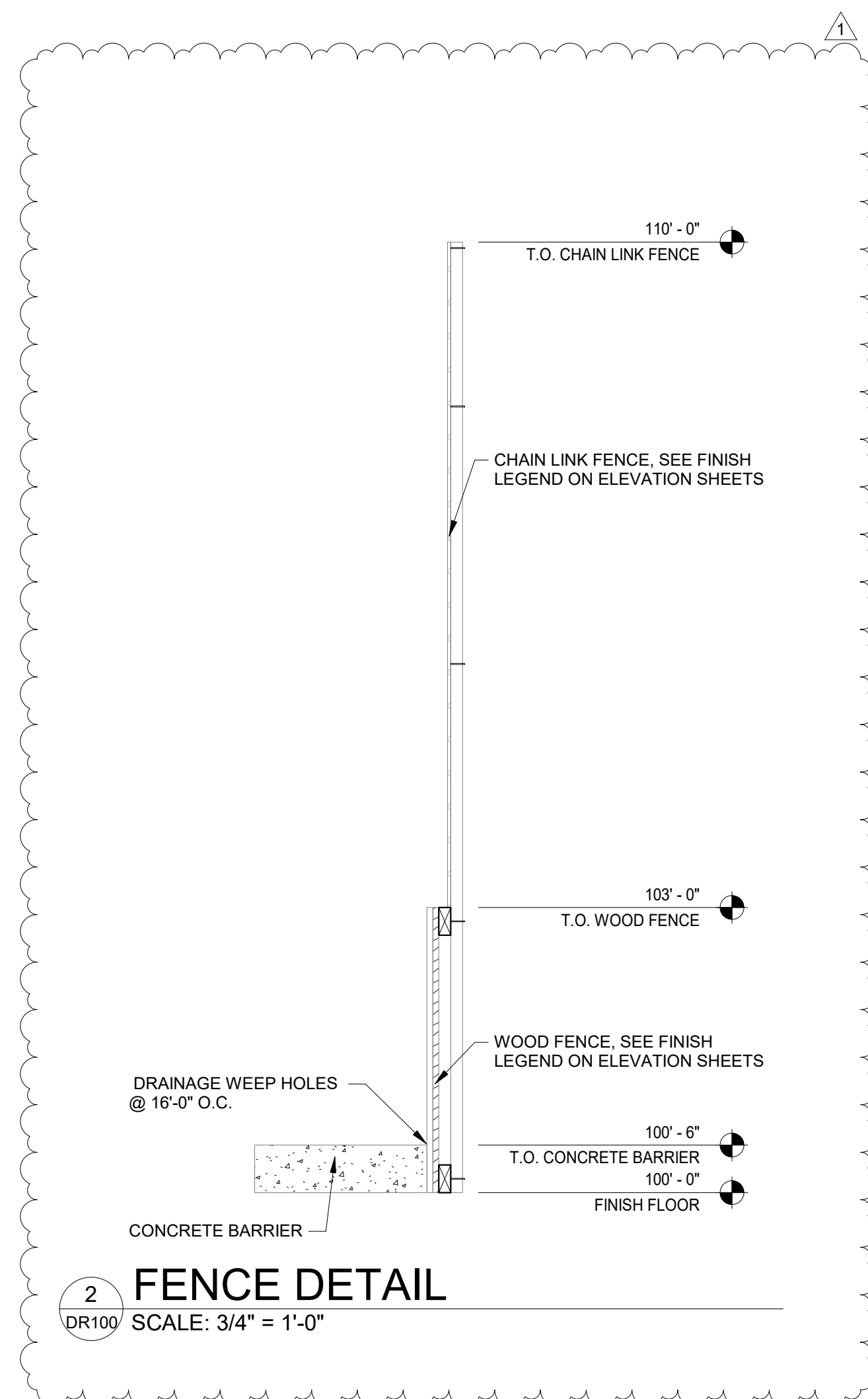
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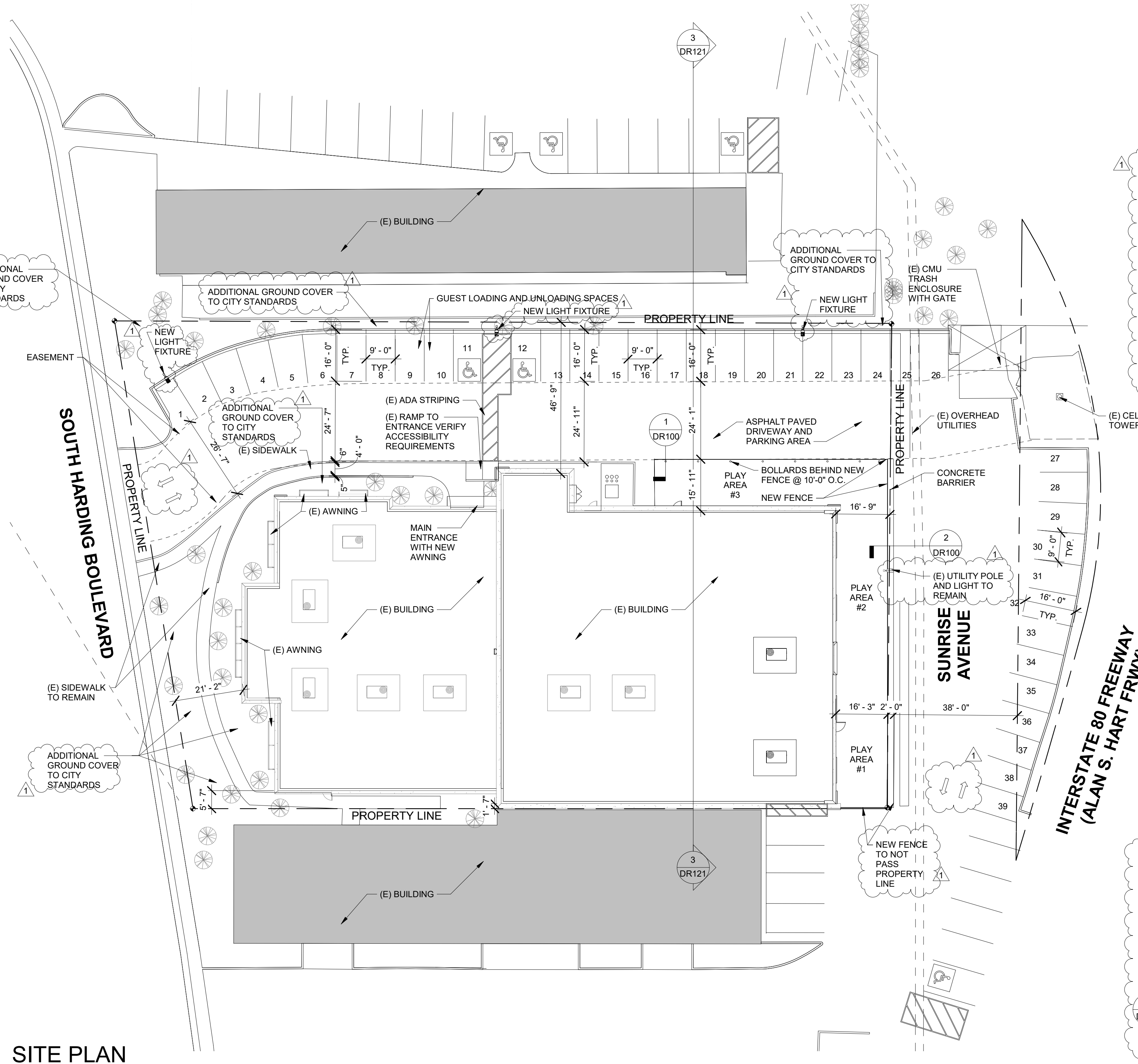
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ARCH SITE

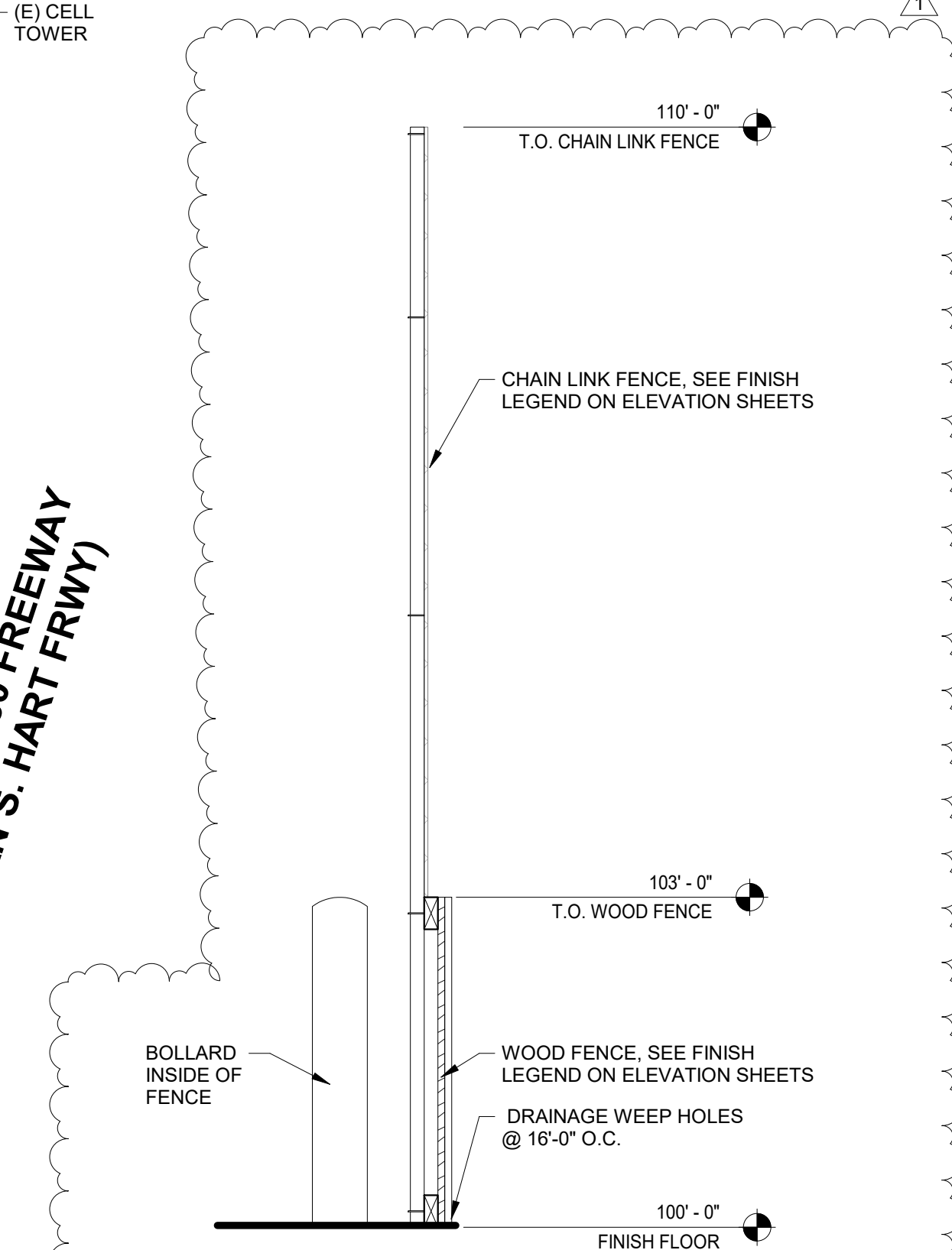
DR100

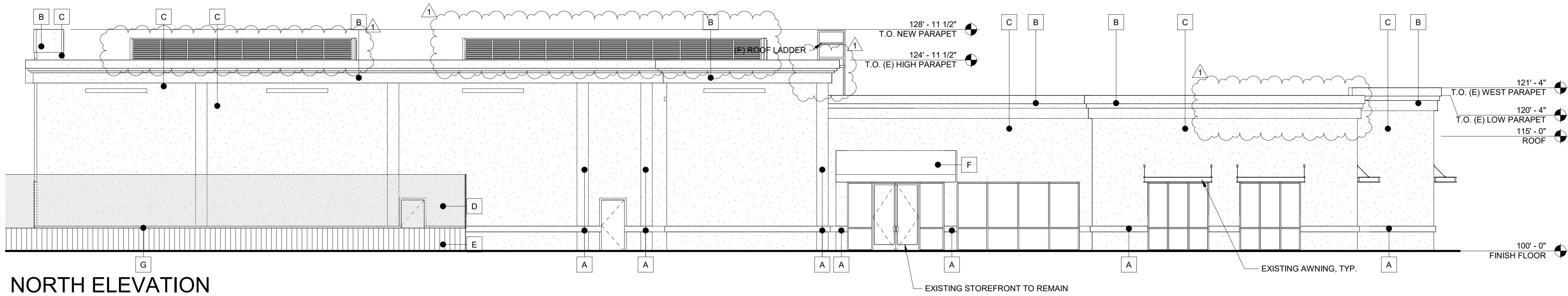


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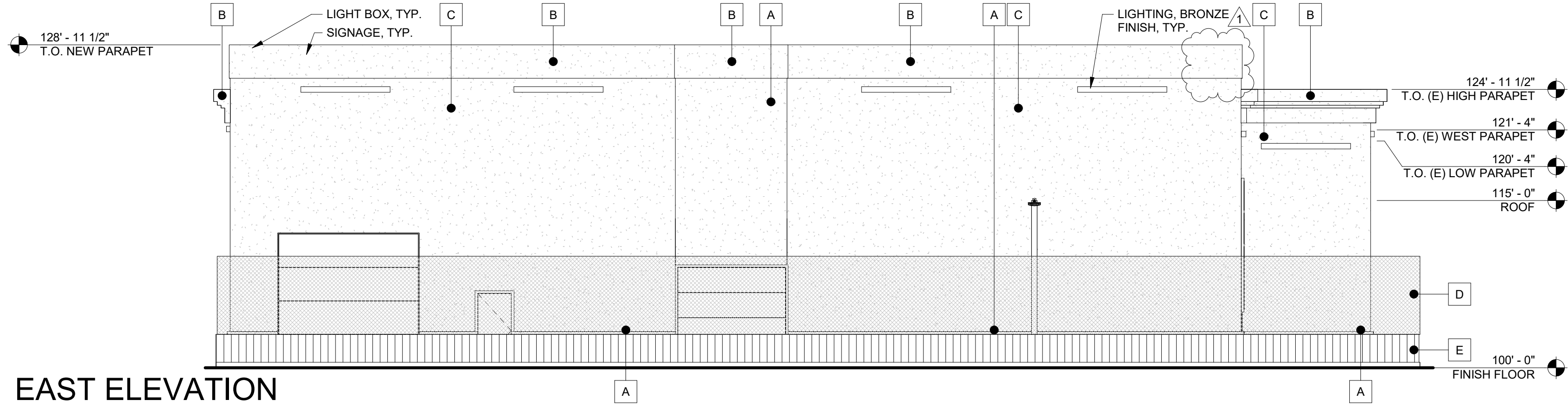
1 BARRIER
DR100 SCALE: 3/4" = 1'-0"





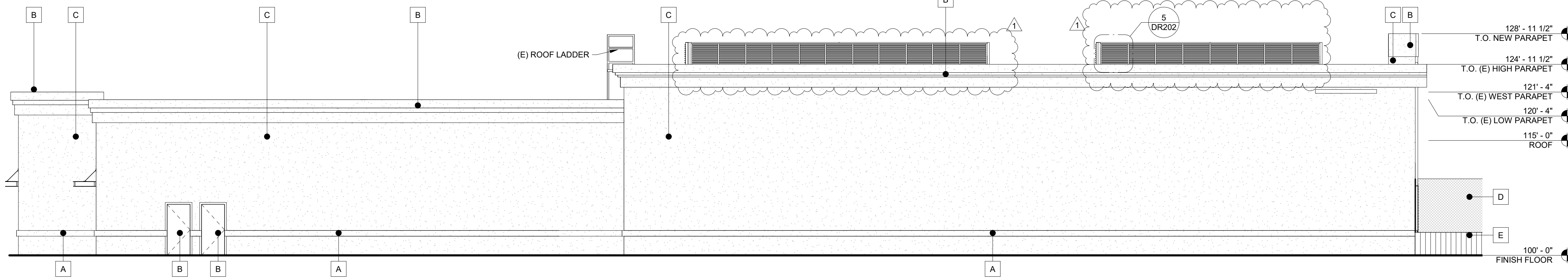
NORTH ELEVATION
(ENTRANCE)

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



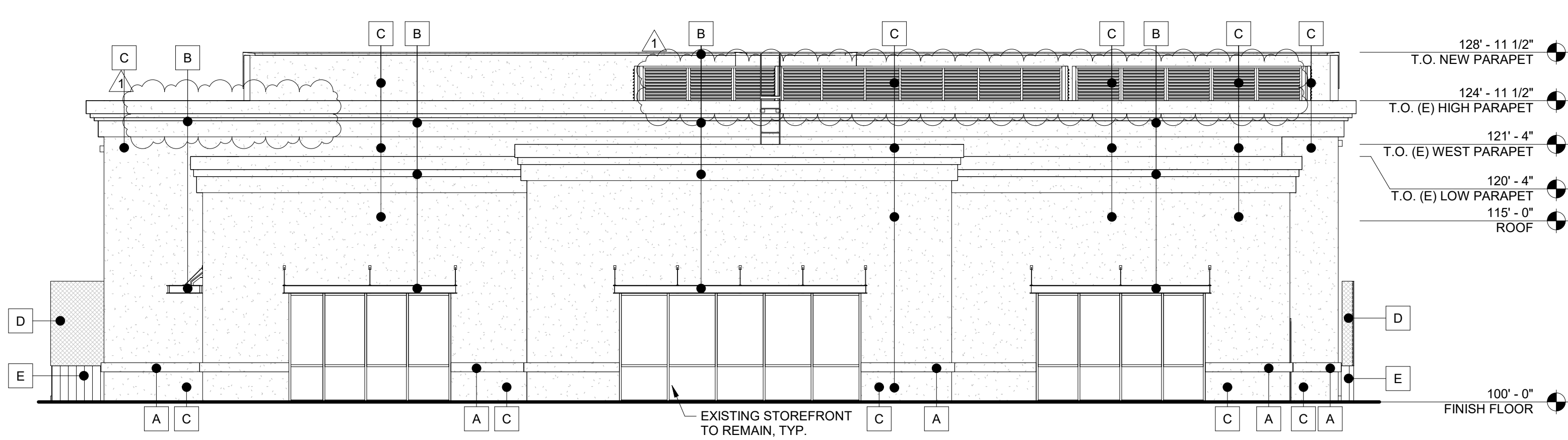
EAST ELEVATION
(AS SEEN FROM HIGHWAY 80)

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



SOUTH ELEVATION

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



WEST ELEVATION
(AS SEEN FROM HARDING BLVD.)

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

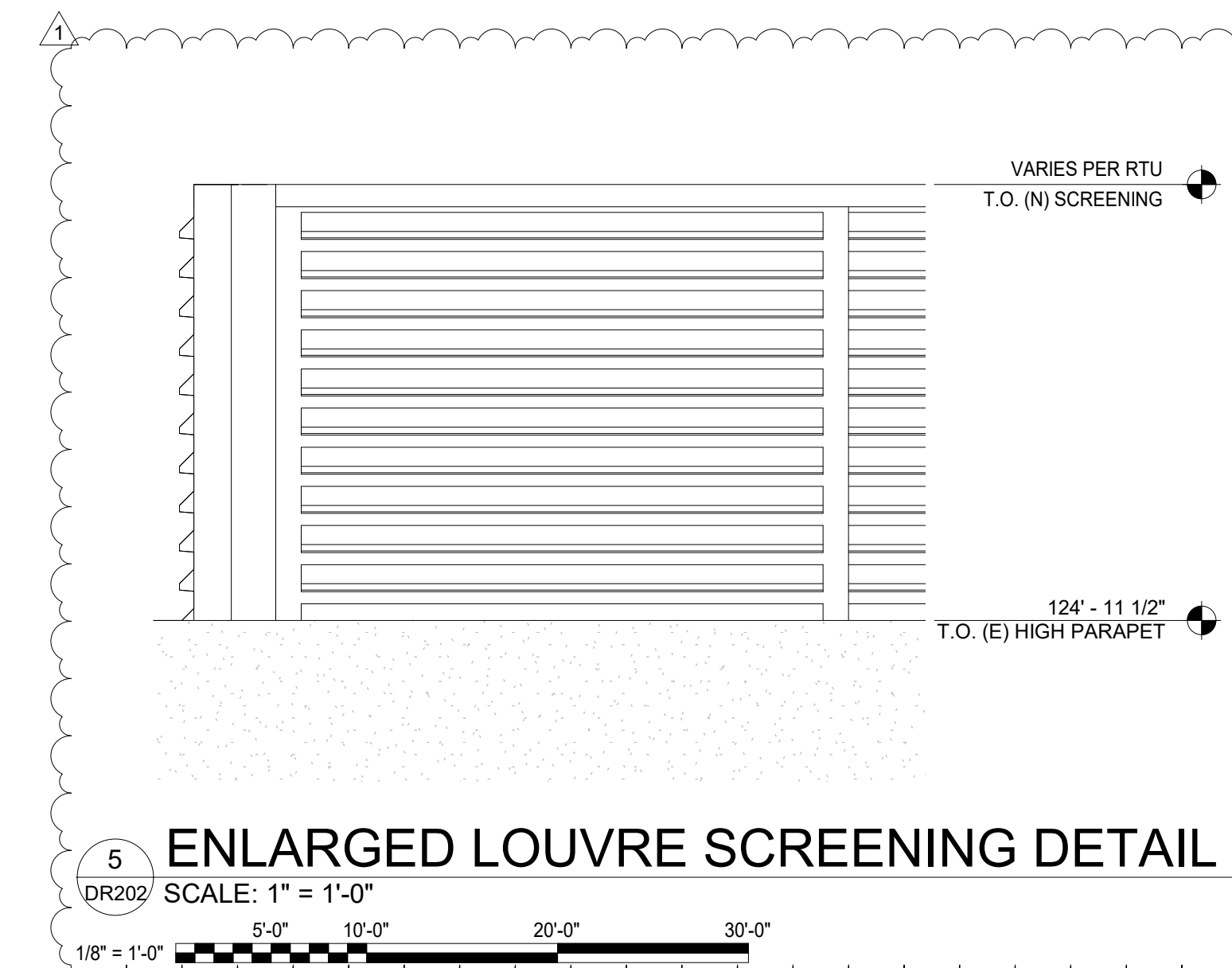
COPYRIGHT 2019 | BRS ARCHITECTS
ALL RIGHTS RESERVED. REPRODUCTION OR TRANSLATION OF ANY PART OF THIS WORK WITHOUT WRITTEN PERMISSION OF BRS ARCHITECTS IS UNLAWFUL AND SUBJECT TO CRIMINAL PROSECUTION.

GENERAL NOTES

- A. PROPOSED COLOR ELEVATIONS.
B. SIGNAGE BY OTHERS. SIGNAGE SHOWN FOR REPRESENTATION AND MAY VARY.
C. ALL FINISHES TO BE APPROVED BY THE OWNER.
D. DOG ART BY OWNER.

FINISH LEGEND

- A. WALL, LOWER MOLDING, PILASTERS, PAINTED, COLOR TO MATCH BENJAMIN MOORE REVERE PEWTER HC-17 | SATIN
- B. TOP BAND, DOORS, PAINTED, COLOR TO MATCH BENJAMIN MOORE BLACK 2132-10 | SEMI GLOSS
- C. BUILDING WALL COLOR, PAINTED, COLOR TO MATCH BENJAMIN MOORE WHITE DOVE OC-17 | FLAT
- D. 7'-0" HIGH BLACK VINYL COATED CHAIN LINK FENCE
- E. 3'-0" HIGH WOOD FENCE, COLOR TO MATCH BENJAMIN MOORE REVERE PEWTER HC-17 | SATIN
- F. AWNING TO MATCH BRANDING, COLOR TO MATCH LOGO PANTONE 144
- G. CONCRETE BARRIER WITH RAIL SYSTEM



DATE	10/28/19
REVISIONS	DESIGN REVIEW COMMENTS
NO.	

1010 S. ALLANTE PL.
SUITE 100
BOISE, IDAHO 83709
(208) 336-8370
FAX (208) 336-8380



PROPOSED DEVELOPMENT FOR:

WAG HOTELS

ROSEVILLE, CALIFORNIA

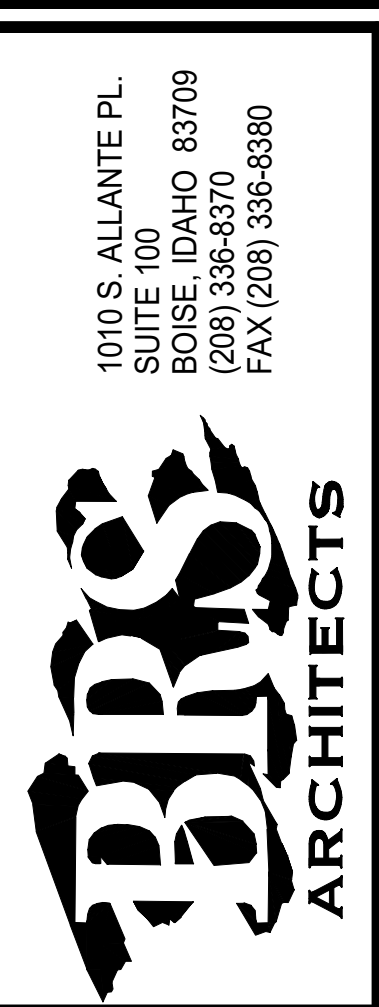
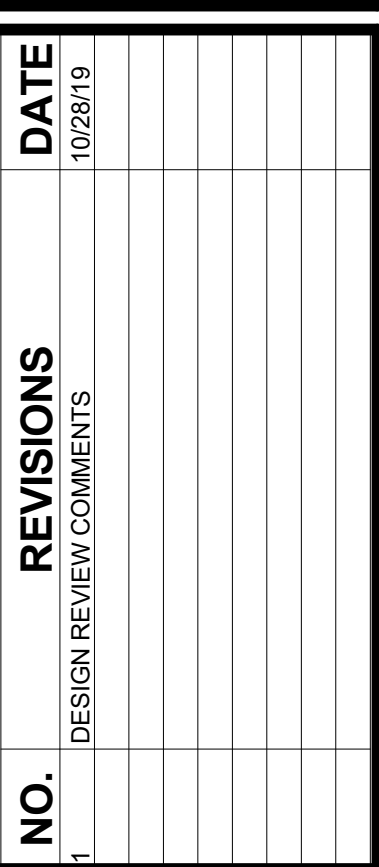
200 S. HARDING BLVD.

DRAWN	TRG
DATE	11.11.19
CHECKED	-
JOB NUMBER	19100

BLACK & WHITE
EXTERIOR
ELEVATIONS

DR202

DESIGN REVIEW



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PROPOSED DEVELOPMENT FOR:

WAG HOTELS

200 S. HARDING BLVD. ROSEVILLE, CALIFORNIA

DRAWN	TRG
DATE	10.31.19
CHECKED	-
JOB NUMBER	19100

ROOF PLAN

DR121

DESIGN REVIEW

GENERAL NOTES

- A. PROPOSED COLOR ELEVATIONS.
B. SIGNAGE BY OTHERS. SIGNAGE SHOWN FOR REPRESENTATION AND MAY VARY.
C. ALL FINISHES TO BE APPROVED BY THE OWNER.
D. DOG ART BY OWNER.

FINISH LEGEND

- A. WALL, LOWER MOLDING, PILASTERS, PAINTED, COLOR TO MATCH BENJAMIN MOORE REVERE PEWTER HC-17 | SATIN
- B. TOP BAND, DOORS, PAINTED, COLOR TO MATCH BENJAMIN MOORE BLACK 2132-10 | SEMI GLOSS
- C. BUILDING WALL COLOR, PAINTED, COLOR TO MATCH BENJAMIN MOORE WHITE DOVE OC-17 | FLAT
- D. 7'-0" HIGH BLACK VINYL COATED CHAIN LINK FENCE
- E. 3'-0" HIGH WOOD FENCE, COLOR TO MATCH BENJAMIN MOORE REVERE PEWTER HC-17 | SATIN
- F. AWNING TO MATCH BRANDING, COLOR TO MATCH LOGO PANTONE 144
- G. CONCRETE BARRIER WITH RAIL SYSTEM

DATE
10/28/19REVISIONS
DESIGN REVIEW COMMENTS

NO.

1010 S. ALLANTE PL.
SUITE 100
BOISE, IDAHO 83709
(208) 336-8370
FAX (208) 336-8380



ROSEVILLE, CALIFORNIA

WAG HOTELS

PROPOSED DEVELOPMENT FOR:

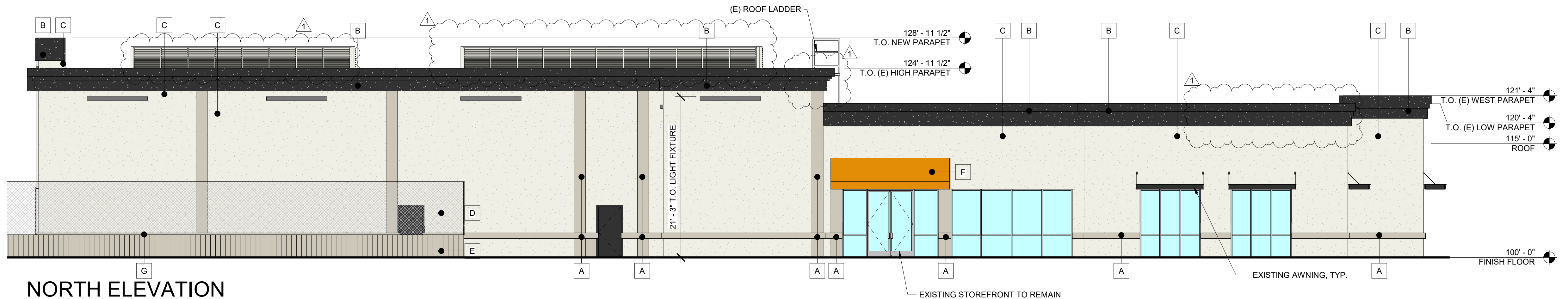
200 S. HARDING BLVD.

DRAWN	TRG
DATE	11.11.19
CHECKED	-
JOB NUMBER	19100

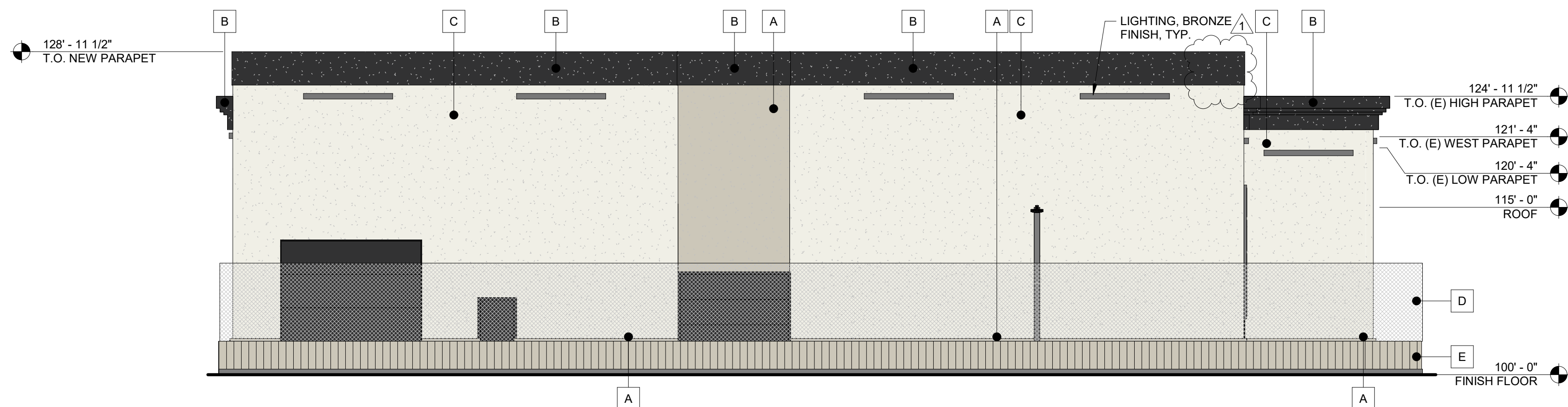
COLORED
EXTERIOR
ELEVATIONS

DR201

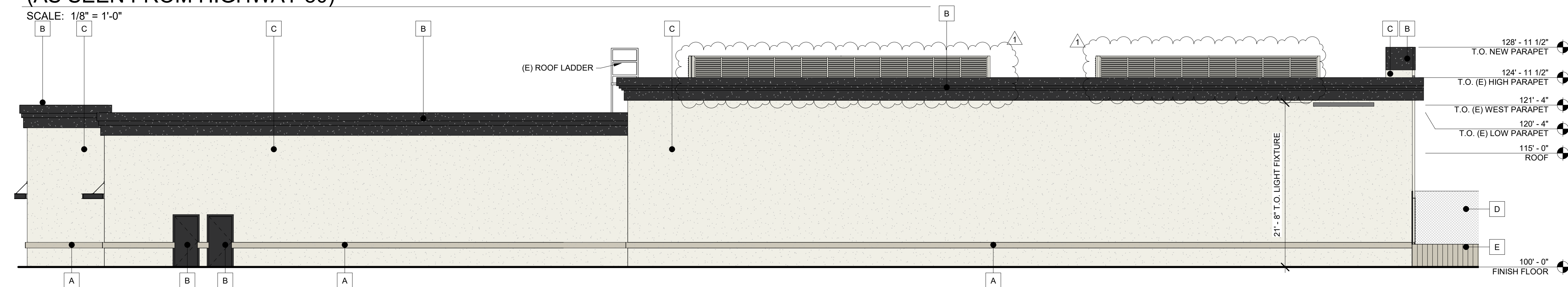
DESIGN REVIEW

NORTH ELEVATION
(ENTRANCE)

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

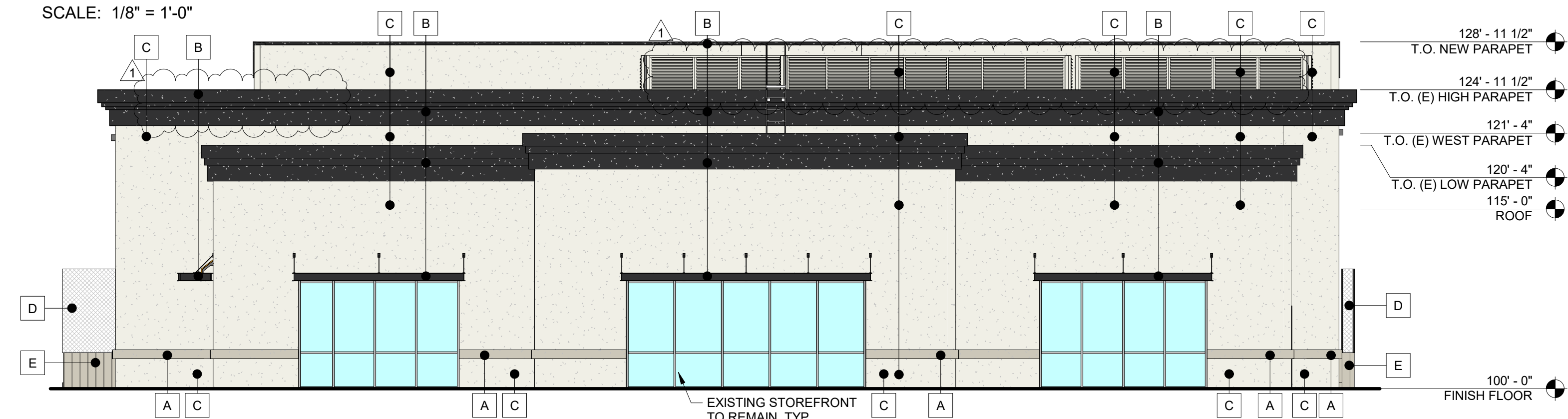
EAST ELEVATION
(AS SEEN FROM HIGHWAY 80)

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



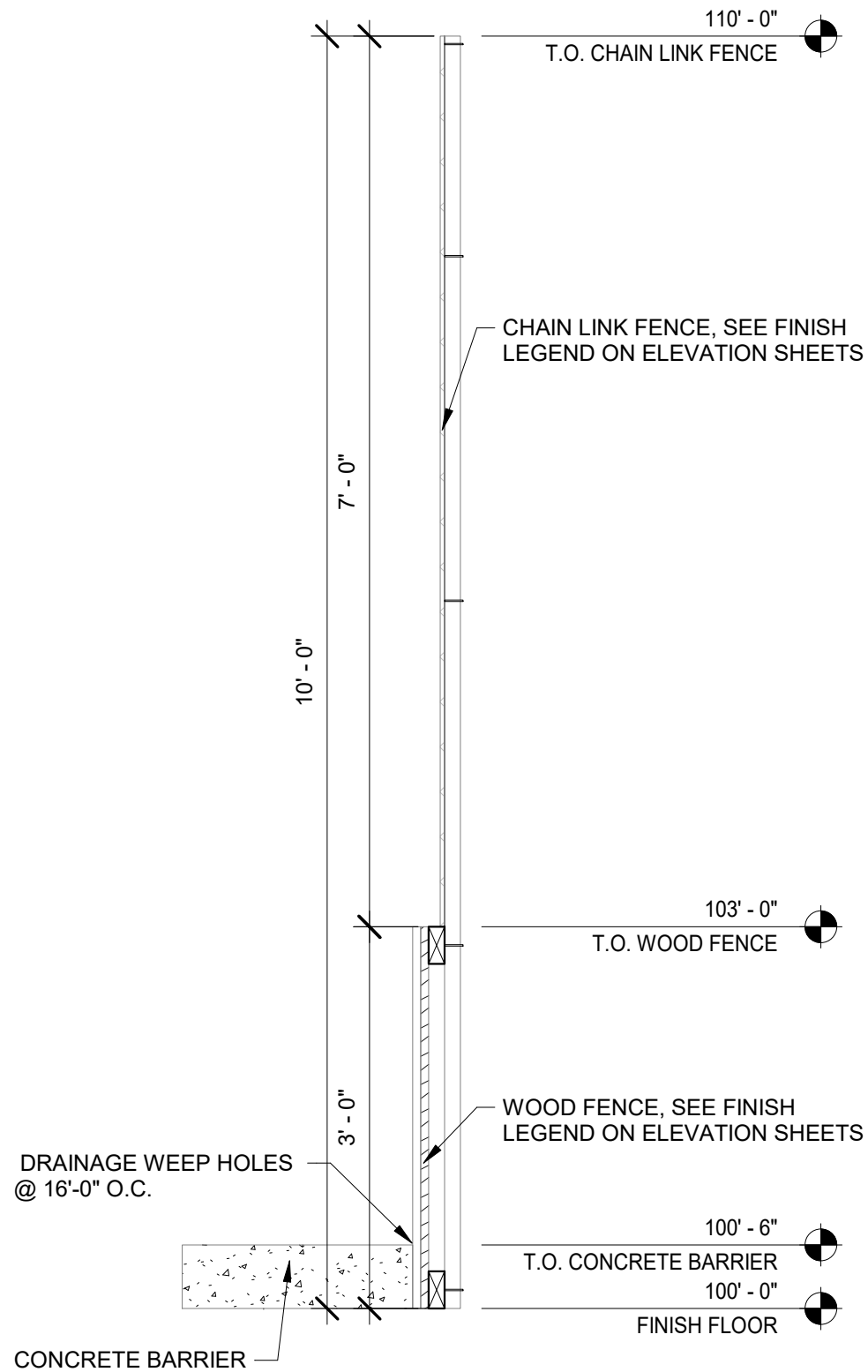
SOUTH ELEVATION

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

WEST ELEVATION
(AS SEEN FROM HARDING BLVD.)

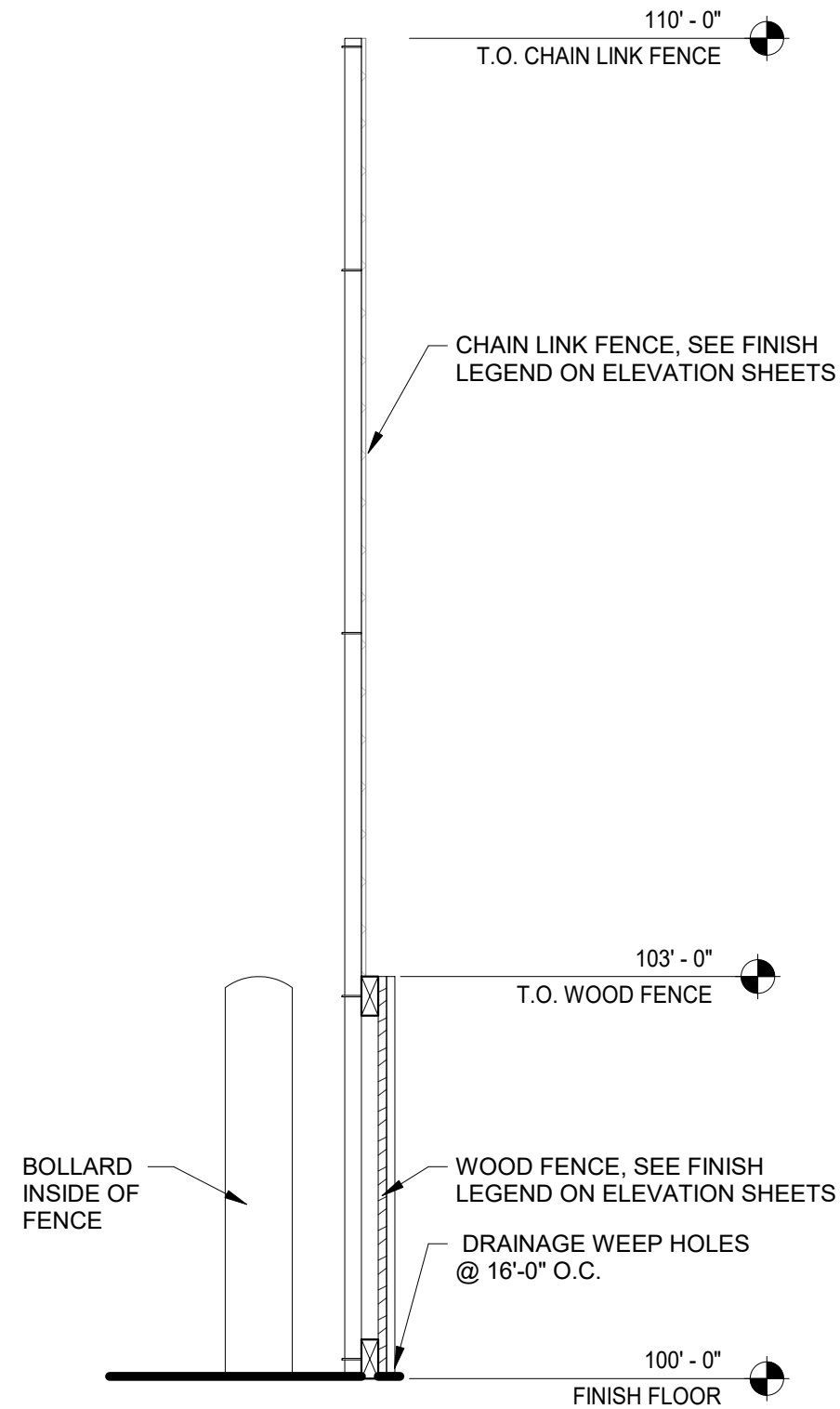
SCALE: 1/8" = 1'-0"





FENCE DETAIL

SCALE: 3/4" = 1'-0"



BARRIER FENCE DETAIL

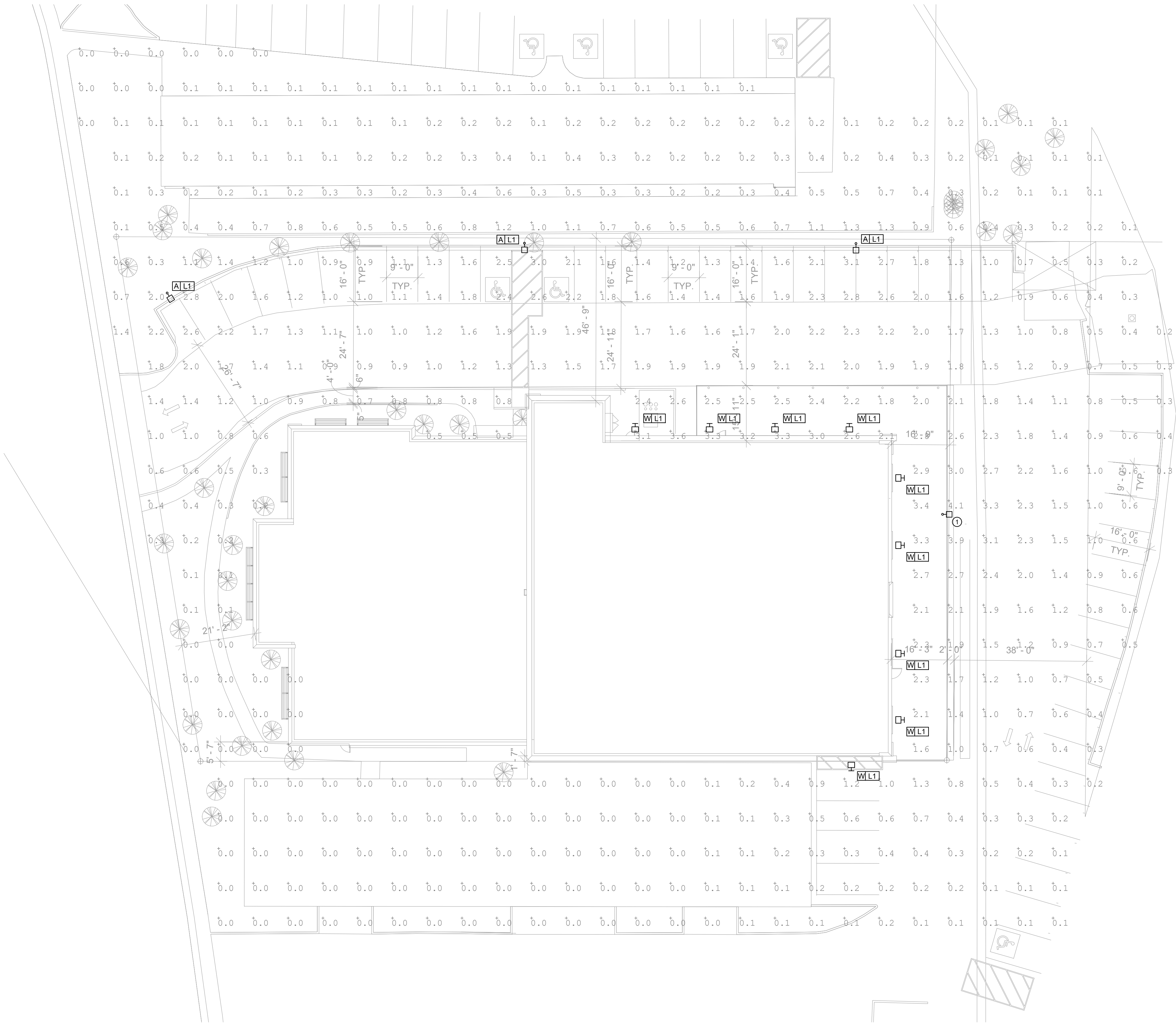
SCALE: 3/4" = 1'-0"

WOOD COMPATIBILITY FENCE PHOTO STUDY

PC Exhibit C

WAG Hotels
Redwood City, CA





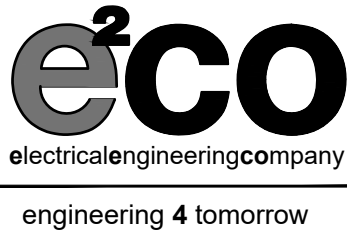
KEYED NOTES:
1 EXISTING UTILITY POLE AND POLE LIGHT TO REMAIN.

②

PHOTOMETRIC SITE PLAN

SCALE: 1/16" = 1'-0"

NOT FOR CONSTRUCTION



world wide web: e2co.com
800 s. industry way, suite 350
meridian, idaho 83642
phone: 208.378.4450
fax: 208.378.4451
e2co project #: 19247

NO.	REVISIONS		DATE

1010 S. ALLANTE PL.
SUITE 100
BOISE, IDAHO 83709
(208) 336-6370
FAX (208) 336-6380

The logo for BRS ARCHITECTS, featuring the letters 'BRS' in a large, stylized, bold font, with 'ARCHITECTS' in a smaller, sans-serif font to the right.

PROPOSED DEVELOPMENT FOR:

WAG HOTELS

ROSEVILLE, CALIFORNIA
200 S. HARDING BLVD.

DRAWN	JWS
DATE	11/08/19
CHECKED	JWS
JOB NUMBER	19100

PHOTOMETRIC
SITE PLAN

E1.0

DESIGN REVIEW



PLANNING COMMISSION COMMUNICATION

Title: SVSP PCL JM-1, JM-20, JM-21, FD-6, FD-7, FD-21, FD-24 - Tentative Map, DRRS, AP, Unit Transfers - 2100 Sierra Glen Dr - PL17-0204
Contact: Kinarik Shallow, kshallow@roseville.ca.us, 916-746-1309

Meeting Date: 1/9/2020
Item #: 6.2.

ATTACHMENTS:

Description

Staff Report
Attachment 1 Addendum
Attachment 2 Mitigation Measures
Attachment 3 Open Space Access Plan
Attachment 4 Prior NTA
Exhibit A General Plan Change Pages
Exhibit B GPA SPA Exhibits
Exhibit C SVSP Change Pages
Exhibit D Bagley DAA
Exhibit E Computer Deductions DAA
Exhibit F Wealth DAA
Exhibit G Westpark Federico DAA
Exhibit H Map Coversheet
Exhibit I Map Modifications JM-1, JM-20, JM-21
Exhibit J Parcel JM-1 Map
Exhibit K Parcel FD-24 & JM-20 Map
Exhibit L Parcel JM-21 Map
Exhibit M Parcel FD-24 & JM-20 LLTSM
Exhibit N Parcel FD-6 Map
Exhibit O Parcel FD-7 Map
Exhibit P Development Standards
02 Exhibit Q DRRS Package

ITEM 6.2: **GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, DEVELOPMENT AGREEMENT AMENDMENTS, TENTATIVE SUBDIVISION MAP, SMALL LOT TENTATIVE SUBDIVISION MAP MODIFICATION, LARGE LOT TENTATIVE SUBDIVISION MAP MODIFICATION, DESIGN REVIEW PERMIT FOR A RESIDENTIAL SUBDIVISION (DRRS) AND MODIFICATION TO DRRS – 2100 SIERRA GLEN DR – SVSP PCL JM-1, JM-20, JM-21, FD-6, FD-7, & FD-24 – JMC TM #2 – FILE #PL17-0204**

REQUEST

The applicant is proposing various modifications to land use and unit allocations within the Sierra Vista Specific Plan (SVSP). The requested entitlements include a General Plan Amendment to change the land use designation of Parcel JM-1 from Low Density Residential (LDR) to Medium Density Residential (MDR) and Parcel JM-21 from MDR to LDR; and a Specific Plan Amendment to reflect the land use changes, to transfer units among parcels FD-6, FD-7, FD-21, FD-24, JM-1, JM-20, and JM-21, and to make changes to the text, tables, and figures of the Sierra Vista Specific Plan (SVSP). As part of the project, four Development Agreements within the SVSP will be amended to reflect the changes in land use, acreages, and unit counts, to reallocate affordable housing units, and to modify fee deferrals. The project also includes Small Lot Tentative Subdivision Maps for Parcels FD-6, FD-7, and FD-24; a Modification to a Large Lot Tentative Subdivision Map for Parcels FD-24 and JM-20; and a Modification to a Small Lot Tentative Subdivision Map for Parcels JM-1, JM-20, and JM-21. Lastly, the applicant requests a Design Review Permit for a Residential Subdivision (DRRS) to establish development standards and home designs for the lots within FD-6, FD-7, FD-24, and JM-1, and a DRRS Modification for Parcel JM-20 and JM-21 to modify previously approved development standards. The requested entitlements would allow for development of 625 units on approximately 90 acres in the eastern portion of the SVSP area.

Applicant/Owner – Steve Schnable, Mourier Investments LLC

SUMMARY RECOMMENDATION

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

- A. Consider the 2nd Addendum to the Sierra Vista Specific Plan;
- B. Recommend the City Council approve the Development Agreement Amendments;
- C. Recommend the City Council approve the General Plan Amendment (Text and Land Use Map);
- D. Recommend the City Council approve the Specific Plan Amendment (Text and Land Use Map);
- E. Adopt the two (2) findings of fact for the Tentative Subdivision Map Modification (Small Lot) subject to nine (9) conditions of approval;
- F. Adopt the two (2) findings of fact for the Tentative Subdivision Map Modification (Large Lot) subject to four (4) conditions of approval;
- G. Adopt the three (3) findings of fact and approve the Tentative Subdivision Map subject to eighty-four (84) conditions of approval;
- H. Adopt the two (2) findings of fact and approve the Design Review Permit for a Residential Subdivision subject to twenty-five (25) conditions of approval; and
- I. Adopt the two (2) findings of fact and approve the Design Review Permit for a Residential Subdivision Modification subject to three (3) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

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

BACKGROUND

The project site is within the Sierra Vista Specific Plan (SVSP), which was adopted on May 5, 2010. The plan area includes 2,064 acres west of Fiddyment Road, north of Baseline Road. An Environmental Impact Report (EIR) was certified and a Mitigation Monitoring Program was adopted with the SVSP. Additionally, Development Agreements with the property owners of the SVSP parcels and the City were entered into to outline development obligations within the SVSP.

On December 12, 2013, the City of Roseville Planning Commission approved a project to create large-lot and small-lot tentative subdivision maps, which included several hundred acres and over 1,000 small lots (file #2012PL-038). The approved maps created 84 lots within Parcel JM-01, 319 lots within Parcel JM-20, and 171 lots within Parcel JM-21, all three of which are part of the current proposed project. The previous project also included a Design Review Permit for a Residential Subdivision (DRRS) for Parcels JM-20 and JM-21, which established modified development standards and approved unit designs for the lots contained within those parcels.

The requested entitlements would allow for development of 625 units on approximately 90 acres in the eastern portion of the SVSP area.

PROJECT DESCRIPTION

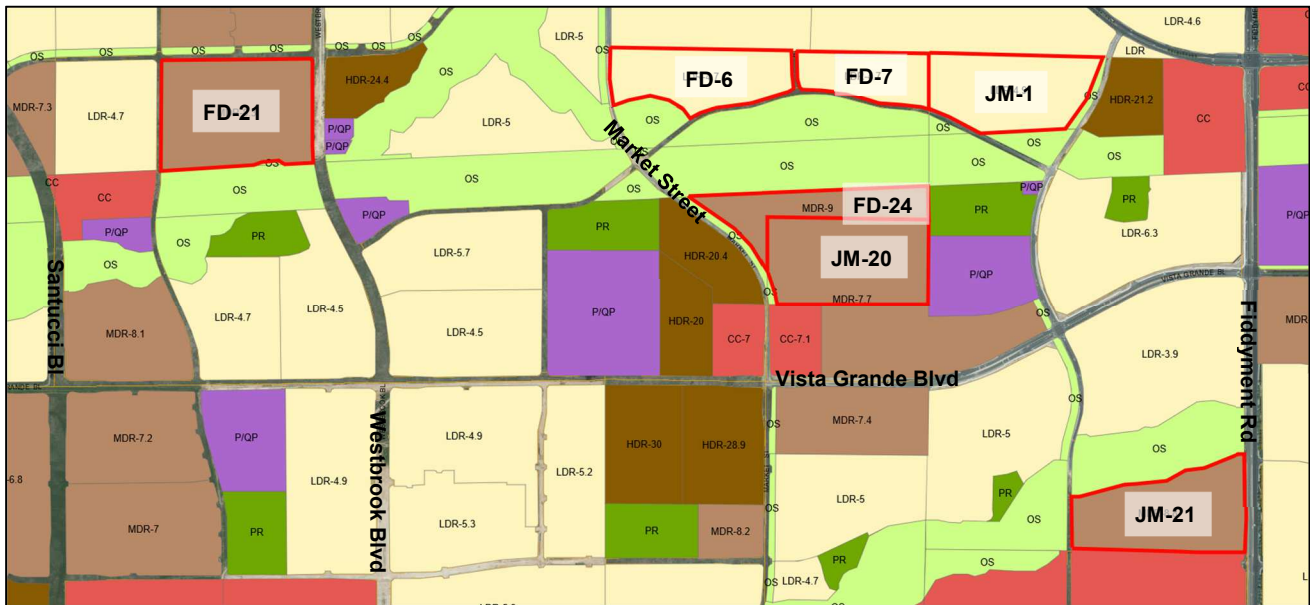
General Plan Amendment – The project includes a General Plan Amendment (GPA) to change the land use designations of approximately 36 acres of land. The proposed changes will add Low Density Residential (LDR) acreage and decrease the Medium Density Residential (MDR) acreage but will not change the overall number of residential units designated for the project area or extend beyond the development area of the SVSP. The affected parcels include Parcel JM-1 (changing from LDR to MDR) and Parcel JM-21 (changing from MDR to LDR). Exhibit A includes the proposed General Plan Amendment figure reflecting the land use changes. No policy amendments are requested with this project.

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 as well as unit transfers among parcels FD-6, FD-7, FD-21, FD-24, JM-1, JM-20, and JM-21. The applicant proposes to transfer seven (7) units out of Parcel FD-21, twelve (12) units out of Parcel FD-24, and seventy-six (76) units out of Parcel JM-21. A total of twenty-six (26) units will be transferred into Parcel FD-6, fifteen (15) units into Parcel FD-7, fifty-one (51) units into Parcel JM-1, and three (3) units into Parcel JM-20. The locations of these SVSP Parcels are shown in Figure 2. The Specific Plan Amendment also includes changes to the text, tables, and figures to reflect the land use changes and unit transfers. The map amendment is included as Exhibit B and Exhibit C is the proposed change pages for the text, tables, and figures of the SVSP.

Figure 1: Project Location



Figure 2: Parcels Subject to Unit Transfers



As part of the Specific Plan Amendment, the applicant has proposed a gated community for Parcel FD-24 and a portion of Parcel JM-20, which is not shown as gated within the SVSP. Therefore, the project will revise SVSP Figure B-25, which identifies the locations where gated communities are permitted. In addition, the application includes reconfiguring the alignment of the trail within the open space area north of Parcel FD-24, shifting the trail alignment south to the edge of the open space instead of the current location in the middle of the open space. This is proposed as a result of the permitting and consultation process with federal agencies such as the United States Army Corps of Engineers, because the new alignment results in fewer impacts within the open space area. This trail modification requires amending SVSP Figure 6-21 and B-5.

Development Agreement Amendments: The project includes the amendment of four development agreements (DAs) within the SVSP that cover the JMC properties: Mourier & Bagley, Mourier & Computer Deductions, Mourier & Wealth Management, and Westpark Federico (Exhibits D—G). All four of the amendments include the removal of fee deferrals, excepting the deferrals for the SPRTA Tier II Traffic Fee and the City-Wide Park Fee. As a result of the unit transfers associated with the project, the development agreements also include a change in the number of units within the affected development agreements as well as the proposed land use changes. The unit transfer does not change the total number of units within the specific plan. The amendment to the Mourier & Computer Deductions DA also includes the proposed transfer of an eight (8)-unit affordable housing obligation from the North Roseville Specific Plan Parcel M-31 to SVSP Parcel JM-30, increasing the number of affordable housing units from 138 to 146; the overall number of units allocated to Parcel JM-30 remains unchanged at 159 units. Table 5-3 of the SVSP, which identifies the affordable housing allocation by parcel, will be updated to reflect the proposed transfer (included with Exhibit C).

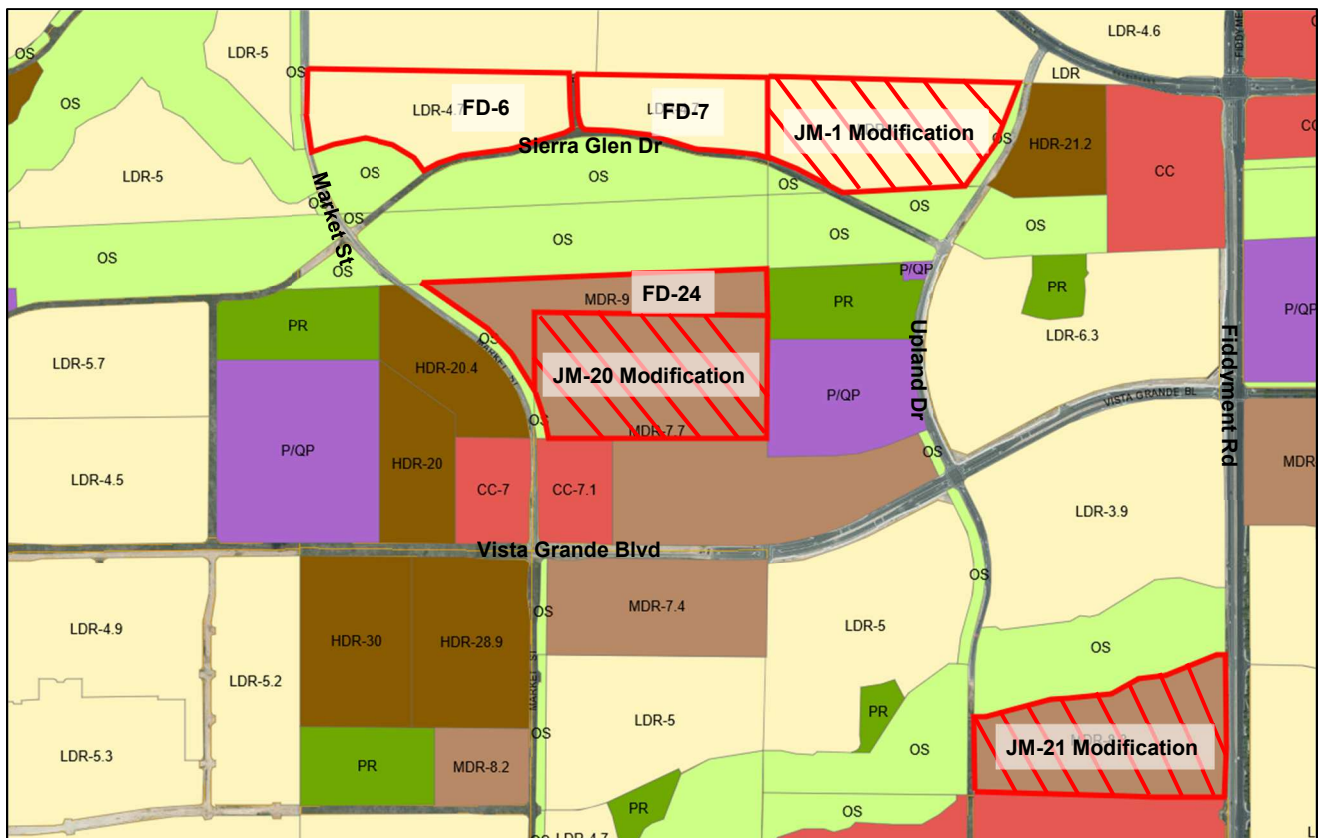
Modification of a Small Lot Tentative Subdivision Map: The applicant requests approval of a modification to the approved small-lot maps for Parcel JM-1, Parcel JM-20, and Parcel JM-21, as shown in Exhibits I—K. The modification of the small-lot map approved within Parcel JM-1 increases the total number of lots from 84 to 135, which triggers a change in land use from LDR to MDR based on the number of units per acre. The modification also adds a roadway connection into Parcel FD-7 to the west. The modification of the small-lot map approved within Parcel JM-20 includes removing several roadway connections, in order to allow for a portion of the parcel to be within a gated community. The elimination of the road connections also results in a minor reconfiguration of the lots, and increases the number of lots from 319 to 322 lots. The modification of the small-lot map approved within Parcel JM-21 decreases

the total number of lots from 171 to 95, which triggers a change in land use from MDR to LDR based on the number of units per acre.

Modification of a Large Lot Tentative Subdivision Map: The applicant requests approval of a modification to the large lot maps for Parcel FD-24 and JM-20 to establish large lot boundaries consistent with the phasing plan of the proposed small-lot maps. The phasing plan is included as Exhibit M.

Tentative Subdivision Map: The applicant proposes new gated subdivisions on Parcels FD-6, FD-7, and FD-24 (see Figure 3). Each map results in a total of 95, 57, and 84 lots, respectively. The Tentative Subdivision Map for Parcel FD-6 is included as Exhibit N, the map for Parcel FD-7 is included as Exhibit O, and the map for Parcel FD-24 is included with JM-20 (Exhibit K).

Figure 3: Proposed Subdivision Map Locations



Design Review Permit for a Residential Subdivision (DRRS) and Modification to DRRS: The project includes elevations and development standards for the subdivisions within parcels FD-6, FD-7, JM-1, and FD-24. The proposed elevations are consistent with the previously approved DRRS for JM-20 (file #PL18-0344). The subdivisions will utilize the development standards approved for JM-21 (file #2012PL-038), but will be modified to specify a lot width applicable to certain lots in FD-24 and JM-21. The development standards for JM-20 will be modified to be consistent with the development standards proposed for the parcels above. The development standards are included as Exhibit P and the proposed elevations are included as Exhibit Q.

SITE INFORMATION

Location: 2100 Sierra Glen Drive

Total Size: ±90 acres

Topography and Setting: The topography is relatively flat. The project area is located south of existing single-family subdivisions within the SVSP, and west of Upland Drive. New subdivisions are currently under development east and southeast of the project area.

EVALUATION AND FINDINGS: 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 project includes the amendment of four DAs that cover the subject parcels, which include Mourier & Bagley, Mourier & Computer Deductions, Mourier & Wealth Management, and Westpark Federico. This will be the first amendment to the above mentioned DAs, with the exception of the Westpark Federico DA, which will be the second amendment. The DAs will be amended to reflect the changes in land use and unit transfers for the parcels within the affected development agreements. As mentioned, all four of the amendments include the removal of fee deferrals, excepting the deferrals for the SPRTA Tier II Traffic Fee and the City-Wide Park Fee. The DA amendments do not amend any previous development obligations.

The amendment to the Mourier & Computer Deductions DA includes the proposed transfer of an eight (8)-unit affordable housing obligation (4 Very-Low and 4 Low) from the North Roseville Specific Plan Parcel M-31 to SVSP Parcel JM-30, increasing the number of affordable housing units from 138 to 146. The overall number of units allocated to Parcel JM-30 remains unchanged at 159 units. The City's Housing Division reviewed the project and determined the proposed affordable unit transfer is acceptable and is consistent with City policy.

In summary, City staff has found the proposed amendments to be consistent with the City's General Plan and with the City's Zoning Ordinance. The DAAs are in conformance with the public health, safety, and welfare, and will not adversely affect the orderly development of the properties or the preservation of property values. Therefore, the proposed DAAs are consistent with items 1-5 above.

EVALUATION: GENERAL PLAN AMENDMENT AND SPECIFIC PLAN AMENDMENT

The applicant is requesting a GPA and SPA to reconfigure land use designations and transfer units among several large lot parcels in the project area. These parcels include FD-6, FD-7, FD-21, FD-24, JM-1, JM-20, and JM-21. The SVSP allows for residential units to be transferred between lots within the plan area. However, unit transfers that result in a change in land use or result in greater than a 20% difference shall be evaluated with an amendment to the Specific Plan. In this case, the unit transfers result in a change in land use for Parcels JM-1 and JM-21, and the cumulative increase/decrease in units changes the allocation of several parcels by more than 20% (see Table 1). Thus, the unit transfers are being processed as a SPA. The SPA also includes changes to the text, tables, and figures of the SVSP to reflect the land use changes and unit transfers.

The proposed changes will add Low Density Residential (LDR) acreage and decrease the Medium Density Residential (MDR) acreage but will not change the overall number of residential units designated for the project area or extend beyond the development area of the SVSP. The City Departments responsible for development review have examined the proposed land use modifications and unit transfers, and determined that there will be no impacts to planned infrastructure, roadways, or other public facilities. As discussed in the Addendum prepared for the project (Attachment 1), the project is converting some of the anticipated land uses with a lower water demand to a use with a higher demand (18.3 acres of MDR to LDR), but is also converting some land uses with a higher demand to a lower demand (17 acres of LDR to MDR). The City's Environmental Utilities Department determined that the proposed land use changes will result in a slight increase in water demand. However, this increase was determined to be a negligible amount when compared to the overall water demand of the project area. Additionally, staff determined the City has sufficient water supply to adequately serve the project and the project does not result in any unanticipated impacts not evaluated in the SVSP EIR. As such, staff supports the proposed GPA and SPA.

Table 1: Proposed Unit Transfers

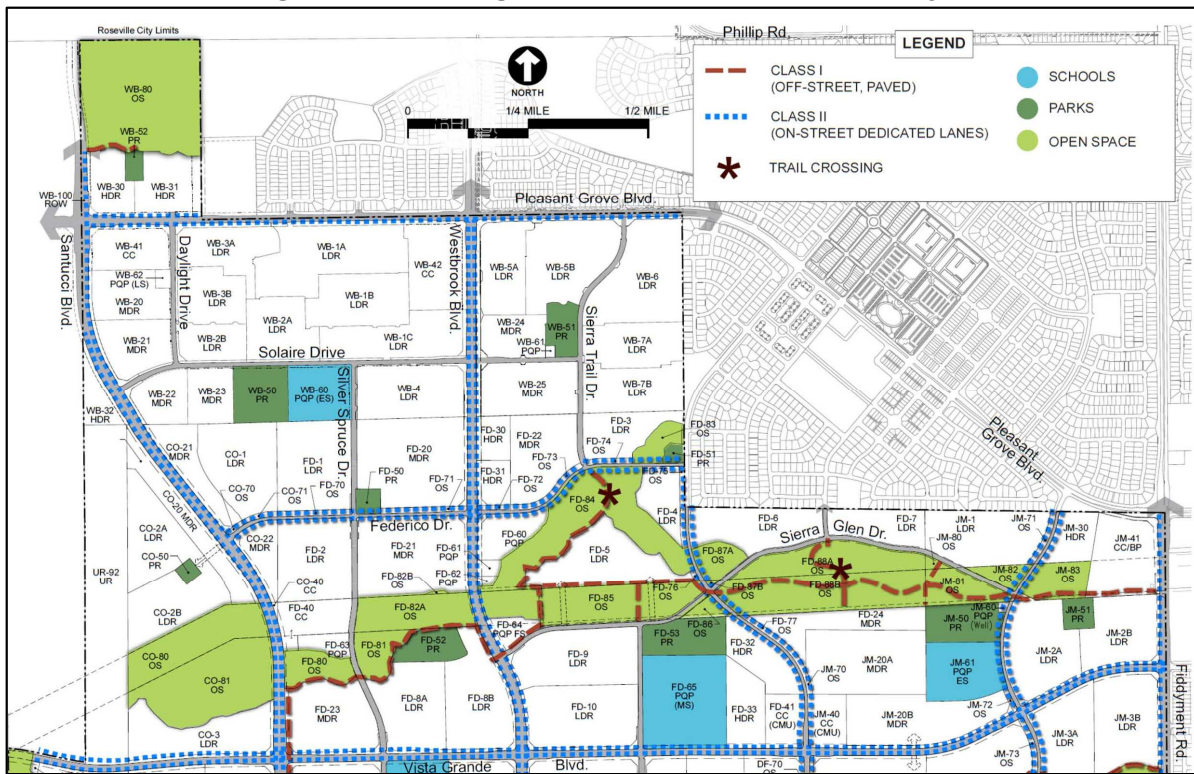
Parcel	Existing Land Use	Proposed Land Use	Existing Units	Proposed Units	Difference	% Change	Transfer from
FD-6	LDR	Unchanged	69	95	+26	38%	22 units from JM-21, 4 units from FD-24
FD-7	LDR	Unchanged	42	57	+15	36%	8 units from FD-24, 7 units from FD-21
FD-21	MDR	Unchanged	204	197	-7	3%	--
FD-24	MDR	Unchanged	96	84	-12	13%	--
JM-1	LDR	MDR	84	135	+51	61%	JM-21
JM-20	MDR	Unchanged	319	322	+3	1%	JM-21
JM-21	MDR	LDR	171	95	-76	44%	--
TOTAL			985	985			

In addition to the above amendments, the applicant has requested two minor revisions to the SVSP: shifting a trail alignment and identifying a new gated subdivision. The items are reviewed separately, below.

Trail Alignment

The SVSP includes two maps showing the City's Class I and II Bikeways; one of these is Figure 6-21, within Chapter 6, Circulation, and the other is Figure B-5, within the SVSP Design Guidelines. As shown in Figure 4, there is a planned Class I bike trail extending through the middle of the open space area between the project parcels, with a central north-south trail connecting the project areas. However, as developers within the SVSP have worked with resources agencies, such as the United States Army Corps of Engineers and U.S. Fish and Wildlife Service, the trail alignments have been refined. The resource agencies indicated the trail should be aligned along one side of the open space, rather than going through the center. Therefore, the applicant proposes to modify the trail alignment as part of this project, so that the trail runs along the southern boundary of the open space area (the northern boundary of Parcel FD-24). The City's Parks, Recreation, and Libraries staff and Alternative Transportation staff have concurred with this realignment. The proposed new alignment is included with the SVSP change pages (Exhibit C) and in the open space access plan (Attachment 3).

Figure 4: SVSP Figure 6-21, Class I and II Bikeways

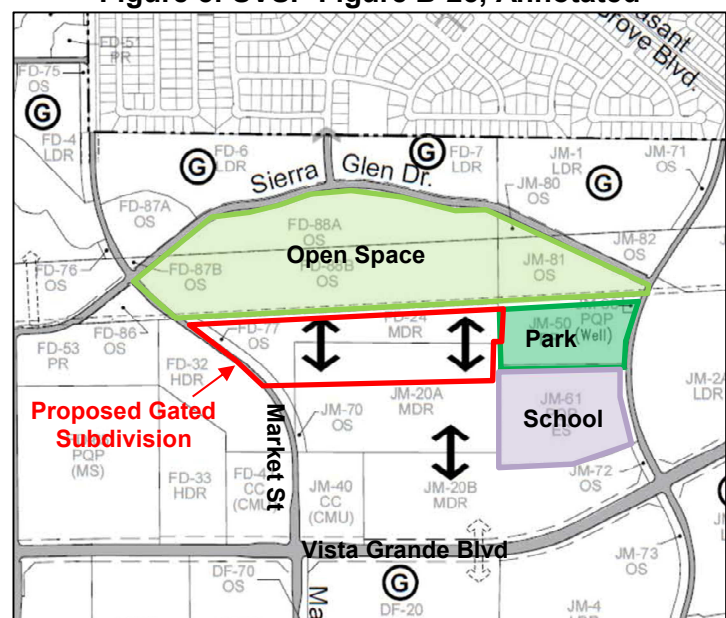


The realignment of the trail continues to provide the Class I trail system envisioned within the Specific Plan, and the purpose of the modification is to better preserve the open space area and comply with the agencies' permitting requirements. Preservation of designated open space is included within the policies of both the SVSP and the General Plan. This change is consistent with the overarching vision and design principles of the SVSP, does not conflict with the development agreement, and is consistent with the policies of the General Plan. Given that the change results in improved open space preservation and an ability for the project to gain federal wetland approvals, the change does not increase impacts compared to the analysis within the SVSP EIR.

Gated Subdivision

Section B.8 of the SVSP design guidelines includes design requirements for gated subdivisions, and identifies the location of areas which are permitted to be gated in SVSP Figure B-25. The applicant has proposed gating subdivisions within Parcels JM-1, FD-6, FD-7, FD-24, and a portion of JM-20, but the SVSP does not identify Parcels FD-24 or JM-20 as gated. Figure 5 of this staff report is a portion of Figure B-25, which has been annotated to show how the proposed gated portion of the subdivision (bordered in red) relates to the adjacent areas. The black arrows in SVSP Figure B-25 show locations where connections between subdivisions are anticipated, and the encircled “G” is a subdivision where a gated community is permitted. Though as

Figure 5: SVSP Figure B-25, Annotated



shown, the proposed gated subdivision is in an area where connection was anticipated, the SVSP includes an administrative-approval process for gating additional areas, stating: “. . . additional parcels may be determined appropriate for a gated subdivision if it can be demonstrated that the gates will not preclude adequate through-access for pedestrians, cyclists, or automobiles.” There are a few key areas to consider in a discussion of through-access: the park, the school, the open space, and Market Street.

The northern boundary of the proposed gated subdivision was never anticipated to include through-access for vehicles, because of the open space preserve. The western boundary also did not include a planned major street connection to Market Street; the major connection is located farther south, on the northern boundary of the future commercial site (JM-40 on Figure 5). The proposed subdivision design (discussed in later sections of this staff report) also includes an additional minor residential street connection onto Market, just south of the gated subdivision. These connections provide the needed access to Market Street. On the eastern boundary, a public street is planned alongside the school and park, with the gate for the subdivision near the northern end of this roadway, so as not to impede access to the park or school. Therefore, the proposed gated subdivision will not impede through-access for vehicles to any of the key areas.

Pedestrians and bicyclists can share the roadway facilities in the project area, as all public roads will include sidewalks, and Market Street will include a Class II (on-street) bicycle lane and pedestrian paseo. This will ensure access to the park, school, and Market Street. The open space includes a trail system, as discussed in the previous section, and this trail system serves two main purposes: a walking connection to uses such as the park and the school, and a recreational walking path. For residents to the north of the open space area, the trail can be accessed at its connection on Sierra Glen Drive and then traveled to the park and school or used for recreational purposes. For residents south of the gated subdivision, the park and school are directly accessible, with no need to use the trail. The proposed gated subdivision does not impede or affect access to the school and park for surrounding residential areas. For recreational access, the gated subdivision would remove the nearest trail access point for some of the homes to the south, because residents could not walk north through the gated community to reach the trail. However, access would still be maintained, as residents could connect to the system through the park, or by using the paseo along Market Street. The increased walking distance would not be significant, especially since this would only affect trail users who are engaged in recreational walking.

Based on this analysis, staff concludes the proposed gated subdivision conforms to the requirements for gated subdivisions in the SVSP.

EVALUATION AND FINDINGS: TENTATIVE SUBDIVISION MAP MODIFICATION (SMALL LOT & LARGE LOT)

The City of Roseville Subdivision Ordinance (Section 18.06.290) establishes the processes by which an approved Tentative Subdivision Map may be modified. There are two types of modifications established: minor amendments and major amendments. A minor amendment involves changes that are substantially consistent with the intent of the original approval. These are generally limited to changes which make small modifications to parcel shapes and sizes or other small amendments to the subdivision layout. Any other type of modification is a major modification. The proposed Small Lot Tentative Subdivision Map Modification changes the lotting pattern and roadway connections. The proposed Large Lot Tentative Subdivision Map Modification proposes to sub-phase existing large lots into smaller large lots in a manner consistent with the proposed phasing exhibit for the small-lot parcels FD-24 and a portion of JM-20. Both modifications are classified as major modifications.

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.**
- 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.**
- 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.**

Small Lot Tentative Subdivision Map (SLTSM) Modification

The applicant requests approval of a modification to the approved maps within Parcel JM-1, Parcel JM-20, and Parcel JM-21.

Parcel JM-1

The modification within Parcel JM-1 adds a roadway connection into Parcel FD-7 and moves the subdivision entrance from Sierra Glen Drive approximately 280 feet west so that it is better integrated with FD-7. Both of the subdivisions within JM-1 and FD-7 are gated, and their connection will improve access and circulation. As discussed previously, 51 units will be added from JM-21, which triggers a change in the land use designation of the parcel from LDR to MDR based on the number of units per acre. The prior lots approved for JM-1 were an average of 55' x 110', whereas the proposed modification reduces the size to 45' x 80' to be consistent with the lots in FD-7. The subdivision does not result in lots which cannot be used or built upon, and the reconfigured lots conform to the proposed development standards (discussed in the DRRS evaluation, later in this staff report). The proposed modification is consistent with the required findings.

Parcel JM-20

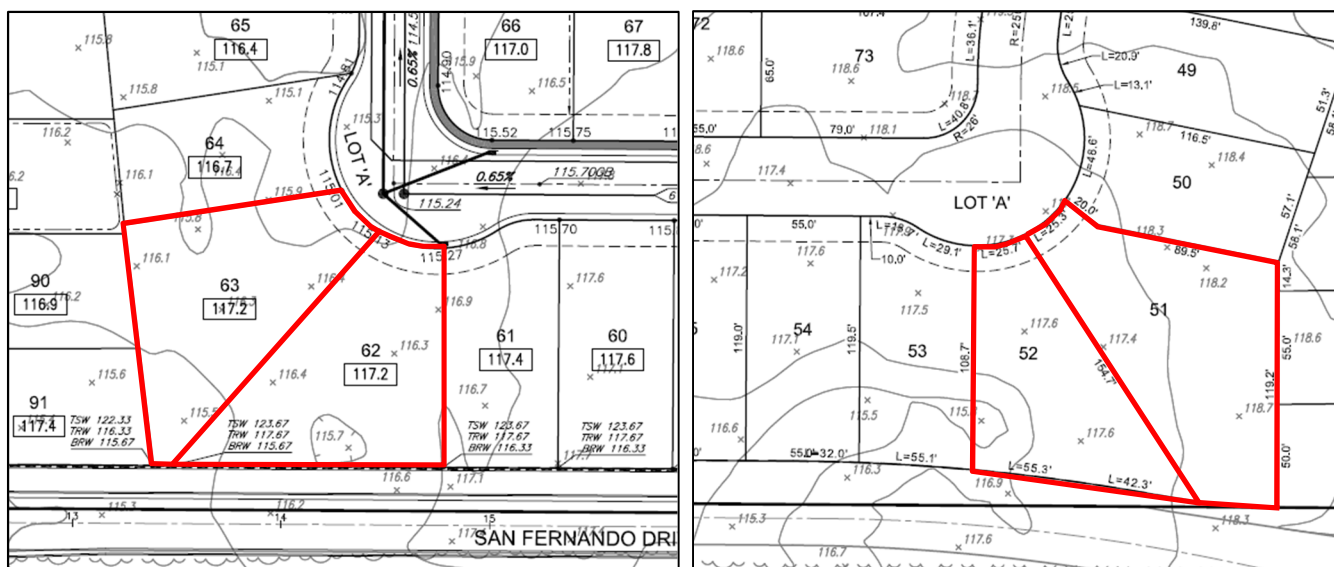
The modification of Parcel JM-20 includes removing several roadway connections, in order to allow for a portion of the parcel to be within a gated community, and reconfigures lots. This includes adding three additional lots, transferred from Parcel JM-21. The addition of these lots does not change the land use designation of the site, which will continue to be MDR. The reconfigured lots conform to the proposed development standards, and the only roads being eliminated are the north-south connections, which would have extended into the gated portion of the subdivision. Other changes include reorienting the lots across from the school (Parcel JM-61), so that the lots side-on to the road rather than face the road. This change was made in consultation with City Engineering staff, because streets in front of a school tend to be busy at school pick-up and drop-off. Eliminating driveways in front of the school both increases available street parking and reduces potential driver conflicts with people backing out of their driveways. The proposed modification is consistent with the required findings.

Parcel JM-21

The modification of the small-lot map approved within Parcel JM-21 increases the individual lot sizes from an average of 38' x 71' to 55' x 110'. This results in a decrease of the total number of lots from 171 to 95, triggering a change in land use from MDR to LDR based on the number of units per acre. The lots conform to the approved development standards, which allow minimum lot sizes of 2,600 square feet and 2,900 square feet for interior and corner lots, respectively, and minimum lot widths of 38 feet and 44

feet. The Zoning Ordinance definition of lot width requires the measurement to be taken at the front yard setback—which in this case is 12.5 feet from the front lot line. As shown in Figure 6, Lots 51-52 and 62-63 are located on the inside of the street curve, which results in a condition where the lot is narrow on the frontage, but then widens so that each lot is at least 45 feet wide. For this reason, the applicant has proposed a narrower width requirement of 30 feet for these lots. Access to the subdivision will remain from both Upland Drive and Fiddymont Road. The proposed modification is consistent with the required findings.

Figure 6: Parcel JM-21, Lots 51-52 & 62-63



Large Lot Tentative Subdivision Map (LLTSM) Modification

The applicant requests approval of a modification to the large lot maps for Parcel FD-24 and JM-20 to establish large lot boundaries consistent with the phasing plan of the proposed small-lot maps. Parcel FD-24 will be sub-phased into two smaller large lot parcels and Lots 11 and 12 of Parcel JM-20 will be sub-phased into three smaller large lots. The proposed modification is consistent with the SVSP Land Use Plan, with no changes to LLTSM or SLTSM land use or zoning designation, and includes unrecorded large lots only. Adequate access and circulation is provided to each large lot parcel to facilitate development of the small lots. The proposed modification is consistent with the applicable policies of the General Plan, SVSP, and design standards of the Subdivision Ordinance. The proposed Tentative Subdivision Map is included as Exhibit L.

EVALUATION AND FINDINGS: 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 ***bold, italics*** and are followed by an evaluation of the map in relation to each finding.

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

The Map Act and Subdivision Ordinance do not contain any maximum or minimum lot sizes. Instead these standards are contained within the Zoning Ordinance and SVSP. A developer may either use the

development standards established in the SVSP for lots with a Residential Small Lot with Development Standards (RS/DS) designation, or may adopt adjusted standards through the Design Review Permit for Residential Subdivisions (DRRS) entitlement. The proposed development standards are reduced compared to the lot sizes and widths established within the SVSP, but they are consistent with other standards adopted for compact single-family developments within the City. The applicant has proposed three subdivisions: a 95-lot map within Parcel FD-6, a 57-lot map within Parcel FD-7, and an 84-lot map on Parcel FD-24. Both FD-7 and FD-24 are adjacent to existing approved subdivisions, and are being integrated with these adjacent areas by means of the Subdivision Map modification analyzed in the prior section.

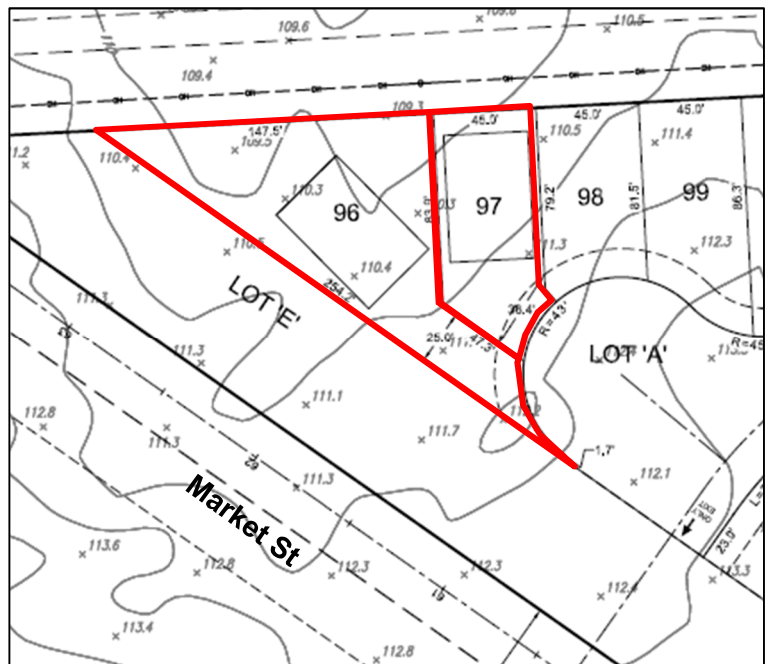
The SVSP includes multiple design standards applicable to subdivision design, including guidelines for the locations of walls and fencing, the locations of trails and paseos, requirements for connectivity along paseos, and guidelines for developments adjacent to parks and open space trails. Each proposed subdivision is analyzed with respect to these guidelines below.

Parcel FD-24

This parcel has a land use designation of MDR. Pursuant to Zoning Ordinance Section 19.10.045, a DRRS application is required for all single-family housing units on property with an MDR land use designation. The DRRS evaluation is found in a later section of this staff report, but because it includes a proposal to reduce the lot size and width standards, these aspects of the DRRS are evaluated as part of this subdivision map analysis.

The applicant proposes to use the same modified RS/DS development standards for these lots, including a minimum lot width requirement of 25 feet for flag lots. Lots 96 and 97 are the flag lots. As shown in Figure 7, these two lots are located on a cul-de-sac adjacent to an area of Parcel FD-24 that slants steeply. Similar to Lots 51 and 52 in Parcel JM-21, this results in a condition where the lot is narrow on the frontage, but then widens so that each lot is at least 45 feet wide. Again, the Zoning Ordinance definition of lot width requires the measurement to be taken at the front yard setback—12.5 feet from the front lot line. For this reason, the applicant has proposed a narrower width requirement for the two flag lots. All of the lots conform to the proposed standards. The proposed unit density is 7.8 units per acre, which is consistent with an MDR land use designation.

Figure 7: Parcel FD-24, Lots 96 & 97



The subdivision within Parcel FD-24 is adjacent to both an open space trail and a City park. The SVSP recommends that visual access and connectivity be provided to these uses, and includes a list of potential means of achieving this access. The proposed project is for a gated subdivision, and the effect of this on access to the park and trail was discussed earlier in this staff report. Staff concludes that access will be maintained. The subdivision design also includes homes that back up to the open space trail. Although it is generally recommended that there be opportunities to have homes fronting the open space, so that residential streets can provide public views into the open space, the SVSP allows homes to back up to a trail. In such cases, the use of open-style fencing is recommended; the subdivision design will include open fencing along the northern property line.

Parcel FD-6

The applicant has proposed to use the same modified RS/DS development standards for this 95-lot gated subdivision, which has a typical lot size of approximately 45' by 100'. The proposed unit density is 6.5 units per acre, which is consistent with the LDR land use designation. This parcel is bordered by roadways on the eastern and western side, by a road and an open space parcel on the southern side, and by existing single-family homes on the northern side. The subdivision is designed to have the gated entry on Sierra Glen Drive, with an emergency vehicle access point and pedestrian/bicycle connection to Branston Drive.

SVSP Figure B-3, Location of Walls and Fences, recommends a masonry wall along Sierra Glen Drive and Market Street, and open wrought iron fencing along the open space area. In reviewing the proposal, staff determined a masonry wall is an appropriate wall type rather than wrought iron. The purpose of open wrought iron fencing is to provide visual access to open space. In this case, the open space area is on the corner of an intersection anticipated to have high traffic volumes. Because there are public streets on either side of the open space, it retains good visibility, and because there will be high traffic volumes on these roadways, using a masonry wall to reduce noise in the rear yards of the lots is advisable.

Sierra Glen Drive includes a primary residential street paseo, according to SVSP Figure B-5. The submitted subdivision map includes a 10-foot sidewalk surrounding by 5-foot landscape strips, consistent with the SVSP. The SVSP also requires a pedestrian or other connection on an average of 600 feet for developments adjacent to a paseo. The proposed subdivision design is consistent with this standard.

Parcel FD-7

The applicant has proposed to use the same modified RS/DS development standards for this 57-lot gated subdivision, which has a typical lot size of approximately 45' x 80'. The proposed unit density is 6.3 units per acre, which is consistent with a LDR land use designation. This parcel is bordered by roadways on the western and southern sides, by existing single-family homes on the northern side, and by Parcel JM-1 on the eastern side. The applicant proposes to integrate the lots within JM-1 and FD-7 into one gated subdivision of 192 lots. This subdivision is designed to have gated entries on Upland Drive and on Sierra Glen Drive, with an emergency vehicle access point and pedestrian/bicycle connection to Branston Drive that aligns with FD-6.

SVSP Figure B-3, Location of Walls and Fences, requires a masonry wall along Sierra Glen Drive, and the submitted improvement plans include a masonry wall. In addition, the submitted subdivision map includes a 10-foot sidewalk surrounding by 5-foot landscape strips, consistent with the SVSP requirements for the primary residential street paseo. The SVSP also requires a pedestrian or other connection on an average of 600 feet for developments adjacent to a paseo. The proposed subdivision design is consistent with this standard.

- 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 subdivisions have been designed to accommodate future development. The proposed parcel configurations preserve the location of watercourses and do 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.

As part of the adoption of the SVSP, an assessment of wastewater demands was completed for the entire plan area. The proposed subdivision map is consistent with the total number of units anticipated within the Specific Plan, and therefore will not increase planned demands on sewage services; there will be no impacts to the existing requirements established by the Regional Water Quality Control Board.

EVALUATION AND FINDINGS: DESIGN REVIEW PERMIT FOR A RESIDENTIAL SUBDIVISION

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) or for any residential projects of any density on a parcel or parcels zoned Small Lot Residential (RS) where modifications to the RS supplemental design standards are requested. 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, 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.***
- 2. The residential design is consistent with the applicable design guidelines.***

A DRRS was approved for Parcel JM-20 and Parcel JM-21 as part of the project approved in 2015, which included modified RS development standards to allow for smaller lot sizes and reduced setbacks. The standards for Parcel JM-20 include a minimum lot size of 3,000 square feet and a minimum lot width of 45 feet, while lots within Parcel JM-21 are a minimum of 2,600 square feet with a minimum lot width of 38 feet. The applicant is requesting to utilize the approved JM-21 development standards for Parcels FD-6, FD-7, FD-24, JM-1 and for JM-20, including the addition of the minimum lot width standard for a flag lot as discussed above. The proposed standards are included as Exhibit M. The applicant has also submitted a design review package (Exhibit N) showing architectural treatment and floor plans, which are identical to the approved home designs for Parcel JM-20 (file #PL18-0344).

Plan Types: The project includes eight plan types, three one-story and five two-story, ranging in size from approximately 1,300 square feet to approximately 2,300 square feet. The units will be single-family, detached, front-loaded product types with two-car garages, similar in height, bulk, and arrangement to other planned homes in the vicinity. Table 2 identifies the square footage, number of bedrooms, and number of floors for each plan type.

Table 2: Plan Types

Plan Type	Square Footage	Bedrooms	Floors
Plan 1343	1,343	3	1
Plan 1412	1,412	3	1
Plan 1435	1,435	3	1
Plan 1570	1,570	3	2
Plan 1790	1,790	4	2
Plan 1964	1,964	4	2
Plan 2184	2,184	5	2
Plan 2341	2,341	5	2

Streetscape: Each of the eight floor plans will be offered in one of four architectural styles—Spanish, Craftsman, Cape Cod, and French. Building projections and varying roof forms are used to provide visual interest in the streetscape. For the sides and rear of the homes, each elevation includes both a standard and an enhanced set of plans. The enhanced elevations will be used on street-facing elevations and elevations adjacent to open space. Enhancement includes the addition of window fittings such as shutters, window trims, and the use of additional materials on the façade. Figure 8 includes an example of the streetscape.

Figure 8: Example Streetscape



Colors and Materials: Visual interest on the homes' façades are provided by the variation in materials and architecture. Each style will be offered in five color schemes consisting of natural or neutral tones. Instead of using bright colors, the selected palettes alternate paler and more saturated neutral tones on the varying wall planes and materials. The designs incorporate a mix of materials, such as stucco, lap siding, and stone, and decorative embellishments (i.e., shutters and decorative woodwork) which help further emphasize façade articulation in the streetscape.

Landscaping: The applicant has included typical landscaping plans showing the proposed plant palette and layout. The plans include a mix of trees, shrubs, and groundcover, using a palette that will create seasonal visual interest consistent with the SVSP Landscape Guidelines. The project is conditioned to comply with the City's Water Efficient Landscape Ordinance (WELO).

The size and overall design of the project is compatible with the other approved subdivisions in the nearby area. The project is also consistent with the applicable design guidelines, as the design has included architectural treatments and details which will create street presence and character.

EVALUATION AND FINDINGS: DESIGN REVIEW PERMIT FOR A RESIDENTIAL SUBDIVISION MODIFICATION

Section 19.78.060.J of the Zoning Ordinance Section requires that two (2) findings be made prior to the approval of a Design Review Permit Modification. The required findings are listed below in ***bold italics***.

1. ***The proposed modification is substantially consistent with the intent of the original approval.***
2. ***The proposed modification complies with all applicable standards and requirements of the Zoning Ordinance, with the applicable goals, policies and objectives set forth in the General Plan, the applicable Community Design Guidelines and the applicable Specific Plan.***

The proposed modification to the previously approved DRRS for Parcel JM-21 will modify the development standards by allowing a reduced lot width of 30 feet for Lots 51-52 and 62-63. As mentioned, these standards will also apply to JM-20. No modifications to the approved plan types or designs are proposed (file #PL18-0344), which are identical to the plans proposed for FD-6, FD-7, FD-24, and JM-1 (as discussed above). Thus, staff finds the proposed modification is substantially consistent with the intent of the original approval and is consistent with the applicable standards and guidelines. Staff supports approval of the proposed modification.

PUBLIC OUTREACH

The proposed project was distributed to the various agencies and departments which have requested notice of City applications, and all comments were considered and incorporated into the Conditions of Approval, as appropriate. Notice of the application was also distributed to the Roseville Coalition of Neighborhood Associations (RCONA). A public notice of the Planning Commission hearing was published in the Press Tribune on December 27, 2019, was distributed to all property owners within 300 feet of the project site, and provided to RCONA. To date, no comments have been received.

ENVIRONMENTAL DETERMINATION

Consistent with CEQA Guidelines Section 15164, regarding a previously certified and adopted Environmental Impact Report (EIR), an Addendum to the SVSP EIR (SCH #2008032115, certified May 5, 2010) has been prepared to cover the minor technical changes and additions necessary to describe the impacts of the proposed project (Attachment 1). The Addendum did not identify any new environmental impacts from the project. As such, staff recommends the Planning Commission consider the Addendum prior to taking action on this project.

RECOMMENDATION

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

- A. Consider the **2nd Addendum to the Sierra Vista Specific Plan**;
- B. Recommend the City Council approve the **GENERAL PLAN AMENDMENT (TEXT AND LAND USE MAP) – 2100 SIERRA GLEN DRIVE – SVSP PCL JM-1, JM-20, JM-21, FD-6, FD-7, AND FD-24 – JMC TM #2 PROJECT – FILE #PL17-0204**;
- C. Recommend the City Council approve **SPECIFIC PLAN AMENDMENT (TEXT AND LAND USE MAP) – 2100 SIERRA GLEN DRIVE – SVSP PCL JM-1, JM-20, JM-21, FD-6, FD-7, AND FD-24 – JMC TM #2 PROJECT – FILE #PL17-0204**;

- D. Recommend the City Council approve the **DEVELOPMENT AGREEMENT AMENDMENTS – 2100 SIERRA GLEN DRIVE – SVSP PCL JM-1, JM-20, JM-21, FD-6, FD-7, AND FD-24 – JMC TM #2 PROJECT – FILE #PL17-0204**;
- E. Adopt the two (2) findings of fact for the **TENTATIVE SUBDIVISION MAP MODIFICATION (SMALL LOT) – 2100 SIERRA GLEN DRIVE – SVSP PCL JM-1, JM-20, JM-21, FD-6, FD-7, AND FD-24 – JMC TM #2 PROJECT – FILE #PL17-0204** subject to nine (9) conditions of approval;
- F. Adopt the two (2) findings of fact for the **TENTATIVE SUBDIVISION MAP MODIFICATION (LARGE LOT) – 2100 SIERRA GLEN DRIVE – SVSP PCL JM-1, JM-20, JM-21, FD-6, FD-7, AND FD-24 – JMC TM #2 PROJECT – FILE #PL17-0204** subject to four (4) conditions of approval;
- G. Adopt the three (3) findings of fact and approve the **TENTATIVE SUBDIVISION MAP – 2100 SIERRA GLEN DRIVE – SVSP PCL JM-1, JM-20, JM-21, FD-6, FD-7, AND FD-24 – JMC TM #2 PROJECT – FILE #PL17-0204** subject to eighty-four (84) conditions of approval;
- H. Adopt the two (2) findings of fact and approve the **DESIGN REVIEW PERMIT FOR A RESIDENTIAL SUBDIVISION – 2100 SIERRA GLEN DRIVE – SVSP PCL JM-1, JM-20, JM-21, FD-6, FD-7, AND FD-24 – JMC TM #2 PROJECT – FILE #PL17-0204** subject to twenty-five (25) conditions of approval; and
- I. Adopt the two (2) findings of fact and approve the **DESIGN REVIEW PERMIT FOR A RESIDENTIAL SUBDIVISION MODIFICATION – 2100 SIERRA GLEN DRIVE – SVSP PCL JM-1, JM-20, JM-21, FD-6, FD-7, AND FD-24 – JMC TM #2 PROJECT – FILE #PL17-0204** subject to three (3) conditions of approval.

CONDITIONS OF APPROVAL FOR THE MODIFICATION OF A TENTATIVE SUBDIVISION MAP (SMALL LOT, PCL JM-1, JM-20, & JM-21) – FILE #PL17-0204

- 1. The Tentative Subdivision Map is approved as shown in Exhibits I—K, and as conditioned below. (Planning)
- 2. The project is subject to the previously approved conditions of approval for File #2012PL-038 (Attachment 4), except as conditioned or modified below. (Planning)
- 3. Fences and walls shall be consistent with the locations and treatments specified in the Sierra Vista Specific Plan Design Guidelines, with the following exception: the use of a masonry wall adjacent to the open space on Parcel JM-1 is permitted. (Planning)

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

- 4. The applicant shall submit a street name application with proposed street names. The application can be found [HERE](#). After city review, the applicant will receive the application identifying approved or rejected street names. If enough street names are approved, the applicant shall submit a map with the approved street names to receive a stamp and to be used as the approved street name exhibit. This shall be included in the submittal for improvement plans. (Business Services)
- 5. Per section 3.5.2(b) of the Development Agreement, the Owner shall construct the remainder of Fiddymment Road improvements from the northern boundary of open space parcel JM-85 to Baseline Road, including the construction of sidewalk along JM-85, with the development of JM-21. Owner shall be responsible for reimbursing City for construction of 5-ft of pavement, median curb, utility stubs and left turn pockets into the Plan Area. Owner shall construct full median landscaping along Fiddymment Road. If cost to landscape ½ of median exceeds reimbursable amount to City, owner will be eligible for TMF credits. Per Section 3.5.2 of the Development Agreement, a Funding, Construction and Acquisition

Agreement shall be entered into between City and Developer within 30 days of City acceptance of improvement plans. (Engineering)

6. With the development of JM-21, the Owner shall construct the entirety of San Fernando Drive from Fiddymment Road to Upland Drive. If San Fernando Drive has been constructed by the property owner to the south of JM-21 prior to the development of JM-21, then **prior to approval of the improvement plans**, the Owner shall pay their fair share reimbursement to the City per the Baseline Marketplace Developer A/Developer B Reimbursement Agreement. (Engineering)
7. The entrance from Fiddymment Road to Parcel JM-21 shall include a modified right turn deceleration lane with a length of 150 feet and a 90 foot taper. (Engineering)
8. The project shall comply with all applicable environmental mitigation measures identified in the Sierra Vista Specific Plan EIR and subsequent Addendum, and shall include all applicable mitigation measures as notes on the improvement plans. (Planning)
9. The Tentative Subdivision Map application shall not be deemed approved until the actions on the Development Agreement Amendments, General Plan Amendment, and Specific Plan Amendment are approved and become effective. (Planning)

CONDITIONS OF APPROVAL FOR THE MODIFICATION OF A TENTATIVE SUBDIVISION MAP

(LARGE LOT, PCL FD-24 & JM-20) – FILE #PL17-0204

1. The Tentative Subdivision Map is approved as shown in Exhibit M, and as conditioned or modified below. (Planning)
2. The project is subject to the previously approved conditions of approval for File #2012PL-038 (Attachment 4), except as conditioned or modified below. (Planning)
3. The project shall comply with all applicable environmental mitigation measures identified in the Sierra Vista Specific Plan EIR and subsequent Addendum, and shall include all applicable mitigation measures as notes on the improvement plans. (Planning)
4. The Tentative Subdivision Map application shall not be deemed approved until the actions on the Development Agreement Amendments, General Plan Amendment, and Specific Plan Amendment are approved and become effective. (Planning)

CONDITIONS OF APPROVAL FOR THE TENTATIVE SUBDIVISION MAP (PCL FD-6, FD-7, & FD-

24) – FILE #PL17-0204

1. The Tentative Subdivision Map is approved as shown in Exhibit K (Parcel FD-24), Exhibit N (Parcel FD-6), and Exhibit M (Parcel FD-7), and as conditioned or modified below. (Planning)
2. The Tentative Subdivision Map shall not be deemed approved until the actions on the Development Agreement Amendments, General Plan Amendment, and Specific Plan Amendment are approved and become effective. (Planning)
3. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. Project billing may occur up to two (2) months after the end of warranty or the Notice of Termination date for the SWPPP, whichever occurs later. (Engineering, Environmental Utilities, Electric, Finance)
4. The design and construction of all improvements shall conform to the Design and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)

5. The applicant shall not commence with any on-site improvements or improvements within the right-of-way until such time as grading and/or improvement plans have been submitted for review and are approved with grading and/or encroachment permits issued by the Department of Development Services – Engineering Division. (Engineering)
6. The approval of this project does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. The Developer shall submit civil drawings to the Department of Development Services – Engineering Division for review and approval. (Engineering)
7. The project shall comply with all applicable environmental mitigation measures identified in the Sierra Vista Specific Plan EI and subsequent Addendum, and shall include all applicable mitigation measures as notes on the improvement plans. (Planning)
8. Fences and walls shall be consistent with the locations and treatments specified in the Sierra Vista Specific Plan Design Guidelines, with the following exception: the use of a masonry wall adjacent to the open space on Parcel FD-6 is permitted. (Planning)

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

9. 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. (Planning, Engineering, Parks, Fire, Environmental Utilities)
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)
11. The applicant shall submit a street name application with proposed street names. The application can be found [HERE](#). After city review, the applicant will receive the application identifying approved or rejected street names. If enough street names are approved, the applicant shall submit a map with the approved street names to receive a stamp and to be used as the approved street name exhibit. This shall be included in the submittal for improvement plans. (Business Services)
12. The grading and improvement plans shall be designed in accordance with the City's Improvement Standards and Construction Standards and shall reflect the following:
 - a) Street improvements including, but not limited to, curb, gutter, sidewalk, pavement, drainage systems, traffic striping, signing, medians and markings, etc. along all existing and proposed City streets, as required by Engineering.
 - b) Grading shall comply with the City grading ordinance. Erosion control devices (sediment traps, ditches, straw bales, etc.) shall be shown on the grading plans. 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. Therefore modification of the erosion control plan may be warranted during wet weather conditions.
 - c) A rough grading permit may be approved by the Engineering Department prior to approval of the improvement plans.

- d) Access to the floodplain as required by Engineering and the Streets Department.
 - e) Standard Accessible ramps shall be installed at all curb returns per City Standards. (Engineering)
13. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to the Engineering Division prior to approval of any plans. (Engineering)
 14. The applicant shall apply for and obtain an encroachment permit from the Engineering Department prior to any work conducted within the City right-of-way. (Engineering)
 15. The phasing of the infrastructure shall be consistent with the JMC Sierra Vista TM 2 Utility & Infrastructure Phasing Plan (as prepared by Baker Williams), the Sierra Vista Specific Plan, and as defined in the Development Agreement(s) between the City of Roseville and Mourier Investments, LLC. Acceptance of each subdivision by the City shall be contingent on the prerequisite infrastructure having been accepted by the City. (Engineering)
 16. Upland Drive shall be designed and constructed as a modified collector in conformance with the approved Tentative Map and the Sierra Vista Specific Plan. Parking will be restricted along Upland Drive. Paseos shall be constructed along Upland Drive as identified in the tentative map and in Sierra Vista Specific Plan Table B-1 and Figure B-5. (Engineering)
 17. Market Street shall be designed and constructed as a modified collector in conformance with the approved Tentative Map and the Sierra Vista Specific Plan. Parking will be restricted along Market from the northern limit of FD-24 north to existing Market Street. Paseos shall be constructed along Market Street as identified in the tentative map and Sierra Vista Specific Plan Table B-1 and Figure B-5. (Engineering)
 18. Sierra Glen Drive shall be designed and constructed as a primary residential roadway in conformance with the approved Tentative Map and the Sierra Vista Specific Plan. Paseos shall be constructed along the northern side of Sierra Glen Drive, as identified on the tentative map and in Sierra Vista Specific Plan Table B-1 and Figure B-5. (Engineering)
 19. Branston Drive shall be designed and constructed as a standard primary residential roadway. (Engineering)
 20. All private subdivision entrances shall be design and constructed per City Standards. The entrances shall be owned and maintained by the HOA. (Engineering)
 21. Villages FD-06 and FD-07 shall provide a minimum 20-foot wide emergency vehicle access to Branston Drive. (Engineering)
 22. Village FD-07 shall extend the outfall from the northern detention basin south to FD-88A. Lots E and F shall be designed to accommodate the conveyance of overland flows from the northern detention basin in a 100-year storm event. Access easements to the benefit of the City for the maintenance of these public drainage facilities shall be provided on the final map. (Engineering)
 23. Within Village JM-20 and FD-24, "O" Street shall be designed as a standard primary residential roadway. (Engineering)
 24. Village FD-24 shall construct a 25-foot wide driveway on Market Street for egress only. Appropriate signage shall be placed to identify this driveway is for egress only. (Engineering)

25. 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)
26. 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)
27. The following note shall be added to the Grading and/or Improvement Plans:

To minimize dust/grading impacts during construction the applicant shall:

- a) *Spray water on all exposed earth surfaces during clearing, grading, earth moving and other site preparation activities throughout the day.*
 - b) *Use tarpaulins or other affective covers on all stockpiled earth material and on all haul trucks.*
 - c) *Sweep the adjacent streets frontages at least once a day or as needed to remove silt and other dirt which is evident from construction activities.*
 - d) *Ensure that construction vehicles are cleaned prior to leaving the construction site to prevent dust and dirt from being tracked off site.*
 - e) *The City shall have the authority to stop all grading operations, if in the opinion of city staff, inadequate dust control measures are being practiced or excessive wind conditions contribute to fugitive dust emissions. (Engineering)*
28. 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)
 29. 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)*
 30. Per the Development Agreement, for all phases of subdivisions adjacent to the open space with a planned bike trail, the developer shall be responsible for preliminary design, permitting and rough grading. (Engineering, Alternative Transportation)
 31. Per the Development Agreement, if the City has sufficient funds to reimburse Landowner, Landowner shall prepare the final design and construct Class I bike trail improvements where adjacent to residential subdivisions. (Alternative Transportation)
 32. The design of the trail shall be consistent with City standards and shall incorporate the following:

- a) The open space trail on the north side of FD-24 shall extend all the way to the Sierra Glen/Market intersection, including the segment along Market Street. The design of the trail crossings at the Sierra Glen/Market and Sierra Glen/Upland intersection shall be in accordance with SVSP Figure 6-23. However the bot dots should not be used due to anticipated noise. Other signage and striping measures and trail layout alternatives will be

considered at the crossings to ensure trail user safety. (Engineering, Alternative Transportation)

- b) For the trail crossing the open space from FD-24, the trail shall include a safe crossing of Sierra Glen. This may be accomplished by providing a trail connection east on the south side of Sierra Glen to the Branston Drive intersection. The trail crossing shall be in accordance with SVSP Figure 6-23. However the bot dots should not be used due to anticipated noise. Other signage and striping measures and trail layout alternatives will be considered at the crossings to ensure trail user safety. (Engineering, Alternative Transportation)
- c) Where an overland release crosses a bike trail, the trail design shall accommodate the potential drainage through grading, concrete paving and scour control as determined necessary by the Public Works Director. (Engineering, Alternative Transportation)

- 33. Per the Sierra Vista Specific plan, pedestrian sidewalks along the open spaces (FD87, JM82, FD 88A and FD 88B) will be installed at the time of adjacent roadway construction. (Engineering, Alternative Transportation)
- 34. 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)
- 35. The applicant shall dedicate a separate drainage easement to the City of Roseville for the storm drain facility required to transfer public storm waters through the site. The easement document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorder's Office. (Engineering)
- 36. The grading plans for the site shall be accompanied with a shed map that defines that area tributary to this site. All drainage facilities shall be designed to accommodate the tributary flow. All on-site storm drainage shall be collected on site and shall be routed to the nearest existing storm drain stub of natural drainage coarse. (Engineering)
- 37. All storm drainage, including roof drains, shall be collected on site and treated with Best Management Practices (BMP's) per the City's Stormwater Quality Design Manual. All storm water shall be routed to the nearest existing storm drain system or natural drainage facility. Drain outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. The grading/improvement plans for the site shall be accompanied with a shed map that defines that area tributary to this site and all drainage facilities shall be designed to accommodate the tributary flow. If located within a private subdivision, the storm drain system and proposed BMP's shall be privately owned and maintained by the property owner, unless otherwise identified on the approved tentative map. Prior to the issuance of any permits, the owner shall provide a plan for the maintenance of the proposed BMP's. (Engineering)
- 38. 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)
- 39. 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)
- 40. To ensure that the design for any necessary widening, construction, or modifications of Public Streets does not conflict with existing dry utilities generally located behind the curb and gutter, and prior to the

submittal of design drawings for those frontage improvements, the project proponent shall have the existing dry utilities pot holed for verification of location and depth. (Engineering)

41. Sight distances for all driveways shall be clearly shown on the improvement plans to verify that minimum standards are achieved. It will be the responsibility of the project proponent to provide appropriate landscaping and improvement plans, and to relocate and/or modify existing facilities as needed to meet these design objectives. (Engineering)
42. 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, Development Services, Planning)
43. 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, Development Services, Planning)
44. 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, Development Services, Planning)
45. Landscaping adjacent to the Preserve shall be California native, drought-tolerant groundcover, shrubs, plants, and trees. (Development Services, Planning)
46. **Prior to the approval of the Improvement Plans**, the project proponent shall provide proof of preparation and submittal of a Storm Water Pollution Prevention Plan (SWPPP) to the Regional Water Quality Control Board (RWQCB). Proof shall be in the form of the Waste Discharge Identification Number (WDID#), provided to the applicant from RWQCB and placed on the coversheet of the improvement plans. Upon approval of the improvement plans, a copy of the SWPPP shall be required onsite and available for viewing by City inspection staff upon request. (Engineering)
47. 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)
48. 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)
49. 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)
50. 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)
51. 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)
52. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 500' on center. (Fire)
53. Minimum fire flow is 1,500 gallons per minute with 20 pounds of 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)
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 to the "Electric Department Landscape Design Requirements" as outlined in Section 7.00 of the Electric Department's "Specifications for Residential Trenching." (Electric)

58. 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)

59. 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

60. The following easements shall be provided and shown on the Final Map or by separate instrument, unless otherwise provided for in these conditions:

- a) Water and sewer easements.

61. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)

62. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)

63. 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)

64. 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) A designated pick-up area for refuse containers shall be established for: Lots 5 and 6 within Parcel FD-24; Lots 53-55 and 77-78 within Parcel JM-1; Lots 6 and 8 of Parcel JM-20; Lots 22-26 of Parcel JM-21; and Lots 180-185 of Parcel FD-7. The pick-up area shall be located outside of the dead-end street section. The CC&Rs shall contain language establishing this pick-up area for these lots, to the satisfaction of the City. (Environmental Utilities)

65. 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)

66. Any structures crossing Lot/Parcel lines created by the Final/Parcel map shall be removed. (Engineering)

67. Lots E and F of Village FD-07 shall be dedicated (in fee) to the City for the purposes of storm drain and overland release conveyance. An access easement shall be provided through FD-07 for the purpose of maintenance of Lots E and F. (Engineering)

68. The street names shall be approved by the City of Roseville. (Engineering)
69. 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)
70. A Community Facilities District – Public Services (Services CFD) shall be formed for the subject property prior to the issuance of the first residential building permit, excluding permits for model homes or certificates of occupancy for non-residential uses. This district is being formed in order to fund maintenance of landscaping, open space, trails and neighborhood parks. It is the applicant's responsibility to cooperate with the Finance Department in preparing the appropriate documentation for the formation of the Services 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 Levy cycle in which the Services CFD will become effective. (Finance, Parks)
71. The subject property shall be annexed into Municipal Services District #3 (Muni 3 CFD) prior to the issuance of the first residential building permit, excluding permits for model homes or certificates of occupancy for non-residential uses. This property is being added into this district in order to provide 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 Levy cycle in which the Muni 3 CFD will become effective. (Finance)
72. 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)
73. 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)
74. 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)
75. 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)
76. The Environmental Utilities Department shall make a determination that there is adequate conveyance and treatment capacity in the City sewer system to handle the newly created Lot/Parcels. (Environmental Utilities)
77. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)

OTHER CONDITIONS OF APPROVAL

78. 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)
79. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)

80. 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)
81. 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)
82. 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)
83. 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)
84. 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)

CONDITIONS OF APPROVAL FOR THE DESIGN REVIEW FOR A RESIDENTIAL SUBDIVISION

(PCL FD-6, FD-7, FD-24, JM-1) – FILE #PL17-0204

1. The development standards, unit designs and landscape plans for **SVSP PCL FD-6, FD-7, FD-24, and JM-1** are approved as described in Exhibits P & Q, except as modified by these conditions of approval. (Planning)
2. This permit shall expire on the same date as the Tentative Map for SVSP Parcel FD-6, FD-7, FD-24, and JM-1 (File #PL17-0204). Effectuation of this DRRS shall occur with the first residential Building Permit. (Planning)
3. The project shall comply with all required environmental mitigation identified in the Sierra Vista Specific Plan EIR and subsequent Addendum, and shall include all applicable mitigation measures as notes on the improvement plans. (All Departments)

PRIOR TO ISSUANCE OF BUILDING PERMITS

4. 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)

- c) The landscape plan shall comply with the Landscape Guidelines for Sierra Vista Specific Plan and the City of Roseville Water Efficient Landscape Ordinance. (Planning)
5. All on-site external lighting shall be installed and directed to have no off-site glare. (Planning)
6. Building permit plans shall comply with all applicable code requirements (California Building Code – CBC – based on the International Building Code, California Green Building Standards Code-CGBSC, California Mechanical Code – CMC – based on the Uniform Mechanical Code, California Plumbing Code – CPC – based on the Uniform Plumbing Code, California Fire Code – CFC – based on the International Fire Code – with City of Roseville Amendments – RFC, California Electrical Code – CEC – based on the National Electrical Code, and California Energy Standards – CEC T-24 Part 6), California Title 24 and the American with Disabilities Act - ADA requirements, and all State and Federally mandated requirements in effect at the time of submittal for building permits (contact the Building Division for applicable Code editions). (Building)
7. Prior to the issuance of building permits, the property owner shall pay into the following fee programs: Citywide Drainage Fee, Citywide Traffic Mitigation Fee (TMF), Highway 65 Joint Partners Association (JPA), South Placer Regional Transportation Authority (SPRTA), and City/County Fee. (Engineering)
8. 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)
9. 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)
10. Testing of all fire systems shall be performed prior to opening the sales office for business. (Fire)
11. Framing construction cannot commence until access roads and public fire hydrants are approved by the Fire Department. (Fire)
12. The required fire department access with a turning radii of 30 and 50 respectively shall be continuous without interruption similar to our typical driving patterns. This is especially critical for all dead-end courts exceeding 500 feet in length. All amendments, standards and policies can be found on the City's web site www.roseville.ca.us or contact the Fire and Life Safety Division at 916-774-5800 for information. (Fire)
13. 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

14. All electric metering shall be directly outside accessible. (Electric)
15. 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

16. 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)

17. 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)
18. 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)
19. 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)
20. All alley loaded driveways shall have the address and street name of the designated unit as identified on the approved city lot maps. (Fire)
21. Signs are not approved as part of the Design Review Permit. A Sign Permit is required for all project signs. (Planning)
22. 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)
23. Fences and walls shall be consistent with the locations and treatments specified in the Sierra Vista Specific Plan Design Guidelines. (Planning)
24. 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)
25. 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)

CONDITIONS OF APPROVAL FOR THE DESIGN REVIEW FOR A RESIDENTIAL SUBDIVISION

MODIFICATION (PCL JM-20 & JM-21) – FILE #PL17-0204

1. The development standards for **SVSP PCL JM-20 and JM-21** are approved as described in Exhibit P, except as modified by these conditions of approval. (Planning)
2. This permit shall expire on the same date as the Tentative Map for SVSP Parcel JM-20 and JM-21 (File #PL17-0204). Effectuation of this DRRS shall occur with the first residential Building Permit. (Planning)
3. The project shall comply with the originally approved Conditions of Approval for the project and all subsequent modifications (File #2012PL-038 & #PL18-0344), as applicable, and except as modified by these conditions. (Planning)

Attachments

1. 2nd Addendum to the SVSP EIR
2. Applicable Mitigation Measures from the SVSP EIR
3. Open Space Access Plan
4. File #2012PL-038 Conditions of Approval

Exhibits

- A. General Plan Change Pages
- B. Specific Plan Amendment Exhibits
- C. SVSP Change Pages
- D. Mourier & Bagley DAA
- E. Mourier & Computer Deductions DAA
- F. Mourier & Wealth Management DAA
- G. Westpark Federico DAA
- H. Tentative Subdivision Map Cover Sheet
- I. Small Lot Tentative Subdivision Map Modifications (Parcels JM-1, JM-20, JM-21)
- J. Parcel JM-1 Tentative Subdivision Map
- K. Parcel FD-24 & Portion of JM-20 Tentative Subdivision Map
- L. Parcel JM-21 Tentative Subdivision Map
- M. Large Lot Tentative Subdivision Map Modification (Parcels FD-24 & JM-20)
- N. Parcel FD-6 Tentative Subdivision Map
- O. Parcel FD-7 Tentative Subdivision Map
- P. Proposed RS/DS Standards
- Q. DRRS Package

<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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2nd ADDENDUM TO THE SIERRA VISTA SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT (SCH #2008032115, ADOPTED ON MAY 5, 2010)

Project Title/File Number:	SVSP PCL JM-1, JM-20, JM-21, FD-6, FD-7, FD-24 – JMC TM#2 Project; File# PL17-0204
Project Location:	2100 Sierra Glen Drive, Roseville, Placer County, CA; The project includes several parcels within the Sierra Vista Specific Plan, which are generally located south of Pleasant Grove Boulevard, east of Market Street, west of Fiddymont Road, and north of Baseline Road; Roseville, CA 95747; Placer County
Project Description:	The project includes a: 1.) General Plan Amendment to change the land use designation of Parcel JM-1 from Low Density Residential (LDR) to Medium Density Residential (MDR) and Parcel JM-21 from MDR to LDR; 2.) Specific Plan Amendment to reallocate acreage and units consistent with the land use changes; 3.) Development Agreement Amendments; 4.) Tentative Subdivision Maps to create a total of 236 single-family lots in Parcels FD-6, FD-7, and FD-24; 5.) Modification to a Small Lot Tentative Subdivision Map for Parcels JM-1, JM-20, and JM-21; 6.) Modification to a Large Lot Tentative Subdivision Map for FD-24 and a portion of JM-20; and 7.) Design Review Permit for a Residential Subdivision to establish design and development standards for the subdivisions.
Project Applicant:	Steve Schnable, Mourier Investments, LLC
Property Owner:	Steve Schnable, Mourier Investments, LLC
Lead Agency Contact:	Kinarik Shallow, Associate Planner; Phone: (916) 746-1309

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.

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PROJECT DESCRIPTION

Project Location

The project address is 2100 Sierra Glen Drive, within the eastern portion of the Sierra Vista Specific Plan (SVSP), south of Pleasant Grove Boulevard, east of Market Street, west of Fiddymment Road, and north of Baseline Road (see Figure 1).

Background

The SVSP was approved on May 5, 2010 (file #2007PL-044). An Environmental Impact Report (EIR) was certified on May 5, 2010 (SCH #2008032115) and a Mitigation Monitoring Program was adopted with the SVSP. The plan area includes 2,064 acres west of Fiddymment Road, north of Baseline Road. The SVSP at a program level anticipated development of the plan area with a mix of residential, commercial, parks and open space land uses. Additionally, Development Agreements with the property owners of the SVSP parcels and the City were entered into to outline development obligations within the SVSP.

On December 12, 2013, the City of Roseville Planning Commission approved a project to create large-lot and small-lot tentative subdivision maps, which included several hundred acres and over 1,000 small lots (File #2012PL-038). The approved maps created 84 lots within Parcel JM-01, 319 lots within Parcel JM-20, and 171 lots within Parcel JM-21, all three of which are part of the current proposed project.

Figure 1: Project Location (parcels bordered in red)



Environmental Setting

The project site is undeveloped, and is dominated by relatively flat topography supporting annual grasslands. There are no structures on the property. No native oak trees or other trees are present on the site, as the area has historically been grazed and maintained. The project area is located south of existing single-family subdivisions within the SVSP, and west of Upland Drive. New subdivisions are currently under development east and southeast of the project area.

Proposed Project

- A. **General Plan Amendment** – The project includes a General Plan Amendment (GPA) to reconfigure the land use designations of approximately 36 acres of land. The proposed changes will add Low Density

Residential (LDR) acreage and decrease the Medium Density Residential (MDR) acreage but will not change the overall number of residential units designated for the project area or extend beyond the development area of the SVSP. The affected parcels include Parcel JM-1 (changing from LDR to MDR) and Parcel JM-21 (changing from MDR to LDR). Attachment 3 includes the proposed amendment to the General Plan Amendment figures reflecting the land use changes and amended unit allocations. No policy amendments are requested with this project.

- B. 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 as well as unit transfers among parcels FD-6, FD-7, FD-21, FD-24, JM-1, JM-20, and JM-21. The Specific Plan Amendment also includes changes to the text, tables, and figures to reflect the land use changes and unit transfers. The map amendment is reflected in Attachment 3 and Attachment 4 is the proposed change pages for the text, tables, and figures of the SVSP.

The applicant has proposed a gated community for Parcel FD-24 and a portion of Parcel JM-20, which is not shown as gated within the SVSP. Therefore, the project will revise SVSP Figure B-25, which identifies the locations where gated communities are permitted (included with Attachment 4). In addition, the application includes reconfiguring the alignment of the trail within the open space area north of Parcel FD-24, shifting the trail alignment south to the edge of the open space instead of the current location in the middle of the open space. This is proposed as a result of the permitting and consultation process with federal agencies such as the United States Army Corps of Engineers, because the new alignment results in fewer impacts within the open space area. This trail modification requires amending SVSP Figure 6-21 and B-5.

- C. Development Agreement (DA) Amendments** – The project includes the amendment of four development agreements within the SVSP: Mourier & Bagley, Mourier & Computer Deductions, Mourier & Wealth Management, and Mourier. All four of the amendments include the removal of fee deferrals, excepting the deferrals for the SPRTA Tier II Traffic Fee and the City-Wide Park Fee. As a result of the unit transfers associated with the project, the development agreements also include a change in the number of units within the affected development agreements as well as the proposed land use changes.
- D. Tentative Subdivision Map** -- The applicant proposes new gated subdivisions on Parcels FD-6, FD-7, and FD-24. Each map results in a total of 95, 57, and 84 lots, respectively. The Tentative Subdivision Maps are included as Attachments 5-7.
- E. Modification of a Small Lot Tentative Subdivision Map** – The applicant requests approval of a modification to the approved small-lot maps for Parcel JM-1, Parcel JM-20, and Parcel JM-21. The modifications are reflected in Attachment 8. The modification of the small-lot map approved within Parcel JM-1 increases the total number of lots from 84 to 135, which triggers a change in land use from LDR to MDR based on the number of units per acre (Attachment 9). The modification also adds a roadway connection into Parcel FD-7 to the west. The modification of the small-lot map approved within Parcel JM-20 includes removing several roadway connections, in order to allow for a portion of the parcel to be within a gated community. The elimination of the road connections also results in a minor reconfiguration of the lots, and increases the number of lots from 319 to 322 lots. The proposed map modification for JM-20 is reflected in Attachment 7. The modification of the small-lot map approved within Parcel JM-21 decreases the total number of lots from 171 to 95, which triggers a change in land use from MDR to LDR based on the number of units per acre (Attachment 10).
- F. Modification of a Large Lot Tentative Subdivision Map** – The applicant requests approval of a modification to the large lot maps for Parcel FD-24 and JM-20 to establish large lot boundaries consistent with the phasing plan of the proposed small-lot maps (Attachment 11).

G. Design Review Permit for a Residential Subdivision (DRRS) and Modification to DRRS – The project includes elevations and development standards for the subdivisions within parcels FD-6, FD-7, JM-1, JM-20 and FD-24. The proposed elevations are consistent with the previously approved DRRS for JM-20 (file #PL18-0344). The subdivisions will utilize the development standards approved for JM-21 (file #2012PL-038), but will be modified to specify a lot width applicable to flag lots in FD-24 and JM-21. The development standards for JM-20 will be modified to be consistent with the development standards proposed for the parcels above. The development standards are included as Attachment 12.

PURPOSE AND SCOPE OF ADDENDUM

As discussed in the Background section, development of the project area was covered by the EIR for the SVSP that was approved and adopted on May 5, 2010. A copy of the SVSP EIR is available for review online at www.roseville.ca.us/planning under Specific Plans 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 build out 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 analyses below rely on the EIR analysis with minor supplements or technical updates where appropriate. Most of the project impacts remain identical to the impacts of the SVSP EIR, 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, or will result in a substantial increase in the severity of a previously identified impact.

Any new Circumstances Involving New Impacts?

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

Any new Information Requiring New Analysis or Verification?

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

Mitigation Measures Implemented or Addressing Impacts

Pursuant to Section 15162(a)(3) of the CEQA Guidelines, this column indicates whether the prior environmental documents provide mitigation measures to address effects in the related impact category. In some cases, the mitigation measures have already been implemented. A “yes” response will be provided in any instance where mitigation was included, regardless of whether the mitigation has been completed at this time. If “none” is

indicated, this environmental analysis concludes a significant impact does not occur with this project, no mitigation was previously included, and no mitigation is needed.

DISCUSSION AND MITIGATION SECTIONS

Discussion

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

Mitigation Measures

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

Conclusions

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

CHECKLIST

I. Aesthetics

	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a. Have a substantial adverse effect on a scenic vista?	Section 4.14	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	Yes
Discussion: Impacts to visual and aesthetic resources were adequately addressed in the SVSP EIR as it relates to the proposed project, and were previously identified as significant and unavoidable. There is no significant change in the proposed project that would change the environmental impact for this section. The proposed land use changes and subdivision map do not introduce development to properties not already planned for development. The proposed uses are substantially consistent with the build out assumptions and would not increase the severity of already identified significant impacts. The project has been evaluated for compliance with the City's Community Design Guidelines and the design guidelines established in the SVSP. As it relates to aesthetics, these standards ensure the high quality design and architectural character of any buildings developed as well as minimum landscaping standards. As it relates to light and glare, MM 4.13-1 requires all light fixtures to have glare shields and all new buildings to be constructed with low-glare materials. Based on the reasons listed in this section, there would be no new significant impacts not previously identified in the WRSP FEIR. Therefore, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred" relative to aesthetic resources. Mitigation Measures: 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?	Section 4.1	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: Agricultural resources were adequately addressed in the SVSP EIR as it relates to the proposed project. There is no significant change in the proposed project that would change the environmental impact for this section. The SVSP EIR concluded development of the project area would convert fallow grazing land to urbanized development. The proposed project will result in the same impact, as it falls within the planned development footprint of the SVSP.					

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

	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?	Section 4.4	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

Discussion: The SVSP EIR concluded that 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. Construction activity associated with the proposed project remains consistent with the scale of activity and resulting scope of impacts anticipated in the SVSP EIR. For operational impacts, the proposed project changes the balance of land uses in the area, but not in a manner that would increase emissions. The impacts of the project fall within the scope of the impacts and mitigation already established in the SVSP EIR.

Greenhouse gas emissions, from both the construction and operational phases, will result in impacts consistent with those analyzed in the SVSP EIR. The project will comply with the required mitigation in the SVSP EIR.

Mitigation Measures: Mitigation Measures 4.4-1 (construction emissions), 4.5-1 (operational emissions), 4.5-2 (greenhouse gas emissions) from the SVSP EIR 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?	Section 4.8	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?	Same	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?	Same	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?	Same	No	No	No	Yes
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	Same	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?	Same	No	No	No	None

Discussion: Biological Resources were adequately addressed in the SVSP EIR as it relates to the proposed project. Mitigation measures were adopted to reduce impacts to wetlands, vernal pool species, Swainson's hawk, burrowing owl, and other protected raptors nesting and foraging habitat to less-than-significant levels. There is no significant change in the proposed project that would change the environmental impact for this section and the proposed project is located on properties already anticipated for development.

The proposed uses are substantially consistent with the buildout assumptions and would not result in any new or modified impacts to biological resources. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred" relative to biological resources.

Mitigation Measures: 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), 4.8-7 (off-site surveys for infrastructure), and 4.14-3 (avoid light spill into Curry Creek open space) were identified to reduce the impact to biological resources to less than significant. These measures remain 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?	Section 4.9	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 dedicated cemeteries?	Same	No	No	No	Yes
Discussion: The SVSP EIR 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 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:	Section 4.7	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 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. The SVSP EIR 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 because there is no new information indicating that geologic conditions are different than previously understood. Mitigation Measures: None required for this project.					

VII. Greenhouse Gases

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	Section 4.4	No	No	No	Yes
b) 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 SVSP EIR concluded that buildout of the project area would cause significant and unavoidable impacts with respect to greenhouse gases (GHG) emissions and mitigation measures were adopted to reduce the project's GHG emissions and resultant impacts. Greenhouse gas emissions, from both the construction and operational phases, will result in impacts consistent with those analyzed in the SVSP EIR. The project will comply with the required mitigation in the SVSP EIR. Thus, pursuant to CEQA Guidelines Section 15164, subdivision (a),					

the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” relative to GHG emissions.

Mitigation Measures: Mitigation Measures 4.4-1 (construction emissions), 4.5-1 (operational emissions), 4.5-2 (greenhouse gas emissions) from the SVSP EIR remain applicable to the proposed project, and have been incorporated into the design of the project as appropriate.

VIII. Hazards and Hazardous Materials

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	Section 4.10	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 SVSP EIR 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 SVSP EIR analysis also found that there would be sufficient emergency services and facilities 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.

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

Mitigation Measures: The SVSP EIR 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.

IX. Hydrology and Water Quality

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Violate any water quality standards or waste discharge requirements?	Section 4.13	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	None
f) Otherwise substantially degrade water quality?	Same	No	No	No	Yes
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 Storm water Master Plan was prepared and approved by the City as part of the SVSP EIR. As noted in the EIR, the Drainage and Storm water Master Plan demonstrated that the increases in impervious surfaces being caused by buildout of the SVSP would be offset by proposed drainage facilities and storm water 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 storm water quality, the EIR 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 proposed uses are substantially consistent with the build out assumptions and would not increase the severity of already identified significant impacts; therefore, there would be no new significant impacts not previously identified in the SVSP EIR related to hydrology and water quality. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred” relative to hydrology and water quality.

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

X. Land Use and Planning

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Physically divide an established community?	Section 4.1	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 SVSP 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 to future purchasers within the Project area; 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 EIR concluded that all impacts of the SVSP could be reduced to less than significant levels with mitigation. The project involves the same use types within the same development footprint, and therefore the conclusions of SVSP EIR remain applicable to 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). The measure regarding disclosure ensure that people purchasing property within the project area which could be affected by overflight noise are aware of this potential affects. The disclosure measure is 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. The condition has been addressed in the Development Agreement for the project area, 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.

XI. Mineral Resources

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	Section 4.7	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 SVSP EIR indicated that there were no significant mineral resources in the area. Therefore, the project is not considered to have any impacts on mineral resources. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds <i>that "none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred"</i> relative to mineral resources. Mitigation Measures: None required for this project.					

XII. Noise

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	Section 4.6	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 SVSP EIR 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 of this Addendum. Construction noise in general was discussed, and addressed via mitigation. Noise was determined to be an issue for all of the major roadways in the SVSP area, such as Fiddymment Road. Mitigation was found to reduce noise volumes to levels within General Plan standards, and so impacts were found to be less than significant.

As part of project #2012PL-038, an environmental noise assessment was prepared by Bollard Acoustical Consultants, Inc. to evaluate noise levels associated with traffic on Fiddymment Road, Market Drive, Upland Drive, and Vista Grande Boulevard (Attachment 12). It was concluded that implementation of the mitigation measures would reduce noise volumes to levels within General Plan standards. Consistent with the mitigation measures, the project proposes masonry sound walls adjacent to the lots located along major roadways, which will ensure that noise on the residential properties is consistent with City standards. The project would not result in new or more severe impacts than described in the SVSP EIR, and the impact conclusions of the EIR are unchanged. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred” relative to noise.

Mitigation Measures: Mitigation Measures 4.1-3 (McClellan overflight disclosure), 4.6-1 (construction noise), and 4.6-4 (traffic noise attenuation) were applied in the SVSP EIR. 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. Traffic noise attenuation also calls for the use of masonry walls along major roadways. These mitigation measures remain applicable to the proposed project.

XIII. Population and Housing

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	Section 4.2	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 SVSP EIR indicated the SVSP 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 SVSP EIR, but the project increases the amount of MDR units and decreases the amount of LDR units. For the purpose of population estimates, LDR and MDR population rates are the same, so the project will not have a new or more severe impact on the population growth rate of the area. Thus, the project will result in the same previously identified impacts. There are no existing houses in the project area, so no displacement of housing or people would occur. Mitigation Measures: None required for this project.					

XIV. Public Services

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any the public services:					
a) Fire protection?	Section 4.11	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 SVSP EIR concluded that fire and police protection services, and other public services would not be negatively affected by the project. Parkland dedications were required with the SVSP and therefore impacts to park facilities was less than significant. Although the project involves a change in land use for Parcel JM-01 from LDR to MDR and JM-21 from MDR to LDR, the student generation factor for these land uses is the same. In addition, the project will not change the overall number of housing units in the SVSP. Therefore, the conclusions of SVSP EIR remain applicable to the proposed project.

An analysis of impacts to schools was included in the SVSP EIR, which concluded that two new elementary schools and one new intermediate school would be required in the project area. The high school students generated from the SVSP were assumed in the nearby high schools located outside the plan area. A portion of the SVSP is located within the Center School District and a portion is located within the Roseville City School District, though the current project area is entirely within the Center 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 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.

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.

XV. Recreation

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that physical deterioration of the facility would occur or be accelerated?	Section 4.11	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 SVSP indicates that the required parkland dedication was met by dedication of parkland and through payment of park dedication in-lieu fees. As noted in the EIR, 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. The project will not increase the number of residents anticipated for the SVSP nor decrease the amount of area dedicated to park and recreation uses; therefore, this conclusion remains applicable to the proposed project. Mitigation Measures: None required for this project.					

XVI. Transportation/Traffic

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	Section 4.3	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 SVSP EIR evaluated the traffic impacts to existing and future roadways from traffic being generated by the anticipated uses within the plan area. The EIR concluded that with mitigation, impacts to City roadways would be less than significant. Impacts to adjacent agency roadways was identified as a significant and unavoidable impact, and mitigation to lessen the impact was accepted. For the proposed project, the City's Engineering Division reviewed the scope of changes and concluded that an updated traffic study was not required. The LDR and MDR land uses have the same trip generation rate of one trip per unit (based on the Institute of Transportation Engineers trip rates), and the unit transfers among the parcels maintain the same overall number of units allocated to the project area. Therefore, the project would not cause new or more severe impacts than already described in the SVSP EIR. The proposed project has no impact on air traffic patterns, and does not present substantial safety risks. The project design does not introduce hazards such as sharp curves or dangerous intersections. The project has been reviewed by the City Engineering Division and City Fire Department staff, and has been found to be consistent with the City's Design Standards. Furthermore, standard conditions of approval added to all City project require compliance with Fire Codes and other design standards. Compliance with existing regulations ensure that impacts are less than significant. The proposed uses are substantially consistent with the build out assumptions and would not increase the severity of already identified significant impacts; therefore, there would be no new significant impacts not previously identified in the SVSP EIR relative to transportation/traffic. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred" relative to transportation/traffic. Mitigation Measures: None required for this project.					

XVII. Tribal Cultural Resources

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource as defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:					
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	Section 4.9	No	No	No	None
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1 the lead agency shall consider the significance of the resource to a California Native American tribe.	Same	No	No	No	None

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

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

Mitigation Measures: Mitigation Measure 4.9-1 (cease work and consult with archeologist) and 4.9-2 (cease work and consult with paleontologist) remain applicable to the proposed project.

XVIII. Utilities and Service Systems

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	Section 4.12	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?	Section 4.12.1 & 4.12.3	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?	Section 4.12.3	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?	Section 4.12.1	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?	Section 4.12.3	No	No	No	None
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	Section 4.12.4	No	No	No	Yes
g) Comply with federal, state, and local statutes and regulations related to solid waste?	Same	No	No	No	None

Discussion: The SVSP EIR addressed water demand for the plan area and determined there was adequate supply to meet the anticipated water demands from development of the plan area. The project is converting some of the anticipated land uses with a lower water demand to a use with a higher demand (18.3 acres of MDR to LDR), but is also converting some land uses with a higher demand to a lower demand (17 acres of LDR to MDR). The City's Environmental Utilities Department determined that the proposed land use changes will result in a slight increase in water demand. However, this increase was determined to be a negligible amount when compared to the overall water demand of the project area. Additionally, staff determined the City has sufficient water supply to adequately serve the project. Therefore, the impact conclusions of the SVSP EIR with respect to water supply are still applicable to this 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 SVSP. The project land use changes do not require any major changes or need for expanded facilities. Additionally, the project will have no effect on wastewater generation beyond that previously analyzed in the SVSP EIR. Environmental Utilities determined that the proposed project changes fell within the scope of the prior assessment. The SVSP EIR concluded that the Pleasant Grove Wastewater Treatment Plan was sized to accommodate flow from the plan area and that impacts would be less than significant. This conclusion remains applicable to the proposed project.

The SVSP EIR 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 solid waste from the SVSP. Solid waste generation is based on population, and as the project will not change the estimated population for the plan area, 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.

XIX. Other Considerations

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

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

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

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

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

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

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

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

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

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

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

XX. Mandatory Findings of Significance

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, threatened or rare species, or eliminate important examples of the major periods of California history or prehistory?	SVSP EIR	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.)	SVSP EIR	No	No	No	None
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	SVSP EIR	No	No	No	None

Discussion: Long term environmental goals are not impacted by the proposed project. The cumulative impacts do not deviate beyond what was contemplated in the SVSP EIR, and mitigation measures have already been incorporated. With implementation of the City's Mitigating Ordinances, Guidelines, and Standards and best management practices, mitigation measures described in this chapter, and permit conditions, the proposed project will not have a significant impact on the habitat of any plant or animal species. Based on the foregoing, the proposed project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of any wildlife species, or create adverse effects on human beings. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred" relative to the mandatory findings of significance.

ENVIRONMENTAL DETERMINATION:

In reviewing the site specific information provided for this project and acting as Lead Agency, the City of Roseville, Development Services Department, Planning Division has analyzed the potential environmental impacts created by this project and determined that the findings of CEQA Section 15162 concerning the decision not to prepare a subsequent EIR or negative declaration and the findings of CEQA Section 15164 concerning the decision to prepare an Addendum can be made. As supported by substantial evidence within the Addendum to the Sierra Vista Specific Plan Environmental Impact Report (SCH # 2008032115, adopted on May 5, 2010), the Lead Agency makes the following findings:

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

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

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

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

Addendum Prepared by:

Kinarik Shallow

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

Attachments:

1. Environmental Document on which this Addendum relies: Sierra Vista Specific Plan Final Environmental Impact Report (this document can be found online at: <http://roseville.ca.us/cms/One.aspx?portalId=7964922&pageId=8775140>)
2. Applicable SVSP Mitigation Measures
3. General Plan/Specific Plan Map Exhibits
4. Specific Plan Amendment Redlines
5. Tentative Subdivision Map (Parcel FD-6)
6. Tentative Subdivision Map (Parcel FD-7)
7. Tentative Subdivision Map (Parcel FD-24 and a portion of JM-20)
8. Tentative Subdivision Map Modification Cover Sheet
9. Tentative Subdivision Map Modification (Parcel JM-1)
10. Tentative Subdivision Map Modification (Parcel JM-21)
11. Large Lot Tentative Subdivision Map Modification (Parcel FD-24 and a portion of JM-20)
12. Development Standards
13. Environmental Noise Assessment, Bollard Acoustical Consultants, Inc., dated August 22, 2018

NOTE: Attachments 2-12 are not included with the Addendum as they are already included as Attachments/Exhibits to the January 9, 2020 Planning Commission Staff Report.

Environmental Noise Assessment

Sierra Vista Residential Development
Phases A1, A2, and B

Roseville, California

BAC Job # 2018-138

Prepared For:

John Mourier Construction, Inc.

Attn: Mr. Steve Schnable
1430 Blue Oaks Blvd., Ste. 190
Roseville, CA 95747

Prepared By:

Bollard Acoustical Consultants, Inc.



Paul Bollard, President

August 22, 2018



Introduction

Phases A1, A2, and B of the Sierra Vista Residential Development are located west of Fiddymment Road, north of Baseline Road, south of Pleasant Grove Boulevard, and east of the future Market Street extension in the City of Roseville, California. The project proposes the development of 1330 total residential lots on currently undeveloped land. The project area is provided as Figure 1. The site plan for Phases A1 and A2, consisting of Villages JM-01, JM-02, JM-03, JM-04, JM-20, JM-21, JM-30, JM-40, is provided as Figure 2. The site plan for Phase B, consisting of Villages FD-06 and FD-07, is provided as Figure 3.

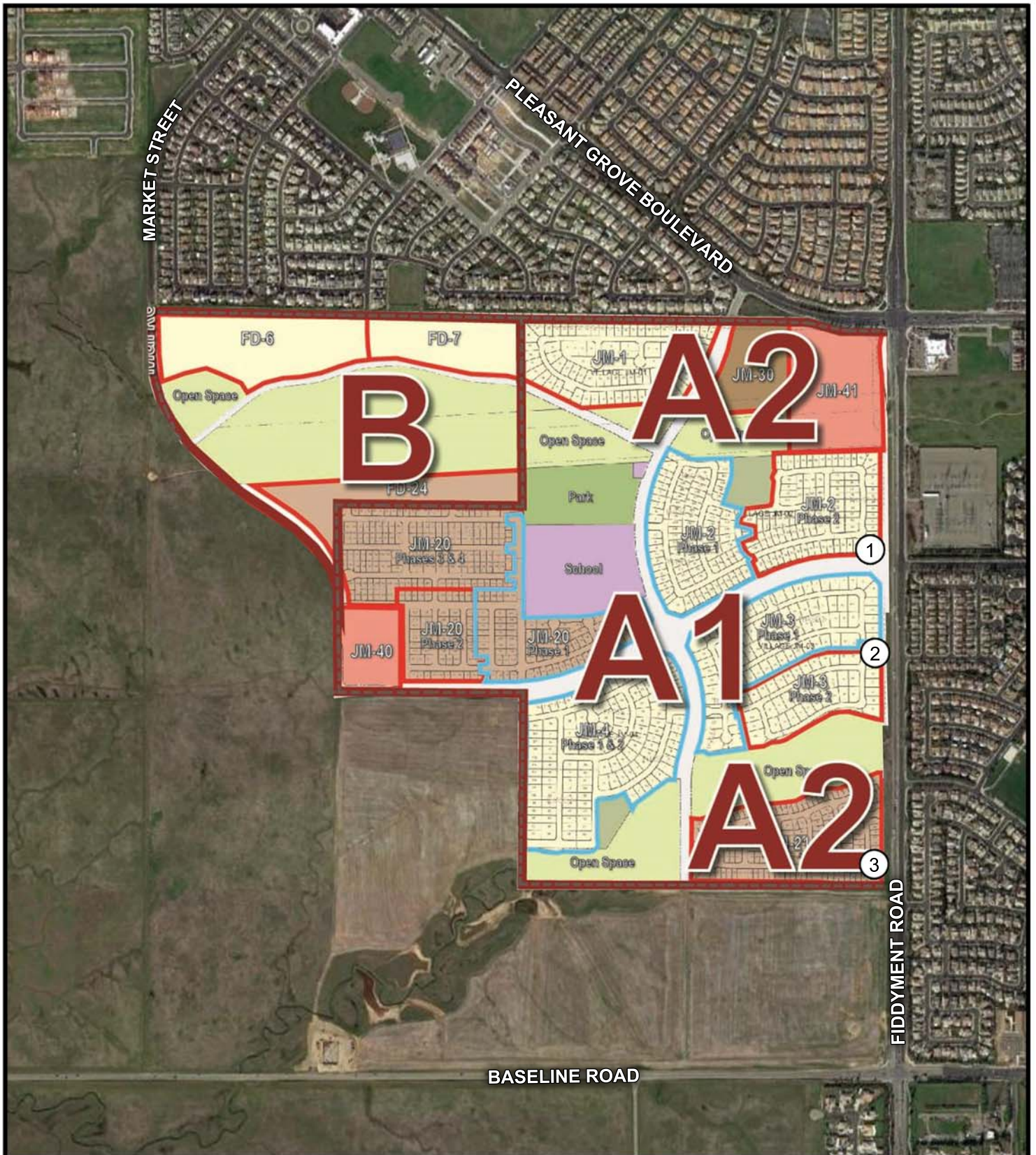
Due to the proximity of the residential uses of the proposed project to the existing and future (internal) roadways, BAC was retained by the project applicant to prepare this analysis. Specifically, the purposes of this analysis are to quantify noise levels associated with traffic on Fiddymment Road, Market Drive, Upland Drive, Vista Grande Boulevard, and compare those levels against the applicable City of Roseville and Sierra Vista Specific Plan noise standards for acceptable noise exposure.

Noise Fundamentals and Terminology

Noise is often described as unwanted sound. Sound is defined as any pressure variation in air that the human ear can detect. If the pressure variations occur frequently enough (at least 20 times per second), they can be heard, and thus are called sound. Measuring sound directly in terms of pressure would require a very large and awkward range of numbers. To avoid this, the decibel scale was devised. The decibel scale allows a million-fold increase in pressure to be expressed as 120 dB. Another useful aspect of the decibel scale is that changes in levels (dB) correspond closely to human perception of relative loudness. Appendix A contains definitions of Acoustical Terminology. Figure 4 shows common noise levels associated with various sources.

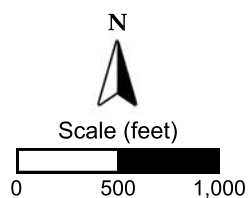
The perceived loudness of sounds is dependent upon many factors, including sound pressure level and frequency content. However, within the usual range of environmental noise levels, perception of loudness is relatively predictable, and can be approximated by weighing the frequency response of a sound level meter by means of the standardized A-weighting network. There is a strong correlation between A-weighted sound levels (expressed as dBA) and community response to noise. For this reason, the A-weighted sound level has become the standard tool of environmental noise assessment. All noise levels reported in this section are in terms of A-weighted levels in decibels.

Community noise is commonly described in terms of the “ambient” noise level, which is defined as the all-encompassing noise level associated with a given noise environment. A common statistical tool to measure the ambient noise level is the average, or equivalent, sound level (L_{eq}) over a given time period (usually one hour). The L_{eq} is the foundation of the Day-Night Average Level noise descriptor, L_{dn} , and shows very good correlation with community response to noise.



Legend

- Project Border (Approximate)
- # Short-Term Noise Level Measurement Locations



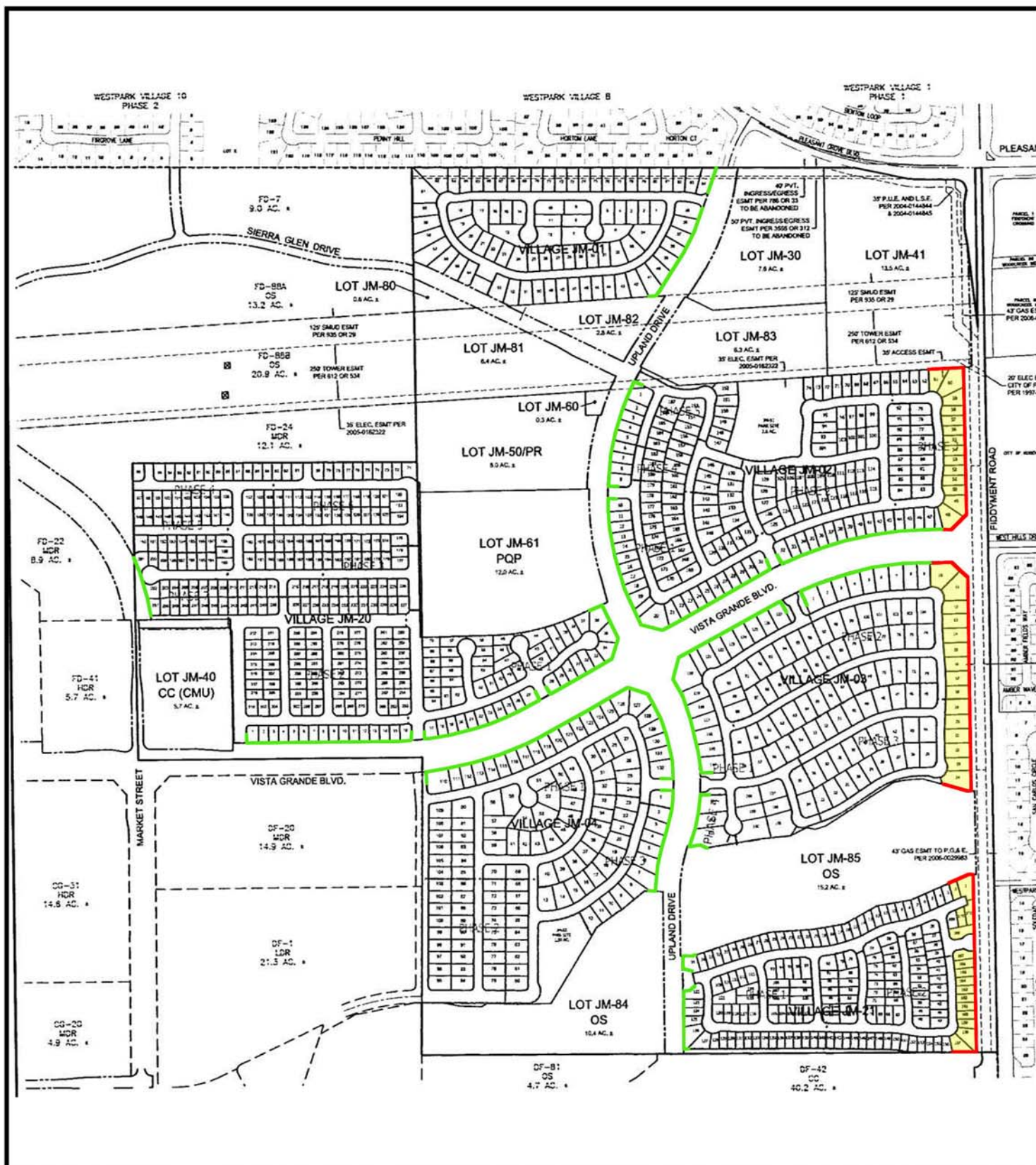
Sierra Vista Residential Development
Phases A1, A2, & B

Roseville, California

Project Area

Figure 1





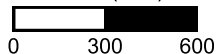
Legend

- Proposed 7-Foot Tall Noise Barriers
- Proposed 6-Foot Tall Noise Barriers
- Recommended Upper-Floor STC 32 Windows

N



Scale (feet)



Sierra Vista Residential Development
Phases A1, A2, & B

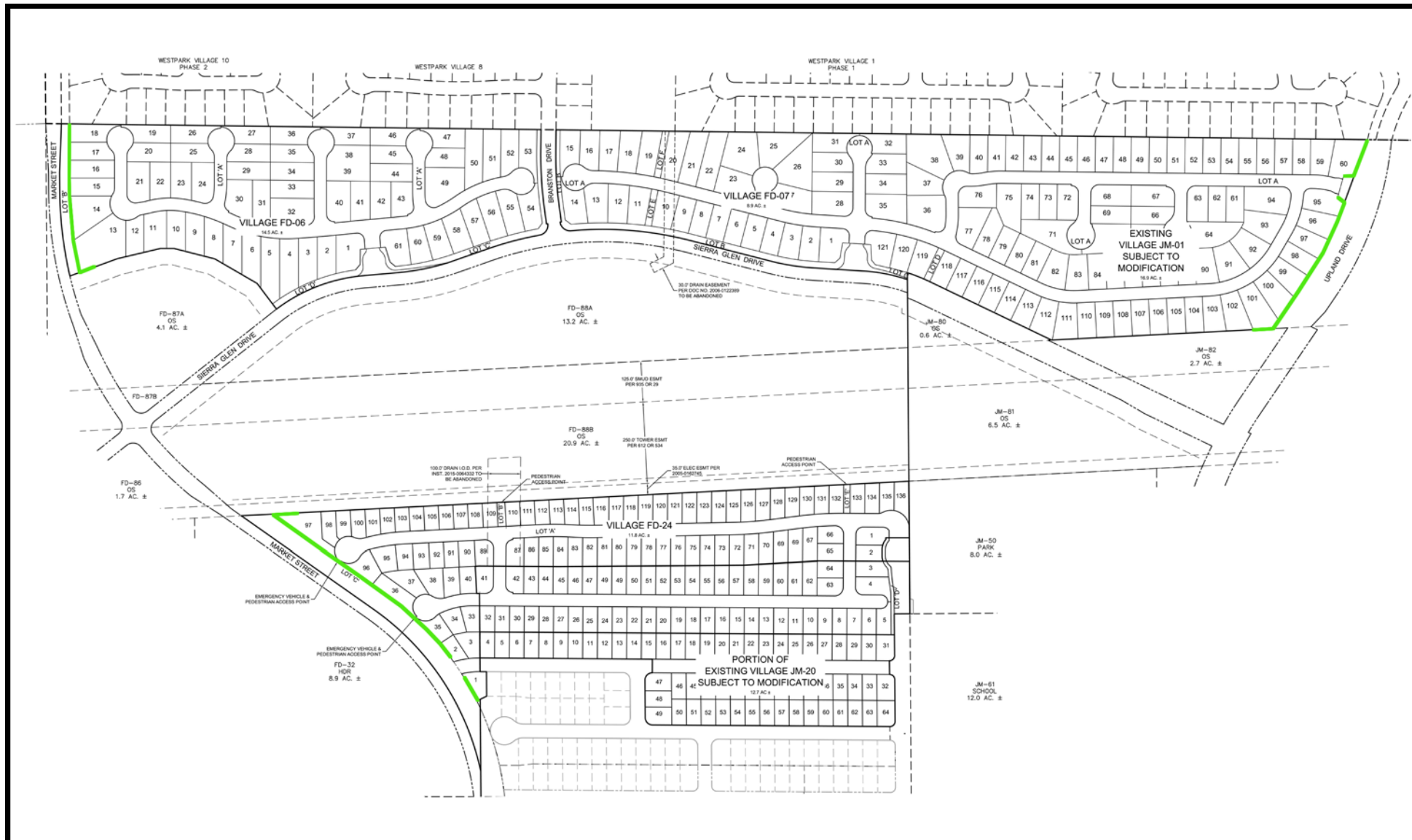
Roseville, California

Site Plan - Phases A1 & A2

Figure 2

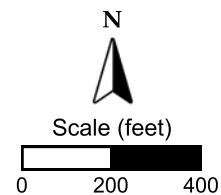


BOLLARD
Acoustical Consultants



Legend

— Proposed 6-Foot Tall Noise Barriers



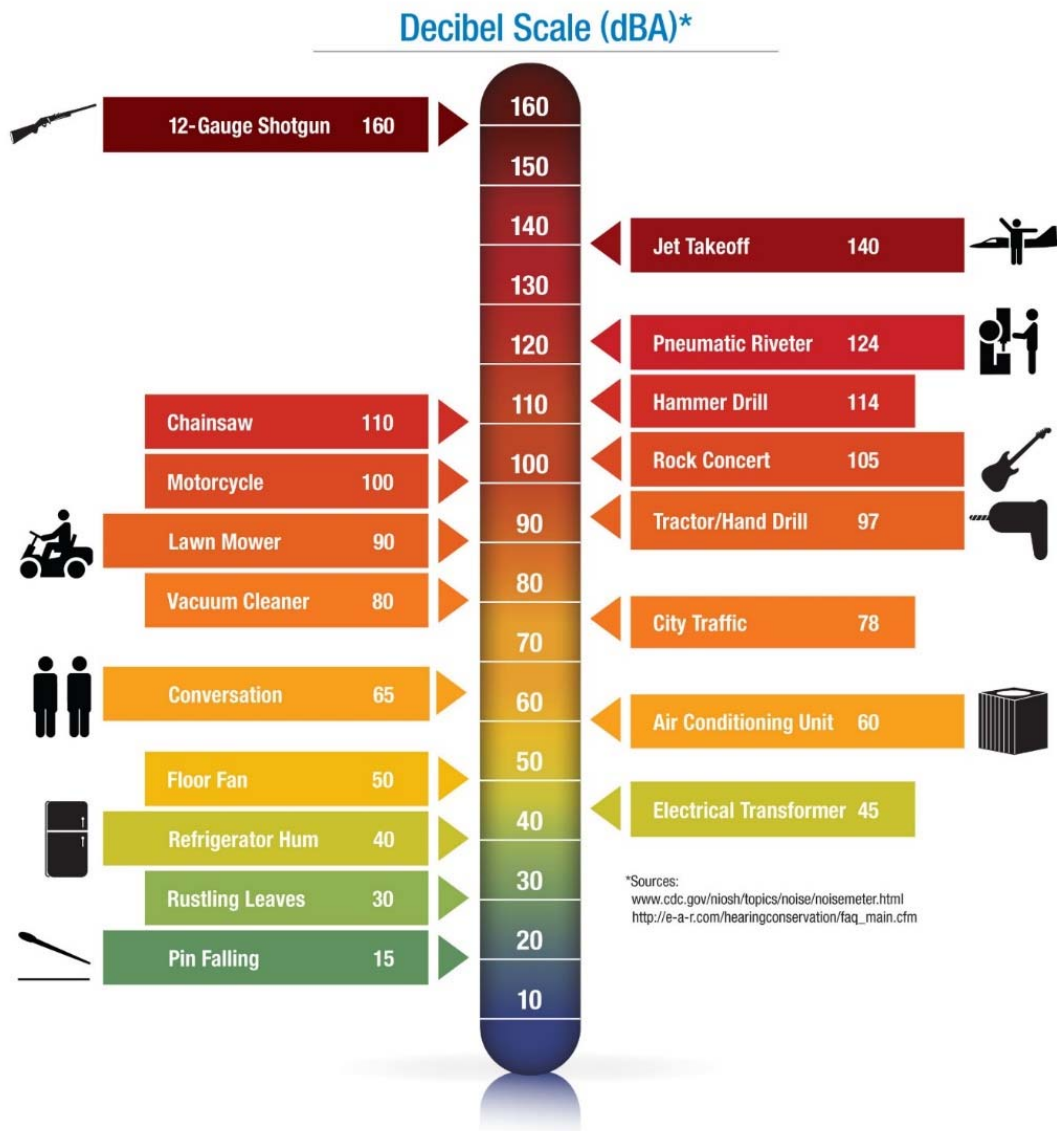
Sierra Vista Residential Development
Phases A1, A2, & B
Roseville, California
Site Plan - Phase B

Figure 3



The Day-Night Average Level (L_{dn}) is based upon the average noise level over a 24-hour day, with a +10 decibel weighing applied to noise occurring during nighttime (10:00 p.m. to 7:00 a.m.) hours. The nighttime penalty is based upon the assumption that people react to nighttime noise exposures as though they were twice as loud as daytime exposures. Because L_{dn} represents a 24-hour average, it tends to disguise short-term variations in the noise environment. L_{dn} -based noise standards are commonly used to assess noise impacts associated with traffic, railroad and aircraft noise sources.

Figure 4
Typical A-Weighted Sound Levels of Common Noise Sources



Criteria for Acceptable Noise Exposure

City of Roseville General Plan 2035

The Noise Element of the Roseville General Plan 2035 contains goals and policies intended to protect city residents from the harmful and annoying effects of exposure to excessive noise. The General Plan policies which would be applicable to this project are reproduced below:

Transportation Noise Sources

- Policy 1 Allow the development of new noise-sensitive land uses (which include but are not limited to residential, schools, and hospitals) only in areas exposed to existing or projected levels of noise from transportation noise sources which satisfy the levels specified in Table 1. Noise mitigation measures may be required to reduce noise in outdoor activity areas and interior spaces to the levels specified in Table 1.

Recognizing that in increasingly urban areas it is difficult to maintain suburban noise standards, and in order to facilitate the City's goals to encourage reinvestment and economic development in the Riverside and Downtown Specific Plan areas, the City may elect to allow new noise-sensitive land uses on a case by case basis in proximity to transportation sources. Noise mitigation, including an acoustical analysis, would be required to reduce interior space noise levels to the standards specified in Table 1. Exterior noise levels would require mitigation to the extent feasible using building orientation, construction and design features; however ultimately, noise levels may exceed the noise standards identified in Table 1.

- Policy 2 Require new roadway improvement projects to be mitigated so as not to exceed the noise levels specified in Table 1 at outdoor activity areas or interior spaces of existing noise-sensitive land uses.

- Policy 3 Evaluate new transportation projects, such as light and heavy rail, using the standards contained in Table 1. However, noise from these projects may be allowed to exceed the standards contained in Table 1 if the City Council finds that there are special overriding circumstances.

- Policy 4 Require an acoustical analysis where:
- a. Noise sensitive land uses are proposed in areas exposed to existing or projected noise levels exceeding the levels specified in Table 1;
 - b. Proposed transportation noise source projects are likely to produce noise levels exceeding the levels specified in Table 1 at existing or planned noise-sensitive uses.

An acoustical analysis shall be required as part of the environmental review process so that noise mitigation may be considered in the project design.

- Policy 5 Work in cooperation with Caltrans and the Union Pacific Transportation Company to maintain noise level standards for both new and existing projects in compliance with Table 1.

Table 1 Maximum Allowable Noise Exposure - Transportation Noise Sources City of Roseville General Plan Noise Element			
Land Use	Outdoor Activity Areas ¹	Interior Spaces	
	L _{dn} /C _{NEL} , dB	L _{dn} /C _{NEL} , dB	L _{eq} , dB ²
Residential	60 ³	45	--
Transient lodging	60 ³	45	--
Hospitals, nursing homes	60 ³	45	--
Theaters, auditoriums, music halls	--	--	35
Churches, meeting halls	60 ³	--	40
Office buildings	65	--	45
Schools, libraries, museums	--	--	45
Playgrounds, neighborhood parks	70	--	--
¹ Outdoor activity areas for residential developments are considered to be the back yard patios or decks of single family dwelling, and the patios or common areas where people generally congregate for multi-family development. Outdoor activity areas for non-residential developments are considered to be those common areas where people generally congregate, including pedestrian plazas, seating areas and outside lunch facilities. Where the location of outdoor activity areas is unknown, the exterior noise level standard shall be applied to the property line of the receiving land use. ² As determined for a typical worst case hour during periods of use. ³ Where it is not possible to reduce noise in outdoor activity areas to 60 dB L _{dn} /C _{NEL} or less using a practical application of the best-available noise reduction measures, an exterior noise level of up to 75 dB L _{dn} /C _{NEL} may be allowed provided that available exterior noise level reduction measures have been implemented and interior noise levels are in compliance with this table. Note: Where a proposed use is not specifically listed on this table, the use shall comply with the noise exposure standards for the nearest similar use as determined by the Planning Department. Commercial and industrial uses have not been listed because such uses are not considered to be particularly sensitive to noise exposure. -- = not applicable L _{dn} = Day-Night Average Sound Level C _{NEL} = Community Noise Equivalent Level dB = Decibels L _{eq} = Noise Equivalent Level Source: City of Roseville General Plan			

Sierra Vista Specific Plan Final EIR

The Sierra Vista Specific Plan Final EIR (May 2010) contains mitigation measures intended to protect future city residents from the harmful and annoying effects of exposure to excessive noise. The transportation noise related mitigation measures of the specific plan are reproduced below:

WMM 4.5-8 *On-site Traffic Noise Attenuation (Impact 4.6-6 SVSP and Urban Reserve)*

The project developer shall demonstrate through an acoustical study that residences along roadways will be subject to noise levels consistent with the City's standards. The standards could be achieved through a combination of setbacks, sound walls or other barriers, building orientation or other measures. An acoustical analysis shall be required to demonstrate that these measures will result in acceptable noise levels.

WMM 4.5-10 *On-site Traffic Noise Policies (Impact 4.6-6 and 4.6-8 Urban Reserve)*

Specific Plans and/or other development proposals in the Remainder Area Urban Reserve shall include policies and/or conditions that require that residential development adjacent to roadways will be subject to traffic noise levels that fall within City standards. The standards could be achieved through a combination of setbacks, sound walls or other barriers, building orientation or other measures. An acoustical analysis shall be required to demonstrate that these measures will result in acceptable noise levels.

MM 4.6- 4: *Traffic Noise Attenuation (Impact 4.6-6 and 4.6-8 SVSP)*

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.

MM 4.6-4(c): Tentative map applications for residential uses located along Fiddymont Road would be required to include an analysis of interior noise levels. The report shall be conducted by a qualified acoustical engineer and shall specify the measures required to achieve compliance with the City of Roseville 45 dB L_{dn} interior noise level standard.

Evaluation of Future Traffic Noise Environment at Project Site

Traffic Noise Prediction Methodology

The Federal Highway Administration Highway Traffic Noise Prediction Model (FHWA-RD-77-108) was used to predict traffic noise levels at the project site. The model is based upon the CALVENO noise emission factors for automobiles, medium trucks and heavy trucks, with consideration given to vehicle volume, speed, roadway configuration, distance to the receiver, and the acoustical characteristics of the site. The FHWA Model was developed to predict hourly L_{eq} values for free flowing traffic conditions, and is considered to be accurate within 1.5 dB in most situations.

Traffic Noise Prediction Model Calibration (Fiddymment Road)

The FHWA Model provides reasonably accurate traffic noise predictions under “ideal” roadway conditions. Ideal conditions are generally considered to be long straight roadway segments with uniform vehicle speeds, a flat roadway surface, good pavement conditions, a statistically large volume of traffic, and an unimpeded view of the roadway from the receiver location. Such conditions appeared to be in effect at this site. Nonetheless, Bollard Acoustical Consultants, Inc. conducted a calibration of the FHWA Model through site-specific traffic noise level measurements and concurrent traffic counts at three locations along Fiddymment Road.

The short-term traffic noise calibration sites are shown on Figure 1. The sites were selected to be representative of the noise exposure of the proposed lots nearest to Fiddymment Road. The detailed results of this procedure are provided in Appendix B. The FHWA Model was found to reasonably predict Fiddymment Road traffic noise levels. As a result, no calibration adjustment was applied to the FHWA Model for the prediction of future Fiddymment Road traffic noise levels at the project site.

Predicted Future Exterior Traffic Noise Levels at Proposed Residences

The FHWA Model was used with future traffic volumes cited in the Sierra Vista Specific Plan FEIR to predict future Fiddymment Road, Market Drive, Upland Drive, and Vista Grande Boulevard traffic noise levels at the proposed residences. The FHWA Model inputs and predicted future traffic noise levels at the project site are shown in Appendix C. The predicted future traffic noise levels are summarized in Table 2. The Table 2 results take into consideration the shielding provided by the proposed 7-foot tall solid noise barriers along the backyards located adjacent to Fiddymment Road and the proposed 6-foot tall solid noise barriers along the backyards of the homes located adjacent to Market Drive, Upland Drive, and Vista Grande Boulevard. The noise barrier effectiveness worksheets for the project are provided in Appendix D.

Table 2 Predicted Future Exterior Traffic Noise Levels Sierra Vista Residential Development Phase A1, A2, B – Roseville, California				
Roadway	Description	Distance to Roadway Centerline (feet)	Offset (dB)¹	Noise Level (dB L_{dn})^{2,3}
Fiddymment Road	Nearest backyards	80	0	65
	First-floor building facades	100	0	65
	Upper-level building facades	100	+3	74
Market Drive	Nearest backyards	60	0	50
	First-floor building facades	70	0	50
	Upper-level building facades	70	+3	59
Upland Drive	Nearest backyards	60	0	53
	First-floor building facades	70	0	53
	Upper-level building facades	70	+3	61
Vista Grande Boulevard	Nearest backyards	70	0	56
	First-floor building facades	80	0	56
	Upper-level building facades	80	+3	65
Notes: ¹ A +3 dB offset was applied to the upper-floor facades due to reduced ground absorption at elevated floor levels. ² Detailed FHWA Model inputs and results provided in Appendix C. ³ Predicted future traffic noise levels take into account 7-foot tall solid noise barriers along Fiddymment Road and 6-foot tall noise barriers along Market Drive, Upland Drive, and Vista Grande Boulevard. Noise barrier effectiveness worksheets provided in Appendix D. Source: Bollard Acoustical Consultants, Inc. (2018)				

Traffic Noise Mitigation for Outdoor Activity Areas

As indicated in Table 2, future traffic noise levels at the proposed outdoor activity areas (backyards) nearest to Market Drive, Upland Drive, and Vista Grande Boulevard are predicted to satisfy the City of Roseville normally acceptable noise level standard of 60 dB L_{dn}. As a result, no further consideration of noise mitigation measures would be warranted for the proposed residences located nearest to Market Drive, Upland Drive and Vista Grande Boulevard.

The Table 2 results indicate that future traffic noise levels at the proposed outdoor activity areas nearest to Fiddymment Road are predicted to be 65 dB L_{dn} after construction of the proposed 7-foot tall solid noise barriers. The proposed 7-foot tall noise barriers along Fiddymment would be compatible with existing noise barriers heights along Fiddymment Road and would result in future exterior traffic noise levels that are predicted to satisfy the City's conditionally acceptable exterior noise level standards.

Predicted Future Interior Traffic Noise Levels within Proposed Residences

Standard residential construction (stucco siding, STC-27 windows, door weather-stripping, exterior wall insulation, composition plywood roof), results in an exterior to interior noise reduction of at least 25 dB with windows closed and approximately 15 dB with windows open. Therefore, provided future traffic noise levels do not exceed 70 dB L_{dn} at exterior building facades, standard construction would be adequate to ensure compliance with the City of Roseville General Plan 45 dB L_{dn} interior noise level standard.

Future traffic noise levels at the first-floor building facades nearest to Fiddymment Road are not predicted to exceed 70 dB L_{dn} . Therefore, standard construction would be adequate to ensure compliance with the City of Roseville General Plan 45 dB L_{dn} interior noise level standard at the first-floor facades nearest to Fiddymment Road. However, at unshielded upper-floor facades, future exterior traffic noise levels are predicted to be 74 dB L_{dn} . In order to satisfy the City's 45 dB L_{dn} interior noise level standard, it is recommended that those upper-floor windows with a view of Fiddymment Road maintain a minimum STC rating of 32. The locations of the lots requiring upgraded upper-floor window STC ratings are illustrated on Figure 2.

As indicated in Table 2, future traffic noise levels at the building facades nearest to the interior project roadways (Market Drive, Upland Drive, and Vista Grande Boulevard) are not predicted to exceed 70 dB L_{dn} . Therefore, standard construction would be adequate to ensure compliance with the City of Roseville General Plan 45 dB L_{dn} interior noise level standard within the residences adjacent to the interior roadways. Nonetheless, mechanical ventilation (air conditioning) should be provided for all residences in this development to allow the occupants to close doors and windows as desired for additional acoustical isolation.

Conclusions

Future exterior and interior traffic noise levels at Phases A1, A2, and B of the Sierra Vista Residential Development portions are predicted to be in compliance with the City of Roseville General Plan Noise Element and the Sierra Vista Specific Plan provided the following specific noise mitigation measures are implemented into the project design:

Exterior Noise Environment

- 1) The construction, as proposed, of 6-foot tall solid noise barriers along the property boundaries of the lots adjacent to Market Drive, Upland Drive, and Vista Grande Boulevard would result in satisfaction of the City's 60 dB L_{dn} normally acceptable exterior noise standard. See Figures 2 and 3 for sound wall locations.
- 2) The construction, as proposed, of 7-foot tall solid noise barriers along the property boundaries of the lots adjacent to Fiddymment Road would result in satisfaction of the City's 75 dB L_{dn} conditionally acceptable exterior noise standard. See Figures 2 and 3 for sound wall locations.

Interior Noise Environment

- 1) The upper-floor windows of the lots located nearest to Fiddymment Road should be upgraded to a minimum Sound Transmission Class rating of 32. The lots requiring window upgrades are highlighted on Figure 2.
- 2) A suitable form of forced-air mechanical ventilation shall be provided so that windows can be kept closed as desired for additional acoustical isolation.

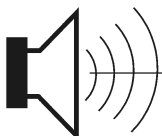
These conclusions are based on the future traffic data cited in Appendix C, the project site plans shown on Figures 2 and 3, and on noise reduction data for standard residential dwellings and for typical STC rated window data. Deviations from the project site plan shown on Figures 2 and 3 could cause future traffic noise levels to differ from those predicted in this analysis. In addition, Bollard Acoustical Consultants, Inc. is not responsible for degradation in acoustic performance of the residential construction due to poor construction practices, failure to comply with applicable building code requirements, or for failure to adhere to the minimum building practices cited in this report.

This concludes BAC's noise assessment for the proposed Sierra Vista Residential Development (Phases A1, A2, and B) in Roseville, California. Please contact BAC at (916) 663-0500 or paulb@bacnoise.com with any questions regarding this assessment.

Appendix A

Acoustical Terminology

Acoustics	The science of sound.
Ambient Noise	The distinctive acoustical characteristics of a given space consisting of all noise sources audible at that location. In many cases, the term ambient is used to describe an existing or pre-project condition such as the setting in an environmental noise study.
Attenuation	The reduction of an acoustic signal.
A-Weighting	A frequency-response adjustment of a sound level meter that conditions the output signal to approximate human response.
Decibel or dB	Fundamental unit of sound, A Bell is defined as the logarithm of the ratio of the sound pressure squared over the reference pressure squared. A Decibel is one-tenth of a Bell.
CNEL	Community Noise Equivalent Level. Defined as the 24-hour average noise level with noise occurring during evening hours (7 - 10 p.m.) weighted by a factor of three and nighttime hours weighted by a factor of 10 prior to averaging.
Frequency	The measure of the rapidity of alterations of a periodic signal, expressed in cycles per second or hertz.
L_{dn}	Day/Night Average Sound Level. Similar to CNEL but with no evening weighting.
L_{eq}	Equivalent or energy-averaged sound level.
L_{max}	The highest root-mean-square (RMS) sound level measured over a given period of time.
Loudness	A subjective term for the sensation of the magnitude of sound.
Masking	The amount (or the process) by which the threshold of audibility is for one sound is raised by the presence of another (masking) sound.
Noise	Unwanted sound.
Peak Noise	The level corresponding to the highest (not RMS) sound pressure measured over a given period of time. This term is often confused with the Maximum level, which is the highest RMS level.
RT₆₀	The time it takes reverberant sound to decay by 60 dB once the source has been removed.
Sabin	The unit of sound absorption. One square foot of material absorbing 100% of incident sound has an absorption of 1 sabin.
SEL	A rating, in decibels, of a discrete event, such as an aircraft flyover or train passby, that compresses the total sound energy of the event into a 1-s time period.
Threshold of Hearing	The lowest sound that can be perceived by the human auditory system, generally considered to be 0 dB for persons with perfect hearing.
Threshold of Pain	Approximately 120 dB above the threshold of hearing.



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Appendix B-1
FHWA Traffic Noise Prediction Model (FHWA-RD-77-108)
Calibration Worksheet

Project Information: Job Number: 2018-138
Project Name: Sierra Vista Residential Development (A1, A2, B)
Roadway Tested: Fiddymont Road
Test Location: Site 1
Test Date: July 30, 2018

Weather Conditions: Temperature (Fahrenheit): 96
Relative Humidity: 25%
Wind Speed and Direction: SSW 3 mph
Cloud Cover: Partly Cloudy

Sound Level Meter: Sound Level Meter: LDL Model 820 (BAC #3)
Calibrator: LDL Model CAL200
Meter Calibrated: Immediately before
Meter Settings: A-weighted, slow response

Microphone: Microphone Location: On project site
Distance to Centerline (feet): 100
Microphone Height: 5 feet above ground
Intervening Ground (Hard or Soft): **Soft**
Elevation Relative to Road (feet): 5

Roadway Condition: Pavement Type Asphalt
Pavement Condition: Good
Number of Lanes: 5
Posted Maximum Speed (mph): 50

Test Parameters: Test Time: 3:46 PM
Test Duration (minutes): 15
Observed Number Automobiles: 500
Observed Number Medium Trucks: 4
Observed Number Heavy Trucks: 8
Observed Average Speed (mph): 50

Model Calibration: Measured Average Level (L_{eq}): 68.5
Level Predicted by FHWA Model: 67.1
Difference: -1.4 dB

Conclusions: Measured traffic noise levels within 1 dB of predicted traffic noise levels. No model offset warranted.

Appendix B-2

FHWA Traffic Noise Prediction Model (FHWA-RD-77-108)

Calibration Worksheet

Project Information:

Job Number: 2018-138
Project Name: Sierra Vista Residential Development (A1, A2, B)
Roadway Tested: Fiddymont Road
Test Location: Site 2
Test Date: July 30, 2018

Weather Conditions:

Temperature (Fahrenheit): 96
Relative Humidity: 25%
Wind Speed and Direction: SSW 3 mph
Cloud Cover: Partly Cloudy

Sound Level Meter:

Sound Level Meter: LDL Model 820 (BAC #3)
Calibrator: LDL Model CAL200
Meter Calibrated: Immediately before
Meter Settings: A-weighted, slow response

Microphone:

Microphone Location: On project site
Distance to Centerline (feet): 100
Microphone Height: 5 feet above ground
Intervening Ground (Hard or Soft): **Soft**
Elevation Relative to Road (feet): 5

Roadway Condition:

Pavement Type: Asphalt
Pavement Condition: Good
Number of Lanes: 5
Posted Maximum Speed (mph): 50

Test Parameters:

Test Time: 4:03 PM
Test Duration (minutes): 15
Observed Number Automobiles: 537
Observed Number Medium Trucks: 8
Observed Number Heavy Trucks: 15
Observed Average Speed (mph): 50

Model Calibration:

Measured Average Level (L_{eq}): 69.1
Level Predicted by FHWA Model: 68.1

Difference: -1.0 dB

Conclusions:

Measured traffic noise levels within 1 dB of predicted traffic noise levels. No model offset warranted.

Appendix B-3
FHWA Traffic Noise Prediction Model (FHWA-RD-77-108)
Calibration Worksheet

Project Information: Job Number: 2018-138
Project Name: Sierra Vista Residential Development (A1, A2, B)
Roadway Tested: Fiddymont Road
Test Location: Site 3
Test Date: July 30, 2018

Weather Conditions: Temperature (Fahrenheit): 96
Relative Humidity: 25%
Wind Speed and Direction: SSW 3 mph
Cloud Cover: Partly Cloudy

Sound Level Meter: Sound Level Meter: LDL Model 820 (BAC #3)
Calibrator: LDL Model CAL200
Meter Calibrated: Immediately before
Meter Settings: A-weighted, slow response

Microphone: Microphone Location: On project site
Distance to Centerline (feet): 100
Microphone Height: 5 feet above ground
Intervening Ground (Hard or Soft): **Soft**
Elevation Relative to Road (feet): 5

Roadway Condition: Pavement Type Asphalt
Pavement Condition: Good
Number of Lanes: 5
Posted Maximum Speed (mph): 50

Test Parameters: Test Time: 4:25 PM
Test Duration (minutes): 15
Observed Number Automobiles: 527
Observed Number Medium Trucks: 7
Observed Number Heavy Trucks: 7
Observed Average Speed (mph): 50

Model Calibration: Measured Average Level (L_{eq}): 66.2
Level Predicted by FHWA Model: 67.3
Difference: 1.1 dB

Conclusions: Measured traffic noise levels within 1 dB of predicted traffic noise levels. No model offset warranted.

Appendix C-1

FHWA Traffic Noise Prediction Model (FHWA-RD-77-108)

Noise Prediction Worksheet

Project Information:

Job Number: 2018-138
Project Name: Sierra Vista Residential Development (A1, A2, B)
Roadway Name: Fiddymont Road

Traffic Data:

Year: Future
Average Daily Traffic Volume: 44,300
Percent Daytime Traffic: 83
Percent Nighttime Traffic: 17
Percent Medium Trucks (2 axle): 2
Percent Heavy Trucks (3+ axle): 1
Assumed Vehicle Speed (mph): 50
Intervening Ground Type (hard/soft): **Soft**

Traffic Noise Levels:

				-----L _{dn} , dB-----			
Location	Description	Distance	Offset (dB)	Autos	Medium Trucks	Heavy Trucks	Total
1	Nearest Backyards	80	0	71	62	63	72
2	Nearest 1st-Floor Facades	100	0	70	60	62	71
3	Nearest 2nd-Floor Facades	100	3	73	63	65	74

Traffic Noise Contours (No Calibration Offset):

L _{dn} Contour, dB	Distance from Centerline, (ft)
75	51
70	110
65	238
60	513

Notes: Future average daily traffic volume was obtained from the Sierra Vista Specific Plan FEIR, Table 4.6-11 (Date: May, 2010; ADT: 44,300)

Appendix C-2

FHWA Traffic Noise Prediction Model (FHWA-RD-77-108)

Noise Prediction Worksheet

Project Information:

Job Number: 2018-138
Project Name: Sierra Vista Residential Development (A1, A2, B)
Roadway Name: Market Drive

Traffic Data:

Year: Future
Average Daily Traffic Volume: 1,900
Percent Daytime Traffic: 83
Percent Nighttime Traffic: 17
Percent Medium Trucks (2 axle): 2
Percent Heavy Trucks (3+ axle): 1
Assumed Vehicle Speed (mph): 35
Intervening Ground Type (hard/soft): **Soft**

Traffic Noise Levels:

				-----L _{dn} , dB-----			
Location	Description	Distance	Offset (dB)	Autos	Medium Trucks	Heavy Trucks	Total
1	Nearest Backyards	60	0	55	48	50	57
2	Nearest 1st-Floor Facades	70	0	54	47	49	56
3	Nearest 2nd-Floor Facades	70	3	57	50	52	59

Traffic Noise Contours (No Calibration Offset):

L _{dn} Contour, dB	Distance from Centerline, (ft)
75	4
70	8
65	16
60	35

Notes: Future average daily traffic volume was obtained from the Sierra Vista Specific Plan FEIR, Table 4.6-11 (Date: May, 2010; ADT: 1,900)

Appendix C-3

FHWA Traffic Noise Prediction Model (FHWA-RD-77-108)

Noise Prediction Worksheet

Project Information:

Job Number: 2018-138
Project Name: Sierra Vista Residential Development (A1, A2, B)
Roadway Name: Upland Drive

Traffic Data:

Year: Future
Average Daily Traffic Volume: 3,400
Percent Daytime Traffic: 83
Percent Nighttime Traffic: 17
Percent Medium Trucks (2 axle): 2
Percent Heavy Trucks (3+ axle): 1
Assumed Vehicle Speed (mph): 35
Intervening Ground Type (hard/soft): **Soft**

Traffic Noise Levels:

				-----L _{dn} , dB-----			
Location	Description	Distance	Offset (dB)	Autos	Medium Trucks	Heavy Trucks	Total
1	Nearest Backyards	60	0	57	50	52	59
2	Nearest 1st-Floor Facades	70	0	56	49	51	58
3	Nearest 2nd-Floor Facades	70	3	59	52	54	61

Traffic Noise Contours (No Calibration Offset):

L _{dn} Contour, dB	Distance from Centerline, (ft)
75	5
70	11
65	24
60	52

Notes: Future average daily traffic volume was obtained from the Sierra Vista Specific Plan FEIR, Table 4.6-11 (Date: May, 2010; ADT: 3,400)

Appendix C-4

FHWA Traffic Noise Prediction Model (FHWA-RD-77-108)

Noise Prediction Worksheet

Project Information:

Job Number: 2018-138
Project Name: Sierra Vista Residential Development (A1, A2, B)
Roadway Name: Vista Grande Boulevard

Traffic Data:

Year: Future
Average Daily Traffic Volume: 9,500
Percent Daytime Traffic: 83
Percent Nighttime Traffic: 17
Percent Medium Trucks (2 axle): 2
Percent Heavy Trucks (3+ axle): 1
Assumed Vehicle Speed (mph): 35
Intervening Ground Type (hard/soft): **Soft**

Traffic Noise Levels:

				-----L _{dn} , dB-----			
Location	Description	Distance	Offset (dB)	Autos	Medium Trucks	Heavy Trucks	Total
1	Nearest Backyards	70	0	61	54	56	63
2	Nearest 1st-Floor Facades	80	0	60	53	55	62
3	Nearest 2nd-Floor Facades	80	3	63	56	58	65

Traffic Noise Contours (No Calibration Offset):

L _{dn} Contour, dB	Distance from Centerline, (ft)
75	10
70	22
65	48
60	103

Notes: Future average daily traffic volume was obtained from the Sierra Vista Specific Plan FEIR, Table 4.6-11 (Date: May, 2010; ADT: 9,500). Vista Grande Boulevard referred to as Road "B" in the FEIR.

Appendix D-1
FHWA Traffic Noise Prediction Model (FHWA-RD-77-108)
Noise Barrier Effectiveness Prediction Worksheet

Project Information: Job Number: 2018-138
Project Name: Sierra Vista Residential Development (A1, A2, B)
Roadway Name: Fiddymont Road
Location(s): Nearest Backyards

Noise Level Data: Year: Future
Auto L_{dn} , dB: 70
Medium Truck L_{dn} , dB: 61
Heavy Truck L_{dn} , dB: 66

Site Geometry: Receiver Description: Nearest Backyards
Centerline to Barrier Distance (C_1): 65
Barrier to Receiver Distance (C_2): 15
Automobile Elevation: 0
Medium Truck Elevation: 2
Heavy Truck Elevation: 8
Pad/Ground Elevation at Receiver: 0
Receiver Elevation¹: 5
Base of Barrier Elevation: 0
Starting Barrier Height 6

Barrier Effectiveness:

Top of Barrier Elevation (ft)	Barrier Height ² (ft)	----- L_{dn} , dB -----				Barrier Breaks Line of Sight to...		
		Autos	Medium Trucks	Heavy Trucks	Total	Autos?	Medium Trucks?	Heavy Trucks?
6	6	64	55	61	66	Yes	Yes	Yes
7	7	62	54	60	65	Yes	Yes	Yes
8	8	61	53	59	64	Yes	Yes	Yes
9	9	60	51	58	62	Yes	Yes	Yes
10	10	59	50	57	61	Yes	Yes	Yes
11	11	58	50	56	60	Yes	Yes	Yes
12	12	57	48	55	59	Yes	Yes	Yes
13	13	56	48	54	59	Yes	Yes	Yes
14	14	56	47	53	58	Yes	Yes	Yes

Notes: 1. Standard receiver elevation is five feet above grade/pad elevations at the receiver location(s)

Appendix D-2
FHWA Traffic Noise Prediction Model (FHWA-RD-77-108)
Noise Barrier Effectiveness Prediction Worksheet

Project Information: Job Number: 2018-138
Project Name: Sierra Vista Residential Development (A1, A2, B)
Roadway Name: Market Drive
Location(s): Nearest Backyards

Noise Level Data: Year: Future
Auto L_{dn} , dB: 55
Medium Truck L_{dn} , dB: 48
Heavy Truck L_{dn} , dB: 50

Site Geometry: Receiver Description: Nearest Backyards
Centerline to Barrier Distance (C_1): 45
Barrier to Receiver Distance (C_2): 15
Automobile Elevation: 0
Medium Truck Elevation: 2
Heavy Truck Elevation: 8
Pad/Ground Elevation at Receiver: 0
Receiver Elevation¹: 5
Base of Barrier Elevation: 0
Starting Barrier Height 6

Barrier Effectiveness:

Top of Barrier Elevation (ft)	Barrier Height ² (ft)	----- L_{dn} , dB -----				Barrier Breaks Line of Sight to...		
		Autos	Medium Trucks	Heavy Trucks	Total	Autos?	Medium Trucks?	Heavy Trucks?
6	6	48	41	45	50	Yes	Yes	Yes
7	7	47	40	44	49	Yes	Yes	Yes
8	8	45	39	43	48	Yes	Yes	Yes
9	9	44	38	42	47	Yes	Yes	Yes
10	10	43	37	40	46	Yes	Yes	Yes
11	11	42	36	39	45	Yes	Yes	Yes
12	12	41	35	38	44	Yes	Yes	Yes
13	13	41	34	37	43	Yes	Yes	Yes
14	14	40	33	36	42	Yes	Yes	Yes

Notes: 1. Standard receiver elevation is five feet above grade/pad elevations at the receiver location(s)

Appendix D-3
FHWA Traffic Noise Prediction Model (FHWA-RD-77-108)
Noise Barrier Effectiveness Prediction Worksheet

Project Information: Job Number: 2018-138
Project Name: Sierra Vista Residential Development (A1, A2, B)
Roadway Name: Upland Drive
Location(s): Nearest Backyards

Noise Level Data: Year: Future
Auto L_{dn} , dB: 57
Medium Truck L_{dn} , dB: 50
Heavy Truck L_{dn} , dB: 52

Site Geometry: Receiver Description: Nearest Backyards
Centerline to Barrier Distance (C_1): 45
Barrier to Receiver Distance (C_2): 15
Automobile Elevation: 0
Medium Truck Elevation: 2
Heavy Truck Elevation: 8
Pad/Ground Elevation at Receiver: 0
Receiver Elevation¹: 5
Base of Barrier Elevation: 0
Starting Barrier Height 6

Barrier Effectiveness:

Top of Barrier Elevation (ft)	Barrier Height ² (ft)	----- L_{dn} , dB -----				Barrier Breaks Line of Sight to...		
		Autos	Medium Trucks	Heavy Trucks	Total	Autos?	Medium Trucks?	Heavy Trucks?
6	6	50	44	47	53	Yes	Yes	Yes
7	7	49	43	47	52	Yes	Yes	Yes
8	8	48	41	46	50	Yes	Yes	Yes
9	9	47	40	44	49	Yes	Yes	Yes
10	10	46	39	43	48	Yes	Yes	Yes
11	11	45	38	42	47	Yes	Yes	Yes
12	12	44	37	41	46	Yes	Yes	Yes
13	13	43	36	40	45	Yes	Yes	Yes
14	14	43	36	39	45	Yes	Yes	Yes

Notes: 1. Standard receiver elevation is five feet above grade/pad elevations at the receiver location(s)

Appendix D-4
FHWA Traffic Noise Prediction Model (FHWA-RD-77-108)
Noise Barrier Effectiveness Prediction Worksheet

Project Information: Job Number: 2018-138
Project Name: Sierra Vista Residential Development (A1, A2, B)
Roadway Name: Vista Grande Boulevard
Location(s): Nearest Backyards

Noise Level Data: Year: Future
Auto L_{dn} , dB: 61
Medium Truck L_{dn} , dB: 54
Heavy Truck L_{dn} , dB: 56

Site Geometry: Receiver Description: Nearest Backyards
Centerline to Barrier Distance (C_1): 55
Barrier to Receiver Distance (C_2): 15
Automobile Elevation: 0
Medium Truck Elevation: 2
Heavy Truck Elevation: 8
Pad/Ground Elevation at Receiver: 0
Receiver Elevation¹: 5
Base of Barrier Elevation: 0
Starting Barrier Height 6

Barrier Effectiveness:

Top of Barrier Elevation (ft)	Barrier Height ² (ft)	----- L_{dn} , dB -----				Barrier Breaks Line of Sight to...		
		Autos	Medium Trucks	Heavy Trucks	Total	Autos?	Medium Trucks?	Heavy Trucks?
6	6	54	48	51	56	Yes	Yes	Yes
7	7	53	46	50	55	Yes	Yes	Yes
8	8	52	45	49	54	Yes	Yes	Yes
9	9	50	44	48	53	Yes	Yes	Yes
10	10	49	43	46	52	Yes	Yes	Yes
11	11	48	42	45	51	Yes	Yes	Yes
12	12	48	41	44	50	Yes	Yes	Yes
13	13	47	40	43	49	Yes	Yes	Yes
14	14	46	39	43	48	Yes	Yes	Yes

Notes: 1. Standard receiver elevation is five feet above grade/pad elevations at the receiver location(s)

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 PM2.5 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 PM2.5 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 PM2.5: - 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 Improvement Plans.	Engineering	Dust Control Plan and proof of submittal to PCAPCD	

- o Dispose of surplus excavated material in accordance with local ordinances and use sound engineering practices. - o Schedule activities to minimize the amounts of exposed excavated soil during and after the end of work periods. - o Phase grading into smaller areas to prevent the susceptibility of larger areas to erosion over extended periods of time. - o Pave or apply gravel to any on-site haul roads. - o Reestablish ground cover on the construction site through seeding and water. - o 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. - o 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). - o Minimize diesel idling time to a maximum of five minutes. - o Utilize existing power sources (e.g., power poles) or clean fuel generators rather than temporary diesel power generators, if feasible. - o 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. - o 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: - o Loading docks and truck delivery areas shall maintain a minimum distance of 30 feet from residential property lines; - o 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 Improvement Plans and Building Plans	<u>Engineering</u> will review Improvement Plans for compliance with wall requirements. <u>Building</u> 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	

- o All heating, cooling and ventilation equipment shall be located within mechanical rooms where possible; - o All heating, cooling and ventilation equipment shall be shielded from view with solid barriers; - o 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. MM 4.6-4c: Tentative map applications for residential uses located along Fiddymment Road would be required to include an analysis of interior noise levels. The report shall be conducted by a qualified acoustical engineer and shall specify the measures required to achieve compliance with the City of Roseville 45 dB Ldn interior noise level standard.	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 Improvement Plans and Building 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	
Use Low-Glare Materials for New Development In order to reduce the effects of daytime glare from development of commercial or office uses within the SVSP Area, building developers should make use, when feasible, of low-glare materials. MM 4.14-3 Avoid Light Spill Over into Curry Creek and Open Space Areas Outdoor lighting shall be placed, designed and directed so as to avoid light spillover into the habitat of Curry Creek and the Open Space Preserve areas located immediately adjacent to the open space, as shown on the Land Use Map as parcels KT-1, KT-40, KT-30, KT-41, DF-1, DF-2, DF-40, CG-1, CG-82m JM-21, JM-3, and JM-4.	Comply with the measure	<i>Pre-Construction:</i> Ensure fixtures shown on Improvement Plans and Building Plans comply with the measure. Add as note on Improvement Plans and Building Plans	Engineering and Building	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. MM 4.6-1(d): Well drilling shall occur prior to construction of the adjacent subdivision, to the extent feasible. If construction timing for the wells occurs after subdivision construction, then measures to reduce noise shall include; hanging flexible sound control curtains around the drilling apparatus, and the drill rig, to the degree feasible, as determined by the Environmental Utilities Director, if located within 1,000-feet of an occupied residence.	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	Engineering staff to discuss this measure during pre-construction meeting and ensure posting has occurred. Environmental Utilities 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: <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. <i>Black Rails and Tri-colored Blackbirds</i> Prior to earth moving that would disturb marsh habitat, a qualified biologist shall conduct surveys to determine the presence of the California black rail. If either of these species is found, all earth moving within 250 feet shall stop and measures, including establishing nest protection buffers along both sides of Curry Creek during the nesting season (generally February 1 through August 31st) shall be implemented. <i>Rookeries</i> No heron rookeries are present within the plan area. Prior to earthmoving that would disturb marsh habitat or tree removal of the eucalyptus grove, pre-construction surveys should be conducted to verify	Results of preconstruction surveys shall be submitted prior to the issuance of a grading permit or Improvement Plans. Applicable construction restrictions shall be reflected within plans. The applicants shall prepare annual reports on the status and success of mitigation and shall submit these reports to USFWS and CDFG. The applicants shall coordinate with USFWS and CDFG to modify as necessary any mitigation plans in an effort to attain mitigation success.	<i>Pre-Construction and Construction:</i> Surveys required prior to construction. If surveys are positive for birds, then remainder of mitigation steps are required prior to construction. Add as note on Improvement Plans.	Engineering	Nesting bird surveys	

that no rookeries have been established. If rookeries are present all earth moving within 250-feet shall stop, during the breeding season.					
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 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.	This condition shall be reflected in all construction and building plans, and construction site workers shall be advised by the site manager of this measure.	<i>Construction:</i> Measure applies if resources are discovered during construction. Add as note on Improvement Plans and Building Plans.	Engineering and Building	None	
MM 4.10-1 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 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).

OPEN SPACE ACCESS PLAN:
VILLAGES JM-01, JM-20, FD-06, FD-07 AND FD-24 - SVSP

A PORTION OF SECTION 36, T. 11 N., R. 5 E., M.D.M.

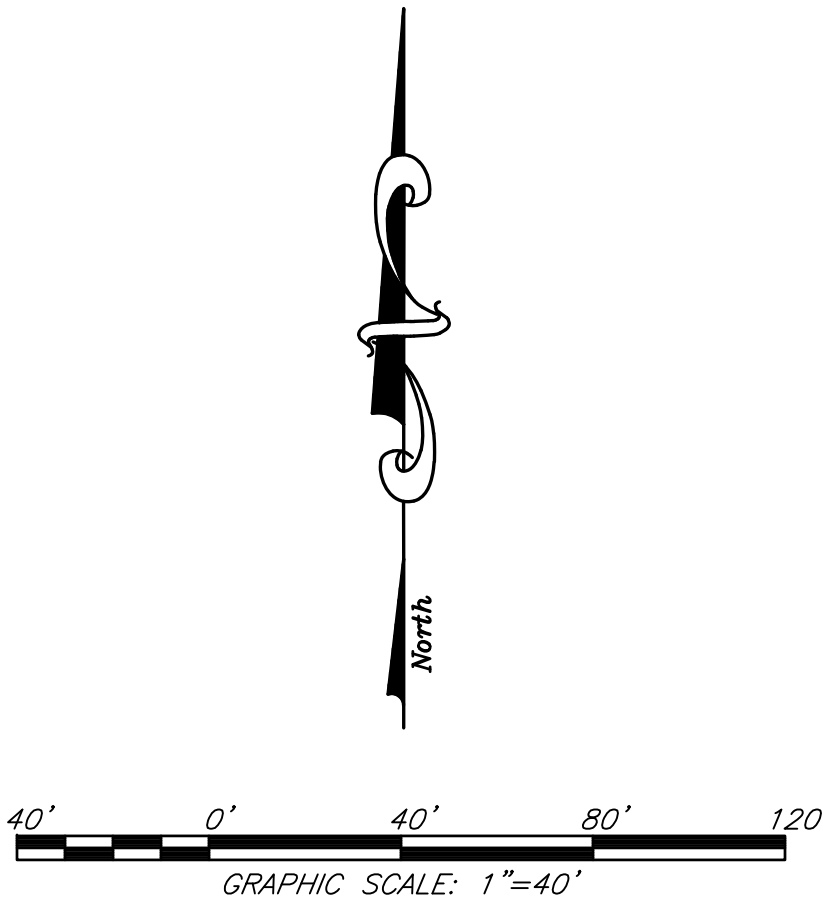
City of Roseville,
Scale 1" = 40'

State of California
October, 2019

Sheet 2 of 5
Project Address - 1520 Vista Grande Boulevard
File No. - PL17-0204



WETLANDS LEGEND:
PERENNIAL STREAMS
INTERMITTENT STREAMS
SEASONAL WETLANDS
WETLANDS SWALE
VERNAL POOLS
BIO SWALE



OPEN SPACE ACCESS PLAN:
VILLAGES JM-01, JM-20, FD-06, FD-07 AND FD-24 - SVSP

A PORTION OF SECTION 36, T. 11 N., R. 5 E., M.D.M.

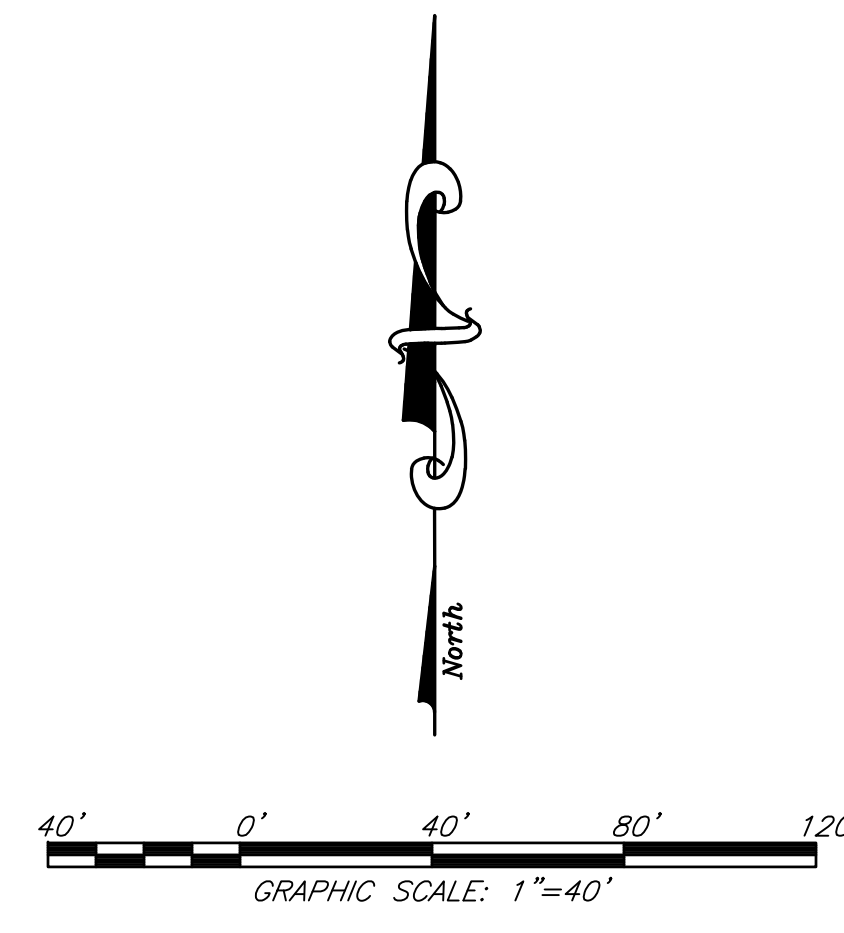
City of Roseville,
Scale 1" = 40'

State of California
October, 2019

Sheet 3 of 5
Project Address - 1520 Vista Grande Boulevard
File No. - PL17-0204



WETLANDS LEGEND:
PERENNIAL STREAMS
INTERMITTENT STREAMS
SEASONAL WETLANDS
WETLANDS SWALE
VERNAL POOLS
BIO SWALE



OPEN SPACE ACCESS PLAN:
VILLAGES JM-01, JM-20, FD-06, FD-07 AND FD-24 - SVSP

A PORTION OF SECTION 36, T. 11 N., R. 5 E., M.D.M.

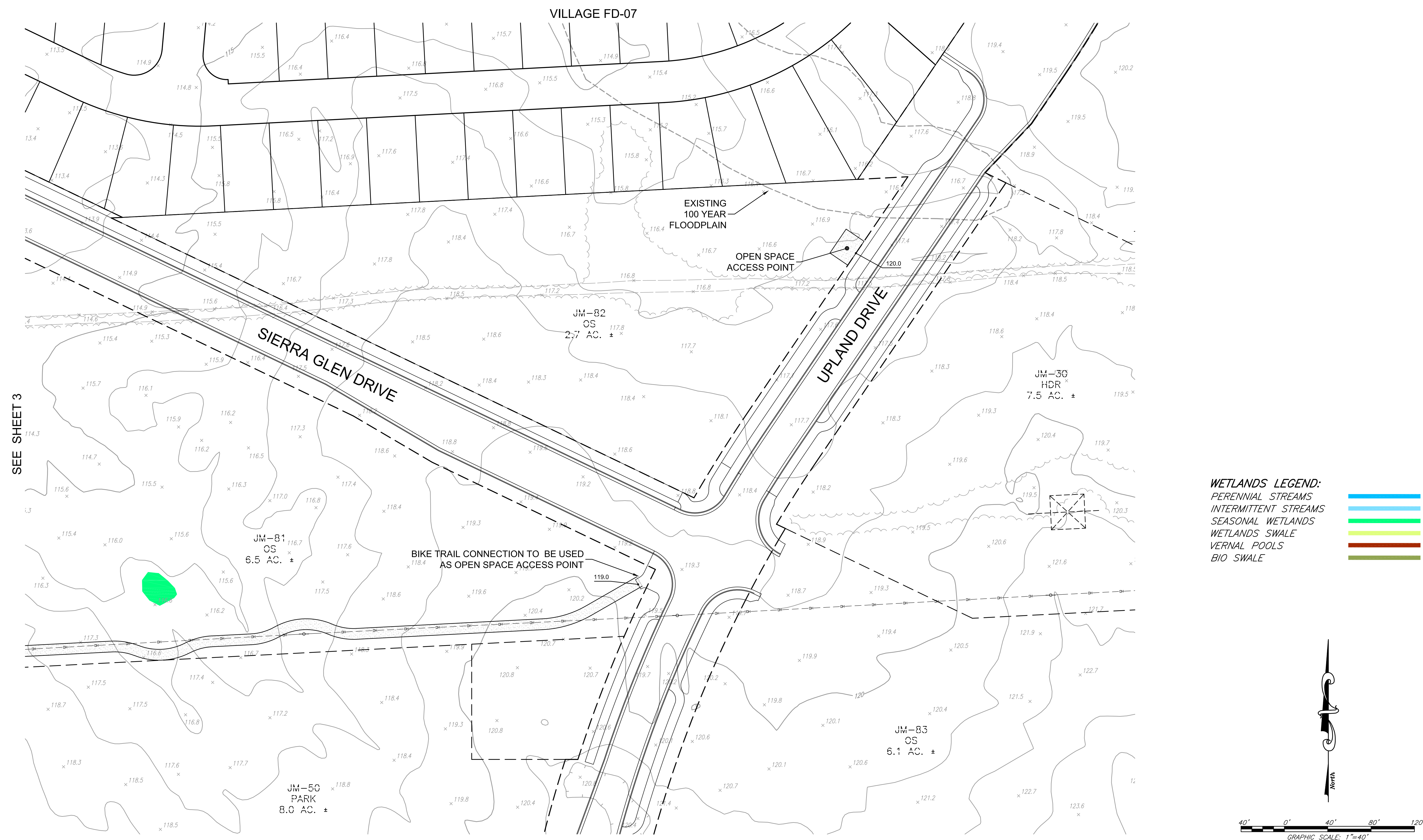
City of Roseville,
Scale 1" = 40'

State of California
October, 2019

Sheet 4 of 5

Project Address - 1520 Vista Grande Boulevard

File No. - PL17-0204



Sheet 5 of 5
Project Address - 1520 Vista Grande Boulevard
File No. - PL17-0204





DEVELOPMENT SERVICES – PLANNING DIVISION

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

December 16, 2013

John Mourier
Mourier Investments, LLC
1430 Blue Oaks Bl #190
Roseville, CA 95747

Steve Schnable
John Mourier Construction
1430 Blue Oaks Bl #190
Roseville, CA 95747

SUBJECT: Project Name – SVSP JMC Maps

FILE #: **2012PL-038**

Project #: GPA-000064, SPA-000046, RZ-000061, DRP-000449, SUB-000157, SUB-000158

City Wide Job #: 120902

On **DECEMBER 12, 2013**, the *Planning Commission* **RECOMMENDED APPROVAL** of a request for a **GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, & REZONE**; and **APPROVED** a **DESIGN REVIEW PERMIT FOR RESIDENTIAL SUBDIVISION** to establish design standards for the Medium Density Residential Villages JM-20 & JM-21; a **TENTATIVE SUBDIVISION MAP** to subdivide 254.8 acres into 35 large lots; and a **TENTATIVE SUBDIVISION MAP** to create 1,020 single-family lots within six villages, located at **6810 FIDDYMENT ROAD**.

ADVISORY ACTION

The Planning Commission action on the **GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, & REZONE** is a recommendation and does not grant the applicant any entitlement. These items require action by the City Council. The City Council will consider these items at a later date.

EXPIRATION DATE

You have two (2) years from the date of the Planning Commission approval in which to effectuate the permit or record the final map or else the approval for the **DESIGN REVIEW PERMIT FOR RESIDENTIAL SUBDIVISION & TENTATIVE SUBDIVISION MAPS** becomes null and void.

The expiration date of this request is **DECEMBER 12, 2015**.

EXTENSION OF PERMIT

You may request that a permit be extended for a period up to a maximum of one (1) year. An application for an extension shall be submitted to the Planning Department prior to the expiration date indicated above. No notice will be sent to you prior to the date of permit expiration.

YOU WILL BE RESPONSIBLE FOR REQUESTING ANY EXTENSION.

EXTENSION OF MAP

You may request that a map be extended for a period up to a maximum of six (6) years. An application for an extension shall be submitted to the Planning Department prior to the expiration date indicated above. No notice will be sent to you prior to the date of map expiration.

YOU WILL BE RESPONSIBLE FOR REQUESTING ANY EXTENSION.

FEE NOTIFICATION

Per Government Code Section 66000, et seq, this notice shall serve as notification that the 90 day appeal period has begun in which the applicant may protest the imposition of fees, dedications, reservations, or other exactions imposed under the provisions of Government Code Section 66020 to the City Council. The appeal shall be filed in writing or on a form provided by the City stating the reasons for the appeal as provided for in Government Code Section 66020. **The appeal shall be filed with the City Clerk.**

APPEAL PROCEDURE

The decision of the Planning Commission is final unless appealed. This decision must be appealed to the **City Council** by filing a written appeal and paying the required fee **within ten (10) calendar days of December 12, 2013. The appeal shall be filed with the City Clerk.**

You may be precluded from filing a lawsuit to challenge this decision unless you use this opportunity for administrative appeal and raise any issues you believe to be wrongly decided.

Persons wishing to commence a court case challenging this decision must do so within ninety (90) days of the final decision (after all administrative appeals are exhausted) pursuant to Code of Civil Procedures Section 1094.6. (See Roseville City Council Resolution No. 82-8I).

CONDITIONS OF APPROVAL

CONDITIONS OF APPROVAL – LARGE LOT MAP (SUB-000157)

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 and/or improvement plans are approved and grading and/or encroachment permit is 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 Mourier Investments, LLC. (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 Mourier Investments, LLC. (Engineering)
7. The applicant shall be responsible for reimbursements to 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 shall be submitted with the Improvement Plans for all landscape corridors and all landscaped common areas. The landscape plans shall comply with the Sierra Vista Specific Plan and the City of Roseville Water Efficient Landscape Requirements (Resolution 93-55). Landscape plans shall include a master irrigation plan showing mainline, size of mainline, points of connection and size and controller locations (at minimum). All landscaping and irrigation shall be inspected and approved prior to Notice of Completion. (Planning, Engineering, Parks, Fire, Environmental Utilities)
9. The developer is responsible for installing Project Entry features within the landscape corridor at the northeast, northwest, southeast, and southwest corner of the intersection of Upland Drive and Vista Grande Boulevard and at the northwest and southwest corner of the intersection of Fiddymont Road and Vista Grande Boulevard. The project entry features shall be shown on the Improvement Plans and shall be designed consistent with Section B.3 of the SVSP Design Guidelines. (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. (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. Erosion control devices shall be in conformance with approved Stormwater Pollution Prevention Plan (SWPPP). 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 permit and/or an underground only permit may be approved by the Engineering Department prior to approval of the improvement plans.
 - d. Access to the floodplain as required by Engineering and the Streets Department.

- e. Standard Handicap 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 unless otherwise addressed in section 3.2.1 of the Development Agreement. Said notarized right-of-entry shall be provided to Engineering prior to approval of any plans that require entry. This includes but is not limited to the following:
 - Street connections along the western boundary of JM-20
 - Grading and drainage ditch to the north of JM-20
 - Street T along the western boundary of JM-04 (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 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)
 15. All Lots/Parcels shall conform to Class 1 drainage, pursuant to the adopted City of Roseville Design and Construction Standards, except as shown on the tentative map or as approved in these conditions. (Engineering)
 16. Per Section 3.5.2 of the Development Agreement, owner shall construct the remainder of Fiddymment Road improvements from Pleasant Grove Blvd to the northern boundary of open space parcel JM-85. Owner shall be responsible for reimbursing City for construction of 5-ft of pavement, median curb, utility stubs and left turn pockets into the Plan Area. Land owner shall construct full median landscaping along Fiddymment Road. If cost to landscape ½ of median exceeds reimbursable amount to City, owner will be eligible for TMF credits. Per Section 3.5.2 of the Development Agreement, a Funding, Construction and Acquisition Agreement shall be entered into between City and Developer within 30 days of City acceptance of improvement plans. (Engineering).
 17. Traffic signals shall be constructed and reimbursed per Section 3.5.7 of the Development Agreement and the approved phasing plan. (Engineering)
 18. The southbound right turn lane from Fiddymment Road to Vista Grande Blvd. shall be 350 feet in length with a 120 foot taper. (Engineering)
 19. The entrance from Fiddymment Road to Parcel JM-21 shall include a standard right turn deceleration lane. (Engineering)
 20. Gated entrances to private subdivisions shall be designed and constructed per the City Design & Construction Standards. (Engineering)
 21. The phasing of infrastructure shall be consistent with Sierra Vista Utility and Infrastructure Phasing Plan (as prepared by Baker Williams Engineers), the Sierra Vista Specific Plan and as defined by the Development Agreement between the City of Roseville and Mourier Investments, LLC. Phasing shall occur in a sequential order as defined in the Phasing Plan. (Engineering)
 22. If phase 5A of the Sierra Vista Utility and Infrastructure Phasing Plan is not constructed prior to the approval of improvement plans for JM-21, the JM-21 improvement plans shall include the extension of Upland Drive to the northern terminus of phase 5A. (Engineering)

23. Street “T” along the western boundary of JM-04 shall have no parking signs installed along the west side of the road. These signs may be removed when Street “T” is constructed to its ultimate width. (Engineering)
24. Court “V” within Village JM-20 shall provide a pedestrian easement for access at the end of the court to provide continuity with the adjacent school site, Parcel JM-61. (Engineering)
25. Utility stubs for the school site, JM-61 shall be coordinated to accommodate the needs of the Center Unified School District. (Engineering, Environmental Utilities)
26. 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)
27. A note shall be added to the grading plans that states:
*“Prior to the commencement of grading operations, the contractor shall identify the site where the **excess/borrow** earthen material shall be imported/deposited. If the **borrow/deposit** site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the exported materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified.”* (Engineering)
28. Turnouts for bus shelters shall be installed at the following locations:
 - a) Southwest corner of southbound Fiddymment Road at Pleasant Grove Blvd.;
 - b) Southwest corner of southbound Fiddymment Road at Vista Grande Blvd.;
 - c) Northwest corner of westbound Vista Grande Blvd. at Fiddymment Road;
 - d) Southeast corner of eastbound Vista Grande Blvd. at Upland Drive;
 - e) Northwest corner of westbound Vista Grande Blvd. at Upland Drive.(Engineering)
29. 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 Records Office. (Engineering)
30. The applicant shall dedicate separate drainage easements to the City of Roseville for any storm drain facility required to transfer public storm waters through private property. The easement document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Records Office. (Engineering)
31. The grading plans for the site shall be accompanied by a shed map that defines that area tributary to this site. All drainage facilities shall be designed to accommodate the tributary flow. All on-site storm drainage shall be collected on site and shall be routed to the nearest existing storm drain stub of natural drainage coarse. (Engineering)
32. All storm drainage, including roof drains, shall be collected on site and shall be routed to the nearest storm drain system or natural drainage facility. Prior to discharge from the site, the storm water shall be treated with appropriate storm water pollution treatment device(s). The drainage outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. (Engineering)
33. 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 amended to reflect any proposed changes. (Engineering)

34. 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)
35. 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)
36. 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)
37. To ensure that the design for any necessary widening, construction, or modifications of Public Streets does not conflict with existing dry utilities generally located behind the curb and gutter, and prior to the submittal of design drawings for those frontage improvements, the project proponent shall have the existing dry utilities pot holed for verification of location and depth. (Engineering)
38. Sight distances for all driveways shall be clearly shown on the improvement plans to verify that minimum standards are achieved. It will be the responsibility of the project proponent to provide appropriate landscaping and improvement plans, and to relocate and/or modify existing facilities as needed to meet these design objectives. (Engineering)
39. 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, Development Services, Planning)
40. 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, Development Services, Planning)
41. With the exception of access required for maintenance and/or emergency vehicles or otherwise required by Federal or State Regulatory Permits, 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, Development Services, Planning)
42. Landscaping adjacent to the Preserve shall be California native, drought-tolerant groundcover, shrubs, plants and trees. (Development Services, Planning)
43. **Prior to the approval of the Improvement Plans**, the project proponent shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to the City, as defined by the Regional Water Quality

Control Board. The SWPPP shall be submitted in a single three ring binder. Upon approval, the SWPPP will be returned to the project proponent during the pre-construction meeting. (Engineering)

44. 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)
45. 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)
46. 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)
47. Any backflow preventors visible from the street shall be painted green to blend in with the surrounding landscaping. The backflow preventors shall be screened with landscaping and shall comply with the following criteria:
 - a. There shall be a minimum clearance of four feet (4'), on all sides, from the backflow preventor to the landscaping.
 - b. For maintenance purposes, the landscaping shall 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 preventor shall be covered with a green cover that will provide insulation. (Environmental Utilities)

48. 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)
49. Per the DA, Villages JM-4 and JM-20 will require two independent point of connections for the water looping. (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. The phasing of this project shall not limit the fire department requirements for access and circulation throughout the project as a result of continuous construction in accordance with the California Fire Code, 2010 with the City of Roseville's Amendments. A separate phasing plan (and permit issued by the Building Department) shall be reviewed and approved by this department. (Fire)
53. 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)
54. All Electrical Department facilities, including street lights where applicable, shall be designed and built to the "City of Roseville Specifications for Residential Trenching". (Electric)
55. 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)
56. 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)
57. Per the Sierra Vista Specific Plan and Development Agreement section 3.11.3, an electric substation site shall be granted to the City of Roseville once 500 family units, or the equal to in loading, has been permitted by the building department. The proposed project and approval shall be in accordance to this requirement. (Electric)
58. 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)
59. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)
60. Provide utility stubs to both parks at mid-point of the parks' road frontage. Utility stubs to include sewer, storm drain, recycled water, domestic water and electrical. (Parks)

PRIOR TO OR UPON RECORDATION OF FINAL/PARCEL MAP

61. The following easements shall be provided and shown on the Final/Parcel Map or by separate instrument, unless otherwise provided for in these conditions:

- a. A 15' City of Roseville, Public Utilities Easement shall be granted on both the north and south side of Sierra Glen Drive where the roadway is adjacent to all open space parcels. (Electric)
 - b. Water and sewer easements. (Environmental Utilities)
62. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
63. The applicant shall dedicate an easement to the City of Roseville for the maintenance of the future shelter on the southwest corner of southbound Fiddymont Road at Pleasant Grove Blvd. The easement may be recorded with a map or via separate document. (Alternative Transportation, Engineering)
64. The right of way for San Fernando Drive, measuring 21 ft., shall be dedicated prior to or currently with the first Final Map recorded. The owner of parcel JM-21 shall also enter into a Developer/Developer Reimbursement Agreement with the City, to include the fair share reimbursement to the owner of DF-42 for the San Fernando Drive public improvements. The Reimbursement Agreement shall be entered into prior to or currently with the first Final Map recorded. If a reimbursement agreement is not entered into, parcel JM-21 shall be responsible for all the public improvements within the 21 ft. of right of way. (Engineering)
65. All existing public easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
66. 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)
67. 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)
68. Lots JM-50, JM-60, JM-61, JM-80, JM-81, JM-82, JM-83, JM-84, and JM-85 will not be accepted by the City, either in fee or as an easement, until after the subdivider has fulfilled the terms of the Permit from the Department of Fish and Game or Army Corps of Engineers. Upon completion of the monitoring period, the owner shall notify the City of Roseville Planning Department. (Planning, City Attorney)
69. Any structures crossing Lot/Parcel lines created by the Final/Parcel map shall be removed. (Engineering)
70. Lot/Parcel JM-50, JM-51, JM-52, JM-81, JM-82, JM-83, JM-84 and JM-85 shall be dedicated as an Irrevocable Offer of Dedication (I.O.D.) to the City for the purposes of (floodplain, open space, park or public access). (Engineering, Parks)
71. The street names shall be approved by the City of Roseville. (Engineering)
72. 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, Engineering)
73. A Community Facilities District – Public Services (Services CFD) shall be formed for the subject property prior to the issuance of the first residential building permit, excluding permits for model homes or certificates of occupancy for non-residential uses. This district is being formed in order to fund maintenance of

landscaping, open space and neighborhood parks. It is the applicant's responsibility to cooperate with the Finance Department in preparing the appropriate documentation for the formation of the Services 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 Levy cycle in which the Services CFD will become effective. (Finance, Engineering, Building)

74. The subject property shall be annexed into Municipal Services District #3 (Muni CFD) prior to the issuance of the first residential building permit, excluding permits for model homes or certificates of occupancy for non-residential uses. This property is being added into this district in order to provide 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 Levy cycle in which the Muni CFD will become effective. (Finance, Engineering, Building)
75. 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)
76. 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)
77. 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)
78. Per Development Agreement, landowner shall pay \$5,597.03 as its fair share for the update of the City's Long Range and Short Range Transit Master Plans and Bicycle Master Plan. (Alternative Transportation, Engineering)
79. 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)
80. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)

OTHER CONDITIONS OF APPROVAL

81. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
82. 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)
83. 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)
84. 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)

85. 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)
86. 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)
87. The project shall comply with all applicable environmental mitigation measures identified in the Sierra Vista EIR. (Planning)
88. Prior to issuance of occupancy permits, per the SVSP EIR Mitigation Measures, the developer shall be responsible for ensuring future residents or other sensitive users are given 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)
89. The Tentative Subdivision Map application shall not be deemed approved until the actions on the Rezoning, General Plan Amendment and Specific Plan Amendment are approved and become effective. (Planning)

CONDITIONS OF APPROVAL – SMALL LOT MAP (SUB-000158)

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 and/or improvement plans are approved and grading and/or encroachment permit is 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 Mourier Investments, LLC. (Public Works)

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 Mourier Investments, LLC. (Public Works)
7. The applicant shall be responsible for reimbursements to 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 shall be submitted with the Improvement Plans for all landscape corridors and all landscaped common areas. The landscape plans shall comply with the Sierra Vista Specific Plan and the City of Roseville Water Efficient Landscape Requirements (Resolution 93-55). All landscaping and irrigation shall be inspected and approved prior to Notice of Completion. (Planning, Engineering, Parks, Fire, Environmental Utilities)
9. 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. (Engineering)

10. The following conditions shall apply to Lot JM-01:

- a. The Improvement plans shall show the location and construction details for all walls and fencing along the subdivision boundary. Fencing and walls shall be designed to be consistent with Figure B-3 of the SVSP and the SVSP design guidelines.

The following conditions shall apply to Lot JM-02:

- a. The Improvement Plans shall show the location and construction details for all walls and fencing along the subdivision boundary. Fencing and walls shall be designed to be consistent with Figure B-3 of the SVSP and the SVSP design guidelines.
- b. Lot C and Lot D shall be designed consistent with Figure B-10 in the SVSP. Improvements including landscaping shall be shown on the Improvement Plans. Responsibility for maintenance of the landscaping and improvements on Lot C and Lot D shall be identified on the final map.
- c. Lot 19 and Lot 20 shall have a minimum side yard setback of 7.5 feet from the property line adjacent to Lot C.
- d. Lot 47 and Lot 48 shall have a minimum side yard setback of 7.5 feet from the property line adjacent to Lot D.

- e. Lot B shall be dedicated to the City as Open Space.

The following conditions shall apply to Lot JM-03:

- a. The Improvement Plans shall show the location and construction details for all walls and fencing along the subdivision boundary. Fencing and walls shall be designed to be consistent with Figure B-3 of the SVSP and the SVSP design guidelines.
- b. Lot D shall be designed consistent with Figure B-10 in the SVSP. Improvements including landscaping on Lot D shall be shown on the Improvement Plans and shall be designed consistent with city standards. The landscaping and improvements on Lot D shall be maintained by the Homeowners Association.

- c. Lot 120 and Lot 121 shall have a minimum side yard setback of 7.5 from the property line adjacent to Lot D.
- d. Improvements and landscaping on Lot F, Lot G, Lot H, and Lot I shall be shown on the Improvement Plans. Maintenance of the landscaping and improvements shall be the responsibility of the Homeowners Association.
- e. Lot E shall be dedicated to the City as Open Space. No gates or fencing, other than post and cable, is permitted on Lot E.

The following conditions apply to Lot JM-04:

- a. The Improvement Plans shall show the location and construction details for all walls and fencing along the subdivision boundary. Fencing and walls shall be designed to be consistent with Figure B-3 of the SVSP and the SVSP design guidelines. Lots 8-12 shall have open rail fencing on property lines that are adjacent to the open space.

- b. Lot F shall be dedicated to the City as Open Space.

The following conditions shall apply to Lot JM-20:

- a. The Improvement Plans shall show the location and construction details for all walls and fencing along the subdivision boundary. Fencing and walls shall be designed to be consistent with Figure B-3 of the SVSP and the SVSP design guidelines.
- b. The subdivision is subject to the development and design standards outlined in the Design Review Permit for Residential Subdivisions entitlement, project number DRP-000449.
- c. The developer shall be responsible for planting large canopy street trees in the landscape planting area on streets with separated sidewalks.

The following conditions shall apply to Lot JM-21:

- a. The Improvement Plans shall show the location and construction details for all walls and fencing along the subdivision boundary. Fencing and walls shall be designed to be consistent with Figure B-3 of the SVSP and the SVSP design guidelines.
- b. The subdivision is subject to the development and design standards outlined in the Design Review Permit for Residential Subdivisions entitlement, project number DRP-000449.

(Planning)

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. Erosion control devices shall be in conformance with approved Stormwater Pollution Prevention Plan (SWPPP). 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 permit and/or an underground only permit may be approved by the Engineering Department prior to approval of the improvement plans.
 - d. Access to the floodplain as required by Engineering and the Streets Divisions.
 - e. Standard Handicap 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, unless otherwise addressed in section 3.2.1 of the Development Agreement. Said notarized right-of-entry shall be provided to Engineering prior to approval of any plans that require entry. This includes but is not limited to the following:
- Street connections along the western boundary of JM-20
 - Grading and drainage ditch to the north of JM-20
 - Street T along the western boundary of JM-04 (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 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)
15. All Lots/Parcels shall conform to Class 1 drainage, pursuant to the adopted City of Roseville Design and Construction Standards, except as shown on the tentative map or as approved in these conditions. (Engineering)
16. Per section 3.5.2(b) of the Development Agreement, owner shall construct the remainder of Fiddymment Road improvements from Pleasant Grove Blvd to the northern boundary of open space parcel JM-85. Owner shall be responsible for reimbursing City for construction of 5-ft of pavement, median curb, utility stubs and left turn pockets into the Plan Area. Land owner shall construct full median landscaping along Fiddymment Road. If cost to landscape ½ of median exceeds reimbursable amount to City, owner will be eligible for TMF credits. Per Section 3.5.2 of the Development Agreement, a Funding, Construction and Acquisition Agreement shall be entered into between City and Developer within 30 days of City acceptance of improvement plans. (Engineering).
17. Traffic signals shall be constructed and reimbursed per Section 3.5.7 of the Development Agreement and the approved phasing plan. (Engineering)
18. 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. (Engineering)
19. The south bound right turn lane from Fiddymment Road to Vista Grande Blvd. shall be 350 feet in length with a 120 foot taper. (Engineering)
20. The entrance from Fiddymment Road to Parcel JM-21 shall include a standard right turn deceleration lane. (Engineering)
21. Gated entrances to private subdivisions shall be designed and constructed per the City Design & Construction Standards. (Engineering)

22. The phasing of infrastructure shall be consistent with Sierra Vista Utility and Infrastructure Phasing Plan (as prepared by Baker Williams Engineers), the Sierra Vista Specific Plan and as defined by the Development Agreement between the City of Roseville and Mourier Investments, LLC. Phasing shall occur in a sequential order as defined in the Phasing Plan. (Engineering)
23. If phase 5A of the Sierra Vista Utility and Infrastructure Phasing Plan is not constructed prior to the approval of improvement plans for JM-21, the JM-21 improvement plans shall include the extension of Upland Drive to the northern terminus of phase 5A. (Engineering)
24. Street "T" along the western boundary of JM-04 shall have no parking signs installed along the west side of the road. These signs may be removed when Street "T" is constructed to its ultimate width. (Engineering)
25. Court "V" within Village JM-20 shall provide a pedestrian access at the end of the court to provide continuity with the adjacent school site, Parcel JM-61. (Engineering)
26. Utility stubs for the school site, JM-61 shall be coordinated to accommodate the needs of the Center Unified School District. (Engineering, Environmental Utilities)
27. 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)
28. 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)
29. Standard bus shelter pads shall be installed at the following locations:
- f) Southwest corner of southbound Fiddymment Road at Pleasant Grove Blvd.;
 - g) Southwest corner of southbound Fiddymment Road at Vista Grande Blvd.;
 - h) Northwest corner of westbound Vista Grande Blvd. at Fiddymment Road;
 - i) Southeast corner of eastbound Vista Grande Blvd. at Upland Drive;
 - j) Northwest corner of westbound Vista Grande Blvd. at Upland Drive.
- (Engineering)
30. Developer shall be responsible for bus shelters and related improvements conforming to the city's current standards on the shelter pads as conditioned and built prior to the issuance of a grading permit and/or improvement plans. The Developer and City shall enter into a construction fee agreement based upon a construction cost of \$10,000 per shelter for future construction of the Bus Shelters as prescribed at the following locations:
- a) With Phase 4 of Lot JM-02, on the southwest corner of southbound Fiddymment Road at Vista Grande Blvd.; (Shelter #257)
 - b) With Phase 2 of Lot JM-03 on the northwest corner of westbound Vista Grande Blvd. at Fiddymment Road; (Shelter #258)
 - c) With Phase 1 of Lot JM-03 on the southeast corner of eastbound Vista Grande Blvd. at Upland Drive; (Shelter #259)
 - d) With Phase 1 of Lot JM-20 on the northwest corner of westbound Vista Grande Blvd. at Upland Drive. (Shelter #260)
- (Alternative Transportation, Engineering)

31. For all phases of subdivisions adjacent to open space with a planned bike trail, the developer shall be responsible for preliminary design, permitting and rough grading per the development agreement. (Engineering, Alternative Transportation)
32. Per the Development Agreement, if City has sufficient funds to reimburse Landowner, Landowner shall prepare the final design and construct Class I bike trail improvements where adjacent to residential subdivisions. (Engineering, Alternative Transportation)
33. 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)
34. The applicant shall dedicate a separate drainage easements to the City of Roseville for any storm drain facility required to transfer public storm waters through private property. The easement document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorder's Office. (Engineering)
35. The grading plans for the site shall be accompanied with a shed map that defines that area tributary to this site. All drainage facilities shall be designed to accommodate the tributary flow. All on-site storm drainage shall be collected on site and shall be routed to the nearest existing storm drain stub of natural drainage course. (Engineering)
36. All storm drainage, including roof drains, shall be collected on site and shall be routed to the nearest storm drain system or natural drainage facility. Prior to discharge from the site, the storm water shall be treated with appropriate storm water pollution treatment device(s). The drainage outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. (Engineering)
37. 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 amended to reflect any proposed changes. (Engineering)
38. 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)
39. 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)
40. 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)
41. To ensure that the design for any necessary widening, construction, or modifications of Public Streets does not conflict with existing dry utilities generally located behind the curb and gutter, and prior to the submittal of

design drawings for those frontage improvements, the project proponent shall have the existing dry utilities pot holed for verification of location and depth. (Engineering)

42. Sight distances for all driveways shall be clearly shown on the improvement plans to verify that minimum standards are achieved. It will be the responsibility of the project proponent to provide appropriate landscaping and improvement plans, and to relocate and/or modify existing facilities as needed to meet these design objectives. (Engineering)
43. 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, CDD, Planning)
44. 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, CDD, Planning)
45. With the exception of access required for maintenance and/or emergency vehicles or as otherwise required by Federal or State Regulatory Permits, 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, CDD, Planning)
46. Landscaping adjacent to the Preserve shall be California native, drought-tolerant groundcover, shrubs, plants and trees. (CDD, Planning)
47. **Prior to the approval of the Improvement Plans**, the project proponent shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to the City, as defined by the Regional Water Quality Control Board. The SWPPP shall be submitted in a single three ring binder. Upon approval, the SWPPP will be returned to the project proponent during the pre-construction meeting. (Engineering)
48. 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)
49. 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)
50. 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)
51. Any backflow preventors visible from the street shall be painted green to blend in with the surrounding landscaping. The backflow preventors shall be screened with landscaping and shall comply with the following criteria:
- a. There shall be a minimum clearance of four feet (4'), on all sides, from the backflow preventor to the landscaping.
 - b. For maintenance purposes, the landscaping shall 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 preventor shall be covered with a green cover that will provide insulation. (Environmental Utilities)
52. 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)
53. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 500' on center. (Fire)
54. 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)
55. 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)
56. All Electrical Department facilities, including street lights where applicable, shall be designed and built to the "City of Roseville Specifications for Residential Trenching". (Electric)
57. 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)

58. 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)
59. Per the Sierra Vista Specific Plan and Development Agreement section 3.11.3, and electric substation site shall be granted to the City of Roseville once 500 family units, or the equal to in loading, has been permitted by the building department. The proposed project and approval shall be in accordance to this requirement. (Electric)
60. 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)
61. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)
62. Provide utility stubs to both parks at mid-point of the parks’ road frontage. Utility stubs to include sewer, storm drain, recycled water, domestic water and electrical. (Parks)

PRIOR TO OR UPON RECORDATION OF FINAL/PARCEL MAP

63. The following easements shall be provided and shown on the Final/Parcel Map or by separate instrument, unless otherwise provided for in these conditions:
- a. A 15’ City of Roseville, Public Utilities Easement shall be granted on both the north and south side of Sierra Glen Drive where the roadway is adjacent to all open space parcels. (Electric)
 - b. Water and sewer easements (Environmental Utilities)
64. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
65. The applicant shall dedicate an easement to the City of Roseville for the maintenance of the future shelter on the southwest corner of southbound Fiddymont Road at Pleasant Grove Blvd. The easement may be recorded with a map or via separate document. (Alternative Transportation, Engineering)
66. The right of way for San Fernando Drive, measuring 21 ft., shall be dedicated prior to or currently with the first Final Map recorded. The owner of parcel JM-21 shall also enter into a Developer/Developer Reimbursement Agreement with the City, to include the fair share reimbursement to the owner of DF-42 for the San Fernando Drive public improvements. The Reimbursement Agreement shall be entered into prior to or currently with the first Final Map recorded. If a reimbursement agreement is not entered into, parcel JM-21 shall be responsible for all the public improvements within the 21 ft. of right of way. (Engineering).
67. All existing public easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
68. 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)

69. 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)
70. A declaration of Conditions, Covenants and Restrictions (CC&Rs), in a form approved by the City Attorney, shall be recorded on all residential lots within private subdivisions 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. A clause addressing the maintenance of all landscaping and improvements within the common areas of the subdivisions.
71. 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)
72. Any structures crossing Lot/Parcel lines created by the Final/Parcel map shall be removed. (Engineering)
73. Lot/Parcel JM-50, JM-51, JM-52, JM-81, JM-82, JM-83, JM-84 and JM-85 shall be dedicated as an Irrevocable Offer of Dedication (I.O.D.) to the City for the purposes of (floodplain, open space, park or public access). (Engineering, Parks)
74. The street names shall be approved by the City of Roseville. (Engineering)
75. 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, Engineering)
76. A Community Facilities District – Public Services (Services CFD) shall be formed for the subject property prior to the issuance of the first residential building permit, excluding permits for model homes or certificates of occupancy for non-residential uses. This district is being formed in order to fund maintenance of landscaping, open space and neighborhood parks. It is the applicant's responsibility to cooperate with the Finance Department in preparing the appropriate documentation for the formation of the Services 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 proceeding the Levy cycle in which the Services CFD will become effective. (Finance, Engineering, Building)
77. The subject property shall be annexed into Municipal Services District #3 (Muni CFD) prior to the issuance of the first residential building permit, excluding permits for model homes or certificates of occupancy for non-residential uses. This property is being added into this district in order to provide 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 Levy cycle in which the Muni CFD will become effective. (Finance, Engineering, Building)

78. 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)
79. 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)
80. 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)
81. The cost of any facilities which are identified in the CIP and are beyond those needed for this project may be reimbursed to the developer. In accordance with §66485 and §66486 of the Subdivision Map Act, any improvements constructed by the subdivider which contain supplemental size, capacity, number, or length for the benefit of property not within the subdivision and which improvements are to be dedicated to the public, the subdivider shall be entitled to reimbursement for that portion of the cost of the improvements which is in excess of the construction required for the subdivision. (Engineering)
82. 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)
83. The Environmental Utilities Department shall make a determination that there is adequate conveyance and treatment capacity in the City sewer system to handle the newly created Lot/Parcels. (Environmental Utilities)
84. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)

OTHER CONDITIONS OF APPROVAL

85. 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)
86. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
87. 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)
88. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday. Provided, 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)
89. Per the Development Agreement, Landowner shall provide educational and marketing materials for alternative modes of transportation to each new homeowner. (Alternative Transportation)

90. 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)
91. 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.
92. The project shall comply with all applicable environmental mitigation measures identified in the Sierra Vista EIR. (Planning)
93. The Tentative Subdivision Map application shall not be deemed approved until the actions on the Rezoning, General Plan Amendment and Specific Plan Amendment are approved and become effective. (Planning)

CONDITIONS OF APPROVAL – DRRS (DRP-000449)

1. The development standards, unit designs and landscape plans for **SVSP JMC Village JM-20** are approved as described in Exhibits R-T, except as modified by these conditions of approval. (Planning)
2. The development standards, unit designs and landscape plans for **SVSP JMC Village JM-21** are approved as described in Exhibits U-W, except as modified by these conditions of approval. (Planning)
3. This permit shall expire on the same date as the Tentative Map for **SVSP JMC Subdivision SUB-000158**. Effectuation of this DRRS shall occur with the first residential Building Permit. (Planning)
4. 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, Planning)
5. The landscape plans shall comply with the Water Efficient Landscape Ordinance (Ordinance 4783). (Planning)
6. The project shall comply with all applicable mitigation measures required by the SVSP EIR certified by the City of Roseville in May 2010. (All Departments)

NOTICE TO PROJECT APPLICANT

All materials 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 Department as a part of the public record for one year following the City's final action on the project. Official project file materials will be kept in conformance with the Department'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.

area. The Specific Plan and Streetscape project consists of a six-block area between Douglas Boulevard and Darling Way. By integrating the streetscape and infrastructure improvements with a modified land use plan, it is envisioned 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 within the Plan area. 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 with the rezoning of the previously zoned Urban Reserve area, commonly referred to as the Westbrook project. The Plan area includes 2,081 acres west of Fiddymont Road, north of Baseline Road. The Specific Plan includes ~~8,658~~ single and multi-family units, 493 age-restricted units, 241 acres of Commercial, 105 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 22,198 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.

Amoruso Ranch Specific Plan

The Amoruso Ranch Specific Plan was adopted in June 2016 and includes 694 acres north of the Creekview Specific Plan. The Specific Plan includes 2,827 single and multifamily residential units, 51 acres of Commercial, 22 acres of Parks, 145 acres of Open Space, 20 acres of Urban Reserve and 17 acres for an elementary school and other Public/Quasi Public uses such as a fire station. At buildout the plan area is expected to accommodate 7,378 residents and provide approximately 1,115 jobs.

SPHERE OF INFLUENCE

Included within Roseville's primary planning area are approximately 796 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).

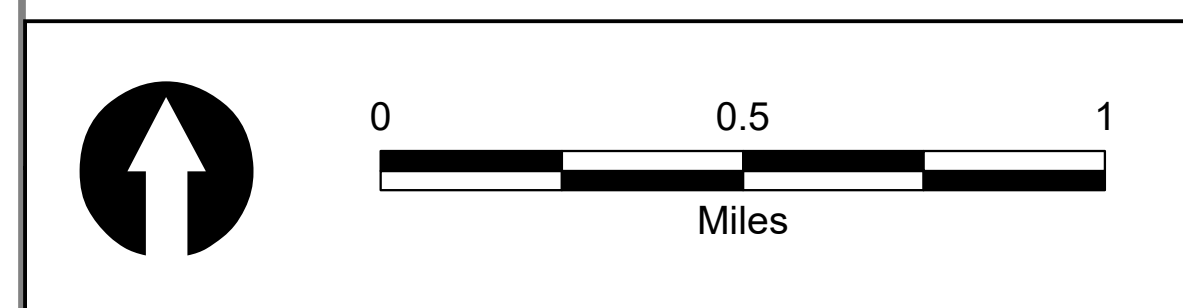
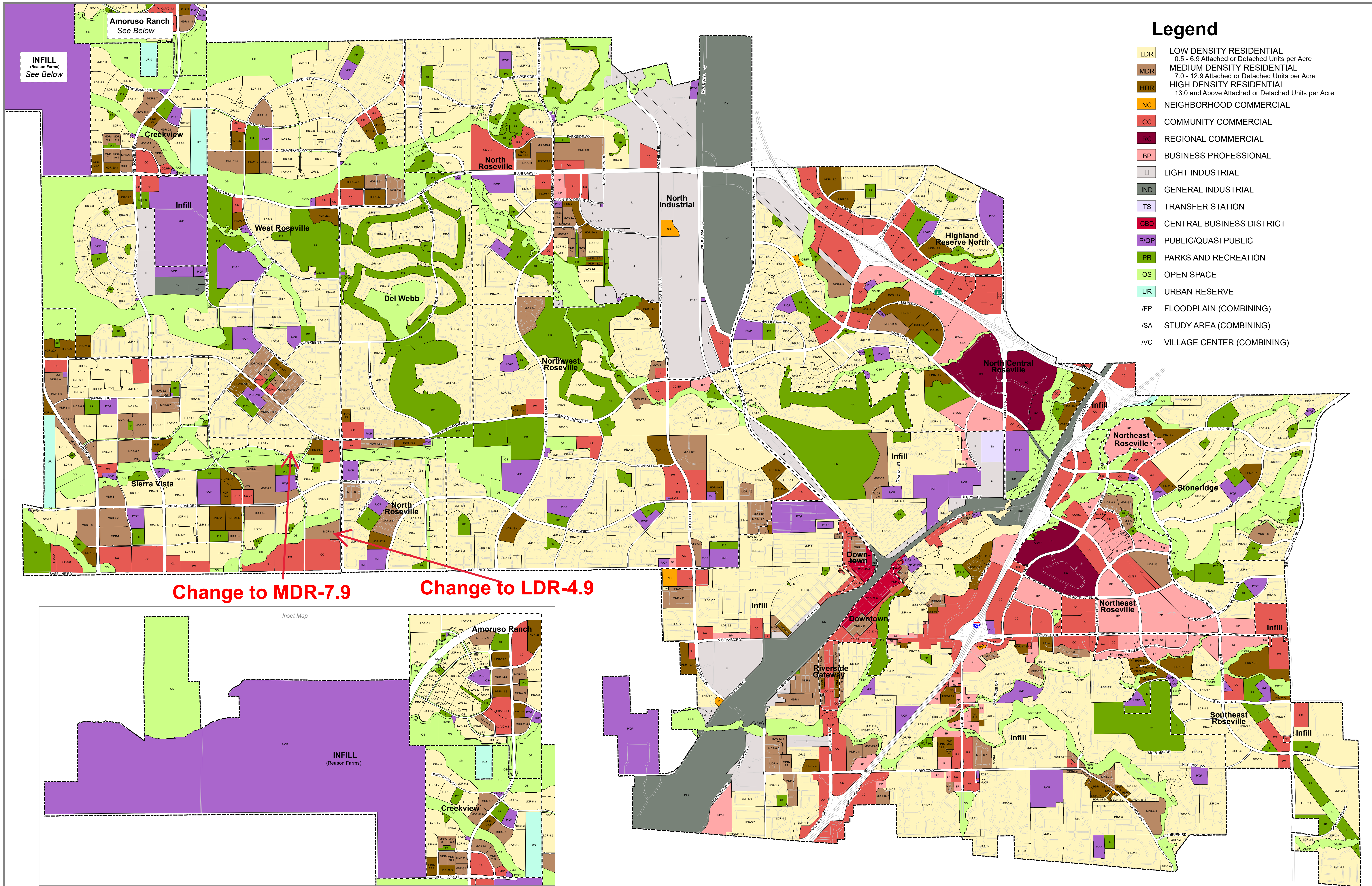
Update to 8,679 to reflect correct unit totals

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

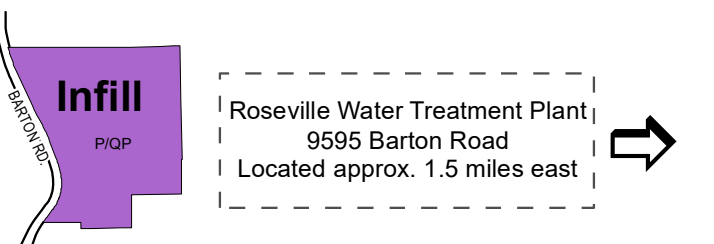
SUBAREA	DWELLING UNITS			POPULATION ¹		
	(2016)	(2035)	Buildout	(2016)	(2035)	Buildout
Infill	15,647	16,359	16,359	40,839	43,167	43,167
Southeast Roseville	3,054	3,163	3,163	7,971	8,255	8,255
Northeast Roseville	1,098	1,350	1,350	2,866	3,524	3,524
Northwest Roseville	8,930	9,068	9,068	23,307	23,667	23,667
North Central Roseville	4,261	4,711	4,711	11,121	12,296	12,296
North Industrial	1,043	1,991	1,991	2,722	5,196	5,196
Del Webb	3,210	3,210	3,210	5,859	5,859	5,859
Highland Reserve North	1,669	1,669	1,669	4,356	4,356	4,356
North Roseville	5,434	5,801	5,801	14,183	15,141	15,141
Stoneridge	2,446	2,861	2,861	6,384	7,467	7,467
West Roseville	4,606	10,495	10,495	11,461	26,822	26,822
Riverside Gateway	206	456	456	538	1,190	1,190
Downtown	255	2,272	2,272	665	5,930	5,930
Sierra Vista	23	8,658 8,679	8,658 8,679	60	22,198 22,253	22,198 22,253
Creekview	0	2,011	2,011	0	5,249	5,249
ARSP	0	2,827	2,827	0	7,378	7,378
TOTAL	51,882	76,902	76,902	132,332	197,695	197,695

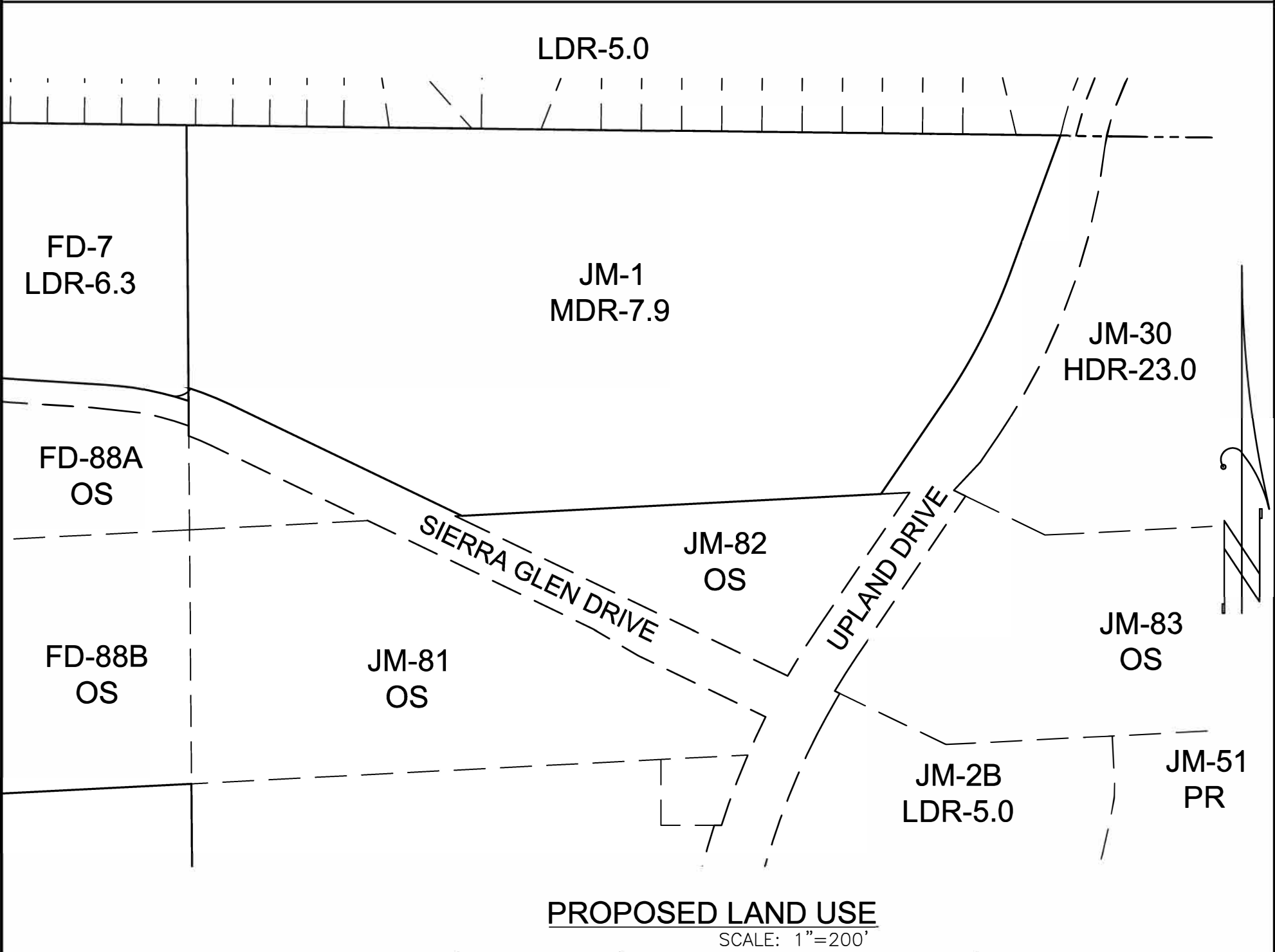
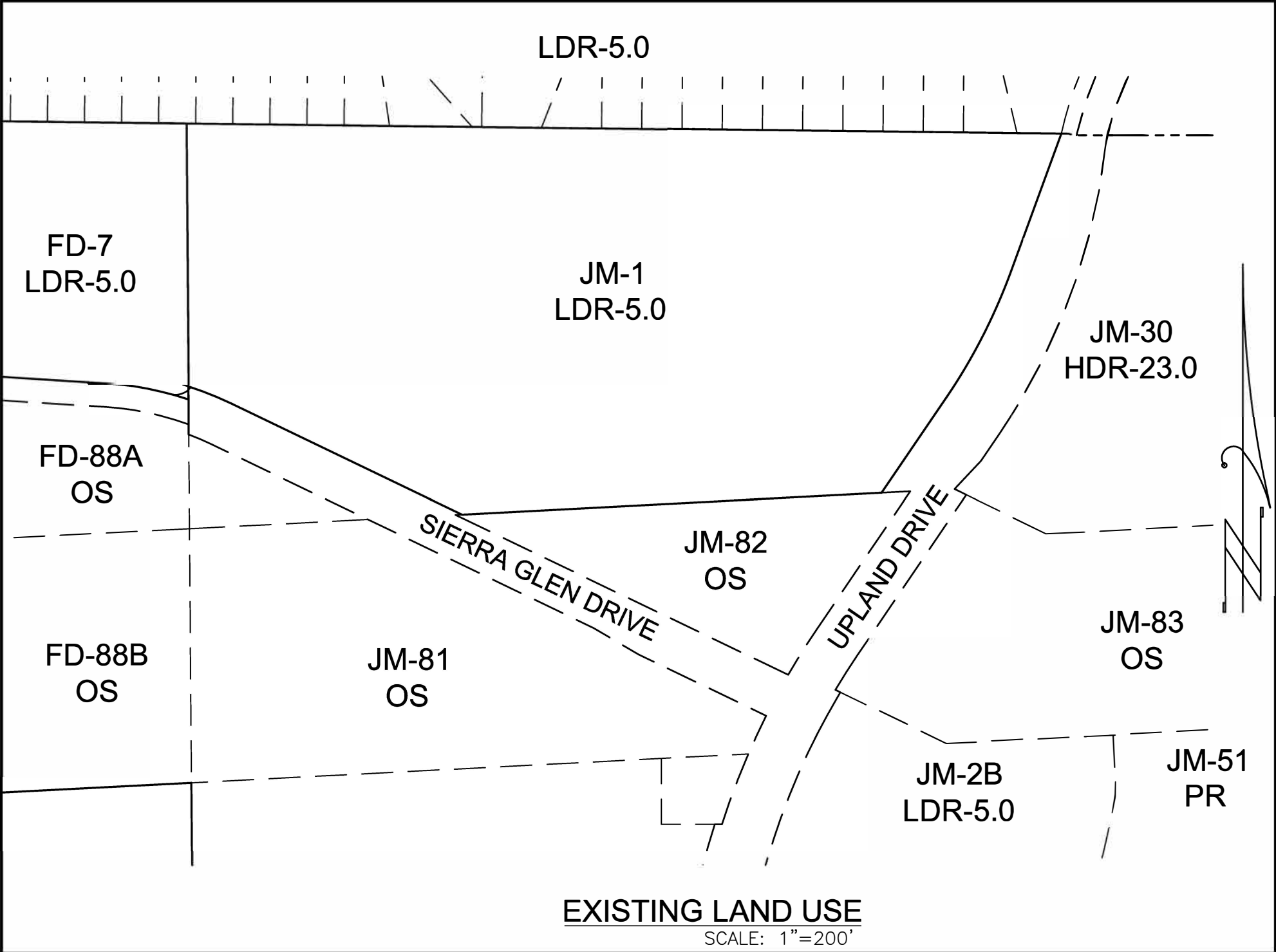
SOURCE: City of Roseville Planning Division
Updated: September 6, 2017

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).

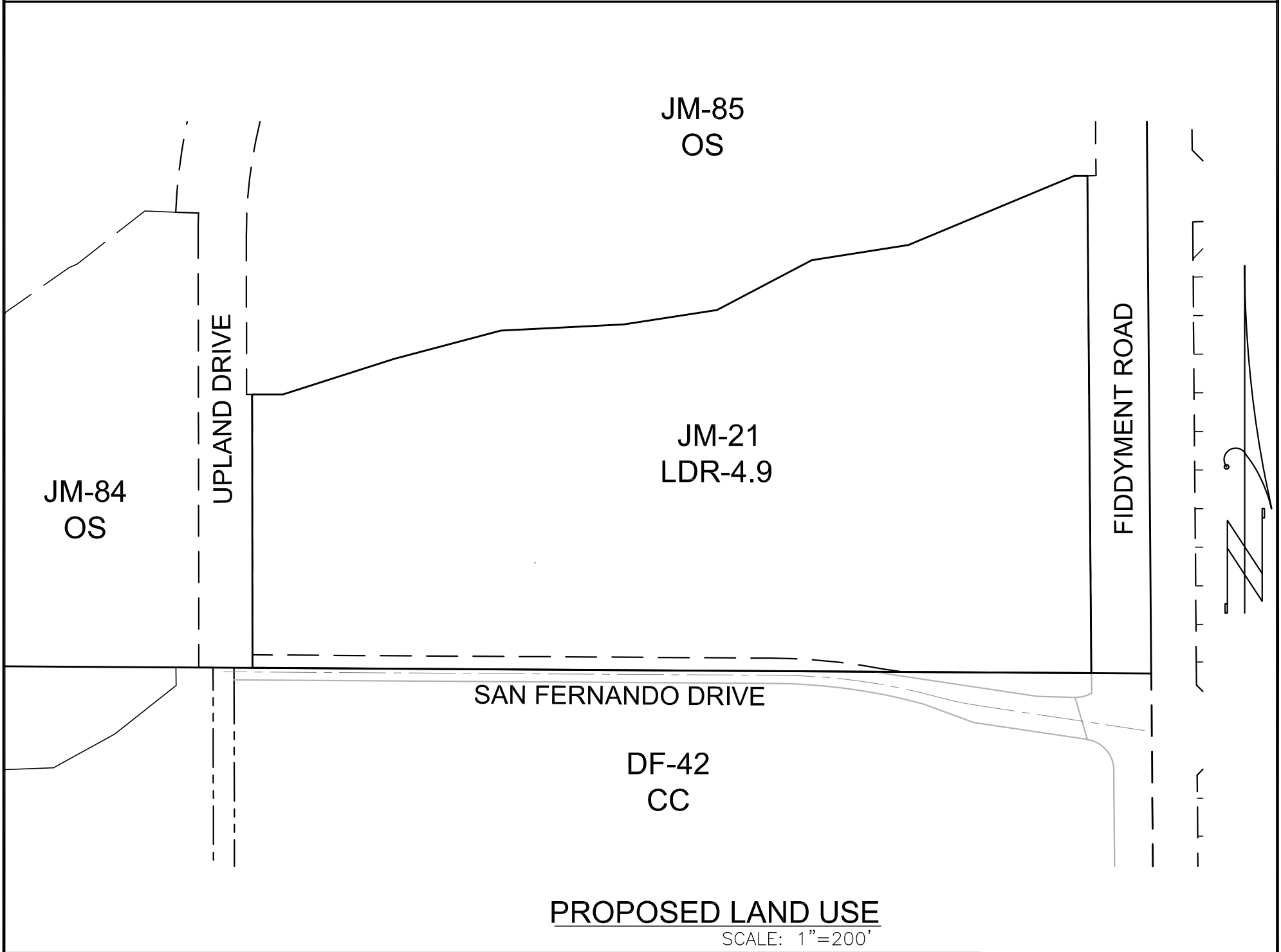
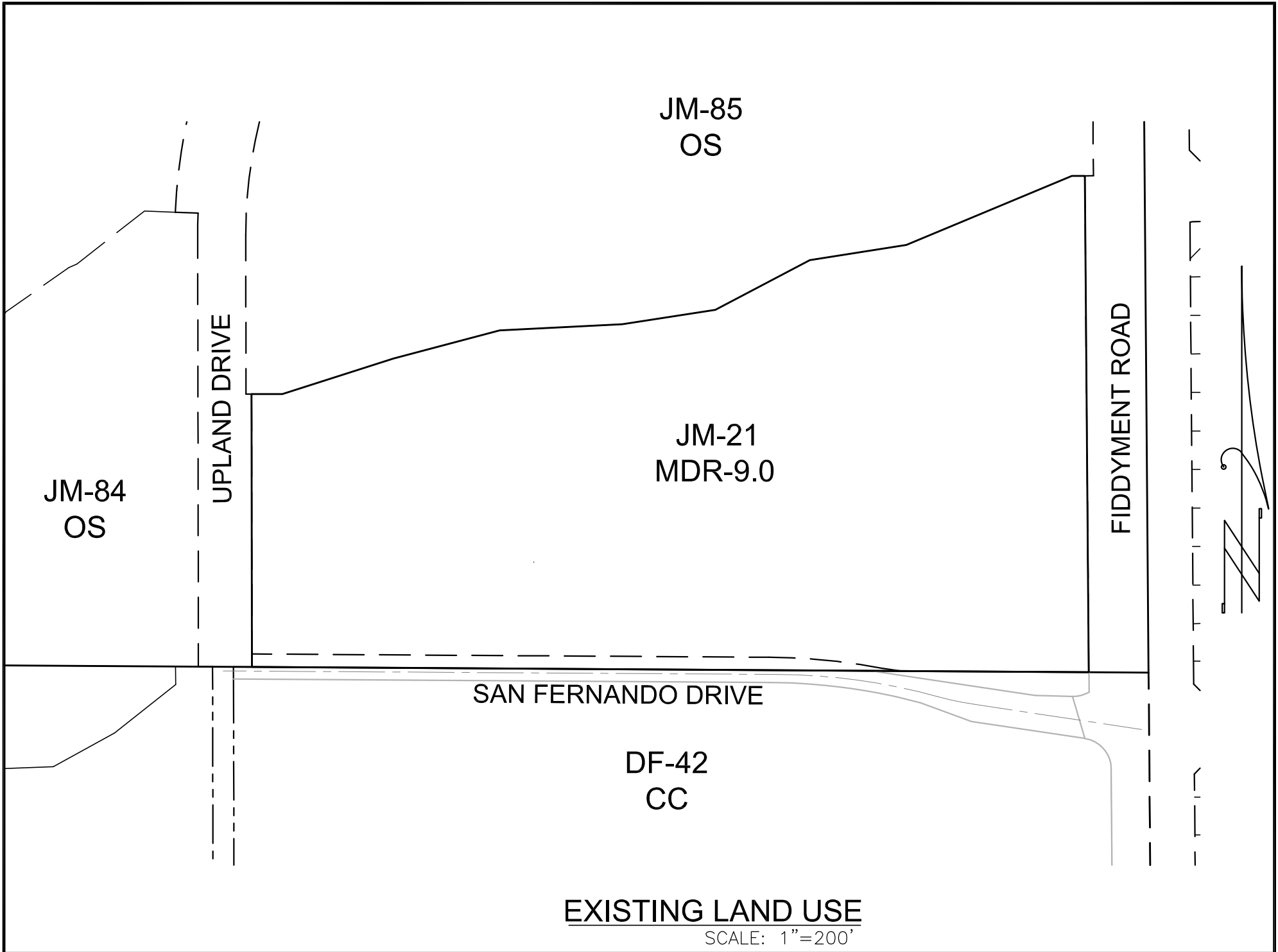


Last updated: May 2018





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	JOB #: 16-09-043	
	DATE: JUNE 2019	



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SCALE: 1"=200'

JOB #: 16-09-043

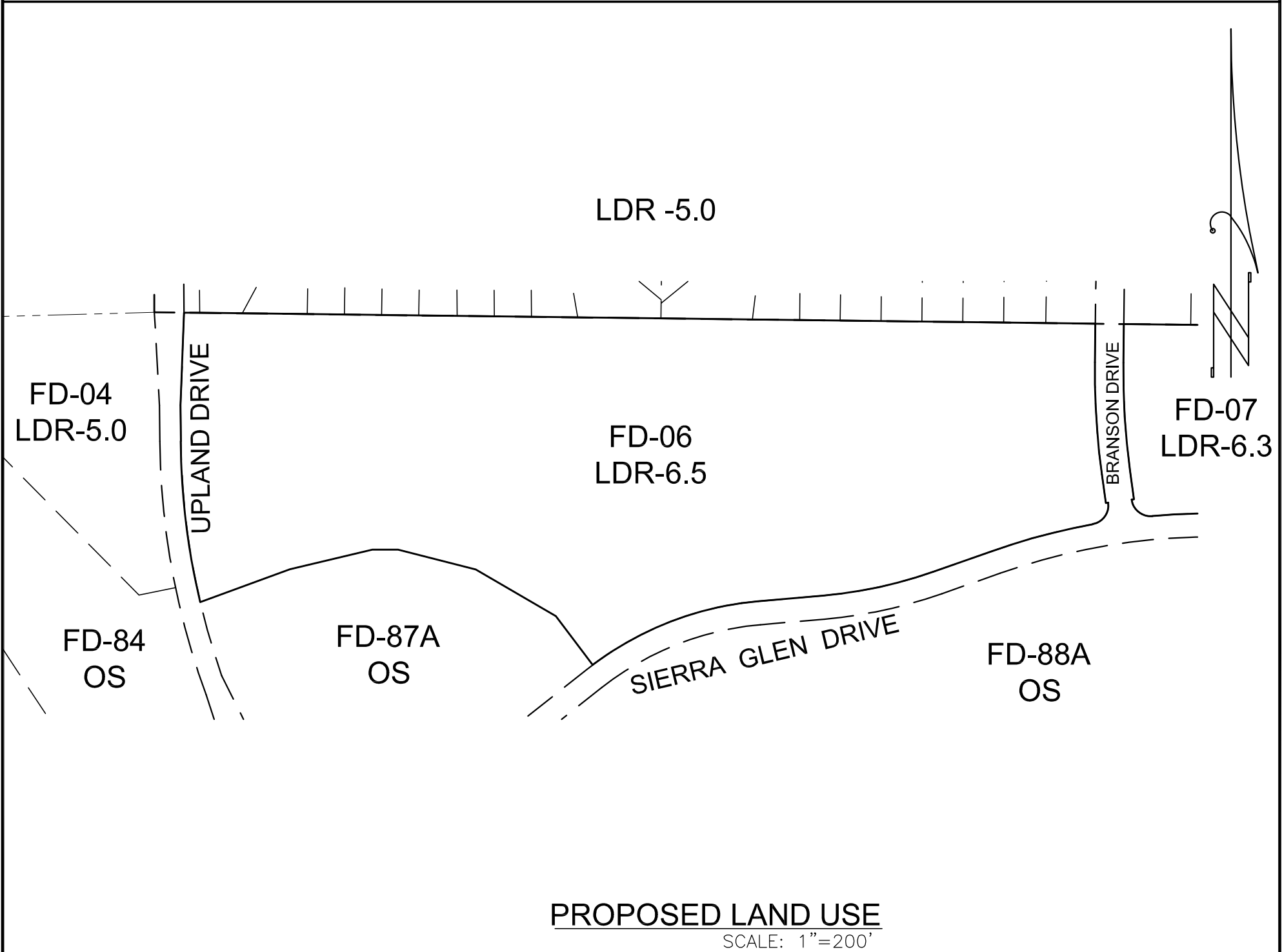
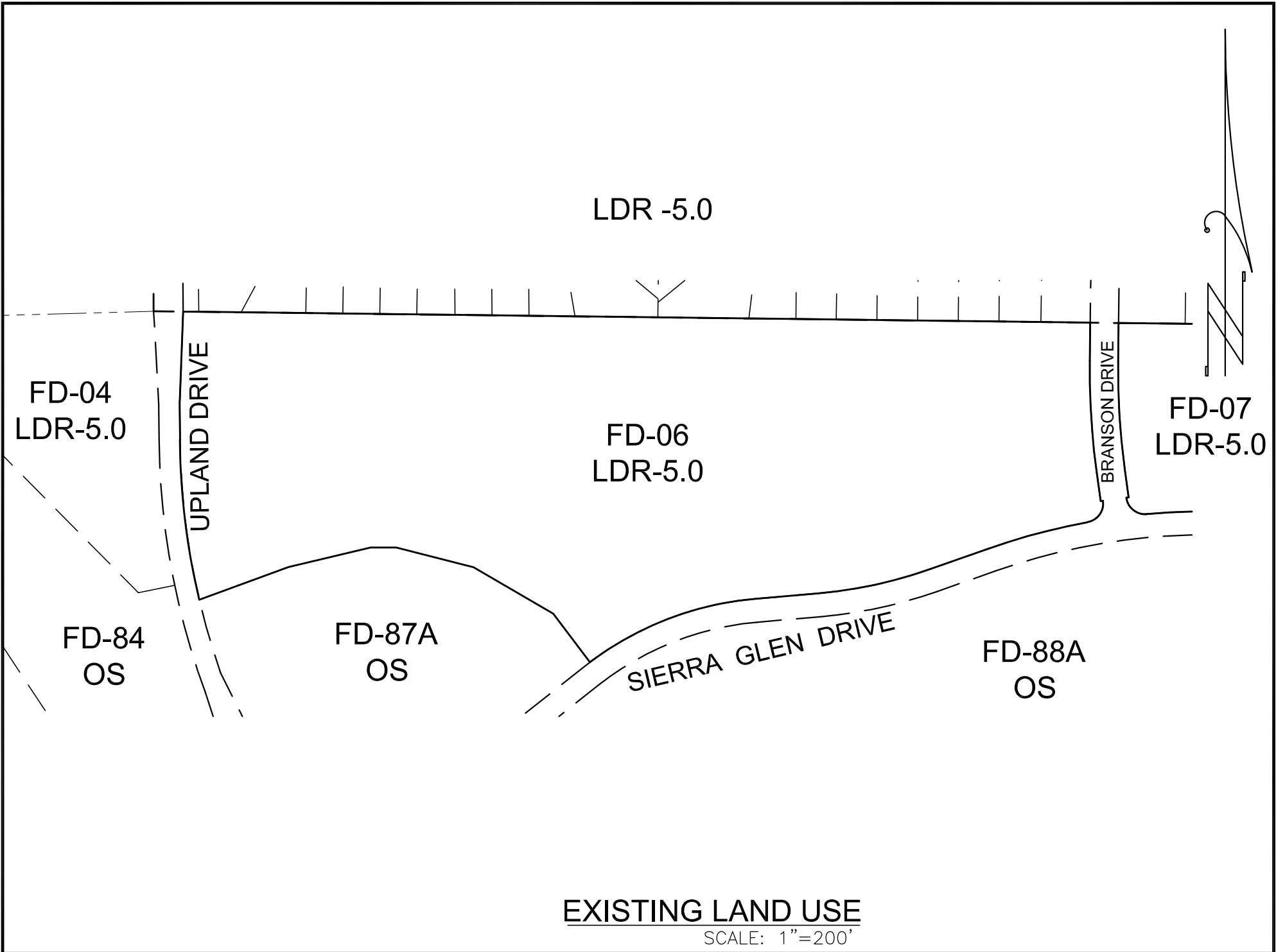
DATE: JUNE 2019

SPECIFIC PLAN AMENDMENT EXHIBIT
SIERRA VISTA TM-2

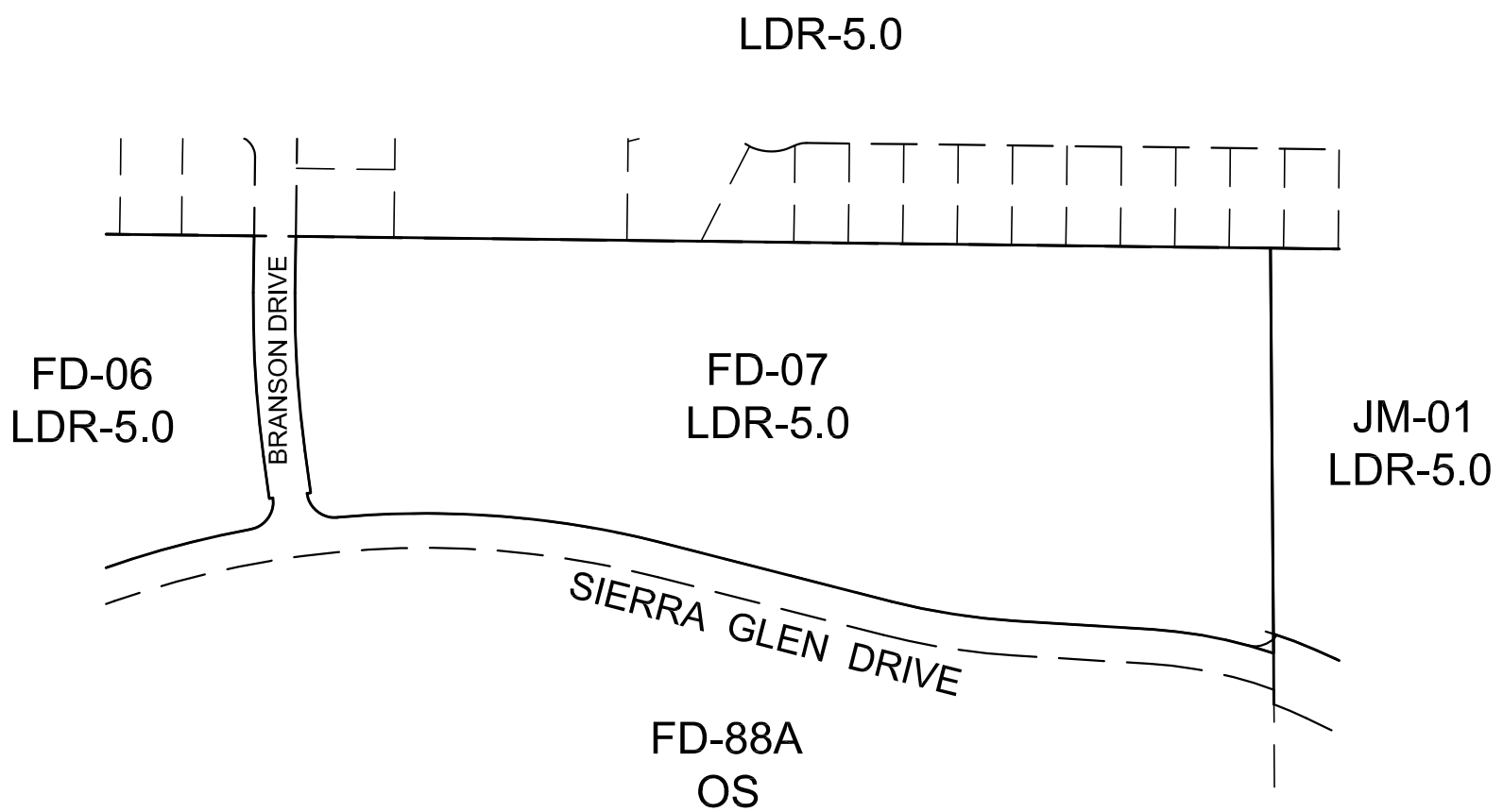
SPA _____

CITY of ROSEVILLE,

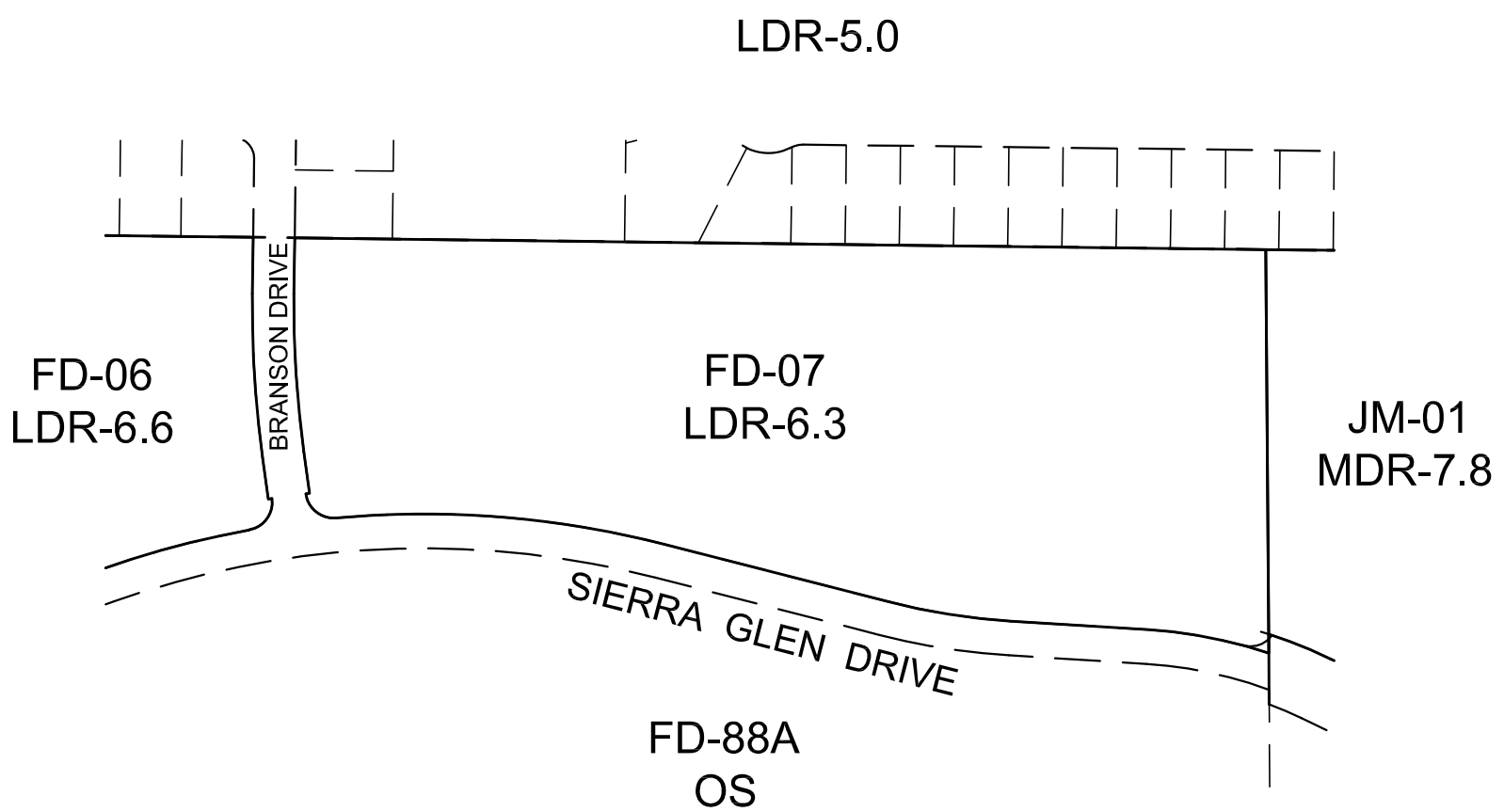
CALIFORNIA



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	JOB #: 16-09-043	
	DATE: JUNE 2019	



EXISTING LAND USE
SCALE: 1"=200'



PROPOSED LAND USE
SCALE: 1"=200'



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SCALE: 1"=200'

JOB #: 16-09-043

DATE: JUNE 2019

SPECIFIC PLAN AMENDMENT EXHIBIT
SIERRA VISTA TM-2
SPA _____

CITY of ROSEVILLE, CALIFORNIA

Table 4-1: Plan Area Land Use Summary

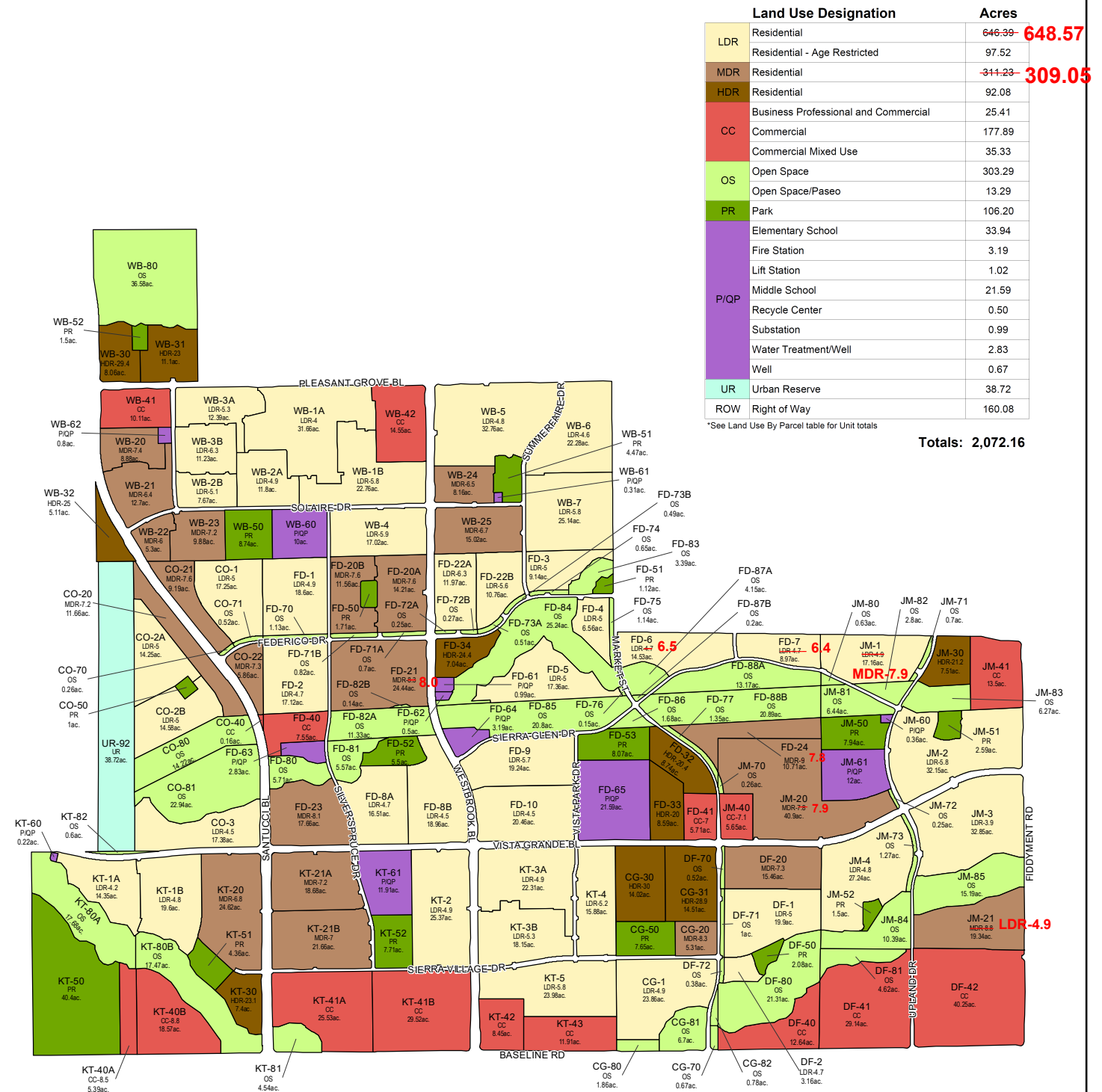
Land Use Designation		Applied Zoning Districts	Acres	% of Total Acres	Units	% of Total Units
Residential Neighborhoods						
LDR	Low Density Residential	RS/DS	619.28 <u>648.57</u>	29.8% <u>31.3%</u>	3,097 <u>3,285</u>	35.7% <u>36.2%</u>
LDR	LDR – Age Restricted	RS/DS	97.52	4.7%	493	5.7%
MDR	Medium Density Residential	RS/DS	330.75 <u>309.05</u>	15.9% <u>14.9%</u>	2,480 <u>2,292</u>	28.6% <u>27.9%</u>
HDR	High Density Residential	R3	92.08	4.4%	2,320	26.6%
Sub-totals			<u>1140.05</u> <u>47.22</u>	<u>54.5%</u> <u>55.4%</u>	8,390	96.7%
Commercial and Employment						
CC	Community Commercial (Commercial Mixed Use)	CMU/SA	35.33	1.7%	289	3.3%
CC/BP	Community Commercial/ Business Professional (Mixed Use)	CC/SA	25.41	1.2%	--	--
CC	Community Commercial	CC & GC	177.89	8.6%	--	--
Sub-totals			238.63	11.5%	289	3.3%
Open Space/Public						
P/QP	Public/Quasi-Public	P/QP	64.73	3.1%	--	--
PR	Parks & Recreation	PR	106.2	5.1%	--	--
OS	Open Space	OS	303.29	14.6%	--	--
OS	Paseo (60'-wide)	OS	13.29	0.6%	--	--
UR	Urban Reserve	UR	38.72	1.9%	--	--
Sub-totals			526.23	25.4%	--	--
Right of Way/ Landscape Corridor			160.08	7.7%	--	--
TOTAL			2072.16 ac	100%	8,679 du	100%

Note: See Table 7-4 for net Paseo total acres

Last Updated December 2019

SIERRA VISTA LAND USE PLAN

Figure 4-1



Last Updated: December 17, 2019

Table 4-2: Land Use, Zoning, & Acreage by Parcel

PARCEL	GENERAL PLAN LAND USE (Specific Plan Land Use)	ZONING	ACRES	ALLOCATED UNITS	DENSITY
CG-1	LDR (Residential)	RS/DS	23.86	115	4.8
CG-20	MDR (Residential)	RS/DS	5.34	44	8.2
CG-30	HDR (Residential)	R3	13.99	420	30.0
CG-31	HDR (Residential)	R3	14.54	420	28.9
CG-50	PR (Park)	PR	7.60		
CG-70	OS (Open Space/Paseo)	OS	0.67		
CG-80	OS (Open Space)	OS	1.86		
CG-81	OS (Open Space)	OS	6.70		
CG-82	OS (Open Space)	OS	0.78		
Sub-totals (CGB)			75.34	999	

CO-1	LDR (Residential)	RS/DS	17.25	86	5.0
CO-2A	LDR (Residential)	RS/DS	14.25	71	5.0
CO-2B	LDR (Residential)	RS/DS	14.58	73	5.0
CO-3	LDR (Residential)	RS/DS	17.38	78	4.5
CO-20	MDR (Residential)	RS/DS	11.66	84	7.2
CO-21	MDR (Residential)	RS/DS	9.19	70	7.6
CO-22	MDR (Residential)	RS/DS	5.86	43	7.3
CO-40	CC (Commercial)	CC	0.16		
CO-50	PR (Park)	PR	1.00		
CO-70	OS (Open Space/Paseo)	OS	0.26		
CO-71	OS (Open Space/Paseo)	OS	0.52		
CO-80	OS (Open Space)	OS	14.22		
CO-81	OS (Open Space)	OS	22.94		
Sub-totals (Conley)			129.27	505	

DF-1	LDR (Residential)	RS/DS	19.90	100	5.0
DF-2	LDR (Residential)	RS/DS	3.16	15	4.7
DF-20	MDR (Residential)	RS/DS	15.46	115	7.4
DF-40	CC (Commercial)	GC	12.64		
DF-41	CC (Commercial)	GC	29.14		
DF-42	CC (Commercial)	GC	40.25		
DF-50	PR (Park)	PR	2.08		
DF-70	OS (Open Space/Paseo)	OS	0.52		
DF-71	OS (Open Space/Paseo)	OS	1.00		
DF-72	OS (Open Space/Paseo)	OS	0.38		
DF-80	OS (Open Space)	OS	21.31		
DF-81	OS (Open Space)	OS	4.62		
Sub-totals (DF Properties)			150.46	230	

Table 4-2: Land Use, Zoning, & Acreage by Parcel

PARCEL	GENERAL PLAN LAND USE (Specific Plan Land Use)	ZONING	ACRES	ALLOCATED UNITS	DENSITY
FD-1	LDR (Residential)	RS/DS	18.60	91	4.9
FD-2	LDR (Residential)	RS/DS	17.12	81	4.7
FD-3	LDR (Residential)	RS/DS	9.14	46	5.0
FD-4	LDR (Residential)	RS/DS	6.56	33	5.0
FD-5	LDR (Residential)	RS/DS	17.36	87	5.0
FD-6	LDR (Residential)	RS/DS	14.53	6995	4.86.5
FD-7	LDR (Residential)	RS/DS	8.97	4257	4.76.4
FD-8A	LDR (Residential)	RS/DS	16.51	78	4.7

Table 4-2: Land Use, Zoning, & Acreage by Parcel (cont.)

PARCEL	GENERAL PLAN LAND USE (Specific Plan Land Use)	ZONING	ACRES	ALLOCATED UNITS	DENSITY
FD-8B	LDR (Residential)	RS/DS	18.96	86	4.5
FD-9	LDR (Residential)	RS/DS	19.24	109	5.7
FD-10	LDR (Residential)	RS/DS	20.46	93	4.5
FD-20A	MDR (Residential)	RS/DS	14.21	110	7.7
FD-20B	MDR (Residential)	RS/DS	11.56	88	7.6
FD-21	MDR (Residential)	RS/DS	24.44	204 197	8.38 8.1
FD-22A	MDR (Residential)	RS/DS	11.97	76	6.3
FD-22B	MDR (Residential)	RS/DS	10.76	60	5.6
FD-23	MDR (Residential)	RS/DS	17.66	143	8.1
FD-24	MDR (Residential)	RS/DS	10.71	96 84	9.07 8
FD-32	HDR (Residential)	R3	8.74	178	20.4
FD-33	HDR (Residential)	R3	8.59	172	20.0
FD-34	HDR (Residential)	R3	7.04	172	24.4
FD-40	CC (Commercial)	CC	7.55		
FD-41	CC (Commercial Mixed Use)	CMU/SA	5.71	40	7.0
FD-50	PR (Park)	PR	1.71		
FD-51	PR (Park)	PR	1.12		
FD-52	PR (Park)	PR	5.51		
FD-53	PR (Park)	PR	8.07		
FD-61	Public/Quasi-Public (Electrical Substation)	P/QP	0.99		
FD-62	Public/Quasi-Public (Recycle Center)	P/QP	0.50		
FD-63	Public/Quasi-Public (Water Treatment/Well)	P/QP	2.83		
FD-64	Public/Quasi-Public (Fire Station)	P/QP	3.19		
FD-65	Public/Quasi-Public (Middle School)	P/QP	21.59		
FD-70	OS (Open Space/Paseo)	OS	1.13		
FD-71A	OS (Open Space/Paseo)	OS	0.70		
FD-71B	OS (Open Space/Paseo)	OS	0.82		
FD-72A	OS (Open Space/Paseo)	OS	0.25		
FD-72B	OS (Open Space/Paseo)	OS	0.27		
FD-73A	OS (Open Space/Paseo)	OS	0.51		
FD-73B	OS (Open Space/Paseo)	OS	0.49		
FD-74	OS (Open Space/Paseo)	OS	0.65		
FD-75	OS (Open Space/Paseo)	OS	1.14		
FD-76	OS (Open Space/Paseo)	OS	0.15		
FD-77	OS (Open Space/Paseo)	OS	1.35		
FD-80	OS (Open Space)	OS	5.71		
FD-81	OS (Open Space)	OS	5.57		
FD-82A	OS (Open Space)	OS	11.33		
FD-82B	OS (Open Space)	OS	0.14		
FD-83	OS (Open Space)	OS	3.39		
FD-84	OS (Open Space)	OS	25.24		
FD-85	OS (Open Space)	OS	20.80		
FD-86	OS (Open Space)	OS	1.68		
FD-87A	OS (Open Space)	OS	4.15		
FD-87B	OS (Open Space)	OS	0.20		
FD-88A	OS (Open Space)	OS	13.17		
FD-88B	OS (Open Space)	OS	20.89		
Sub-totals (Federico)			472.63	2,326 2,176	

Table 4-2: Land Use, Zoning, & Acreage by Parcel (cont.)

PARCEL	GENERAL PLAN LAND USE (Specific Plan Land Use)	ZONING	ACRES	ALLOCATED UNITS	DENSITY
JM-1	LDR (Residential) MDR (Residential)	RS/DS	17.16	84 135	4.9 7.9
JM-2	LDR (Residential)	RS/DS	32.15	187	5.8
JM-3	LDR (Residential)	RS/DS	32.49	127	3.9
JM-4	LDR (Residential)	RS/DS	27.24	132	4.8
JM-20	MDR (Residential)	RS/DS	40.90	319 322	7.7 7.8
JM-21	MDR (Residential) LDR (Residential)	RS/DS	19.34	171 195	8.8 4.9
JM-30	HDR (Residential)	R3	7.51	159	21.2
JM-40	CC (Commercial Mixed Use)	CMU/SA	5.65	40	7.1
JM-41	CC (Commercial/Business Professional)	CC/SA	13.50		
JM-50	PR (Park)	PR	7.94		
JM-51	PR (Park)	PR	2.59		
JM-52	PR (Park)	PR	1.50		
JM-60	Public/Quasi-Public (Well)	P/QP	0.36		
JM-61	Public/Quasi-Public (Elementary School)	P/QP	12.00		
JM-70	OS (Open Space/Paseo)	OS	0.26		
JM-71	OS (Open Space/Paseo)	OS	0.7		
JM-72	OS (Open Space/Paseo)	OS	0.25		
JM-73	OS (Open Space/Paseo)	OS	1.27		
JM-80	OS (Open Space)	OS	0.63		
JM-81	OS (Open Space)	OS	6.44		
JM-82	OS (Open Space)	OS	2.80		
JM-83	OS (Open Space)	OS	6.27		
JM-84	OS (Open Space)	OS	10.40		
JM-85	OS (Open Space)	OS	15.19		
Sub-totals (Mojuri Investments LLC)			264.54	1,2191,197	

KT-1A	LDR (Residential)	RS/DS	14.35	60	4.2
KT-1B	LDR (Residential)	RS/DS	19.60	95	4.8
KT-2	LDR (Residential)	RS/DS	25.37	125	4.9
KT-3A	LDR (Residential)	RS/DS	22.30	110	4.9
KT-3B	LDR (Residential)	RS/DS	18.15	97	5.3
KT-4	LDR (Residential)	RS/DS	15.89	82	5.2
KT-5	LDR (Residential)	RS/DS	23.93	140	5.9
KT-20	MDR (Residential)	RS/DS	24.62	167	6.8
KT-21A	MDR (Residential)	RS/DS	18.68	135	7.2
KT-21B	MDR (Residential)	RS/DS	21.66	152	7.0
KT-30	HDR (Residential)	R3	7.40	171	23.1
KT-40A	CC (Commercial Mixed Use)	CMU/SA	5.39	46	8.5
KT-40B	CC (Commercial Mixed Use)	CMU/SA	18.58	163	8.8
KT-41A	CC (Commercial)	GC	25.52		
KT-41B	CC (Commercial)	GC	29.52		
KT-42	CC (Commercial)	GC	8.45		
KT-43	Commercial/Business Professional	CC/SA	11.91		
KT-50	PR (Park)	PR	40.40		
KT-51	PR (Park)	PR	4.36		
KT-52	PR (Park)	PR	7.61		
KT-60	Public/Quasi-Public (Sewer Lift Station)	P/QP	0.22		
KT-61	Public/Quasi-Public (Elementary School)	P/QP	11.94		
KT-80A	OS (Open Space)	OS	17.68		
KT-80B	OS (Open Space)	OS	17.47		
KT-81	OS (Open Space)	OS	4.54		
KT-82	OS (Open Space)	OS	0.61		
Sub-totals (KT Development)			416.13	1,543	

Table 4-2: Land Use, Zoning, & Acreage by Parcel (cont.)

PARCEL	GENERAL PLAN LAND USE (Specific Plan Land Use)	ZONING	ACRES	ALLOCATED UNITS	DENSITY
UR-92	Urban Reserve	UR	38.72		
Sub-totals (Urban Reserve)			38.72	0	
WB-1A	LDR (Residential – Age-Restricted)	RS/DS	31.66	126	4.0
WB-1B	LDR (Residential – Age-Restricted)	RS/DS	22.76	133	5.8
WB-2A	LDR (Residential – Age-Restricted)	RS/DS	11.81	58	4.9
WB-2B	LDR (Residential – Age-Restricted)	RS/DS	7.67	39	5.1
WB-3A	LDR (Residential – Age-Restricted)	RS/DS	12.39	66	5.3
WB-3B	LDR (Residential – Age-Restricted)	RS/DS	11.23	71	6.3
WB-4	LDR (Residential)	RS/DS	17.02	100	5.9
WB-5	LDR (Residential)	RS/DS	32.76	157	4.8
WB-6	LDR (Residential)	RS/DS	22.28	103	4.6
WB-7	LDR (Residential)	RS/DS	25.14	145	5.8
WB-20	MDR (Residential)	RS/DS	8.88	66	7.4
WB-21	MDR (Residential)	RS/DS	12.70	81	6.4
WB-22	MDR (Residential)	RS/DS	5.30	32	6.0
WB-23	MDR (Residential)	RS/DS	9.88	71	7.2
WB-24	MDR (Residential)	RS/DS	8.16	53	6.5
WB-25	MDR (Residential)	RS/DS	15.02	100	6.7
WB-30	HDR (Residential)	R3	8.06	237	29.4
WB-31	HDR (Residential)	R3	11.10	263	23.7
WB-32	HDR (Residential)	R3	5.11	128	25.0
WB-41	CC (Commercial)	CC	10.11		
WB-42	CC (Commercial)	CC	14.55		
WB-50	PR (Park)	PR	8.74		
WB-51	PR (Park)	PR	4.47		
WB-52	PR (Park)	PR	1.50		
WB-60	Public/Quasi-Public (Elementary School)	P/QP	10.00		
WB-61	Public/Quasi-Public (Well)	P/QP	0.31		
WB-62	Public/Quasi-Public (Lift Station)	P/QP	0.80		
WB-80	OS (Open Space)	OS	36.58		
Sub-totals (Westbrook)			365.99	2,029	
ROW	Right of Way/Landscape Corridors		160.08		
Sub-totals (ROW)			160.08	0	
Total			2,072.16	8,679	

Table Updated ~~December 2018~~ December 2019
(GIS acreages revised December 17, 2019)

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
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-30⁴	HDR	159 138	146 138	73 69	73 69	
WB-30	HDR	237	237 ³	68	169 ³	
WB-32	HDR	128	128 ³	92	36 ³	
Total			1,038 1,030 ³	430 426	475 471 ³	133

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.

4. Parcel JM-30 includes 8 units (4 Very-Low and 4 Low) transferred from NRSP Parcel M-31.

NOTE: SVSP Section 5.4 allows for the transfer of affordable units. Check with the Housing Division to confirm current affordable housing obligations.



Figure B-5: Paseo Plan





OFFICIAL BUSINESS

Document entitled to free recording
Government Code Section 27383

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

City Clerk
City of Roseville
311 Vernon Street
Roseville, CA 95678

(SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE)

**FIRST AMENDMENT OF DEVELOPMENT AGREEMENT
BY AND BETWEEN
THE CITY OF ROSEVILLE, MOURIER INVESTMENTS, LLC,
AND JOHN MOURIER CONSTRUCTION, INC.
RELATIVE TO THE SIERRA VISTA SPECIFIC PLAN**

This First Amendment of Development Agreement is entered into this ____ day of _____, 2020, by and between the CITY OF ROSEVILLE, a municipal corporation ("City"), MOURIER INVESTMENTS, LLC, a California limited liability company ("Mourier"), and JOHN MOURIER CONSTRUCTION, INC., a California corporation ("JMC") pursuant to Sections 65864 through 65869.5 of the Government Code of California.

RECITALS

A. Mourier, Bagley & Associates, L.P., a California limited partnership ("Bagley"), and City entered into a Development Agreement (the "Development Agreement") which was approved by the City Council of City on May 19, 2010, and recorded on June 18, 2010, in the Official Records of Placer County as Document No. 2010-0045941-00.

B. Mourier, Bagley, and City entered into the Development Agreement relative to development within a portion of the Sierra Vista Specific Plan Area, as such is more precisely defined in Exhibits "A" and "B" of the Development Agreement (the "Property"). Except as otherwise defined herein, all capitalized terms used herein shall have the meanings ascribed thereto in the Development Agreement.

C. Bagley assigned its interest in the Development Agreement to Mourier pursuant to that certain Option Agreement dated August 15, 2001, and which closed escrow on September 8, 2010.

D. Mourier assigned a portion of its interest in the Development Agreement to JMC pursuant to that certain Purchase and Sale Agreement dated December 19, 2017, and which closed escrow on December 26, 2017.

E. Mourier assigned a portion of its interest in the Development Agreement to JMC pursuant to that certain Assignment and Assumption Agreement Relative to the Sierra Vista Specific Plan Development Agreement dated as of November 7, 2019, and recorded November 8, 2019, as Document No. 2019-0089190-00, in the Official Records of Placer County, California.

F. This First Amendment to the Development Agreement (the “First Amendment”) affects certain portions of the Property owned by Mourier and JMC (the “First Amendment Property”), as described in Exhibit “A” attached to this First Amendment and shall run with the land described in Exhibit “A” hereto. Mourier, JMC, and City intend for this First Amendment to document certain unit transfers within the Plan Area and resolve the parties’ inconsistent interpretations of Subsection 3.17.1.2(i) of the Development Agreement.

G. This First Amendment is authorized by Section 1.4 of the Development Agreement.

NOW THEREFORE, THE PARTIES MUTUALLY AGREE AS FOLLOWS:

1. AMENDMENT OF DEVELOPMENT AGREEMENT.

- a. The term “Entitlements” set forth in Recital F of the Development Agreement for the First Amendment Property is hereby revised to include the Sierra Vista Specific Plan and Design Guidelines, as amended and adopted by Resolution No. ____-____.
- b. The land use designations, approximate acreages, and unit counts in Section 2.2 of the Development Agreement for the First Amendment Property are hereby revised as follows:

Low Density Residential	230 units on 45.0 Net Acres;
Medium Density Residential	322 units on 39.9 Net Acres;
Community	
Commercial/Commercial Mixed	
Use	40 units on 5.7 Net Acres;
Park	2.3 Net Acres;
Open Space (paseo)	1.2 Net Acres;
Schools	12.0 Net Acres;
Right of Way	16.5 Net Acres.

- c. Section 3.17.1.2(i) of the Development Agreement for the First Amendment Property is hereby amended and revised in its entirety to read as follows:

“(i) For the First Amendment Property, the previous fee deferral provisions of this subsection are hereby deemed null and void and the only fee deferral eligible to be paid with bond proceeds from future bond sales commencing in the year 31 timeframe shall be fifty percent (50%) of the SPRTA Tier II Traffic Fee pursuant to the terms and conditions of the Tier II Development Fee Deferral Program and one hundred percent (100%) of the City-Wide Park Fee that would otherwise be paid at the time of issuance of building permits for low, medium, and high density residential dwelling units. The amount of the SPRTA Tier II Traffic Fee deferral provided by this Section shall be adjusted as the SPRTA Tier II Traffic Fee may be subsequently adjusted. The amount of the City-Wide Park Fee deferral provided by this Section shall be adjusted as the City-Wide Park Fee may be subsequently adjusted pursuant to Section 3.12.4 of the Development Agreement.”

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 LIMITED TO FIRST AMENDMENT PROPERTY. This First Amendment is limited to and applies only to development of the First Amendment Property and does not affect or apply in any manner with respect to the development of any other property within the Sierra Vista Specific Plan Area, including without limitation, any other portion of the Property.

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

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

[Remainder of Page Intentionally Blank; Signatures Follow on Next Page]

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, has authorized the execution of this First Amendment in duplicate by its City Manager and attested to by its City Clerk under the authority of Ordinance No. _____, adopted by the Council of the City of Roseville on the ____ day of _____, 2020.

CITY OF ROSEVILLE,
a municipal corporation

MOURIER INVESTMENTS, LLC, a
California limited liability company

By: _____
Dominick Casey
City Manager

By: _____
John L. Mourier, III
Managing Member

ATTEST:

JOHN MOURIER CONSTRUCTION,
INC., a California corporation

By: _____
Sonia Orozco
City Clerk

By: _____
Rod Yamanaka
CFO

APPROVED AS TO FORM;

By: _____
Robert R. Schmitt
City Attorney

APPROVED AS TO SUBSTANCE:

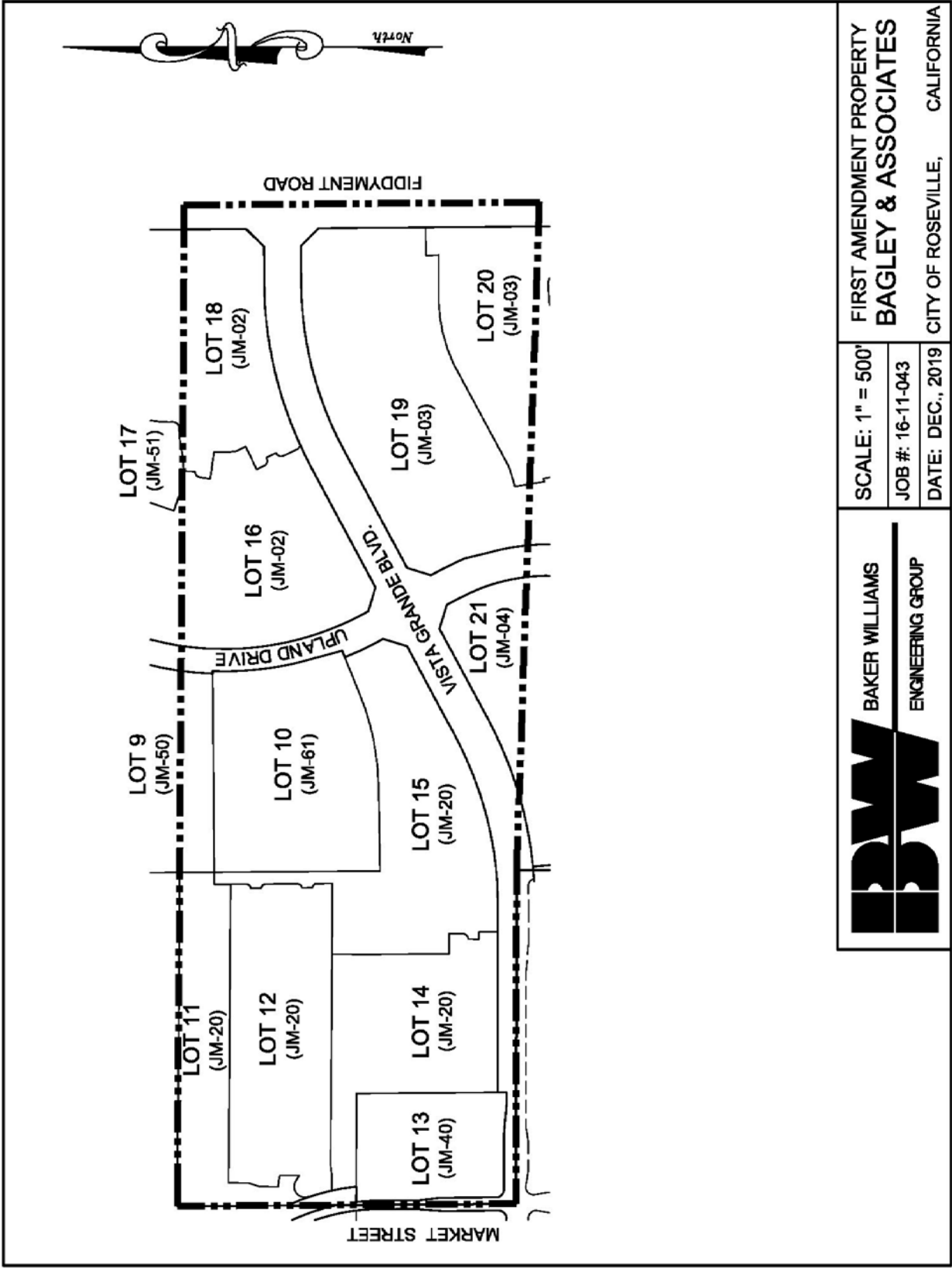
By: _____
Mike Isom
Development Services Director

EXHIBIT A
FIRST AMENDMENT PROPERTY

Legal Description for
Sierra Vista Development Agreement
Mourier Investments, LLC
(Bagley & Associates, LLP)

All that real property situated in the City of Roseville, County of Placer, State of California located in Section 36, Township 11 North, Range 5 East, M.D.M. being all of Lots 10, 11, 12, 13, 14, 15 and portions of Lots 9, 16, 17, 18, 19, 20 and 21 as shown on the Final Map of "The Villages at Sierra Vista", filed for record on July 29, 2015, in Book DD of Maps, at Page 26.

EXHIBIT B
DEPICTION OF FIRST AMENDMENT PROPERTY



OFFICIAL BUSINESS

Document entitled to free recording
Government Code Section 27383

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

City Clerk
City of Roseville
311 Vernon Street
Roseville, CA 95678

(SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE)

**FIRST AMENDMENT OF DEVELOPMENT AGREEMENT
BY AND BETWEEN
THE CITY OF ROSEVILLE, MOURIER INVESTMENTS, LLC,
AND JOHN MOURIER CONSTRUCTION, INC.
RELATIVE TO THE SIERRA VISTA SPECIFIC PLAN**

This First Amendment of Development Agreement is entered into this ____ day of _____, 2020, by and between the CITY OF ROSEVILLE, a municipal corporation ("City"), MOURIER INVESTMENTS, LLC, a California limited liability company ("Mourier"), and JOHN MOURIER CONSTRUCTION, INC., a California corporation ("JMC") pursuant to Sections 65864 through 65869.5 of the Government Code of California.

RECITALS

A. Mourier, Computer Deductions, Inc., a California corporation ("Computer"), and City entered into a Development Agreement (the "Development Agreement") which was approved by the City Council of City on May 19, 2010, and recorded on June 18, 2010, in the Official Records of Placer County as Document No. 2010-0045931-00.

B. Mourier, Computer, and City entered into the Development Agreement relative to development within a portion of the Sierra Vista Specific Plan Area, as such is more precisely defined in Exhibits "A" and "B" of the Development Agreement (the "Property"). Except as otherwise defined herein, all capitalized terms used herein shall have the meanings ascribed thereto in the Development Agreement.

C. Computer assigned its interest in the Development Agreement to Mourier pursuant to that certain Assignment and Assumption Agreement Relative to the Sierra Vista Specific Plan Development Agreement dated January 13, 2012, and recorded

January 31, 2012, as Document No. 2012-0008251-00, in the Official Records of Placer County, California.

D. Mourier assigned a portion of its interest in the Development Agreement to JMC pursuant to that certain Purchase and Sale Agreement dated December 19, 2017, and which closed escrow on December 26, 2017.

E. Mourier transferred a portion of its interest in the Development Agreement to JMC pursuant to that certain Assignment and Assumption Agreement Relative to the Sierra Vista Specific Plan Development Agreement dated as of November 7, 2019, and recorded November 8, 2019, as Document No. 2019-0089192-00, in the Official Records of Placer County, California.

F. This First Amendment to the Development Agreement (the “First Amendment”) affects certain portions of the Property owned by Mourier and JMC (the “First Amendment Property”), as described in Exhibit “A” attached to this First Amendment and shall run with the land described in Exhibit “A” hereto. Mourier, JMC, and City intend for this First Amendment to document certain unit transfers within the Plan Area and resolve the parties' inconsistent interpretations of Subsection 3.17.1.2(i) of the Development Agreement.

G. This First Amendment is authorized by Section 1.4 of the Development Agreement.

NOW THEREFORE, THE PARTIES MUTUALLY AGREE AS FOLLOWS:

1. AMENDMENT OF DEVELOPMENT AGREEMENT.

- a. The term “Entitlements” set forth in Recital F of the Development Agreement for the First Amendment Property is hereby revised to include the Sierra Vista Specific Plan and Design Guidelines, as amended and adopted by Resolution No. ____-____.
- b. The land use designations, approximate acreages, and unit counts in Section 2.2 of the Development Agreement for the First Amendment Property are hereby revised as follows:

Low Density Residential	68 units on 11.9 Net Acres;
Medium Density Residential	135 units on 17.0 Net Acres;
High Density Residential	159 units on 6.1 Net Acres;
Community Commercial/Business Professional	15.1 Net Acres;
Park	8.3 Net Acres;
Open Space	16.0 Net Acres;
Open Space (paseo)	0.9 Net Acres;
Well Site	0.3 Net Acres;

Right of Way

4.7 Net Acres.

- c. Section 2.6.1.1 of the Development Agreement for the First Amendment Property is hereby amended and revised to read in its entirety as follows:

“Landowner agrees that one hundred forty-six (146) affordable rental units will be reserved within the Property, including seventy-three (73) units for rental to very low income households and seventy-three (73) units for rental to low income households as follows:

Parcel	Total Units In Parcel	Total Affordable Unit Allocation	Very Low Income Rental Units	Low Income Rental Units
JM-30	159	146	73	73

”

- d. Section 3.17.1.2(i) of the Development Agreement for the First Amendment Property is hereby amended and revised in its entirety to read as follows:

“(i) For the First Amendment Property, the previous fee deferral provisions of this subsection are hereby deemed null and void and the only fee deferral eligible to be paid with bond proceeds from future bond sales commencing in the year 31 timeframe shall be fifty percent (50%) of the SPRTA Tier II Traffic Fee pursuant to the terms and conditions of the Tier II Development Fee Deferral Program and one hundred percent (100%) of the City-Wide Park Fee that would otherwise be paid at the time of issuance of building permits for low, medium, and high density residential dwelling units. The amount of the SPRTA Tier II Traffic Fee deferral provided by this Section shall be adjusted as the SPRTA Tier II Traffic Fee may be subsequently adjusted. The amount of the City-Wide Park Fee deferral provided by this Section shall be adjusted as the City-Wide Park Fee may be subsequently adjusted pursuant to Section 3.12.4 of the Development Agreement.”

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 LIMITED TO FIRST AMENDMENT PROPERTY. This First Amendment is limited to and applies only to development of the First Amendment Property and does not affect or apply in any manner with respect to the

development of any other property within the Sierra Vista Specific Plan Area, including without limitation, any other portion of the Property.

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

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

[Remainder of Page Intentionally Blank; Signatures Follow on Next Page]

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, has authorized the execution of this First Amendment in duplicate by its City Manager and attested to by its City Clerk under the authority of Ordinance No. _____, adopted by the Council of the City of Roseville on the ____ day of _____, 2020.

CITY OF ROSEVILLE,
a municipal corporation

By: _____
Dominick Casey
City Manager

ATTEST:

By: _____
Sonia Orozco
City Clerk

APPROVED AS TO FORM;

By: _____
Robert R. Schmitt
City Attorney

APPROVED AS TO SUBSTANCE:

By: _____
Mike Isom
Development Services Director

MOURIER INVESTMENTS, LLC, a
California limited liability company

By: _____
John L. Mourier, III
Managing Member

JOHN MOURIER CONSTRUCTION,
INC., a California corporation

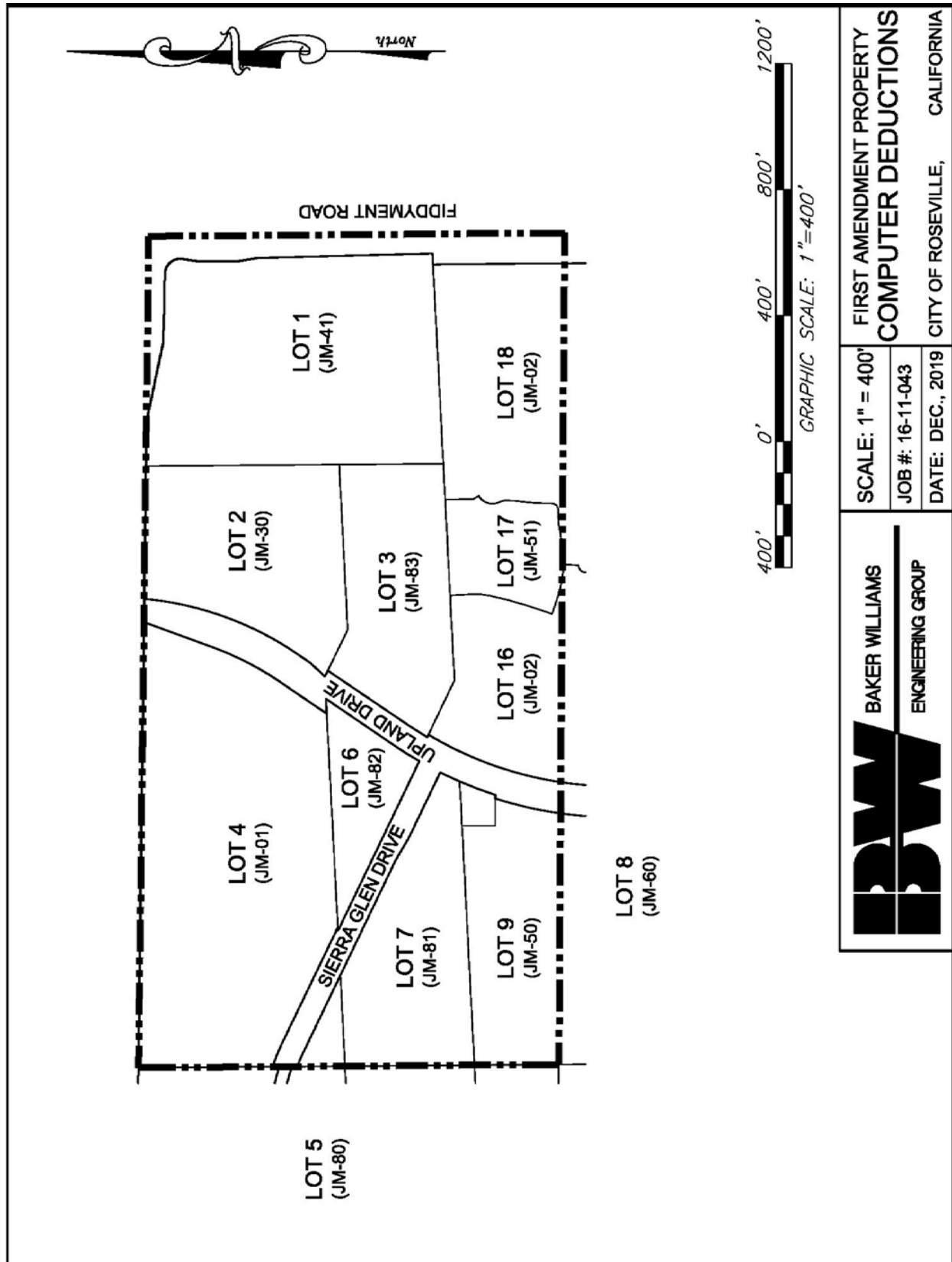
By: _____
Rod Yamanaka
CFO

EXHIBIT A
FIRST AMENDMENT PROPERTY

Legal Description for
Sierra Vista Development Agreement
Mourier Investments, LLC
(Computer Deductions, Inc.)

All that real property situated in the City of Roseville, County of Placer, State of California located in Section 36, Township 11 North, Range 5 East, M.D.M. being all of Lots 1, 2, 3, 4, 5, 6, 7 and 8 and portions of Lots 9, 16, 17 and 18 as shown on the Final Map of "The Villages at Sierra Vista", filed for record on July 29, 2015, in Book DD of Maps, at Page 26.

EXHIBIT B DEPICTION OF FIRST AMENDMENT PROPERTY



OFFICIAL BUSINESS

Document entitled to free recording
Government Code Section 27383

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

City Clerk
City of Roseville
311 Vernon Street
Roseville, CA 95678

(SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE)

**FIRST AMENDMENT OF DEVELOPMENT AGREEMENT
BY AND BETWEEN
THE CITY OF ROSEVILLE, MOURIER INVESTMENTS, LLC,
AND JOHN MOURIER CONSTRUCTION, INC.
RELATIVE TO THE SIERRA VISTA SPECIFIC PLAN**

This First Amendment of Development Agreement is entered into this ____ day of _____, 2020, by and between the CITY OF ROSEVILLE, a municipal corporation ("City"), MOURIER INVESTMENTS, LLC, a California limited liability company ("Mourier"), and JOHN MOURIER CONSTRUCTION, INC., a California corporation ("JMC") pursuant to Sections 65864 through 65869.5 of the Government Code of California.

RECITALS

A. Mourier, Wealth Properties, Inc., a California corporation ("Wealth"), and City entered into a Development Agreement (the "Development Agreement") which was approved by the City Council of City on May 19, 2010, and recorded on June 18, 2010, in the Official Records of Placer County as Document No. 2010-0045960-00.

B. Mourier, Wealth, and City entered into the Development Agreement relative to development within a portion of the Sierra Vista Specific Plan Area, as such is more precisely defined in Exhibits "A" and "B" of the Development Agreement (the "Property"). Except as otherwise defined herein, all capitalized terms used herein shall have the meanings ascribed thereto in the Development Agreement.

C. Mourier assigned a portion of its interest in the Development Agreement to JMC pursuant to that certain Purchase and Sale Agreement dated December 19, 2017, and which closed escrow on December 26, 2017.

D. Wealth assigned its interest in the Development Agreement to Mourier pursuant to that certain Assignment and Assumption Agreement Relative to the Sierra Vista Specific Plan Development Agreement dated as of March 19, 2019, and recorded March 27, 2019, as Document No. 2019-0018797-00, in the Official Records of Placer County, California.

E. Mourier assigned a portion of its interest in the Development Agreement to JMC pursuant to that certain Assignment and Assumption Agreement Relative to the Sierra Vista Specific Plan Development Agreement dated as of November 7, 2019, and recorded November 8, 2019, as Document No. 2019-0089191-00, in the Official Records of Placer County, California.

F. This First Amendment to the Development Agreement (the "First Amendment") affects certain portions of the Property owned by Mourier and JMC (the "First Amendment Property"), as described in Exhibit "A" attached to this First Amendment and shall run with the land described in Exhibit "A" hereto. Mourier, JMC and City intend for this First Amendment to document certain unit transfers within the Plan Area and resolve the parties' inconsistent interpretations of Subsection 3.17.1.2(i) of the Development Agreement.

G. This First Amendment is authorized by Section 1.4 of the Development Agreement.

NOW THEREFORE, THE PARTIES MUTUALLY AGREE AS FOLLOWS:

1. AMENDMENT OF DEVELOPMENT AGREEMENT.

a. The term "Entitlements" set forth in Recital F of the Development Agreement for the First Amendment Property is hereby revised to include the Sierra Vista Specific Plan and Design Guidelines, as amended and adopted by Resolution No. ____-____.

b. The land use designations, approximate acreages, and unit counts in Section 2.2 of the Development Agreement for the First Amendment Property are hereby revised as follows:

Low Density Residential	243 units on 47.8 Net Acres;
Park	1.5 Net Acres;
Open Space	25.6 Net Acres;
Open Space (paseo)	0.8 Net Acres;
Right of Way	4.4 Net Acres.

c. Section 3.17.1.2(i) of the Development Agreement for the First Amendment Property is hereby amended and revised in its entirety to read as follows:

“(i) For the First Amendment Property, the previous fee deferral provisions of this subsection are hereby deemed null and void and the only fee deferral eligible to be paid with bond proceeds from future bond sales commencing in the year 31 timeframe shall be fifty percent (50%) of the SPRTA Tier II Traffic Fee pursuant to the terms and conditions of the Tier II Development Fee Deferral Program and one hundred percent (100%) of the City-Wide Park Fee that would otherwise be paid at the time of issuance of building permits for low, medium, and high density residential dwelling units. The amount of the SPRTA Tier II Traffic Fee deferral provided by this Section shall be adjusted as the SPRTA Tier II Traffic Fee may be subsequently adjusted. The amount of the City-Wide Park Fee deferral provided by this Section shall be adjusted as the City-Wide Park Fee may be subsequently adjusted pursuant to Section 3.12.4 of the Development Agreement.”

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 LIMITED TO FIRST AMENDMENT PROPERTY. This First Amendment is limited to and applies only to development of the First Amendment Property and does not affect or apply in any manner with respect to the development of any other property within the Sierra Vista Specific Plan Area, including without limitation, any other portion of the Property.

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

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

[Remainder of Page Intentionally Blank; Signatures Follow on Next Page]

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, has authorized the execution of this First Amendment in duplicate by its City Manager and attested to by its City Clerk under the authority of Ordinance No. _____, adopted by the Council of the City of Roseville on the ____ day of _____, 2020.

CITY OF ROSEVILLE,
a municipal corporation

MOURIER INVESTMENTS, LLC, a
California limited liability company

By: _____
Dominick Casey
City Manager

By: _____
John L. Mourier, III
Managing Member

ATTEST:

JOHN MOURIER CONSTRUCTION,
INC., a California corporation

By: _____
Sonia Orozco
City Clerk

By: _____
Rod Yamanaka
CFO

APPROVED AS TO FORM;

By: _____
Robert R. Schmitt
City Attorney

APPROVED AS TO SUBSTANCE:

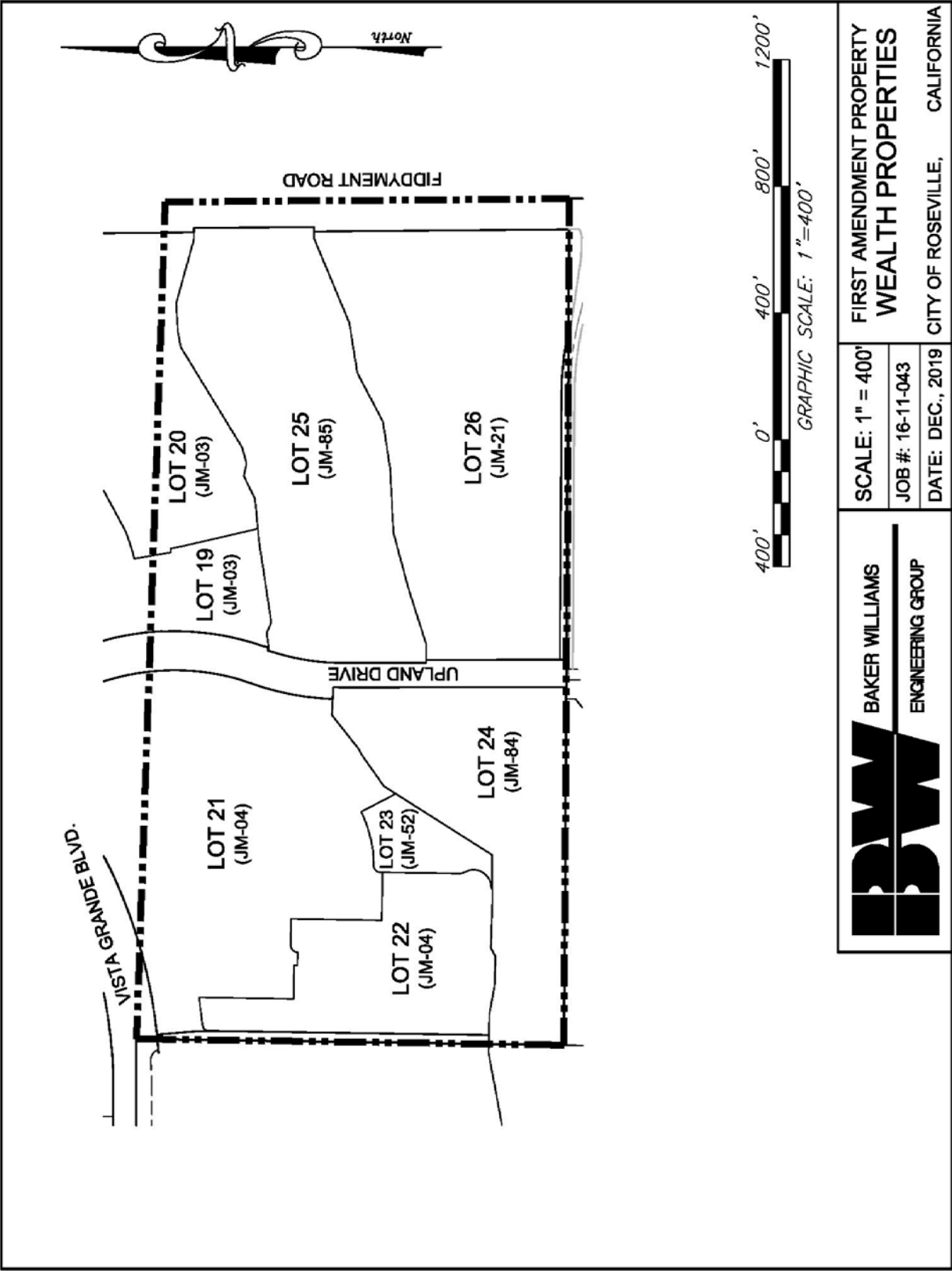
By: _____
Mike Isom
Development Services Director

**EXHIBIT A
FIRST AMENDMENT PROPERTY**

**Legal Description for
Sierra Vista Development Agreement
Mourier Investments, LLC
(Wealth Properties, Inc.)**

All that real property situated in the City of Roseville, County of Placer, State of California located in Section 36, Township 11 North, Range 5 East, M.D.M. being all of Lots 22, 23, 24, 25 and 26 and portions of Lots 19, 20 and 21 as shown on the Final Map of "The Villages at Sierra Vista", filed for record on July 29, 2015, in Book DD of Maps, at Page 26.

EXHIBIT B
DEPICTION OF FIRST AMENDMENT PROPERTY



OFFICIAL BUSINESS

Document entitled to free recording
Government Code Section 27383

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

City Clerk
City of Roseville
311 Vernon Street
Roseville, CA 95678

(SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE)

**SECOND AMENDMENT OF DEVELOPMENT AGREEMENT
BY AND BETWEEN
THE CITY OF ROSEVILLE AND MOURIER INVESTMENTS, LLC RELATIVE TO THE SIERRA
VISTA SPECIFIC PLAN**

This Second Amendment of Development Agreement is entered into this ____ day of _____, 2020, by and between the CITY OF ROSEVILLE, a municipal corporation ("City") and MOURIER INVESTMENTS, LLC, a California limited liability company ("Landowner") pursuant to Sections 65864 through 65869.5 of the Government Code of California.

RECITALS

A. Landowner, Westpark Federico, LLC, a California limited liability company ("Westpark Federico"), the Federico-Tyler Family Limited Partnership, a California limited partnership ("Federico-Tyler"), and City entered into a Development Agreement (the "Original Development Agreement") which was approved by the City Council of City on May 19, 2010, and recorded on June 18, 2010, in the Official Records of Placer County as Document No. 2010-0045943-00. Except as otherwise defined herein, all capitalized terms used herein shall have the meanings ascribed thereto in the Original Development Agreement.

B. Landowner, Westpark Federico, Federico-Tyler, and City entered into the Original Development Agreement relative to development within a portion of the Sierra Vista Specific Plan Area, as such is more precisely defined in Exhibits "A" and "B" of the Original Development Agreement (the "Property").

C. Westpark Federico assigned its interest in the Original Development Agreement to Westpark Sierra Vista, LLC, a California limited liability company ("Westpark Sierra Vista"), pursuant to that certain Assignment and Assumption Agreement Relative to the Sierra Vista Specific Plan Development Agreement dated as of January 5, 2011, and recorded January 12, 2011, as Document No. 2011-0003089-00, in the Official Records of Placer County, California.

D. Landowner, Westpark Sierra Vista, Federico-Tyler, and City entered into a First Amendment to the Original Development Agreement (the "First Amendment") which was approved by the City Council of City on December 20, 2017, and recorded on February 21, 2018, in the Official Records of Placer County as Document No. 2018-0010796-00.

E. Landowner, Westpark Sierra Vista, Federico-Tyler, and City entered into the First Amendment relative to development within certain portions of the Property, as such is more precisely defined in Exhibits "A" and "B" of the First Amendment. The Original Development Agreement and the First Amendment are hereinafter collectively referred to as the "Development Agreement."

F. Westpark Sierra Vista, as Assignee of Westpark Federico, and Federico-Tyler each assigned its interest in the Development Agreement with respect to the Second Amendment Property (as defined herein) to Landowner pursuant to that certain Assignment and Assumption Agreement Relative to the Sierra Vista Specific Plan Development Agreement dated as of May 16, 2019, and recorded May 16, 2019, as Document No. 2019-0032321-00, in the Official Records of Placer County, California.

G. This Second Amendment to the Development Agreement (the "Second Amendment") affects certain portions of the Property (the "Second Amendment Property"), as described in Exhibit "A" and depicted on Exhibit "B" attached to this Second Amendment, and shall run with the land described in Exhibit "A" and depicted on Exhibit "B" hereto. City and Landowner intend for this Second Amendment to document certain unit transfers within the Plan Area and resolve the parties' inconsistent interpretations of Subsection 3.17.1.2(i) of the Development Agreement.

H. This Second Amendment is authorized by Section 1.4 of the Development Agreement.

NOW THEREFORE, THE PARTIES MUTUALLY AGREE AS FOLLOWS:

1. AMENDMENT OF DEVELOPMENT AGREEMENT.

a. The term "Entitlements" set forth in Recital F of the Development Agreement for the Second Amendment Property is hereby revised to include the Sierra Vista Specific Plan and Design Guidelines, as amended and adopted by Resolution No. ____-____.

b. The land use designations, approximate acreages, and unit counts in Section 2.2 of the Development Agreement for the Second Amendment Property are hereby revised as follows:

Low Density Residential	152 units on 23.4 Net Acres;
Medium Density Residential	281 units on 35.1 Net Acres;
Open Space	38.4 Net Acres;

c. Section 3.17.1.2(i) of the Development Agreement for the Second Amendment Property is hereby amended and revised in its entirety to read as follows:

“(i) For the Second Amendment Property, the previous fee deferral provisions of this subsection are hereby deemed null and void and the only fee deferral eligible to be paid with bond proceeds from future bond sales commencing in the year 31 timeframe shall be fifty percent (50%) of the SPRTA Tier II Traffic Fee pursuant to the terms and conditions of the Tier II Development Fee Deferral Program and one hundred percent (100%) of the City-Wide Park Fee that would otherwise be paid at the time of issuance of building permits for low, medium, and high density residential dwelling units. The amount of the SPRTA Tier II Traffic Fee deferral provided by this Section shall be adjusted as the SPRTA Tier II Traffic Fee may be subsequently adjusted. The amount of the City-Wide Park Fee deferral provided by this Section shall be adjusted as the City-Wide Park Fee may be subsequently adjusted pursuant to Section 3.12.4 of the Development Agreement.”

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

3. **AMENDMENT LIMITED TO SECOND AMENDMENT PROPERTY.** This Second Amendment is limited to and applies only to development of the Second Amendment Property and does not affect or apply in any manner with respect to the development of any other property within the Sierra Vista Specific Plan Area, including without limitation, any other portion of the Property.

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

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

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, has authorized the execution of this Second Amendment in duplicate by its City Manager and attested to by its City Clerk under the authority of Ordinance No. _____, adopted by the Council of the City of Roseville on the ____ day of _____, 2020.

[Remainder of Page Intentionally Blank; Signatures Follow on Next Page]

CITY:

CITY OF ROSEVILLE,
a municipal corporation

By: _____
Dominick Casey
City Manager

ATTEST:

By: _____
Sonia Orozco
City Clerk

APPROVED AS TO FORM;

By: _____
Robert R. Schmitt
City Attorney

APPROVED AS TO SUBSTANCE:

By: _____
Mike Isom
Development Services Director

LANDOWNER:

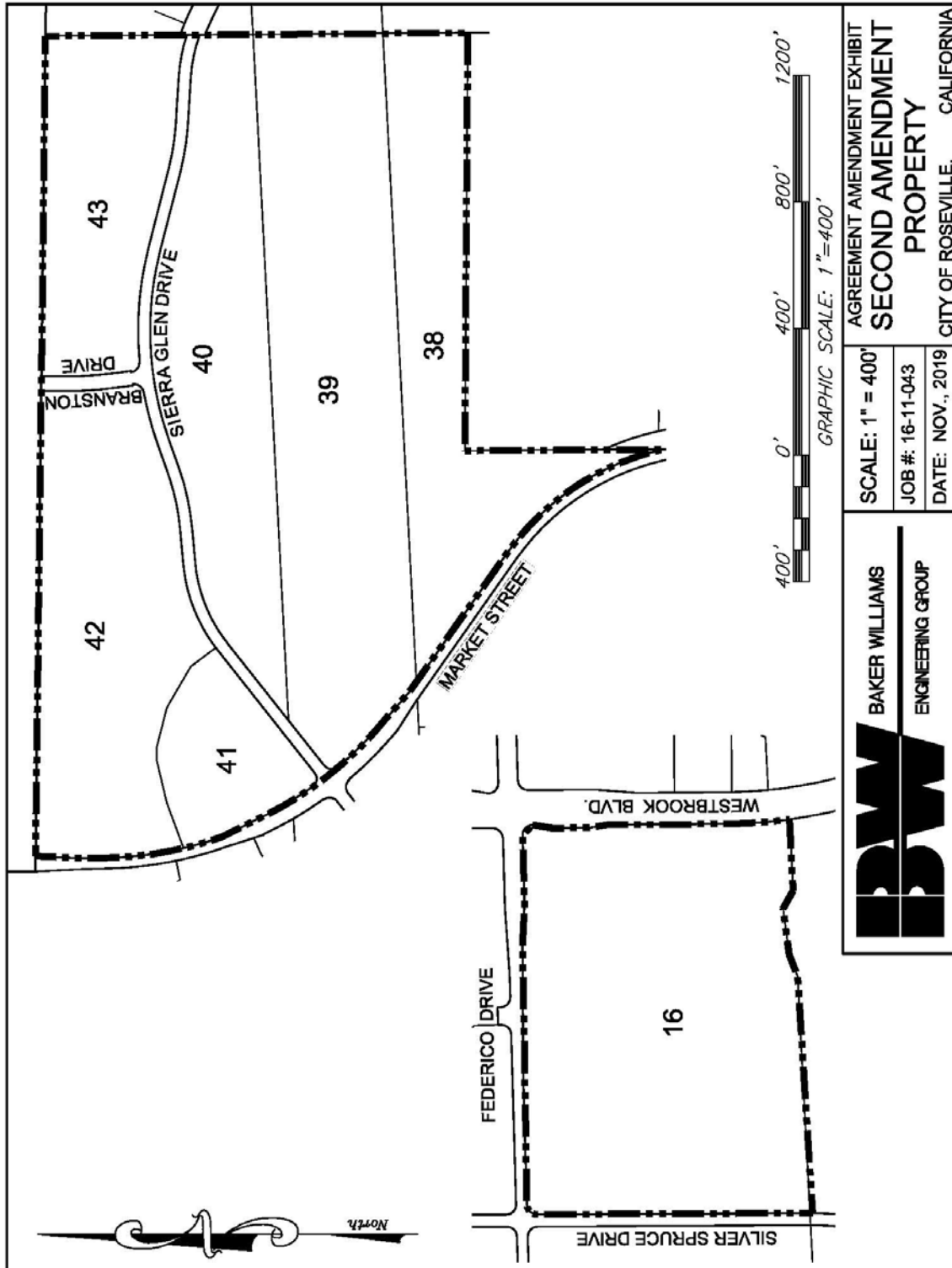
MOURIER INVESTMENTS, LLC, a
California limited liability company

By: _____
John L. Mourier, III
Managing Member

EXHIBIT A
Legal Description of Second Amendment Property

All that real property situated in the City of Roseville, County of Placer, State of California and being a portion of Sections 26, 35 and 36, Township 11 North, Range 5 East, M.D.M. and all of Lots 16, 38, 39, 40, 41, 42 and 43 as shown on the Final Map entitled "Sierra Vista – Federico Large Lot Subdivision – Subdivision No. PL15-0192", filed February 16, 2018 in Book EE of Maps, at Page 6, Official Records of Placer County.

EXHIBIT B
Depiction of Second Amendment Property



VILLAGE ANALYSIS:

VILLAGE	LAND USE	ZONING	ACRES	UNITS	MIN. LOT SIZE	CUT / FILL	DENSITY
JM-01	MDR (Residential)	RS/DS	17.0	135	45x75'	62,570 / 62,570	7.9
JM-20	MDR (Residential)	RS/DS	17.9	159	45x75'	26,500 / 26,500	8.9
JM-21	LDR (Residential)	RS/DS	18.3	95	50x105'	30,000 / 30,000	5.1
FD-06	LDR (Residential)	RS/DS	14.5	95	45x75'	22,000 / 22,000	6.5
FD-07	LDR (Residential)	RS/DS	9.0	57	45x75'	30,250 / 30,250	6.3
FD-24	MDR (Residential)	RS/DS	12.1	84	45x75'	52,020 / 52,020	7.0
TOTAL				625		223,340 / 223,340	

Tentative Subdivision Map of:
VILLAGES JM-01, JM-20, JM-21, FD-06, FD-07 AND FD-24 - SVSP

A PORTION OF SECTION 36, T. 11 N., R. 5 E., M.D.M.

City of Roseville,
Scale 1" = 100'

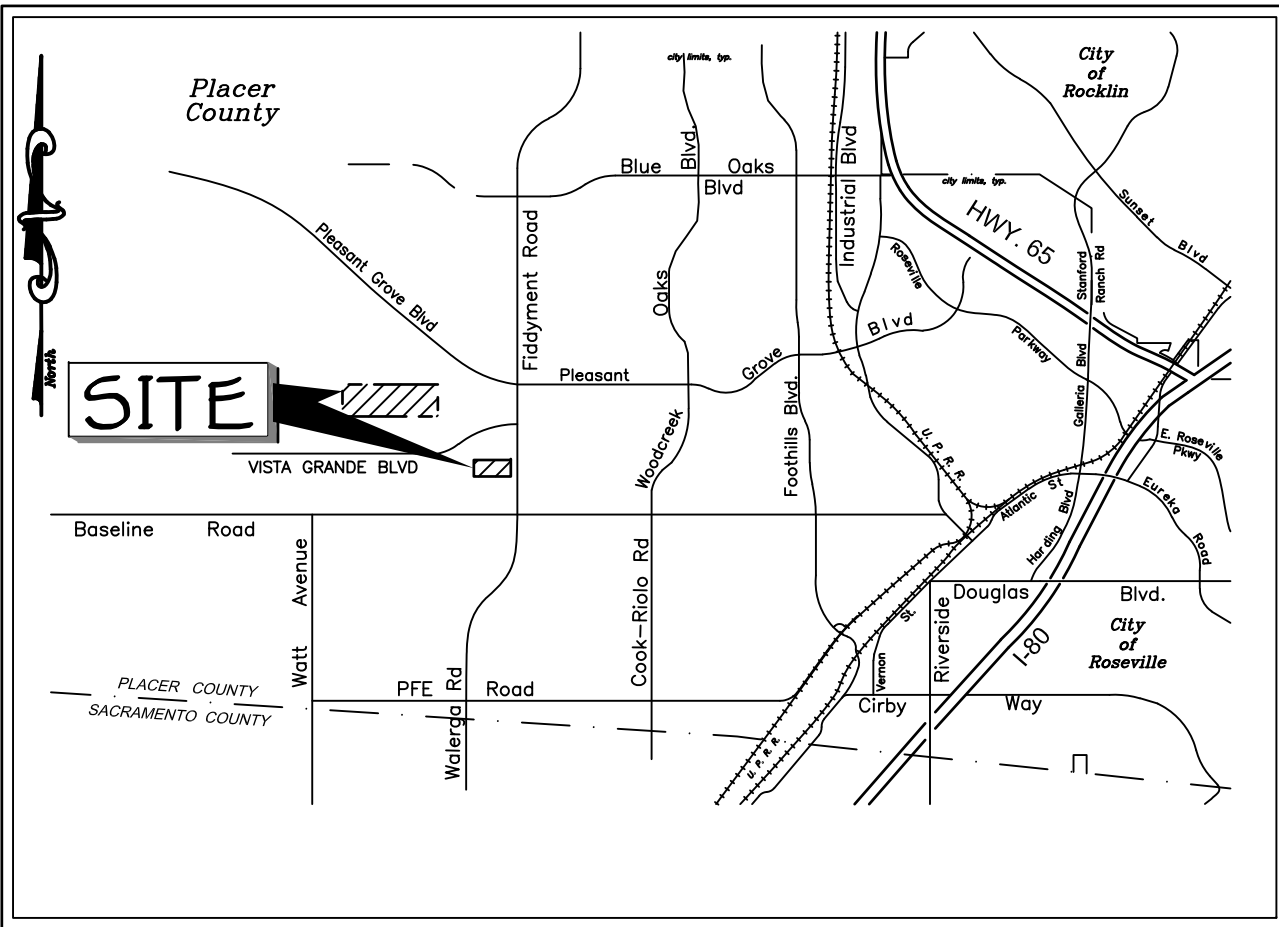
State of California
JUNE 2019

Sheet 1 of 11

Project Address - 1520 Vista Grande Boulevard
File No. - PL17-0204

SHEET INDEX:

1. COVER SHEET
2. FD-06 - TENTATIVE MAP
3. FD-06 - PRELIMINARY GRADING AND UTILITY PLAN
4. FD-07 - TENTATIVE MAP
5. FD-07 - PRELIMINARY GRADING AND UTILITY PLAN
6. JM-01 - TENTATIVE MAP
7. JM-01 - PRELIMINARY GRADING AND UTILITY PLAN
8. FD-24/JM-20 - TENTATIVE MAP
9. FD-24/JM-20 - PRELIMINARY GRADING AND UTILITY PLAN
10. JM-21 - TENTATIVE MAP
11. JM-21 - PRELIMINARY GRADING AND UTILITY PLAN.



VICINITY MAP

OWNERS:
MOURIER INVESTMENTS, LLC
1430 BLUE OAKS BOULEVARD, SUITE 190
ROSEVILLE, CA 95747
PH. (916) 969-2842

DEVELOPER:
JOHN MOURIER CONSTRUCTION, INC.
1430 BLUE OAKS BOULEVARD, SUITE 190
ROSEVILLE, CA 95747
PH. (916) 969-2842

ENGINEER:
BAKER-WILLIAMS ENGINEERING GROUP
6020 RUTLAND DRIVE, SUITE 19
CARMICHAM, CALIFORNIA 95608
PH. (916) 331-4336

ASSESSOR'S PARCEL NUMBER:
489-010-001, 489-010-005, 489-010-026,
489-010-032, 489-010-033 & 489-010-047

ACREAGE:
26.9 ACRES

PROPOSED IMPROVEMENTS:
AS REQUIRED BY THE CITY OF ROSEVILLE
DEPARTMENT OF PUBLIC WORKS

EXISTING USE:
VACANT LAND

SEWER:
CITY OF ROSEVILLE

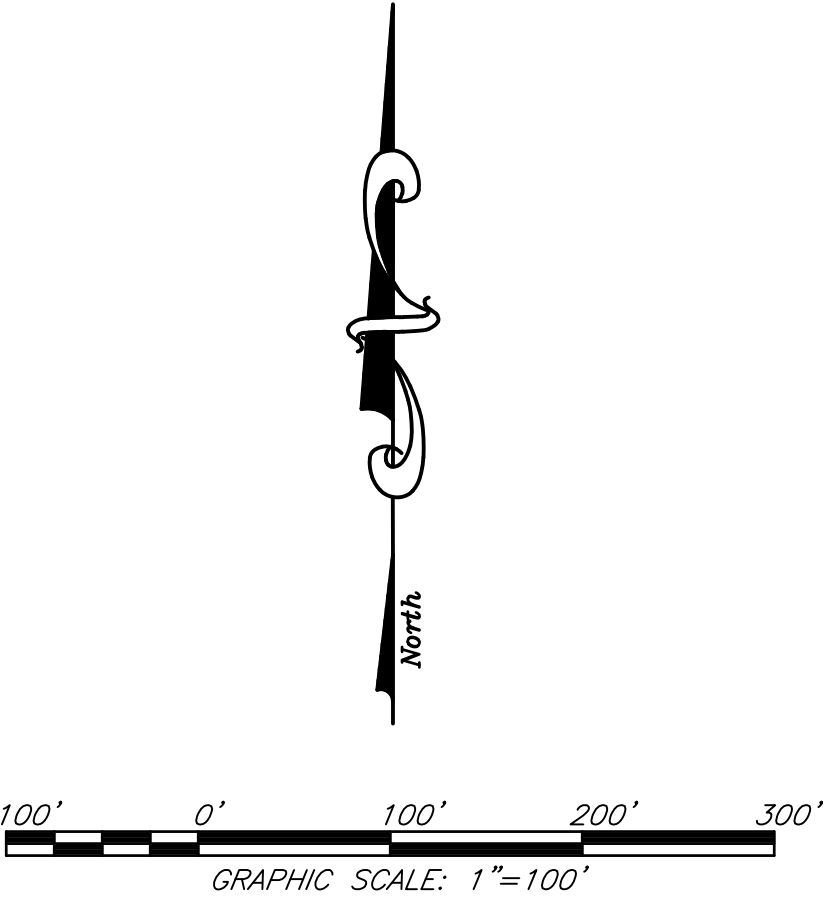
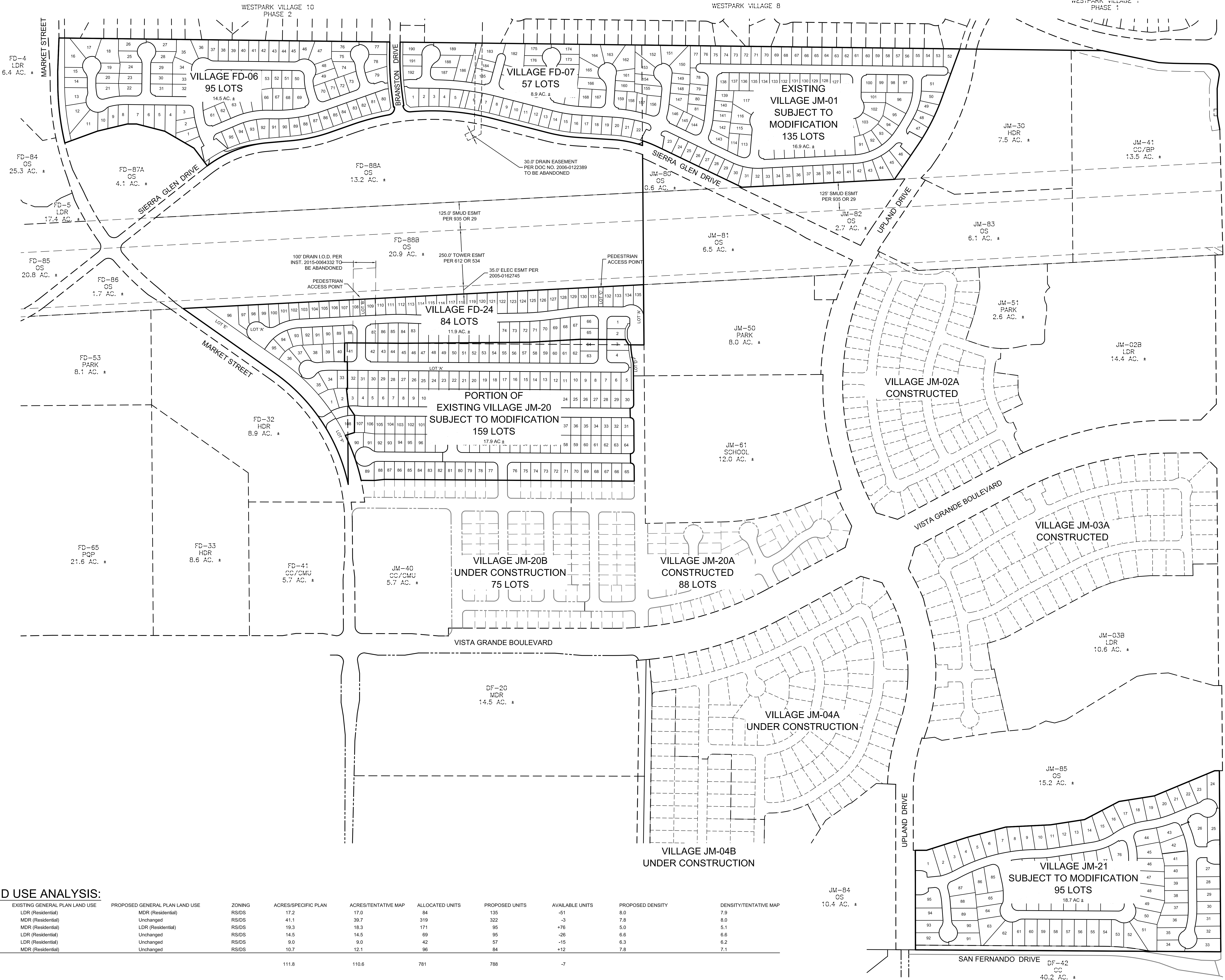
WATER SUPPLY:
CITY OF ROSEVILLE

DRAINAGE:
CITY OF ROSEVILLE

FIRE PROTECTION:
CITY OF ROSEVILLE

SCHOOL DISTRICT:
ROSEVILLE SCHOOL DISTRICT

PARK DISTRICT:
ROSEVILLE PARKS DISTRICT



GRADING LEGEND		
NAME	EXISTING	PROPOSED
MANHOLE	○	●
SANITARY SEWER PIPE	---18" S.S.---	---18" S.S.---
STORM DRAIN PIPE	---18" S.D.---	---18" S.D.---
WATER PIPE	---12" W.---	---12" W.---
DROP INLET	□	■
FIRE HYDRANT	⊕	⊕
MASONRY RETAINING WALL	=====	=====
SWALE	---	---
CONTOUR	~	~
EDGE OF PAVEMENT	---	---
CURB, GUTTER & SIDEWALK	=====	=====
SIDEWALK SIDE OF STREET	---	---
RIGHT-OF-WAY	---R/W---	---R/W---
CENTER LINE	---C---	---C---
PROPERTY LINE	---	---
SLOPE BANK	Y Y Y	Y Y Y
TOP BACK OF WALK ELEVATION		178.0
SPOT ELEVATION	178.0	222.50
PAV. GRADE		221.0
DRAINAGE DIRECTION FLOW		→

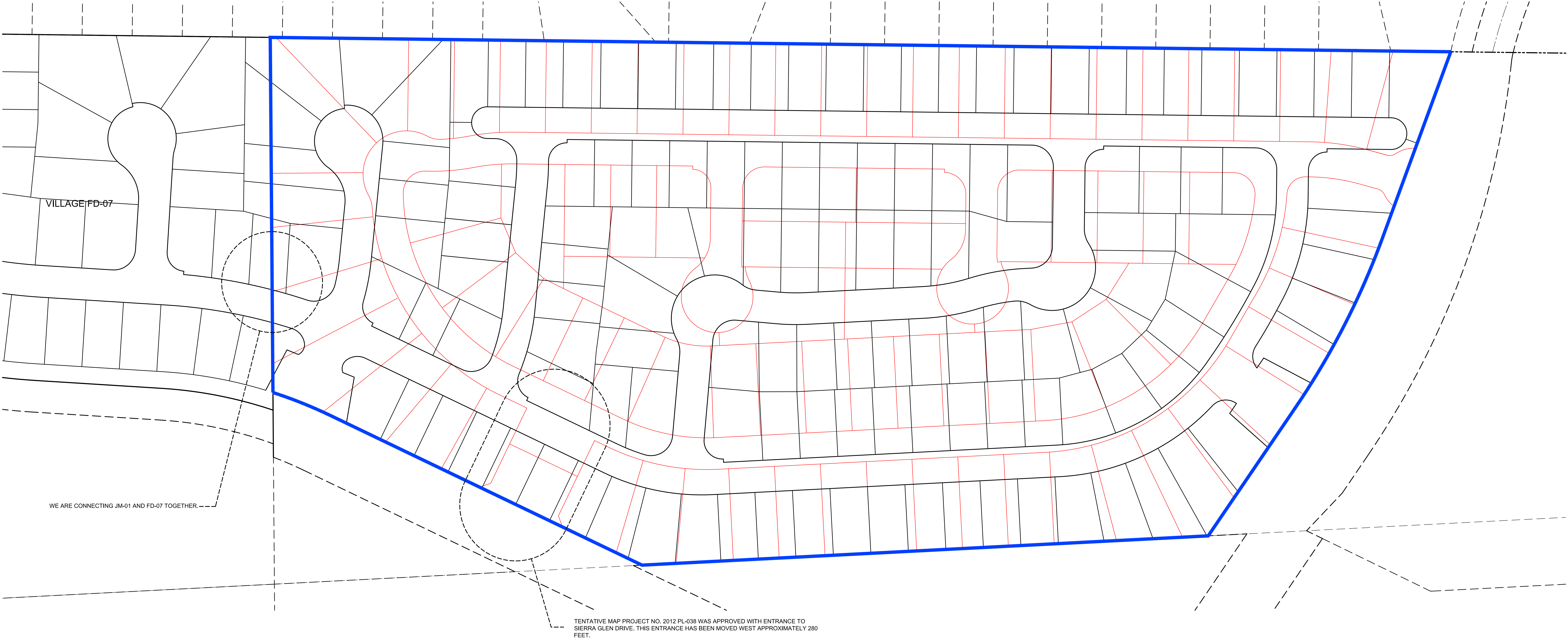
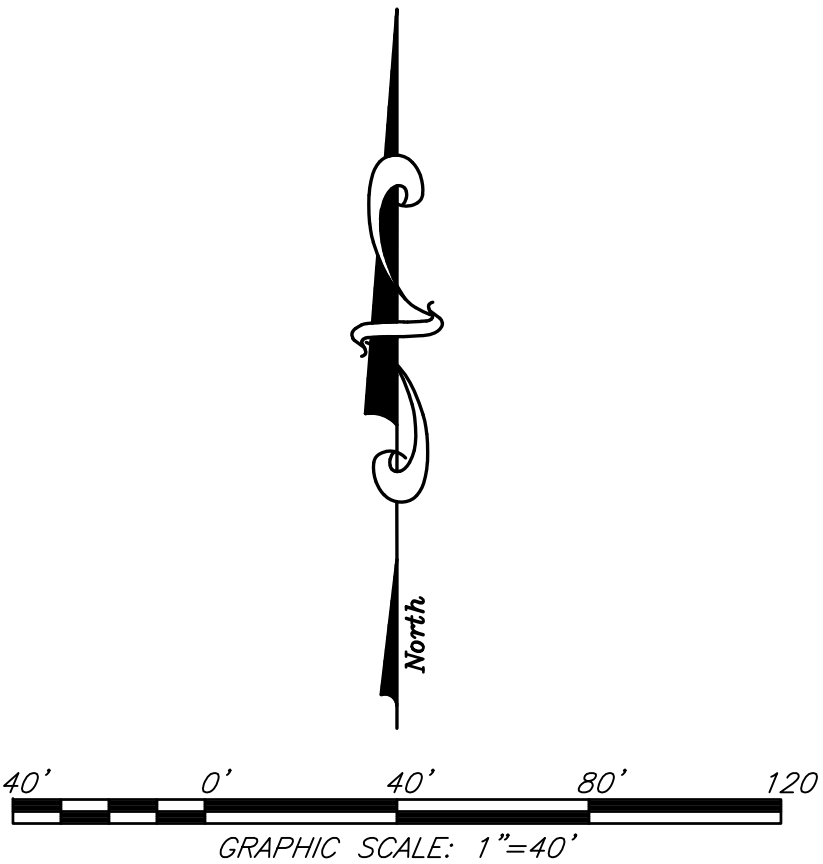
LAND USE ANALYSIS:

PARCEL	EXISTING GENERAL PLAN LAND USE	PROPOSED GENERAL PLAN LAND USE	ZONING	ACRES/SPECIFIC PLAN	ACRES/TENTATIVE MAP	ALLOCATED UNITS	PROPOSED UNITS	AVAILABLE UNITS	PROPOSED DENSITY	DENSITY/TENTATIVE MAP
JM-01	LDR (Residential)	MDR (Residential)	RS/DS	17.2	17.0	84	135	-51	7.9	8.0
JM-20	MDR (Residential)	MDR (Residential)	RS/DS	41.1	39.7	319	322	-3	7.8	8.0
JM-21	MDR (Residential)	LDR (Residential)	RS/DS	19.3	18.3	171	95	+76	5.0	5.1
FD-06	LDR (Residential)	MDR (Residential)	RS/DS	14.5	14.5	69	95	-26	6.6	6.6
FD-07	LDR (Residential)	MDR (Residential)	RS/DS	9.0	9.0	42	57	-15	6.3	6.2
FD-24	MDR (Residential)	MDR (Residential)	RS/DS	10.7	12.1	96	84	+12	7.8	7.1
TOTALS				111.8	110.6	761	788	-7		

JMC HOMES

JOHN MOURIER CONSTRUCTION INC.
1430 Blue Oaks Blvd. Ste 190
Roseville, Ca 95747-7143
Office: 916-782-8879 Fax: 916-960-5322
CALIFORNIA LIC. 613004 B

BW BAKER-WILLIAMS ENGINEERING GROUP
Engineering / Surveying / Land Planning / Entitlement Processing / GPS Services
6020 Rutland Drive, Suite 19 - Carmichael, CA 95608
(916) 331-4336 - fax (916) 331-4430 - office@bwengineers.com



EGEND

- LOT LINES PER TENTATIVE MAP 2012 PL-038
- AREA SUBJECT TO MODIFICATION

LAND USE ANALYSIS:

PARCEL	EXISTING GENERAL PLAN LAND USE	PROPOSED GENERAL PLAN LAND USE	ZONING	ACRES/SPECIFIC PLAN	ACRES/TENTATIVE MAP	ALLOCATED UNITS	PROPOSED UNITS
JM-01	LDR (Residential)	MDR (Residential)	RS/DS	17.2	17.0	84	135
JM-20	MDR (Residential)	Unchanged	RS/DS	41.1	39.7	319	322
JM-21	MDR (Residential)	LDR (Residential)	RS/DS	19.3	18.3	171	96

WE ARE PROPOSING AN AMENDMENT TO THIS UNIT TO INCREASE THE DENSITY FROM 5.0 UNITS PER ACRE TO 8.0 UNITS PER ACRE.

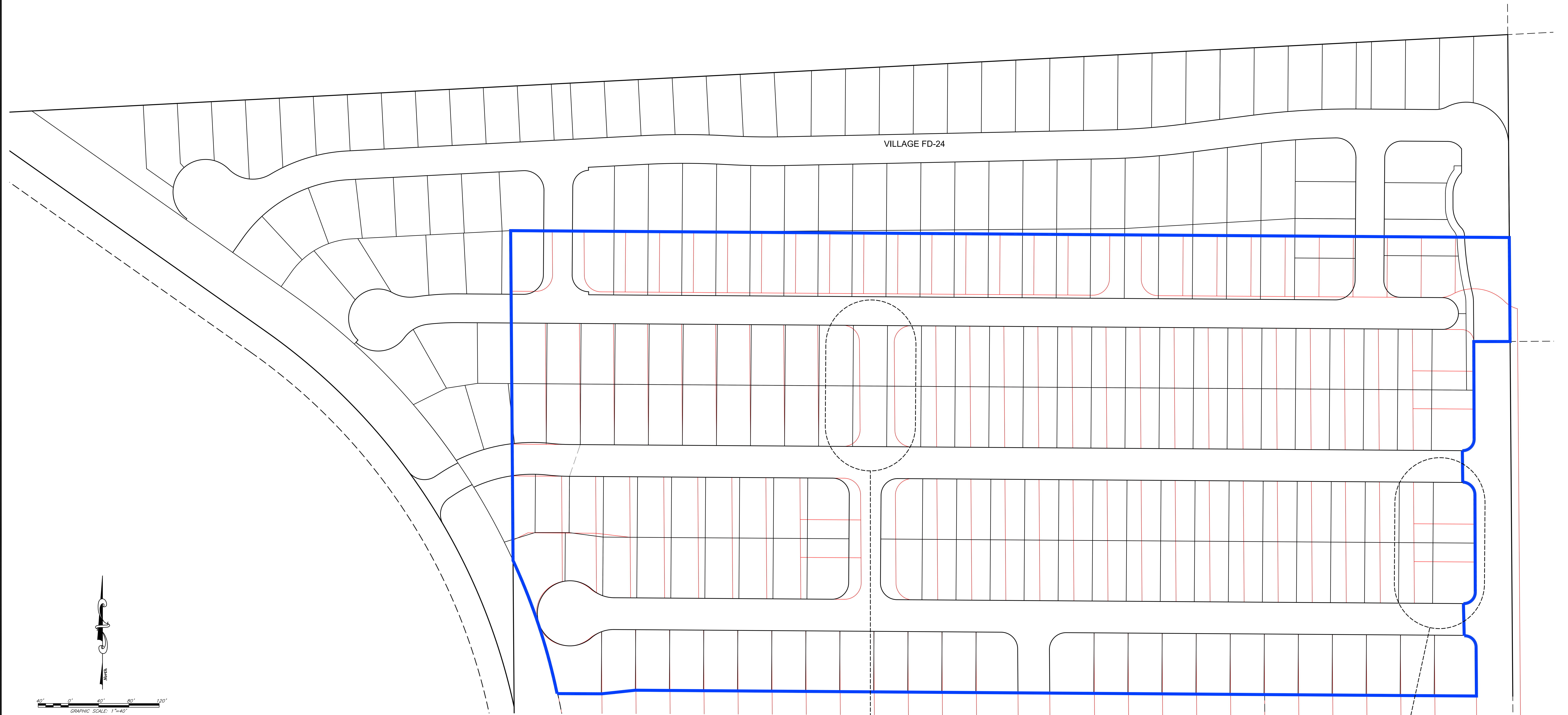
A PORTION OF SECTION 36, T. 11 N., R. 5 E., M.D.M.

City of Roseville,
Scale 1" = 40'

State of California
August 2019

Sheet 3 of 4

Project Address - 1520 Vista Grande Boulevard
File No. - PL17-0204



THIS CONNECTING ROAD WAS ELIMINATED SO WE COULD HAVE A DIVERSE MIX OF PRODUCTS. THE PROPERTY TO THE NORTH IS PRIVATE AND BEHIND A GATE.

THIS BLOCK WAS BEING REVISED SO THAT THERE ARE NO LOTS FACING THE SCHOOL.
INSTEAD WE ARE PROPOSING SIDE ON LOTS SO THERE IS NO CONFLICT WITH
SCHOOL PARKING AND MOVING THE THREE LOT CONFIGURATION TO THE OTHER END
OF THE BLOCK.

LEGEND

LOT LINES PER TENTATIVE MAP 2012 PL-038

AREA SUBJECT TO MODIFICATION

LAND USE ANALYSIS:

PARCEL	EXISTING GENERAL PLAN LAND USE	PROPOSED GENERAL PLAN LAND USE	ZONING	ACRES/SPECIFIC PLAN	ACRES/TENTATIVE MAP	ALLOCATED UNITS	PROPOSED UNITS
JM-01	LDR (Residential)	MDR (Residential)	RS/DS	17.2	17.0	84	135
JM-20	MDR (Residential)	Unchanged	RS/DS	41.1	39.7	319	322
JM-21	MDR (Residential)	LDR (Residential)	RS/DS	19.3	18.3	171	95

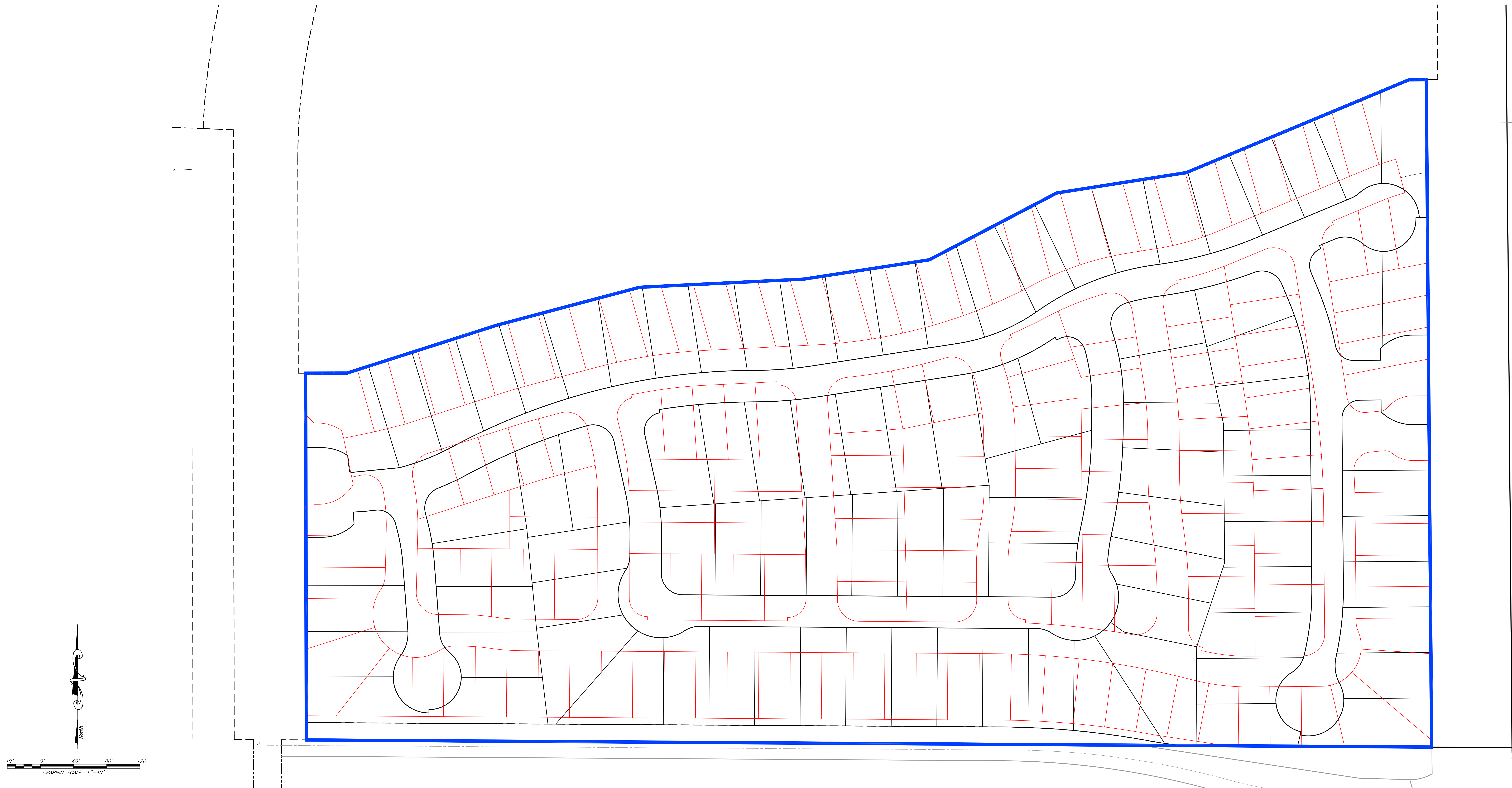
A PORTION OF SECTION 36, T. 11 N., R. 5 E., M.D.M.

City of Roseville,
Scale 1" = 40'

State of California
August 2019

Sheet 4 of 4

Project Address - 1520 Vista Grande Boulevard
File No. - PL17-0204



LEGEND

LOT LINES PER TENTATIVE MAP 2012 PL-038

 AREA SUBJECT TO MODIFICATION

WE ARE PROPOSING AN AMENDMENT TO THIS UNIT TO DECREASE THE DENSITY FROM 9.0 UNITS PER ACRE TO 5.0 UNITS PER ACRE.

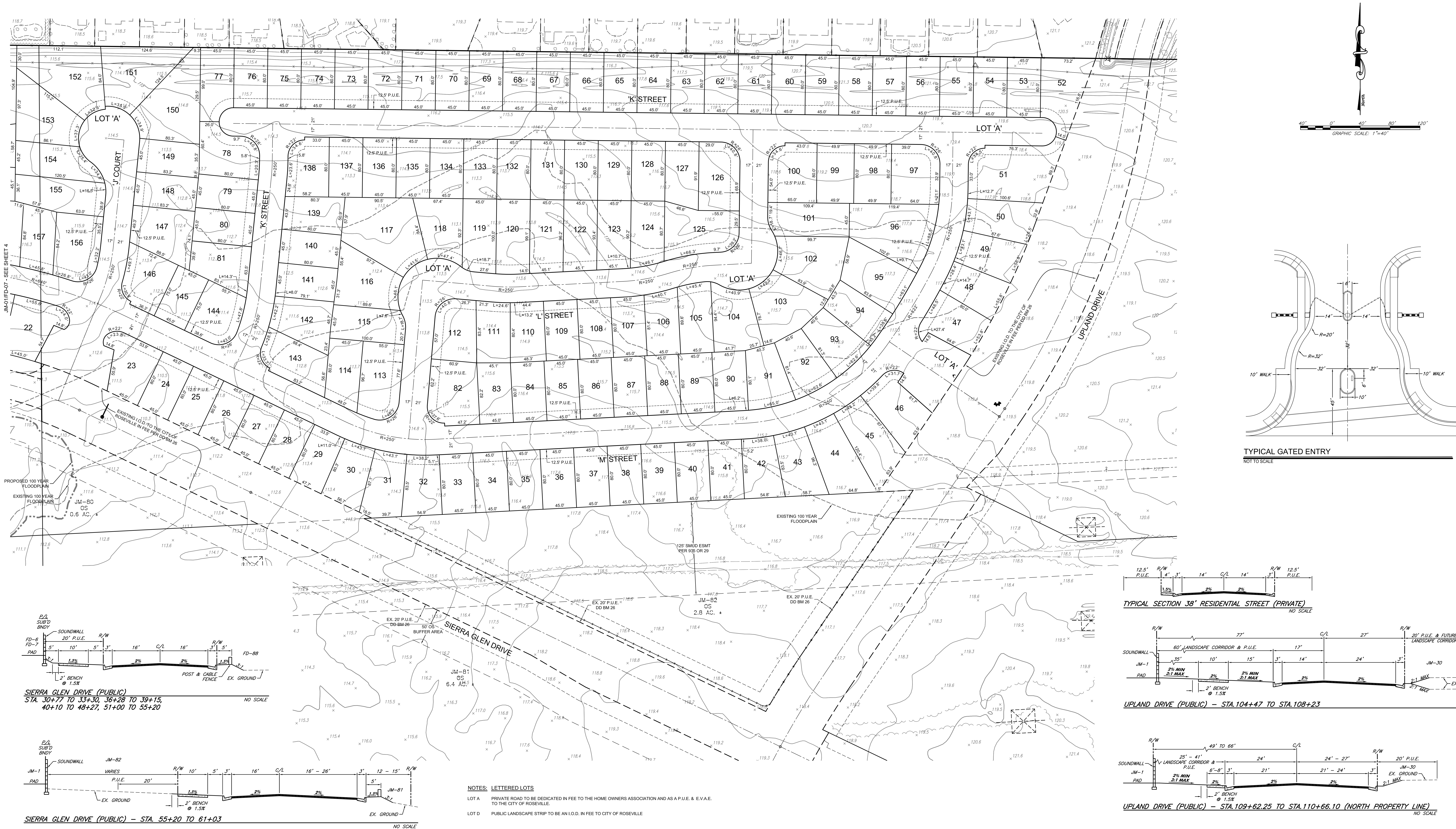
LAND USE ANALYSIS:

PARCEL	EXISTING GENERAL LAND USE	PROPOSED GENERAL LAND USE	ZONING	ACRES/SPECIFIC PLAN	ACRES/TENTATIVE MAP	ALLOCATED UNITS	PROPOSED UNITS
JM-01	LDR (Residential)	MDR (Residential)	RS/DS	17.2	17.0	84	135
JM-20	MDR (Residential)	Unchanged	RS/DS	41.1	39.7	139	322
JM-21	MDR (Residential)	LDR (Residential)	RS/DS	19.3	18.3	171	95

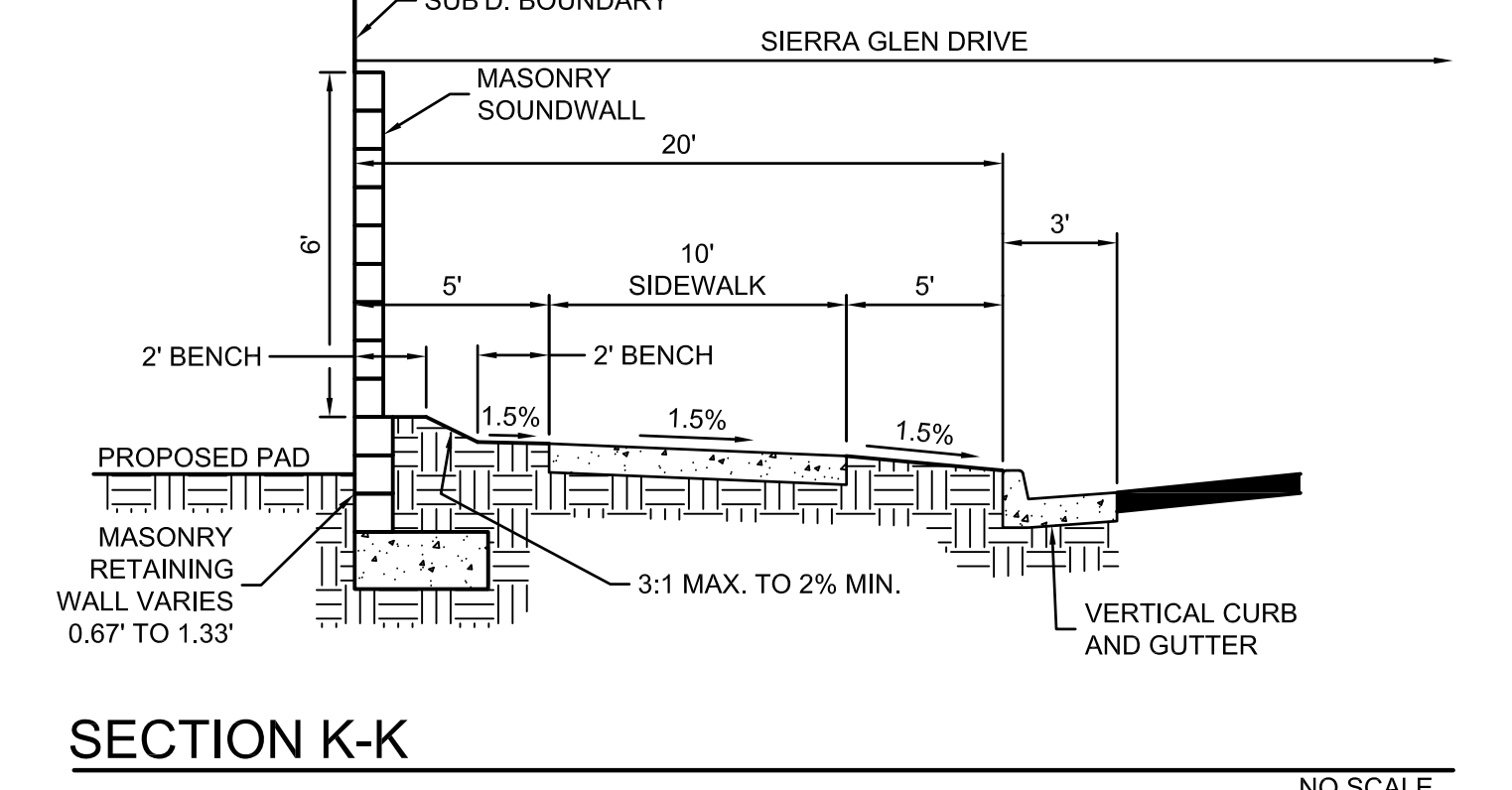
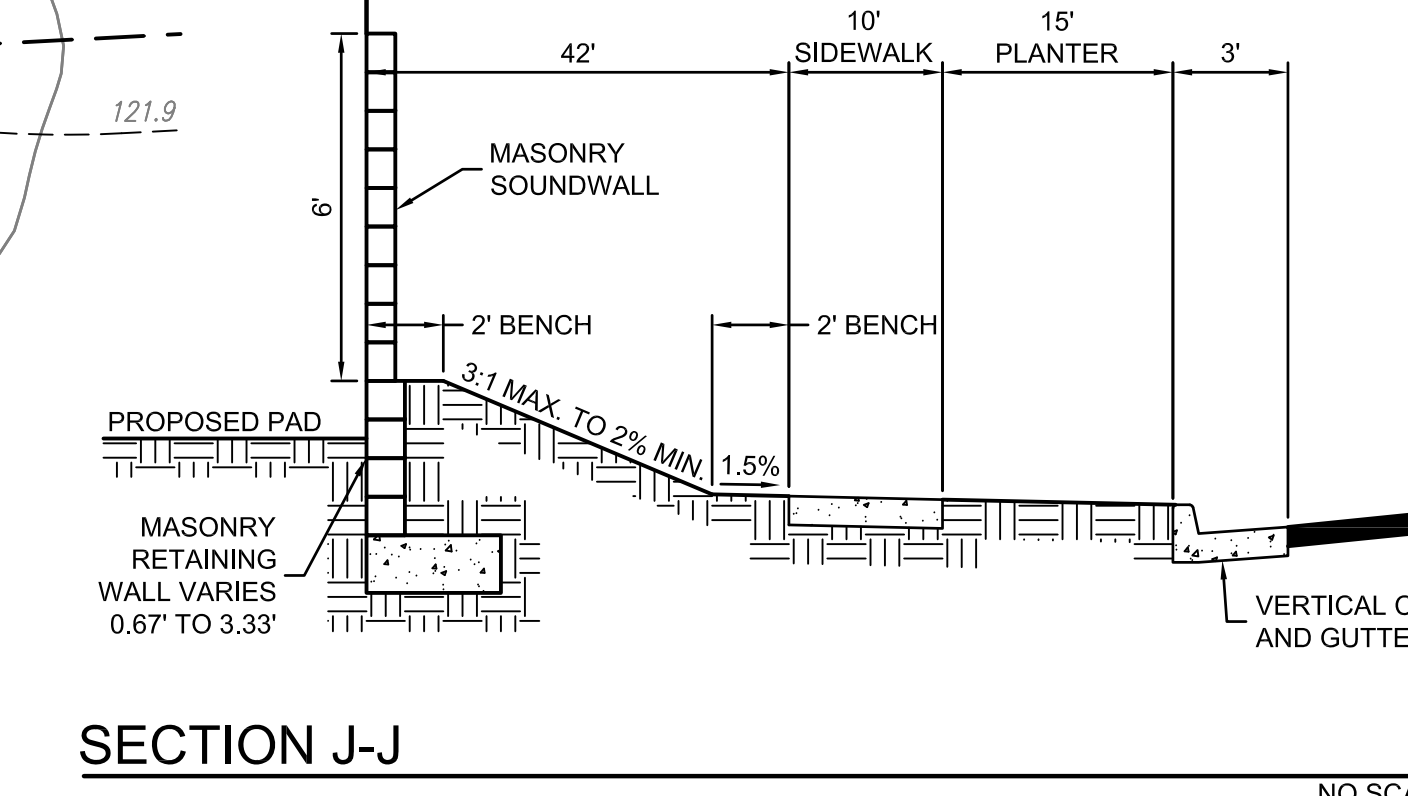
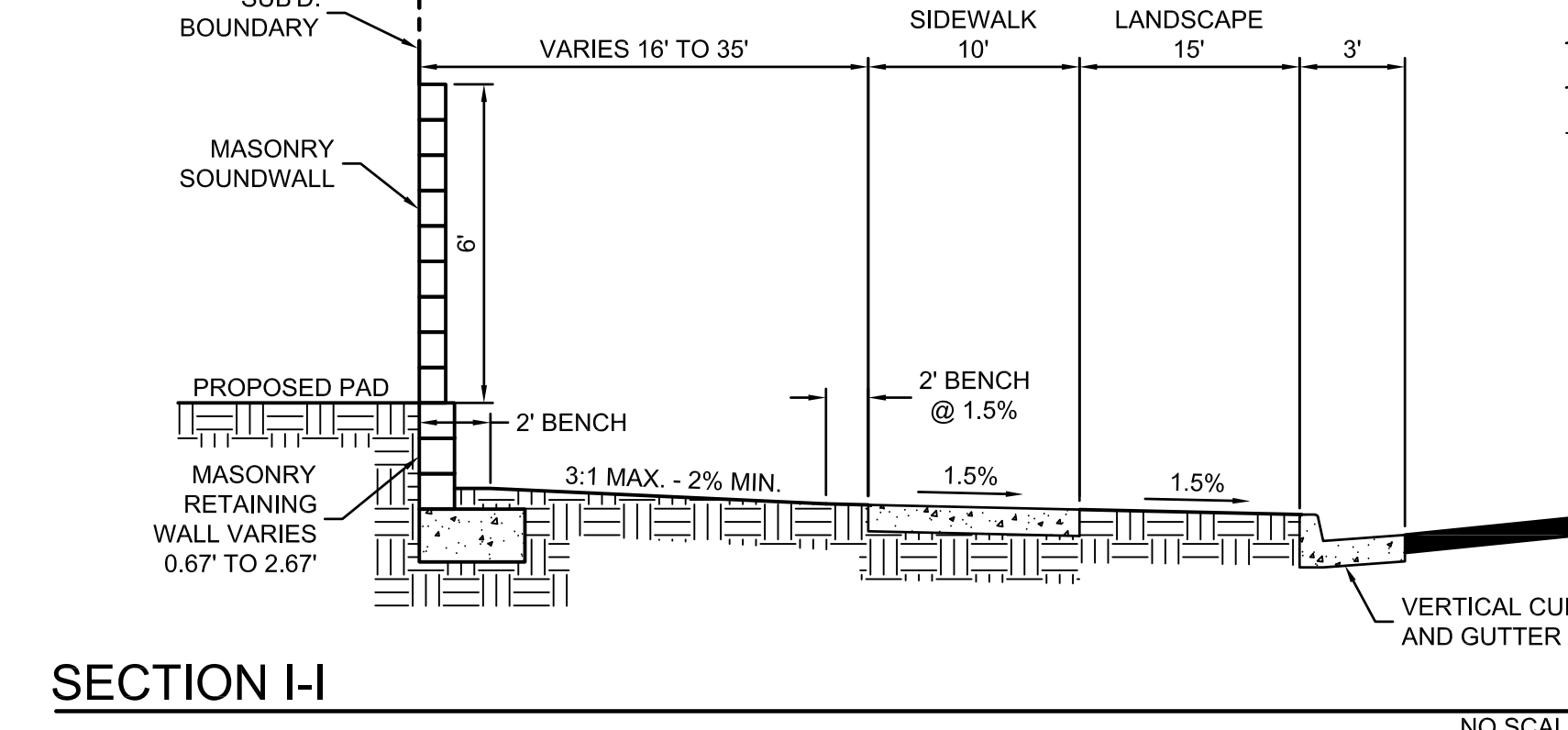
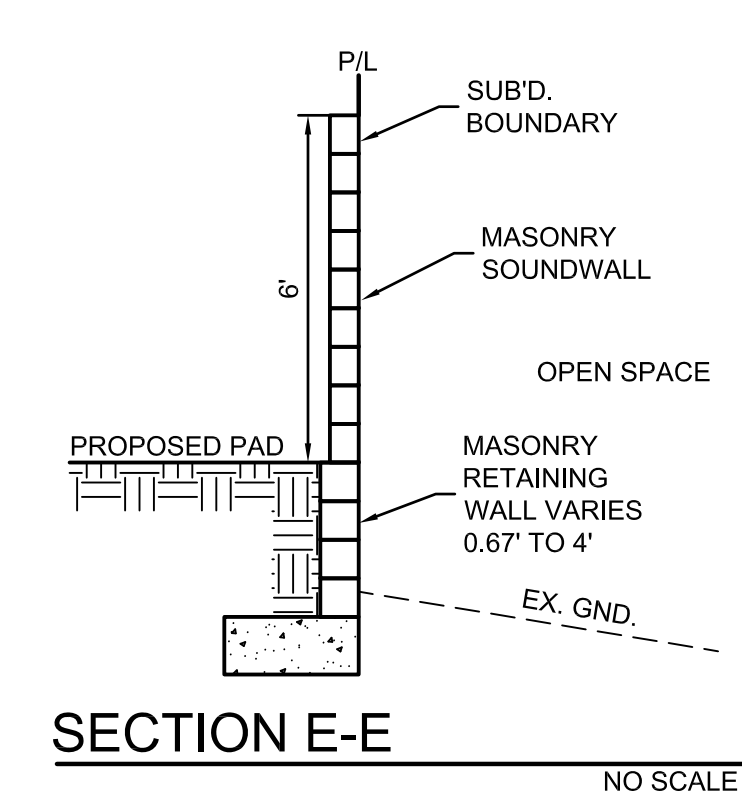
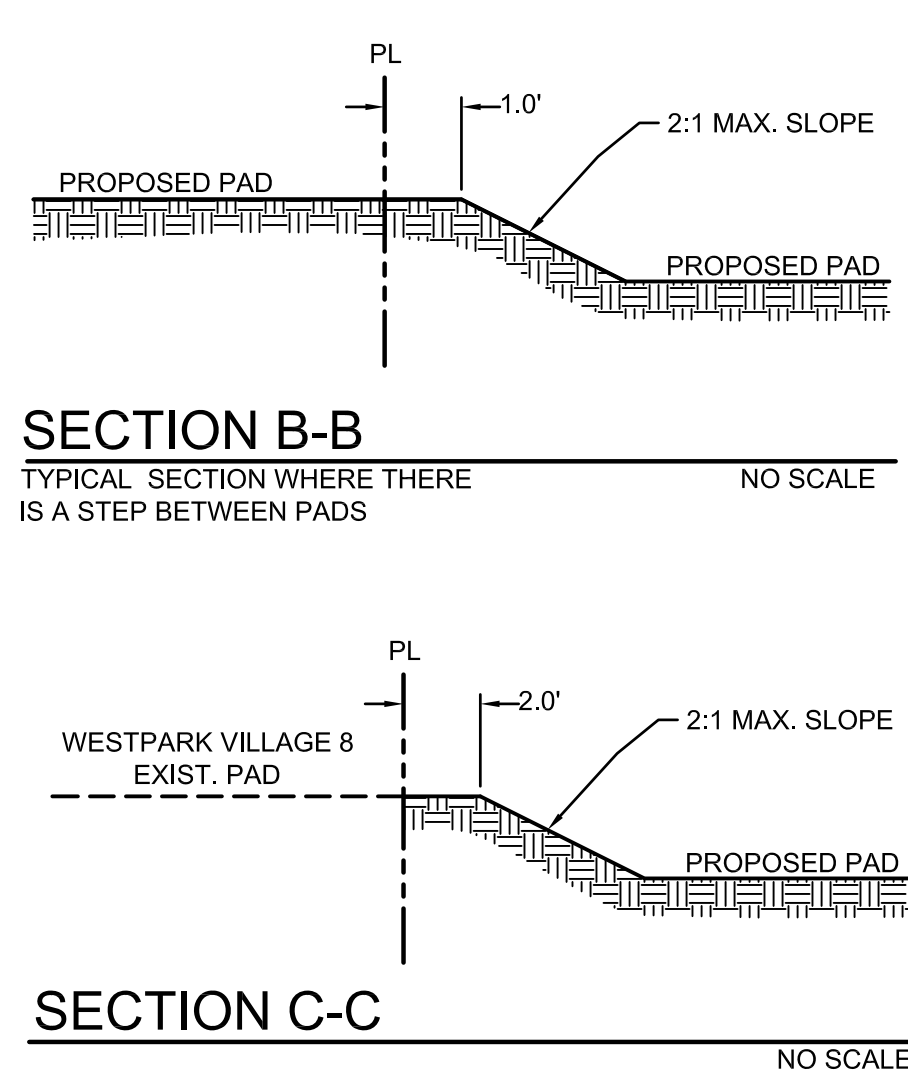
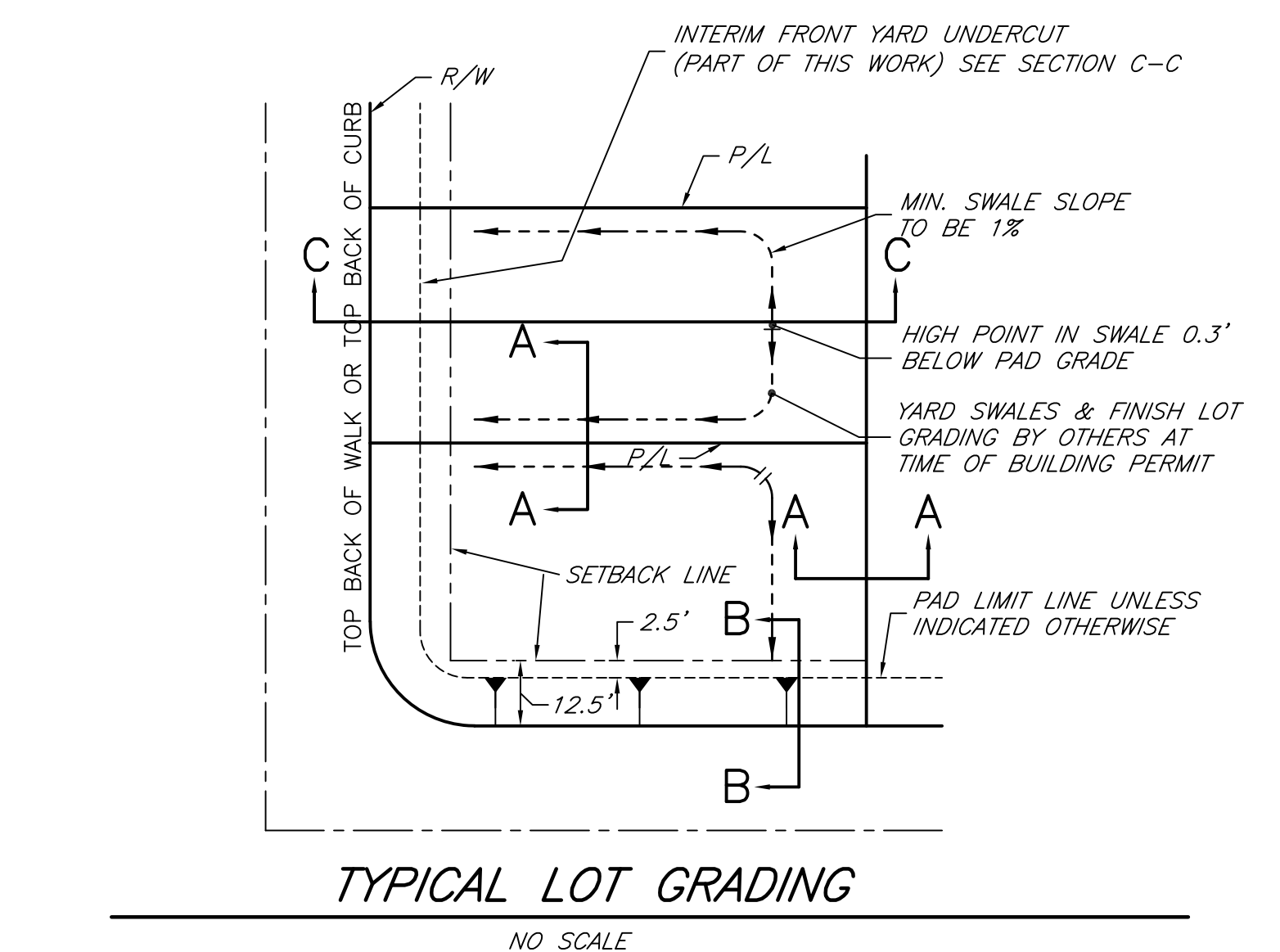
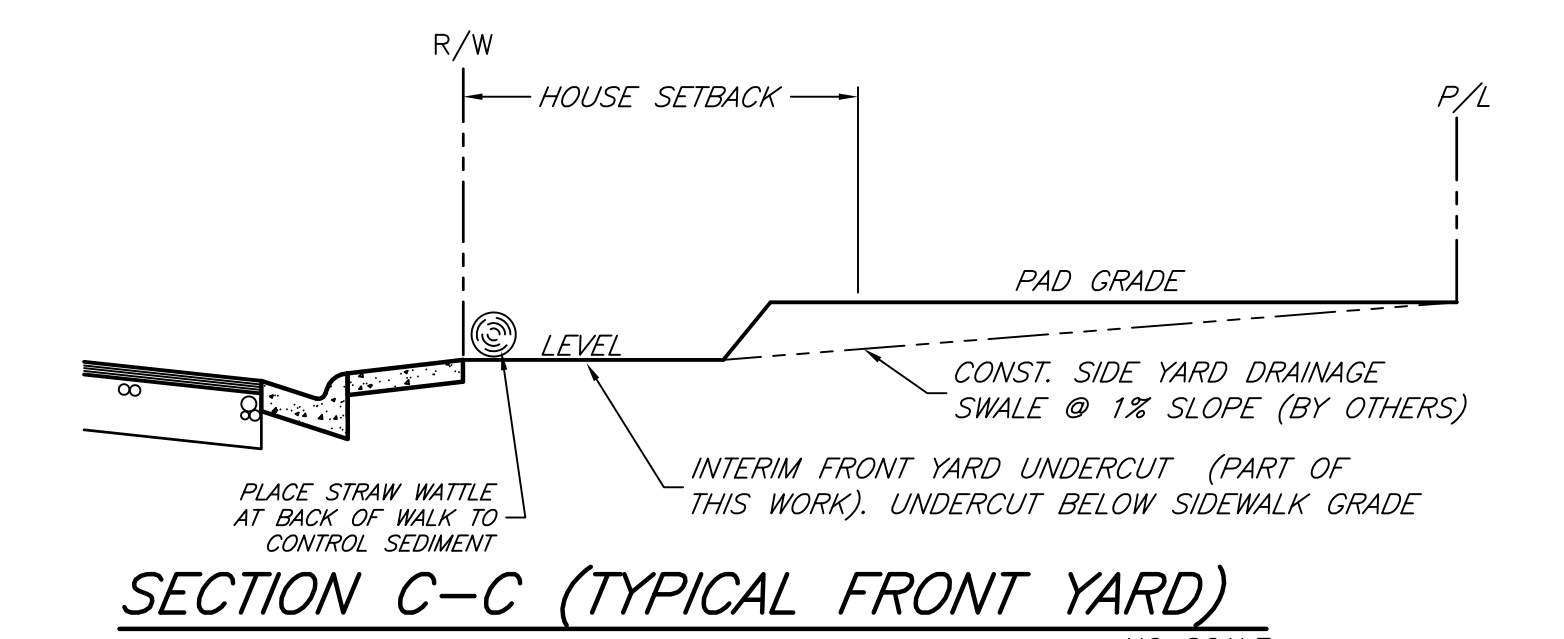
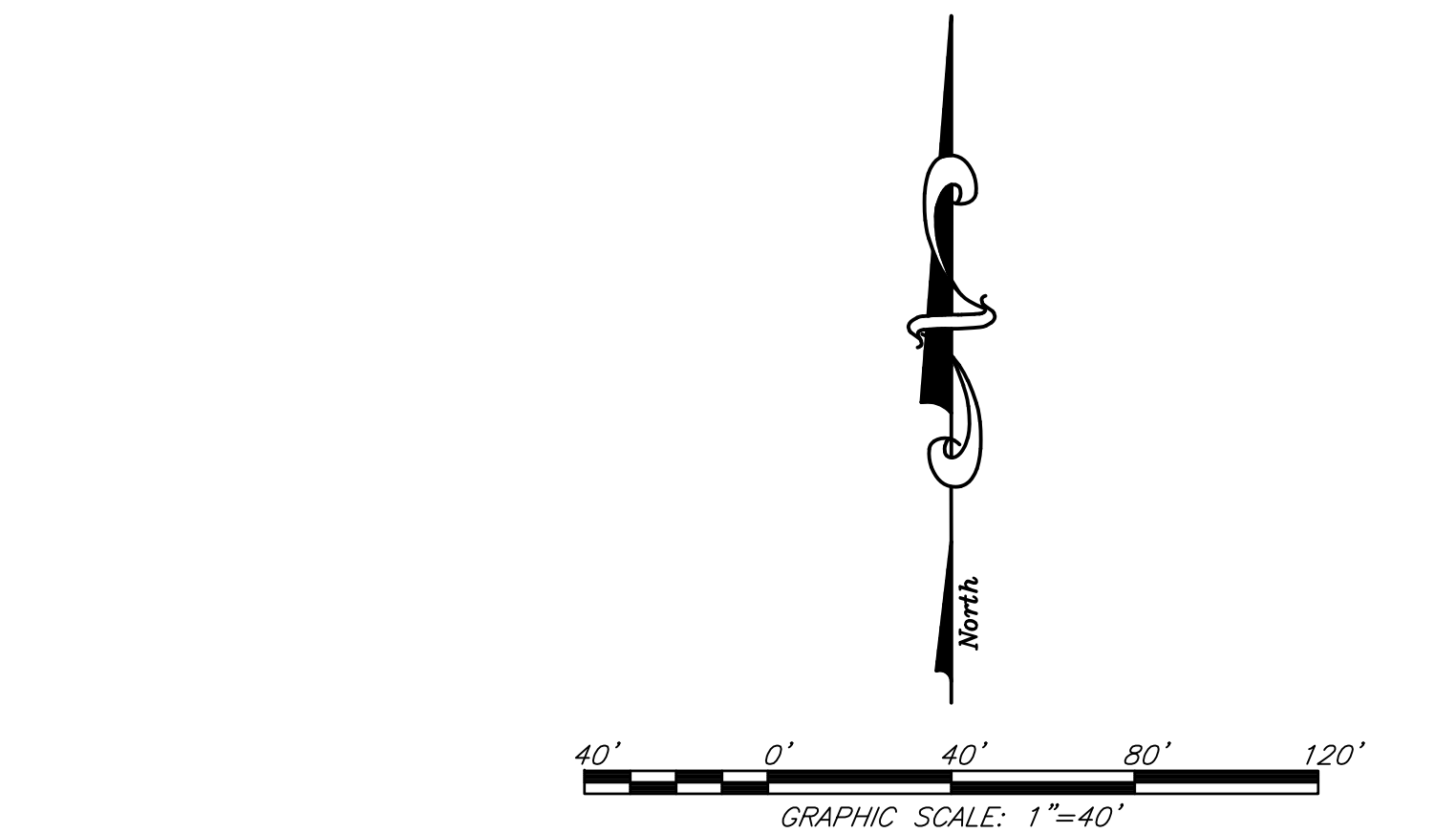
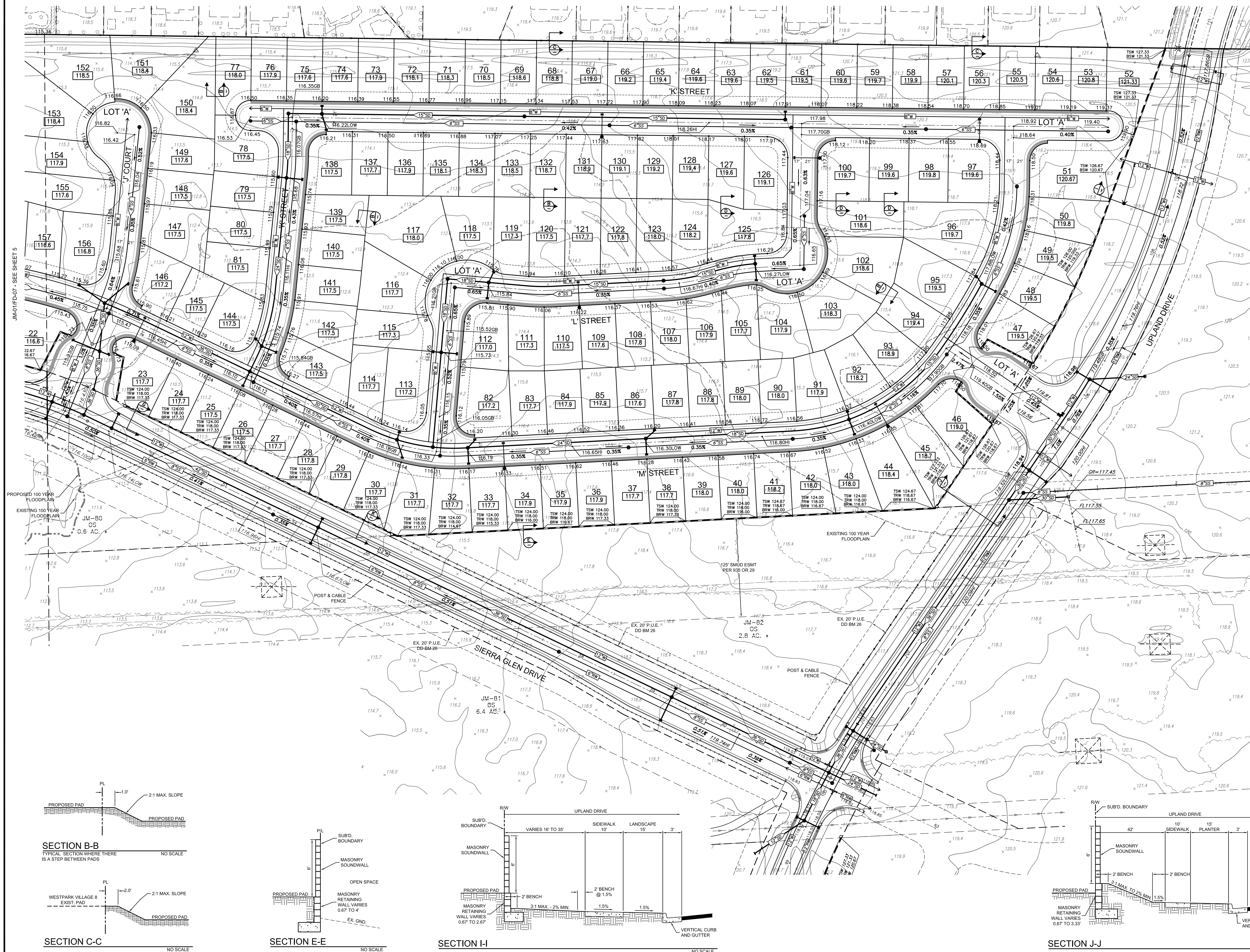
Tentative Subdivision Map of:
VILLAGES JM-01, JM-20, JM-21, FD-06, FD-07 AND FD-24 - SVSP

A PORTION OF SECTION 36, T. 11 N., R. 5 E., M.D.M.
City of Roseville, State of California
Scale 1" = 40' June 2019

Sheet 6 of 11
Project Address - 1520 Vista Grande Boulevard
File No. - PL17-0204



Project Address - 1520 Vista Grande Boulevard
File No. - PL17-0204



Project Address - 1520 Vista Grande Boulevard
File No. - PL17-0204

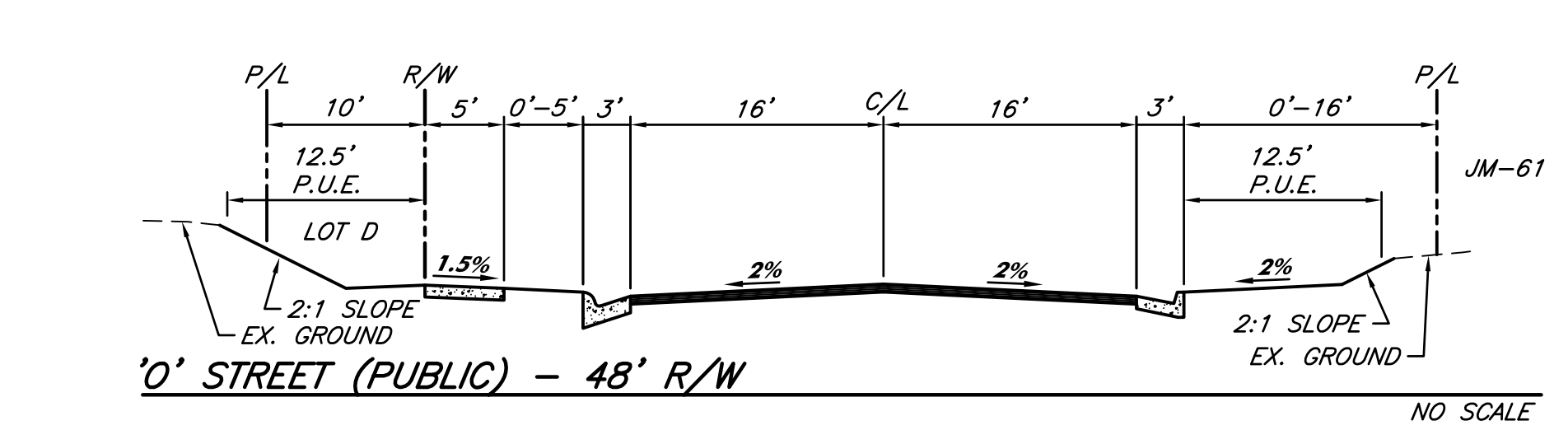


Diagram illustrating the Exit Only Detail. The diagram shows a road layout with a solid line and a dashed line. Annotations include:

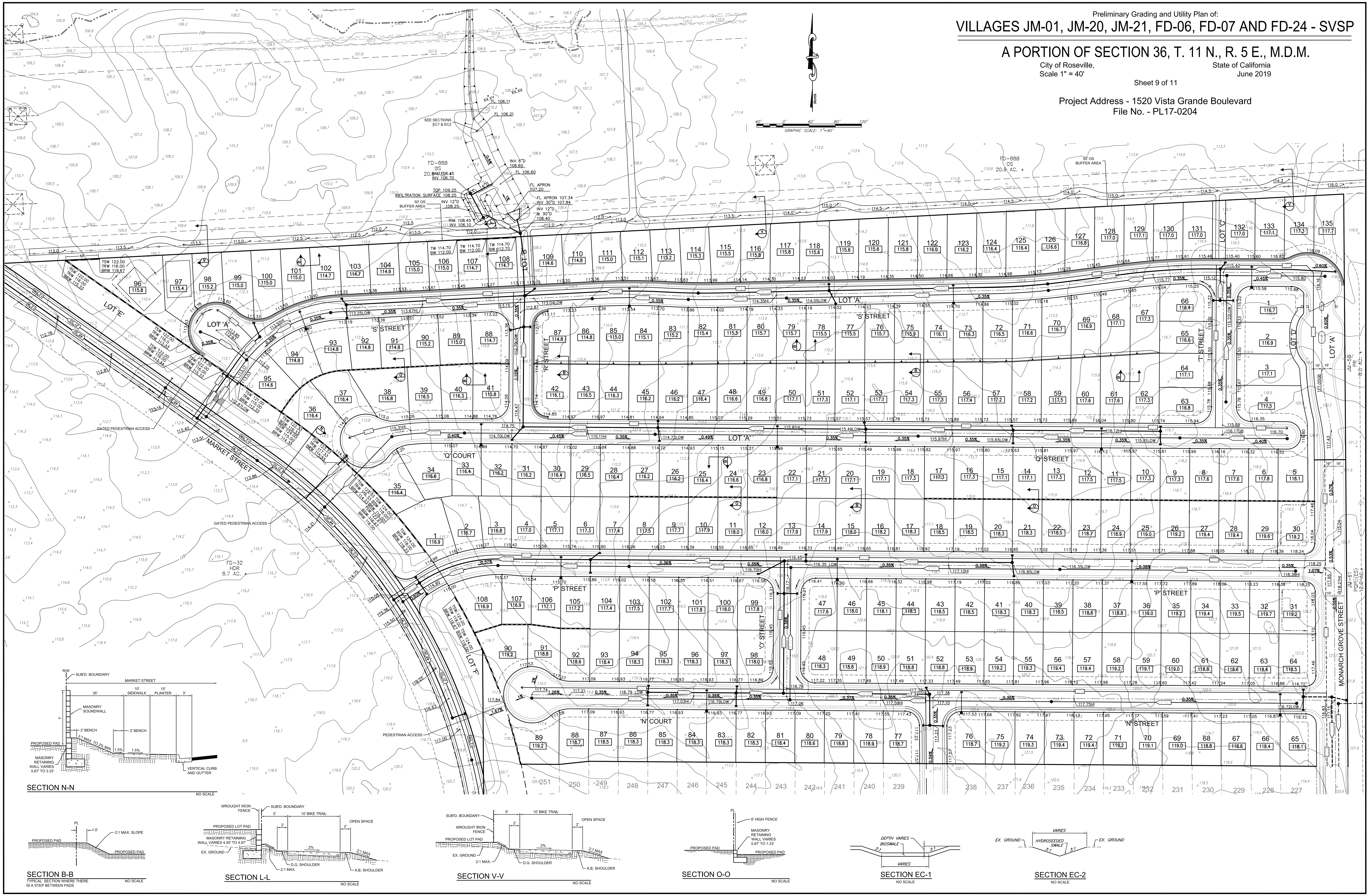
- PLACE PAVERS WHERE BIKE/PEDESTRIAN ACCESS TRAIL CROSSES THE DRIVEWAY.
- PLACE TYPE 1' DRIVEWAY APRON FOR EXIT ONLY ACCESS PER DETAIL ST-21.

EXIT ONLY DETAIL

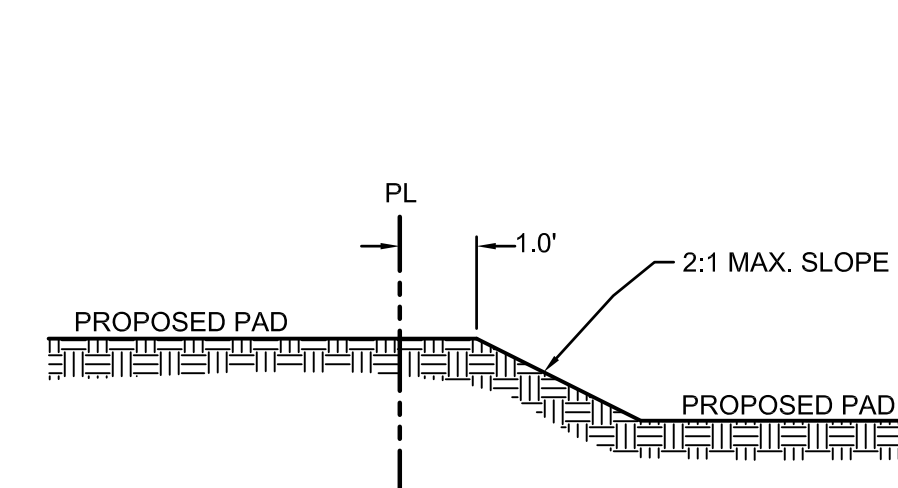
Preliminary Grading and Utility Plan of:
VILLAGES JM-01, JM-20, JM-21, FD-06, FD-07 AND FD-24 - SVSP

A PORTION OF SECTION 36, T. 11 N., R. 5 E., M.D.M.
City of Roseville, State of California
Scale 1" = 40' June 2019

Sheet 9 of 11
Project Address - 1520 Vista Grande Boulevard
File No. - PL17-0204



SECTION N-N



SECTION L-L



SECTION V-V



SECTION O-O



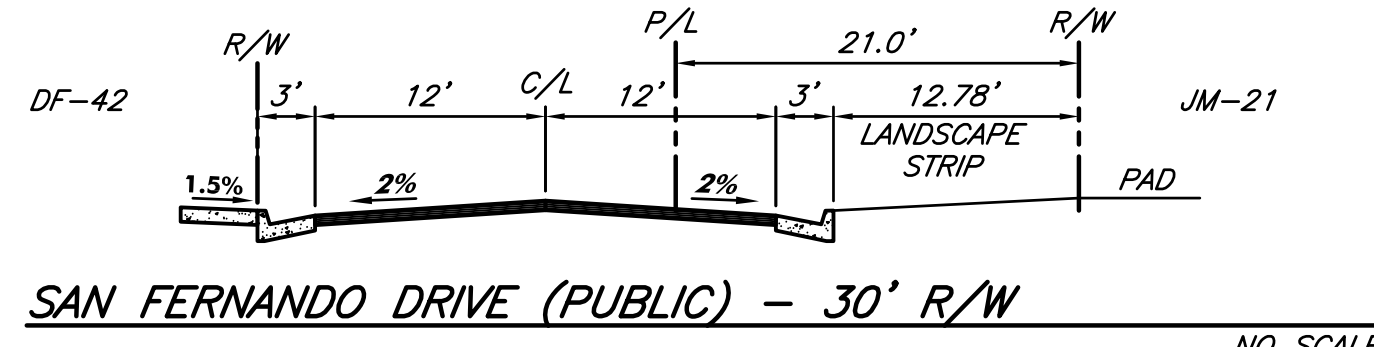
SECTION EC-1



SECTION EC-2



File No. - PL17-0204

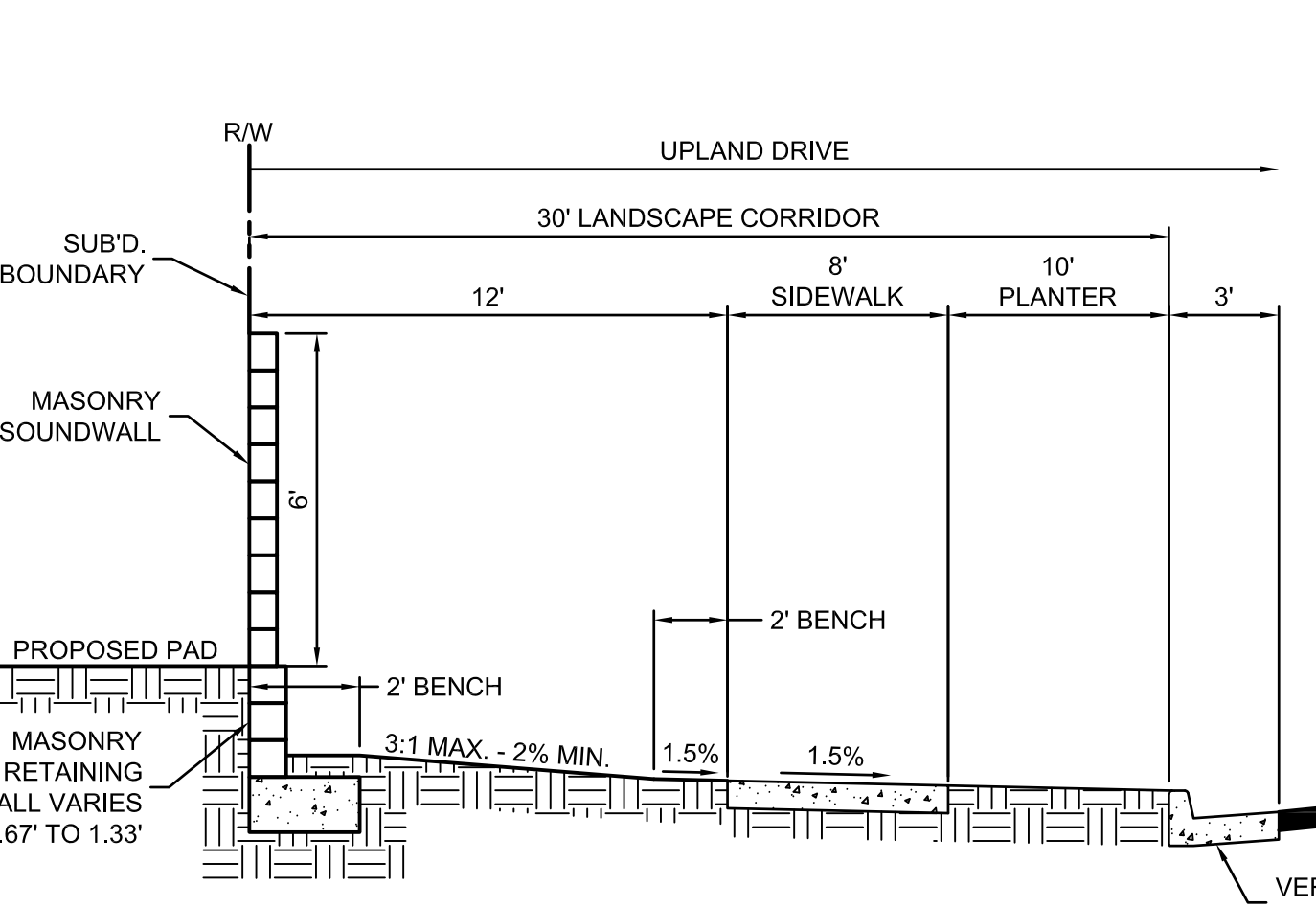
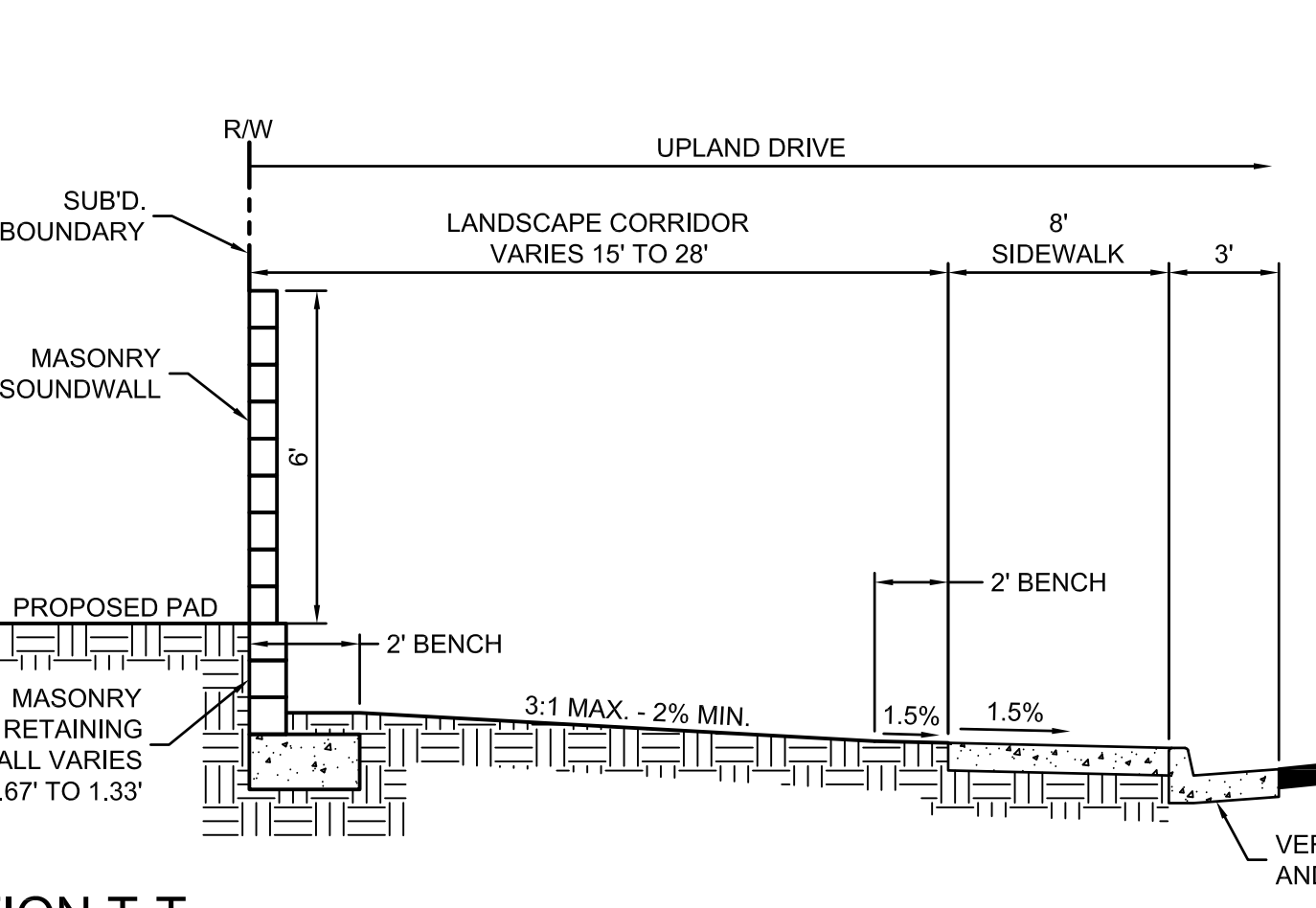
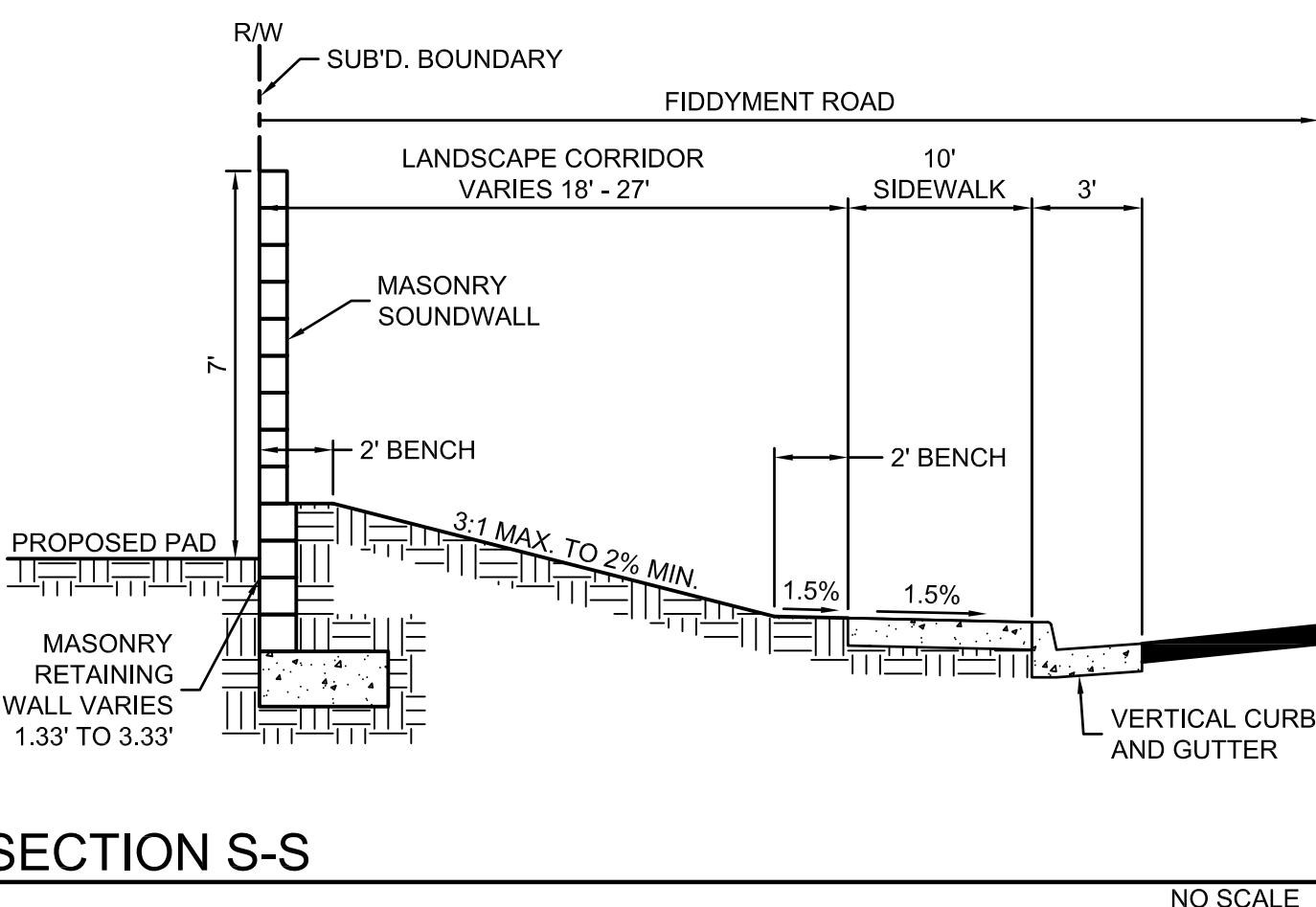
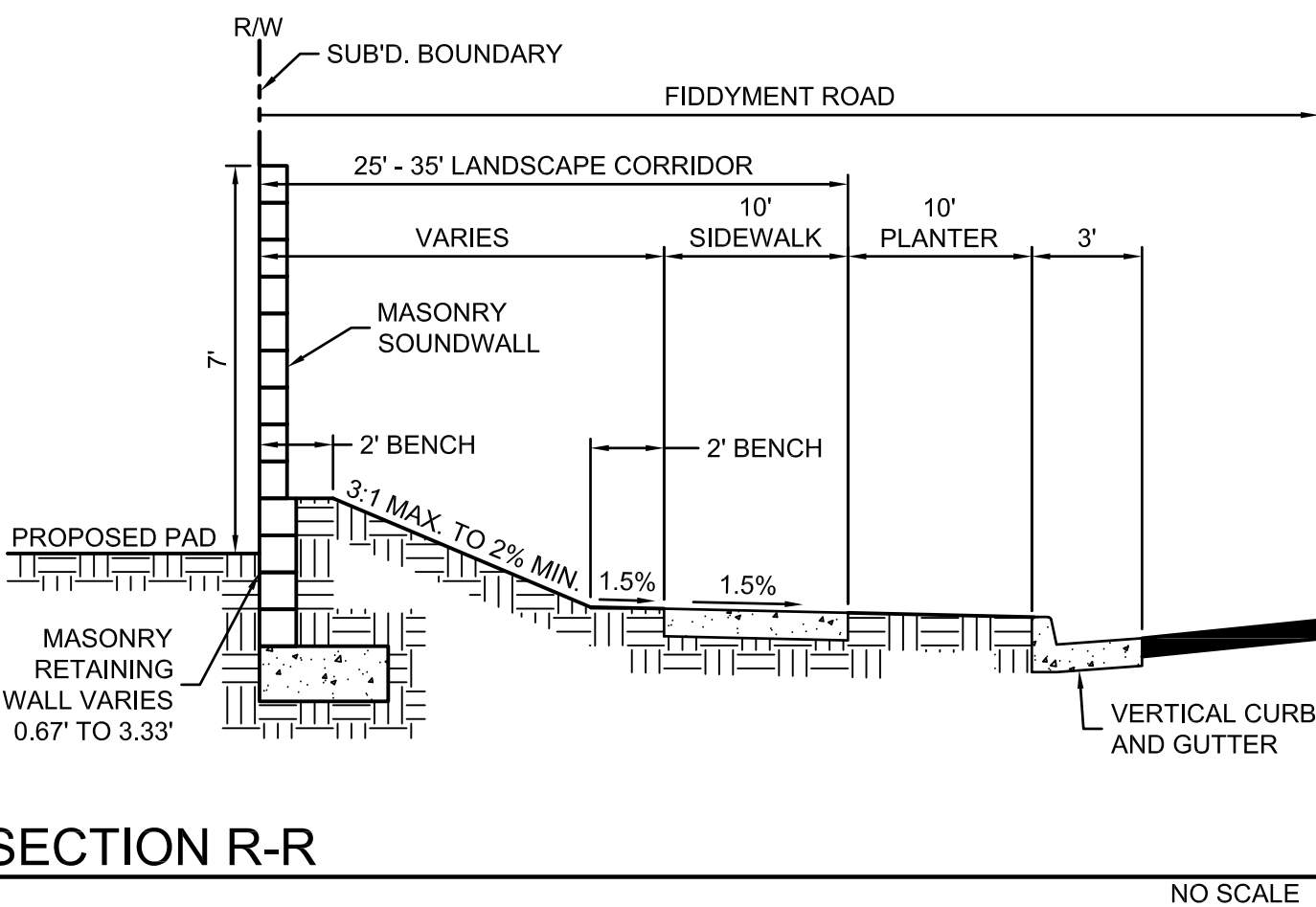
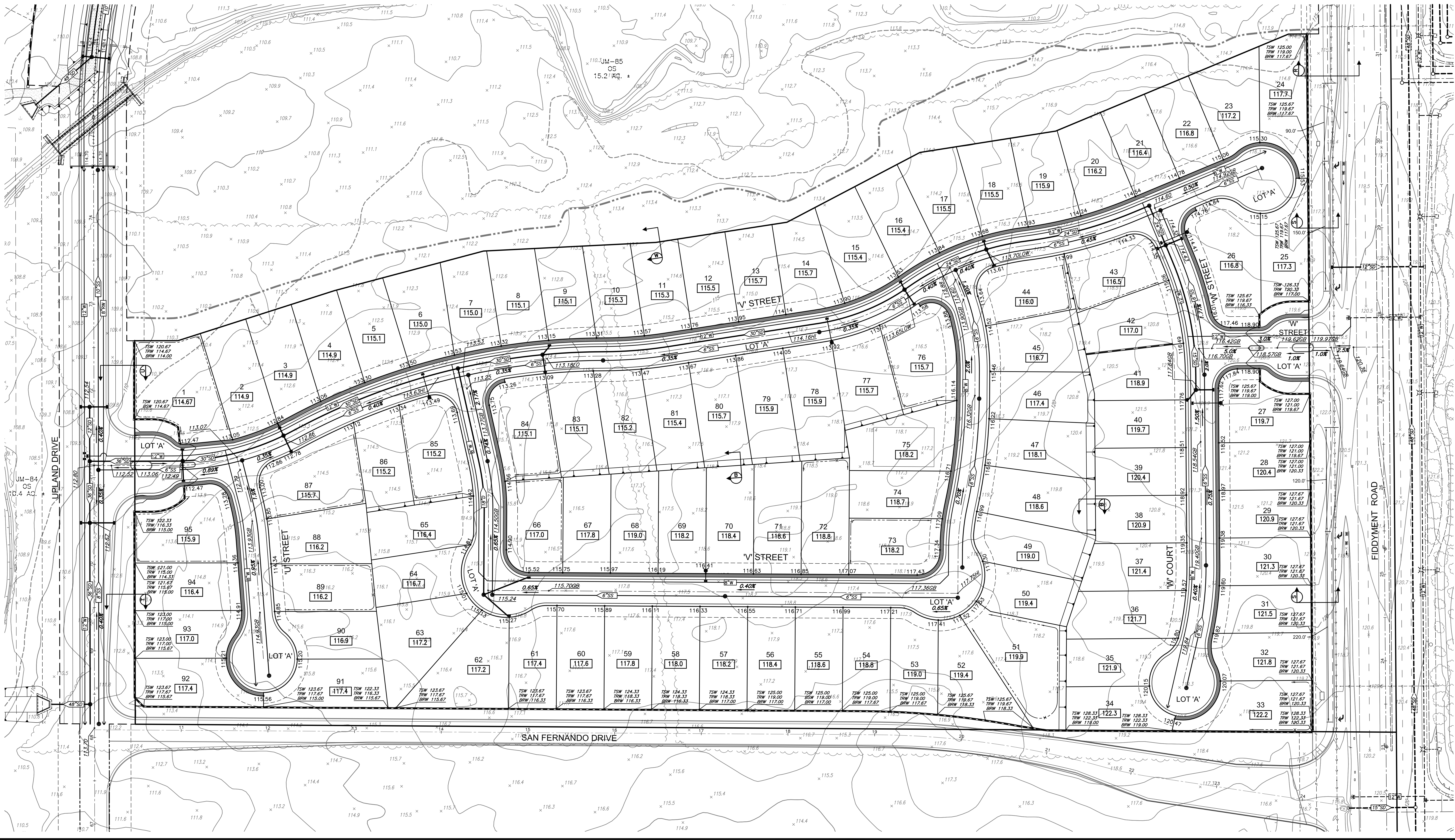
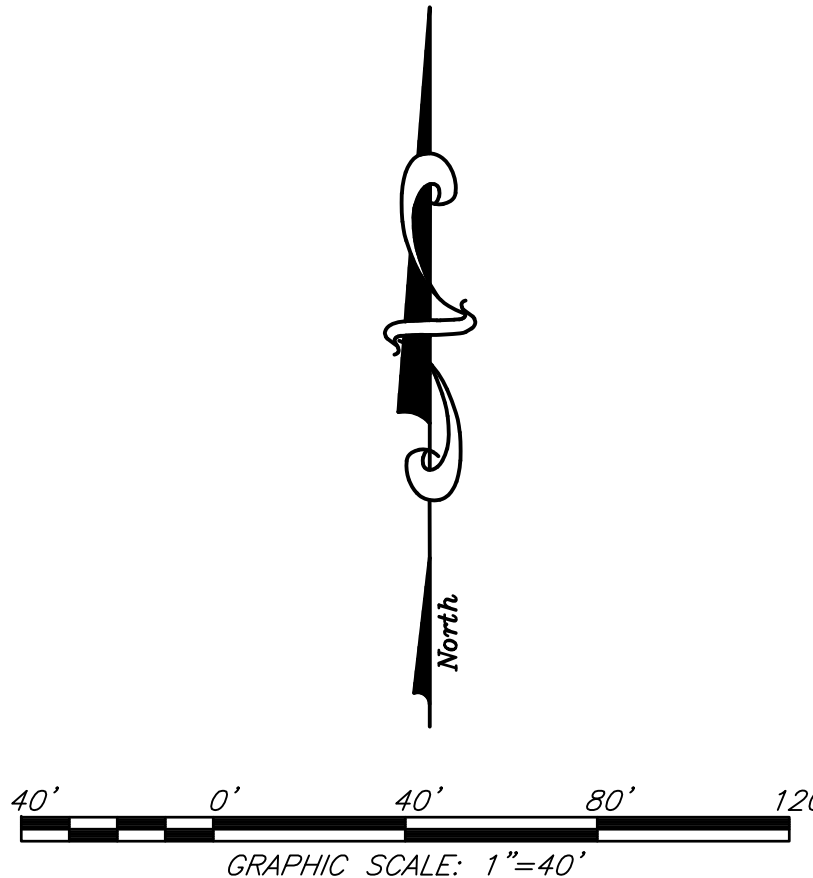
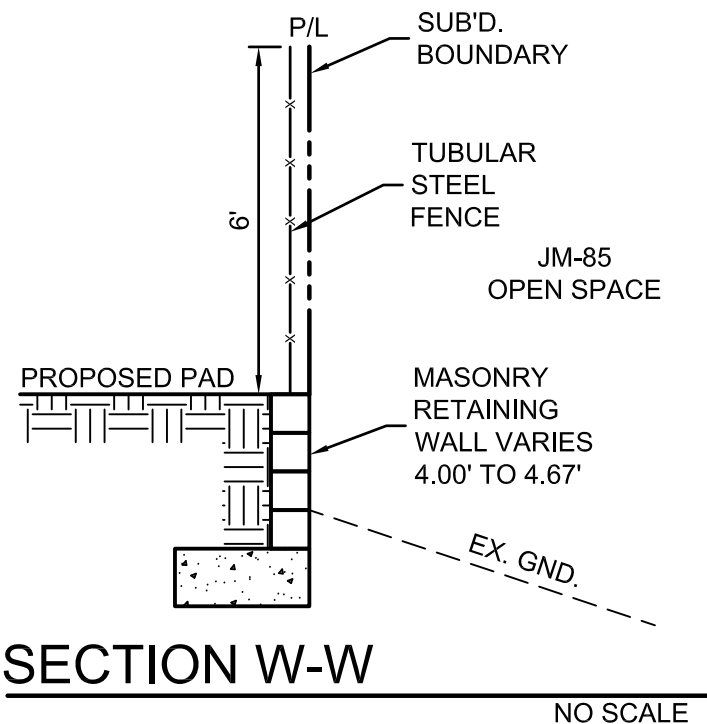
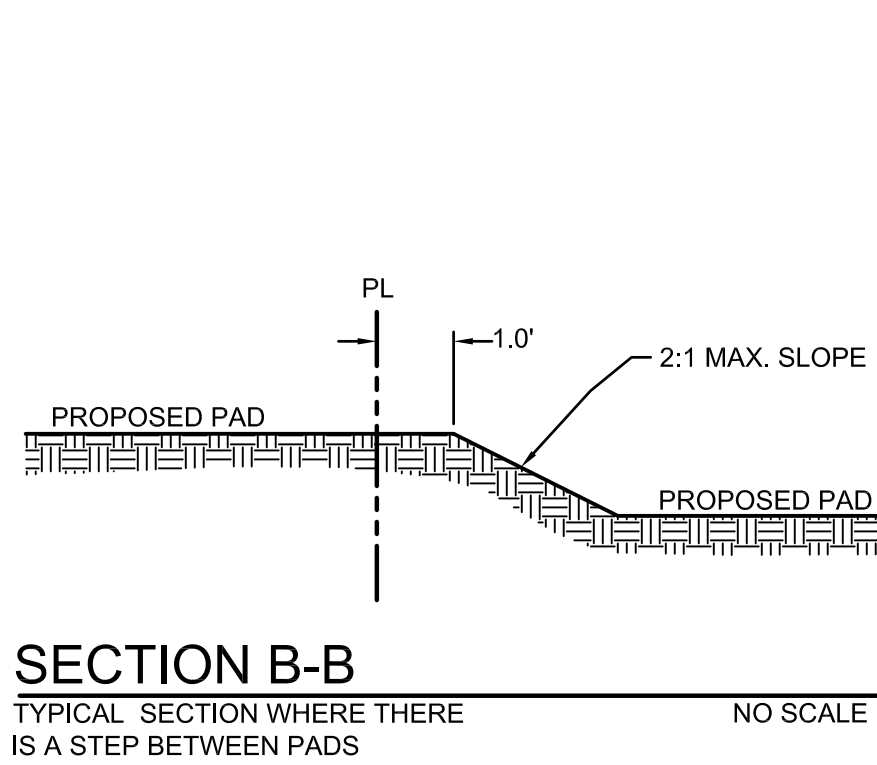


Preliminary Grading and Utility Plan of:
VILLAGES JM-01, JM-20, JM-21, FD-06, FD-07 AND FD-24 - SVSP

A PORTION OF SECTION 36, T. 11 N., R. 5 E., M.D.M.
City of Roseville, State of California
Scale 1" = 40' June 2019

Sheet 11 of 11

Project Address - 1520 Vista Grande Boulevard
File No. - PL17-0204



Tentative Large Lot Subdivision Map of:
A PORTION OF VILLAGE JM-20 AND FD-24 - SVSP

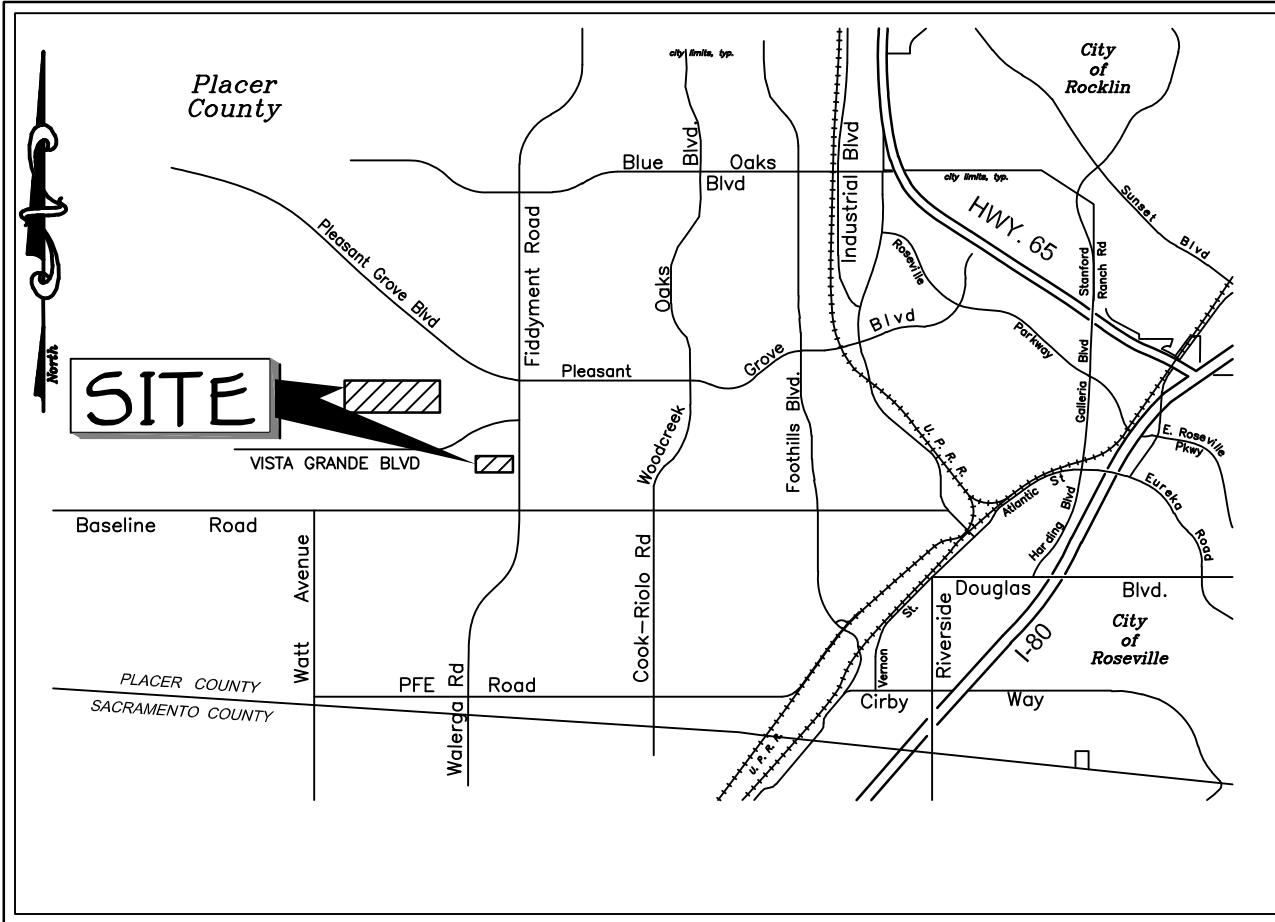
LOTS 11 AND 12 PER 'DD' BM 26 AND LOT 43 PER 'EE' BM 6,
LOCATED IN SECTION 36, T. 11 N., R. 5 E., M.D.M.

City of Roseville,
Scale 1" = 100'

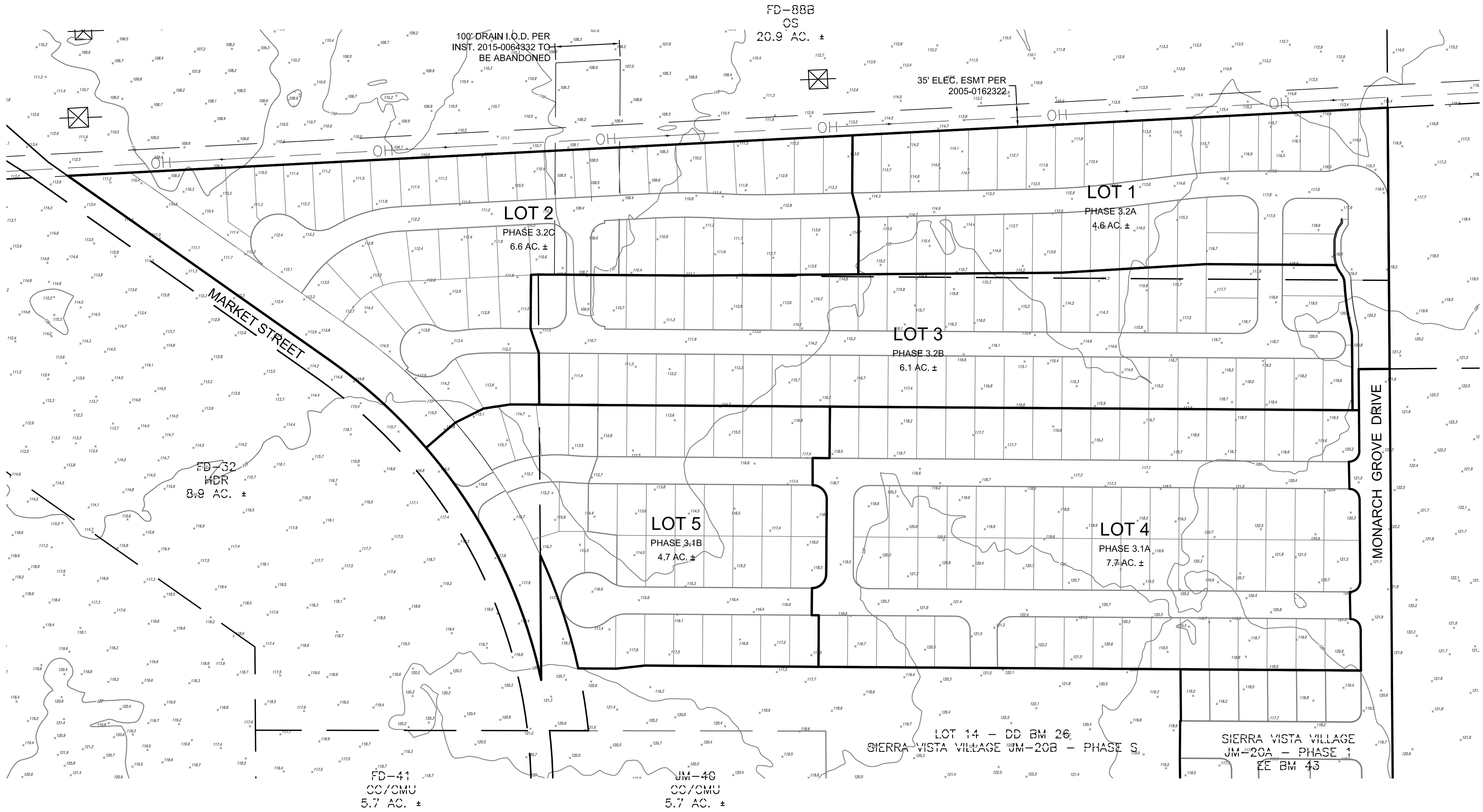
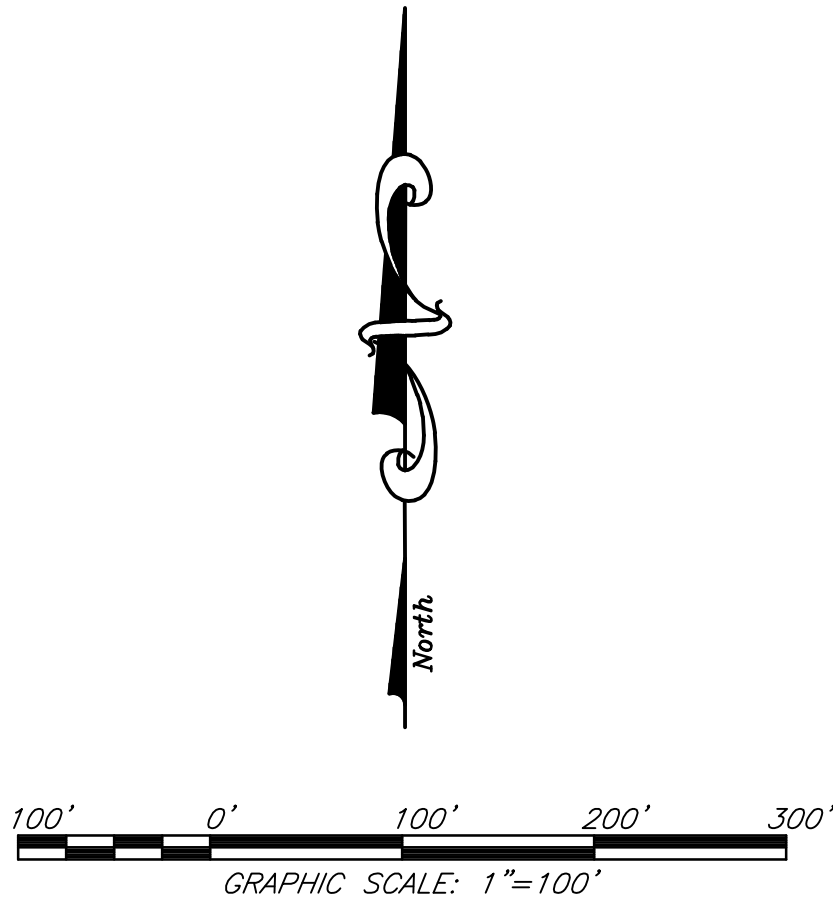
State of California
AUGUST 2019

Sheet 1 of 1

Project Address - 1520 Vista Grande Boulevard
File No. - PL17-0204



VICINITY MAP



JM-50
PARK
9.0 AC. ±

JM-61
SCHOOL
12.0 AC. ±

- OWNERS:**
MOURIER INVESTMENTS, LLC
1430 BLUE OAKS BOULEVARD, SUITE 190
ROSEVILLE, CA 95747
PH. (916) 969-2842
- DEVELOPER:**
JOHN MOURIER CONSTRUCTION, INC.
1430 BLUE OAKS BOULEVARD, SUITE 190
ROSEVILLE, CA 95747
PH. (916) 969-2842
- ENGINEER:**
BAKER-WILLIAMS ENGINEERING GROUP
6020 RUTLAND DRIVE, SUITE 19
CARMICHAEL, CALIFORNIA 95608
PH. (916) 331-4336
- ASSESSOR'S PARCEL NUMBER:**
498-010-054, 055 & 498-020-038
- ACREAGE:**
29.7 ACRES
- PROPOSED IMPROVEMENTS:**
AS REQUIRED BY THE CITY OF ROSEVILLE
DEPARTMENT OF PUBLIC WORKS
- EXISTING USE:**
VACANT LAND
- SEWER:**
CITY OF ROSEVILLE
- WATER SUPPLY:**
CITY OF ROSEVILLE
- DRAINAGE:**
CITY OF ROSEVILLE
- FIRE PROTECTION:**
CITY OF ROSEVILLE
- SCHOOL DISTRICT:**
ROSEVILLE SCHOOL DISTRICT
- PARK DISTRICT:**
ROSEVILLE PARKS DISTRICT



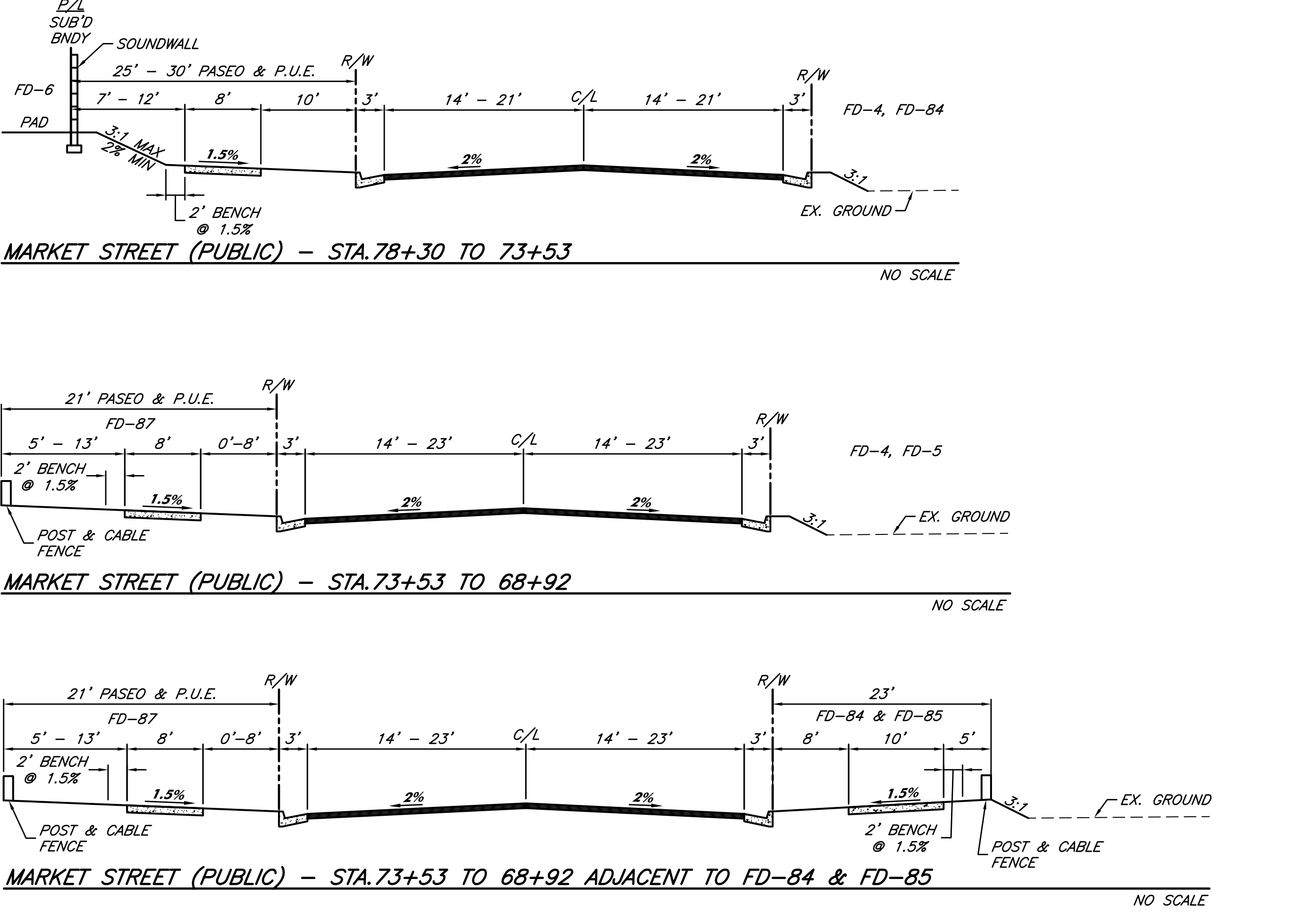
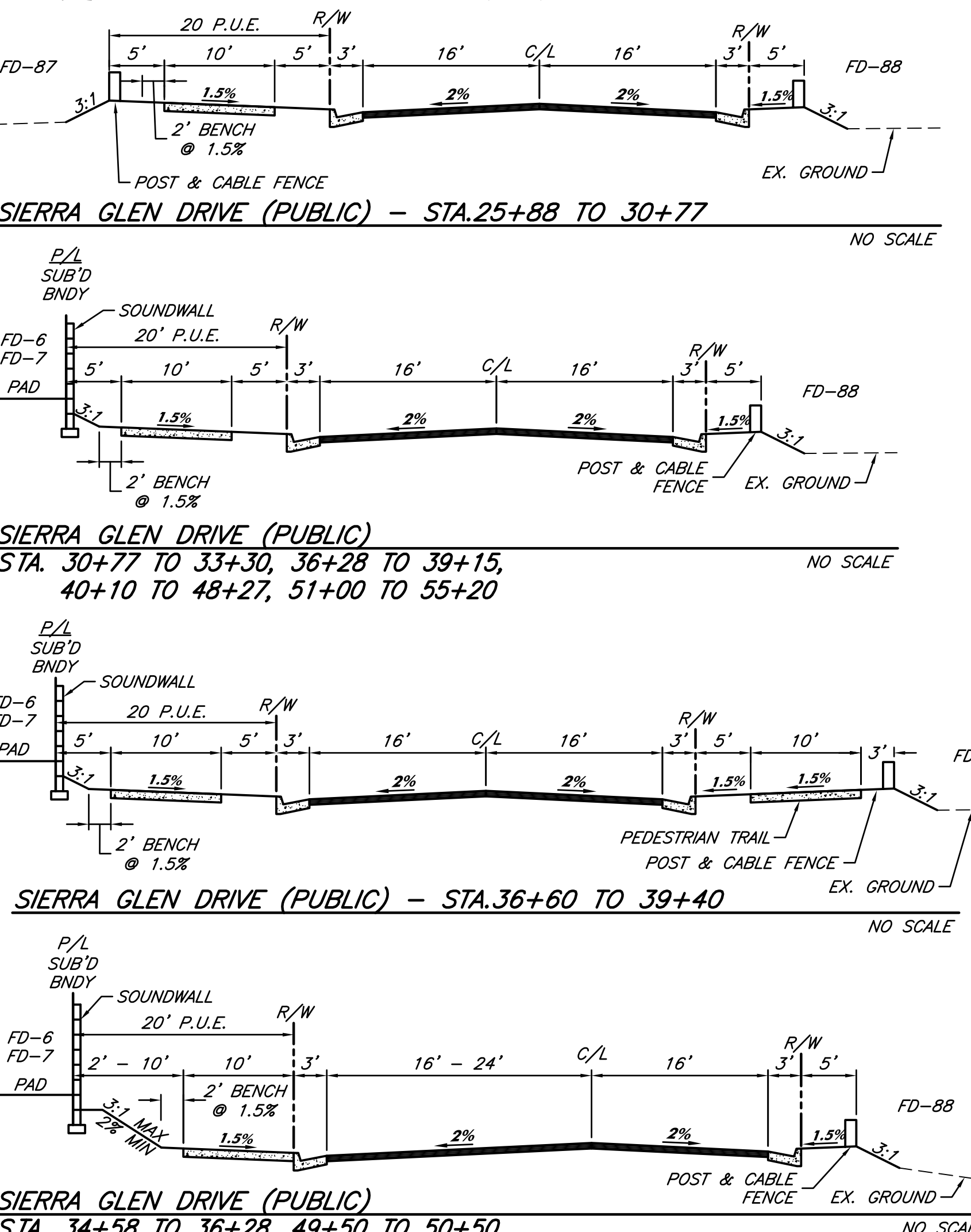
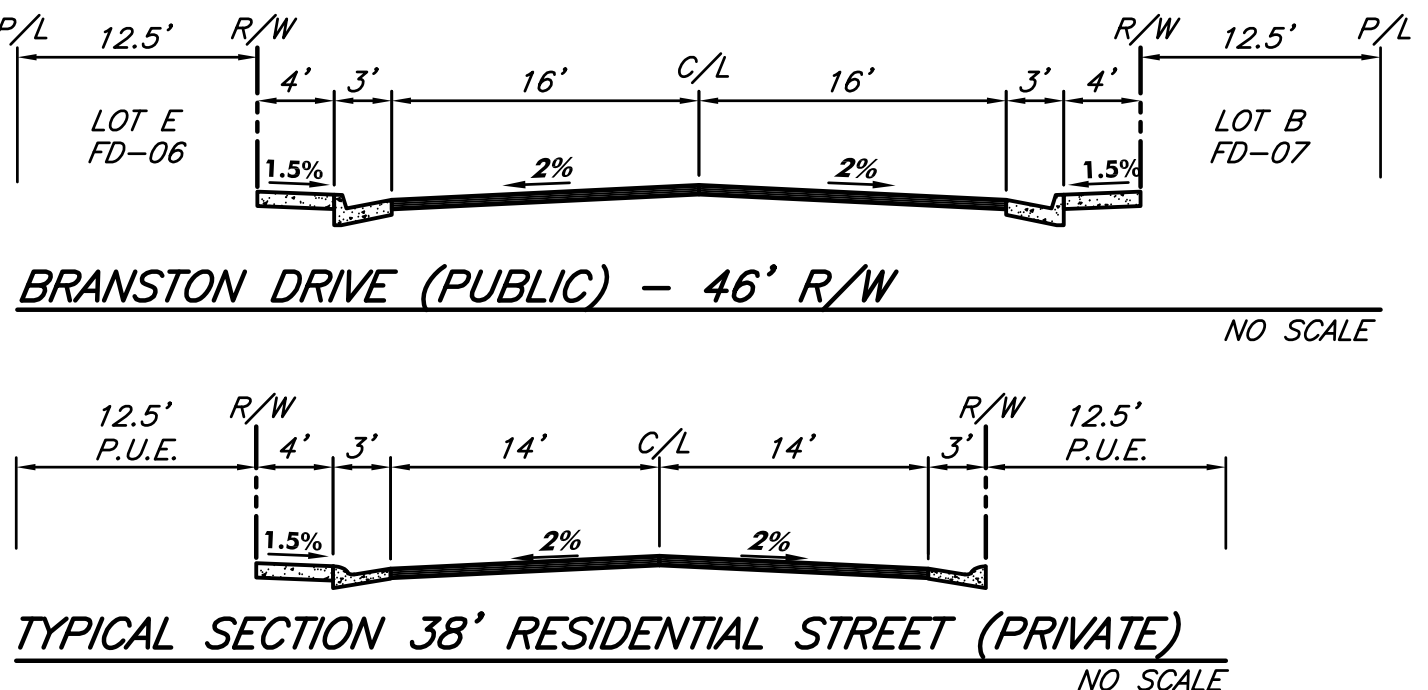
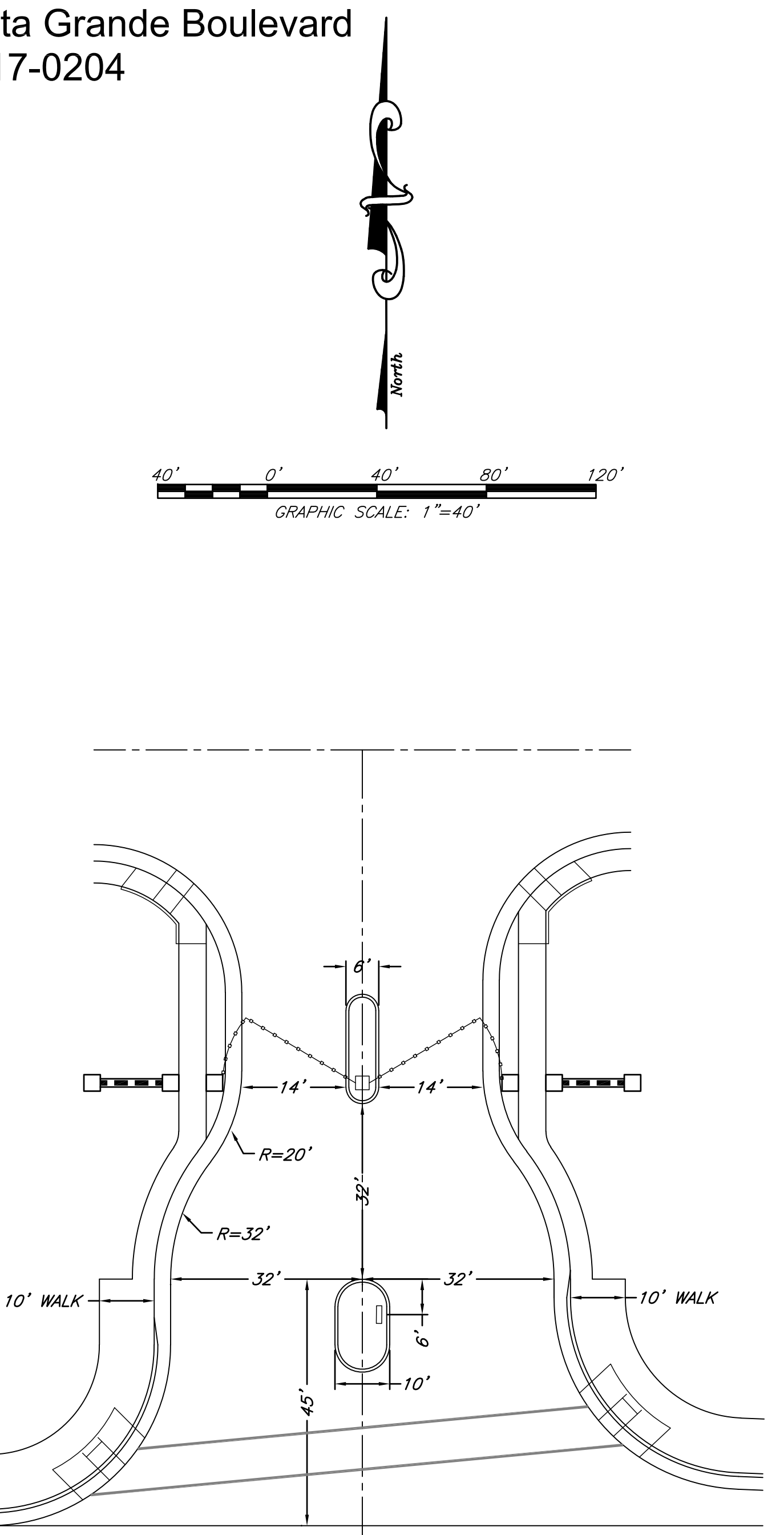
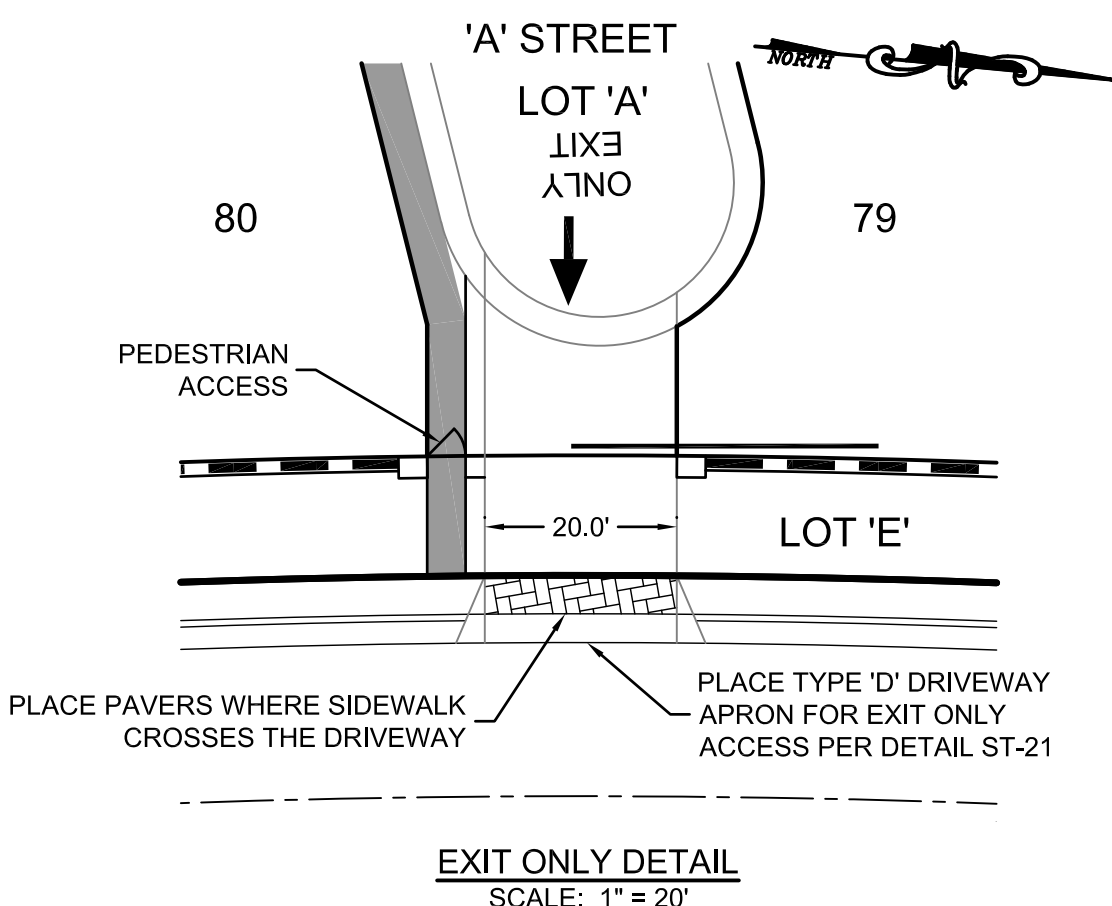
JOHN MOURIER CONSTRUCTION INC.
1430 Blue Oaks Blvd. Ste 190
Roseville, Ca 95747-7143
Office: 916-782-8879 Fax: 916-960-5322
CALIFORNIA LIC. 613004 B

Tentative Subdivision Map of:
VILLAGES JM-01, JM-20, JM-21, FD-06, FD-07 AND FD-24 - SVSP

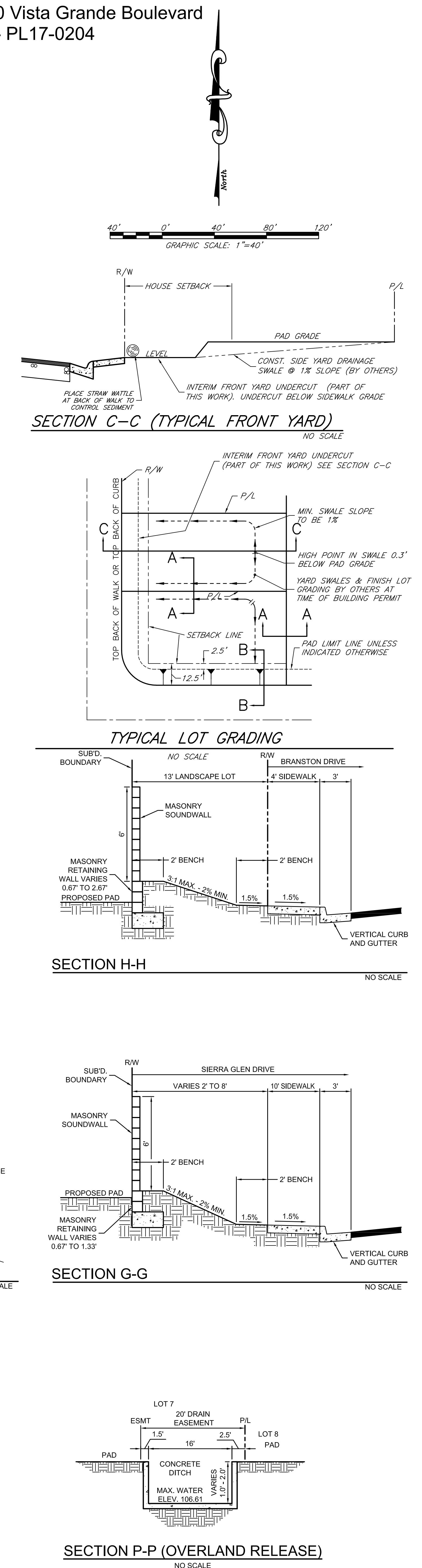
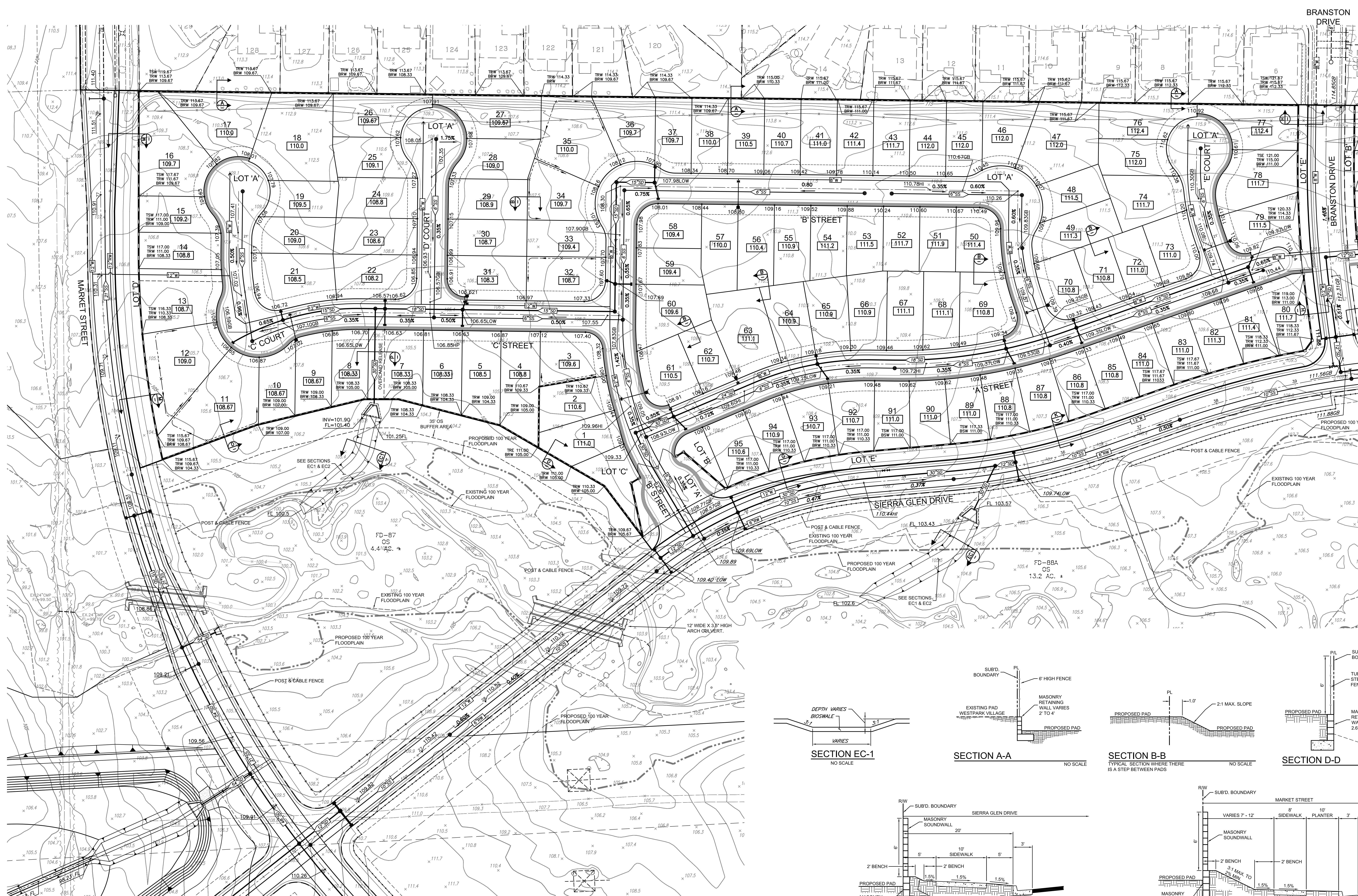
A PORTION OF SECTION 36, T. 11 N., R. 5 E., M.D.M.
City of Roseville, State of California
Scale 1" = 40' June 2019

Sheet 2 of 11

Project Address - 1520 Vista Grande Boulevard
File No. - PL17-0204



NOTES: LETTERED LOTS
LOT A PRIVATE ROAD TO BE DEDICATED IN FEE TO THE HOME OWNERS ASSOCIATION AND AS A P.U.E. FOR ALL UTILITIES EXCEPT STORM DRAIN TO THE CITY OF ROSEVILLE.
LOT B PRIVATE LANDSCAPE AREA TO BE DEDICATED IN FEE TO THE HOME OWNERS ASSOCIATION.
LOT C PRIVATE LANDSCAPE AREA TO BE DEDICATED IN FEE TO THE HOME OWNERS ASSOCIATION.
LOT D PUBLIC LANDSCAPE STRIP TO BE DEDICATED AS AN I.O.D. IN FEE TO CITY OF ROSEVILLE.
LOT E PUBLIC LANDSCAPE STRIP TO BE DEDICATED AS AN I.O.D. IN FEE TO CITY OF ROSEVILLE.

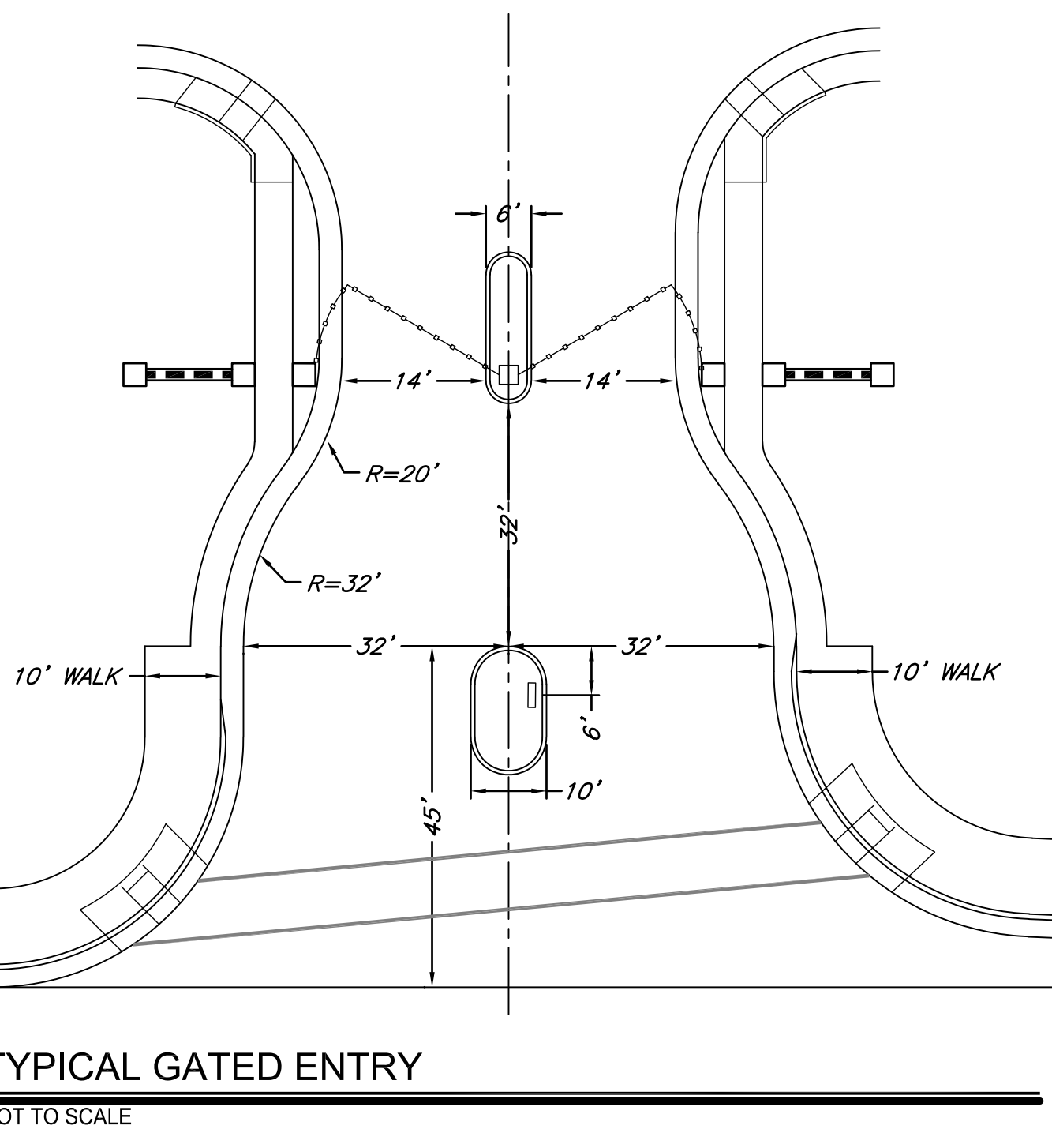
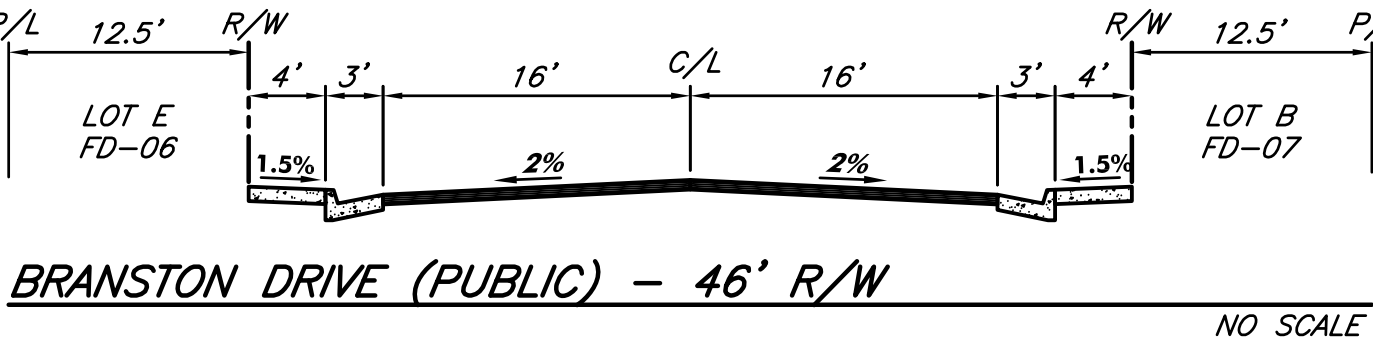
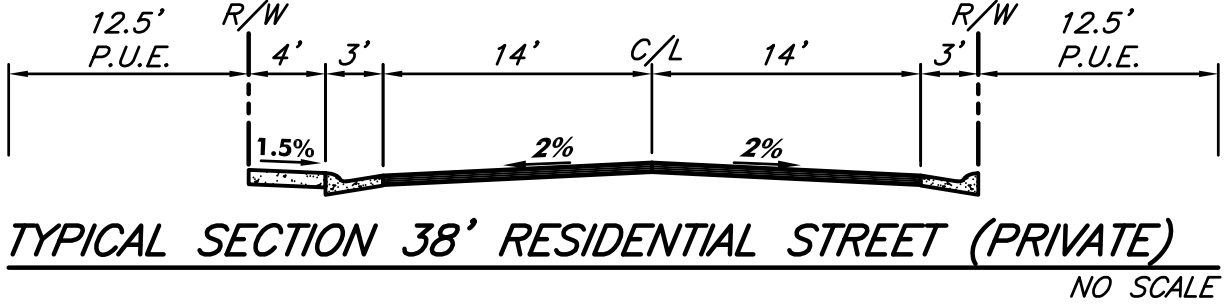
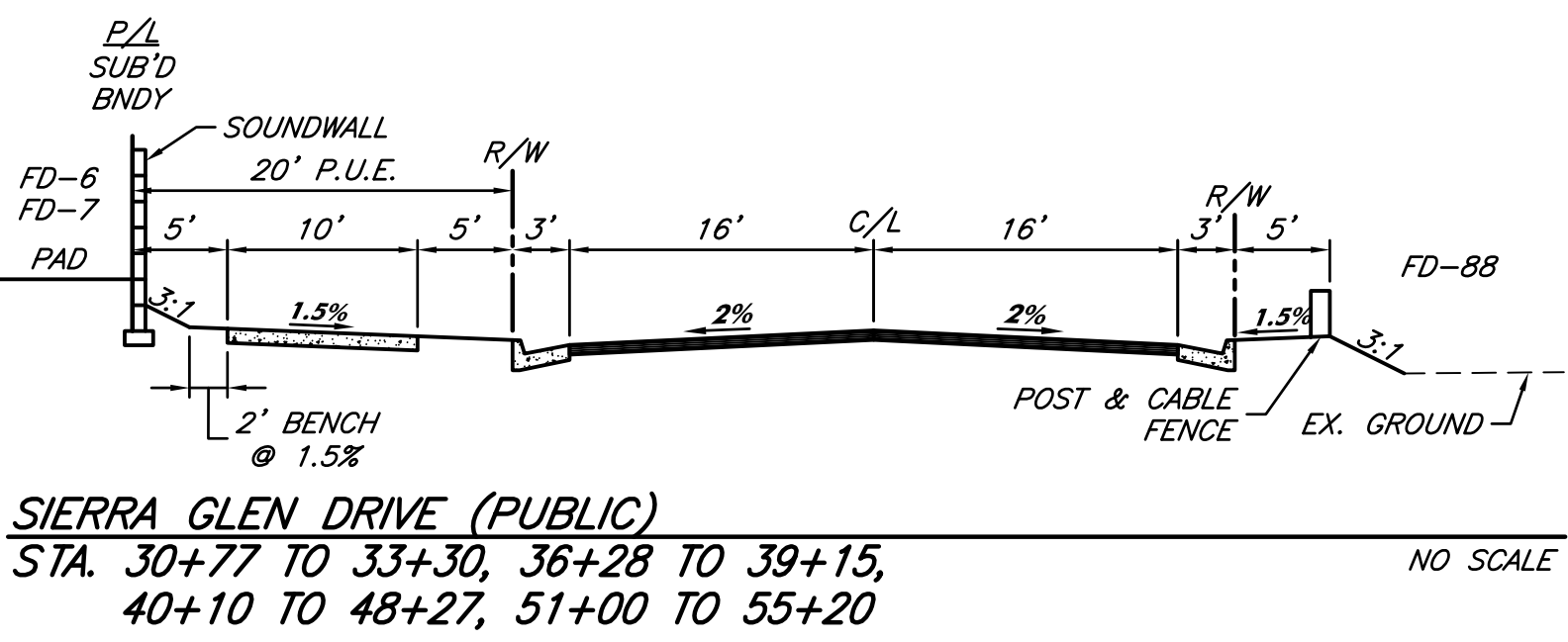
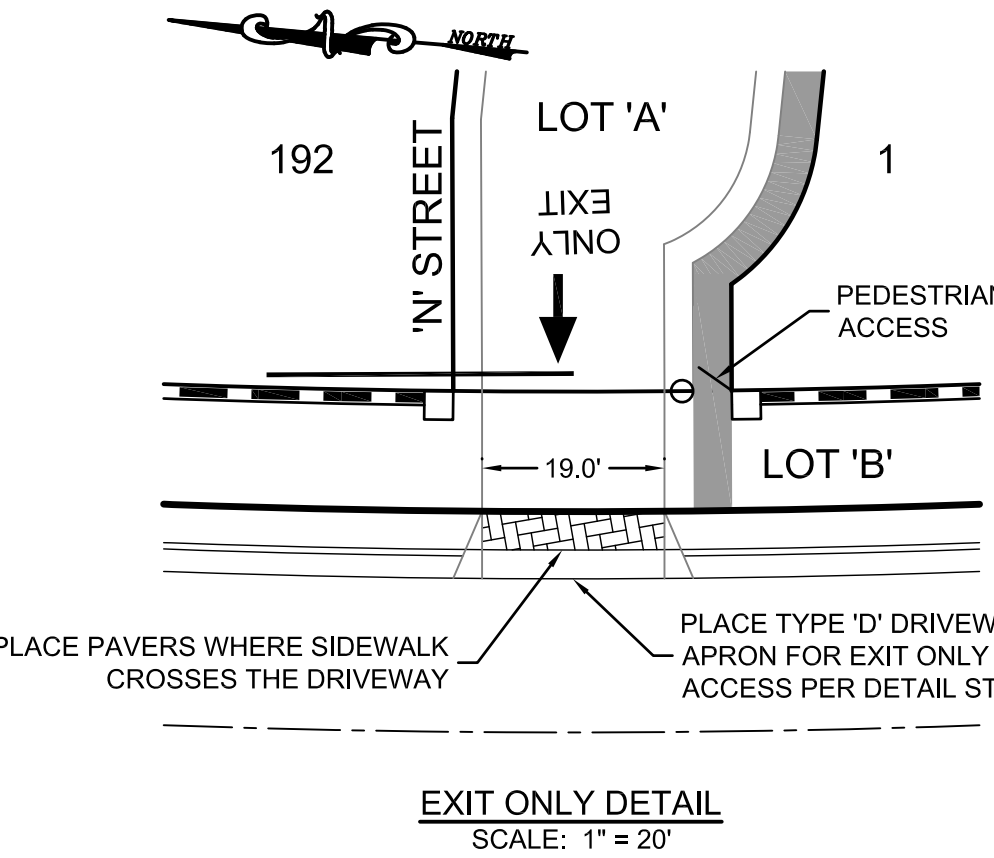
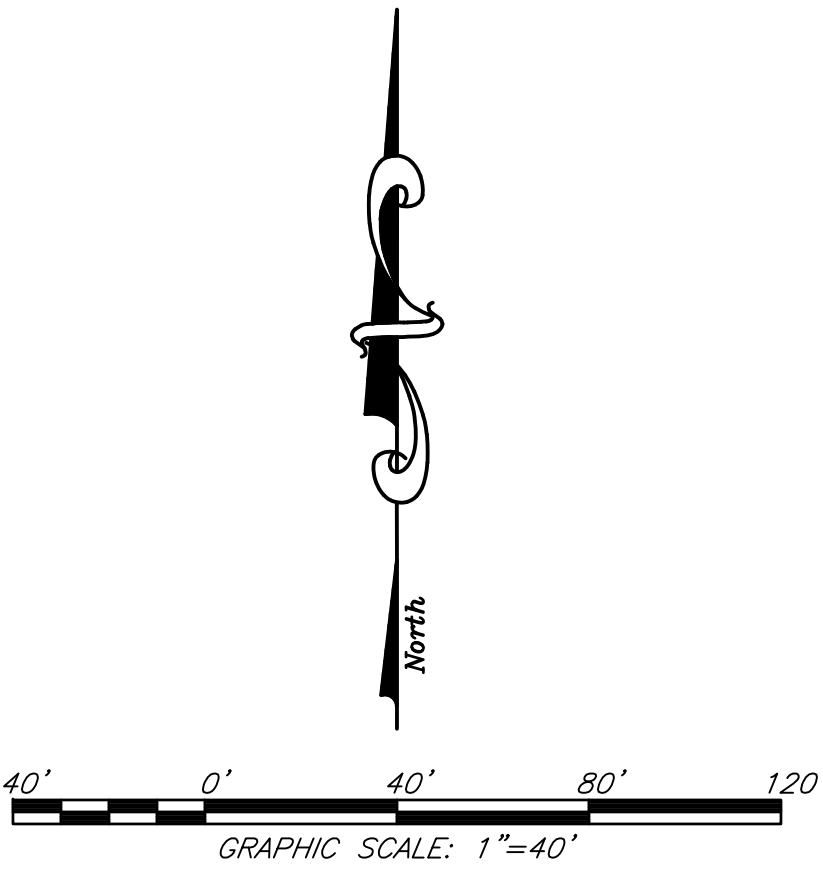
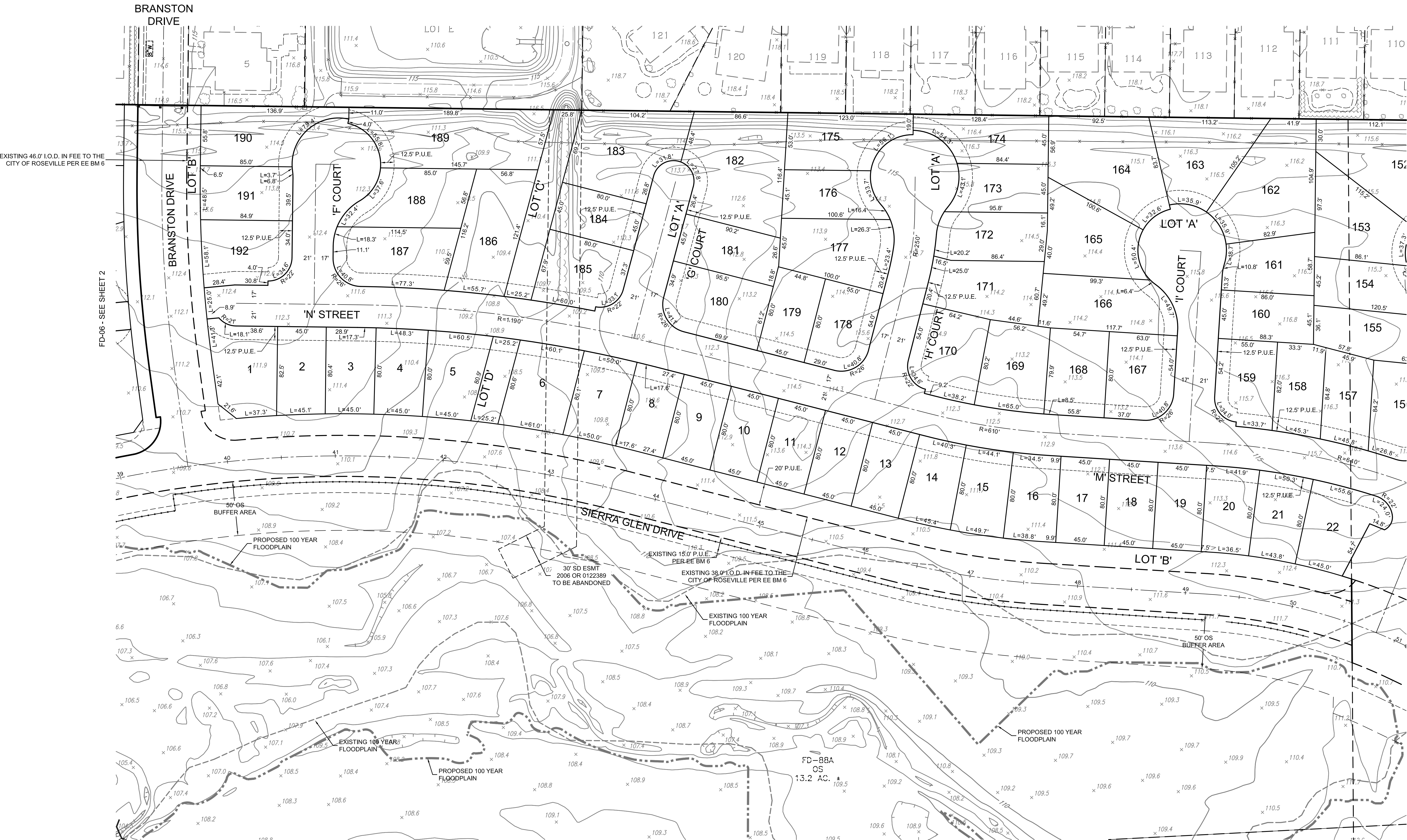


Tentative Subdivision Map of:
VILLAGES JM-01, JM-20, JM-21, FD-06, FD-07 AND FD-24 - SVSP

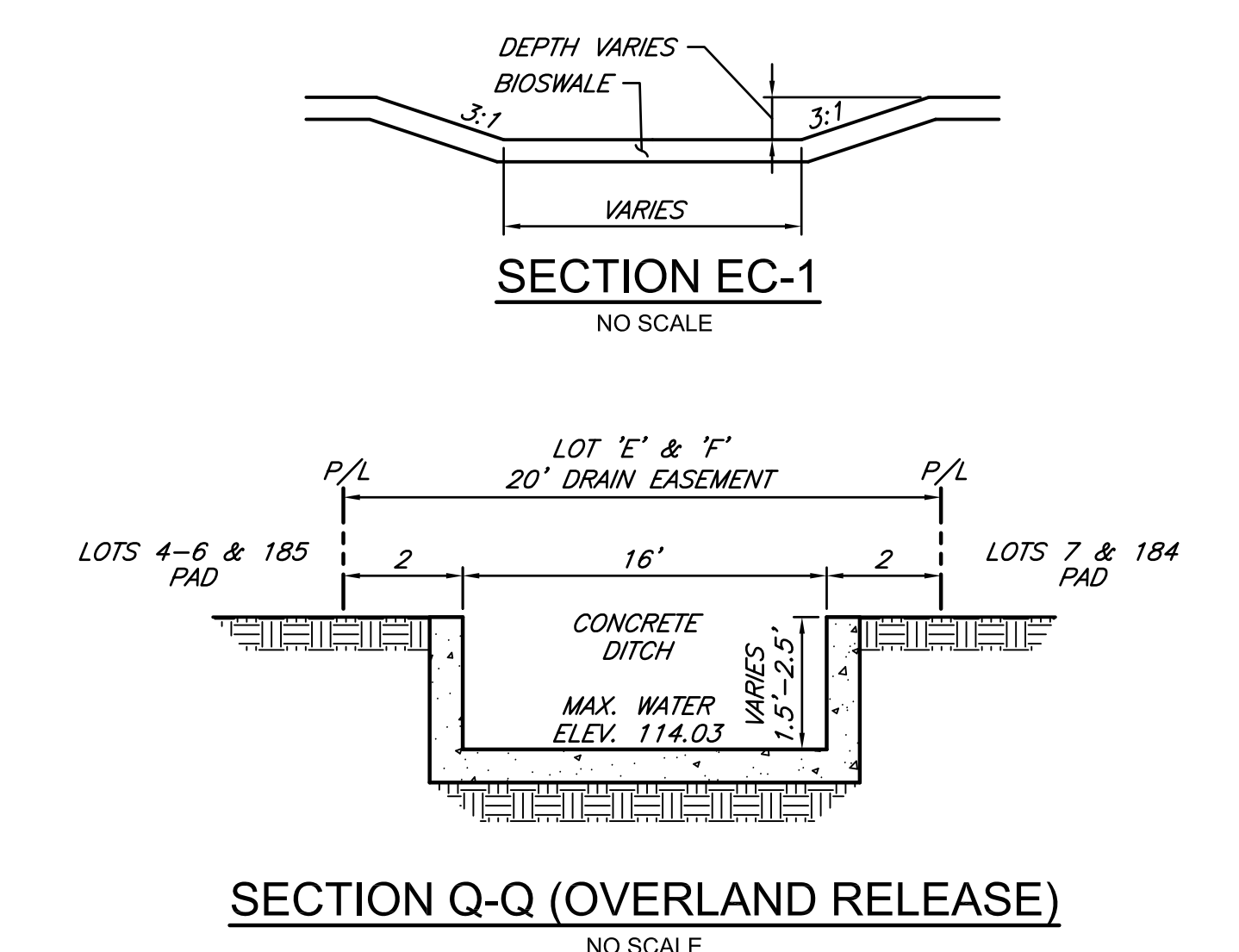
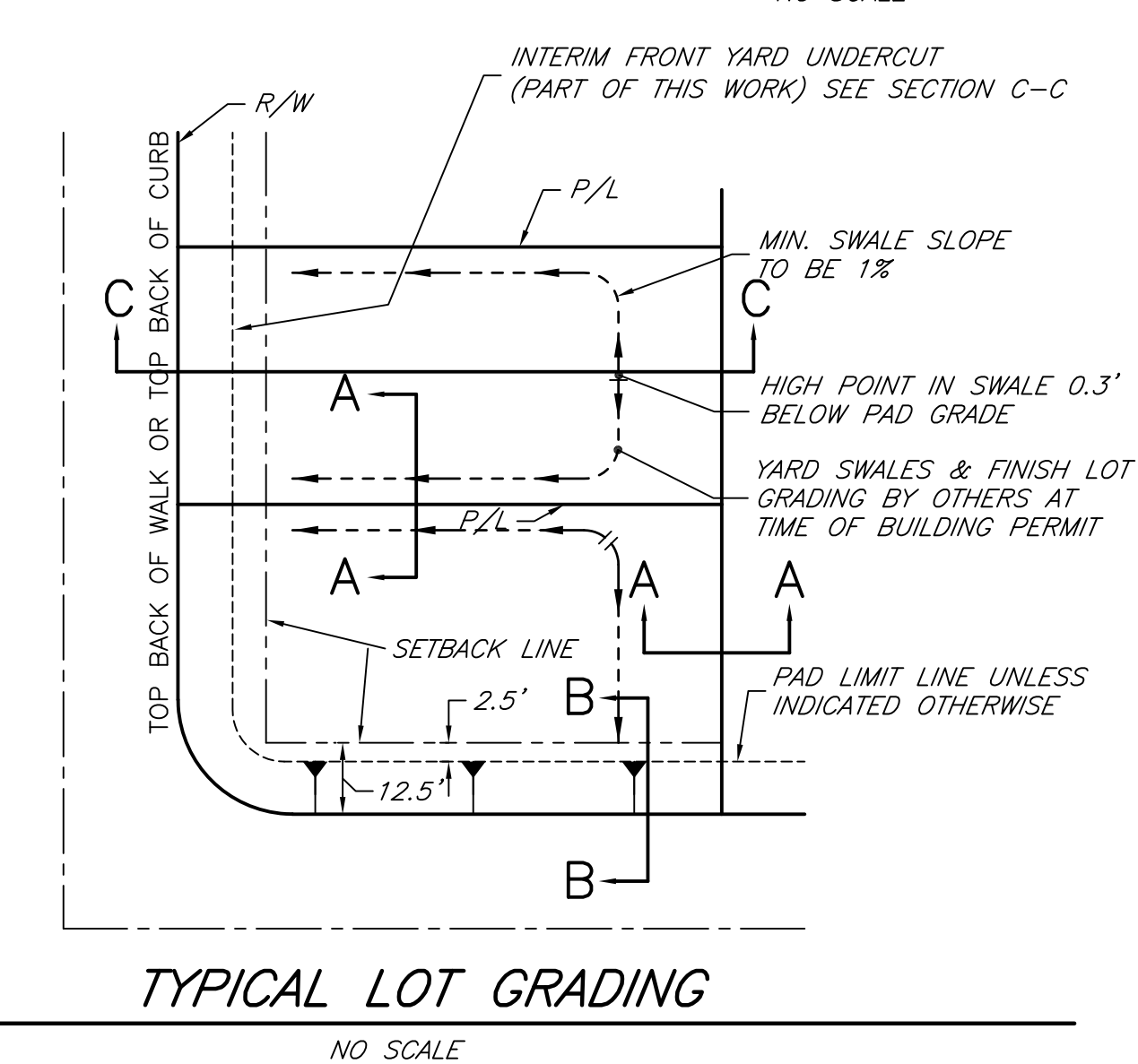
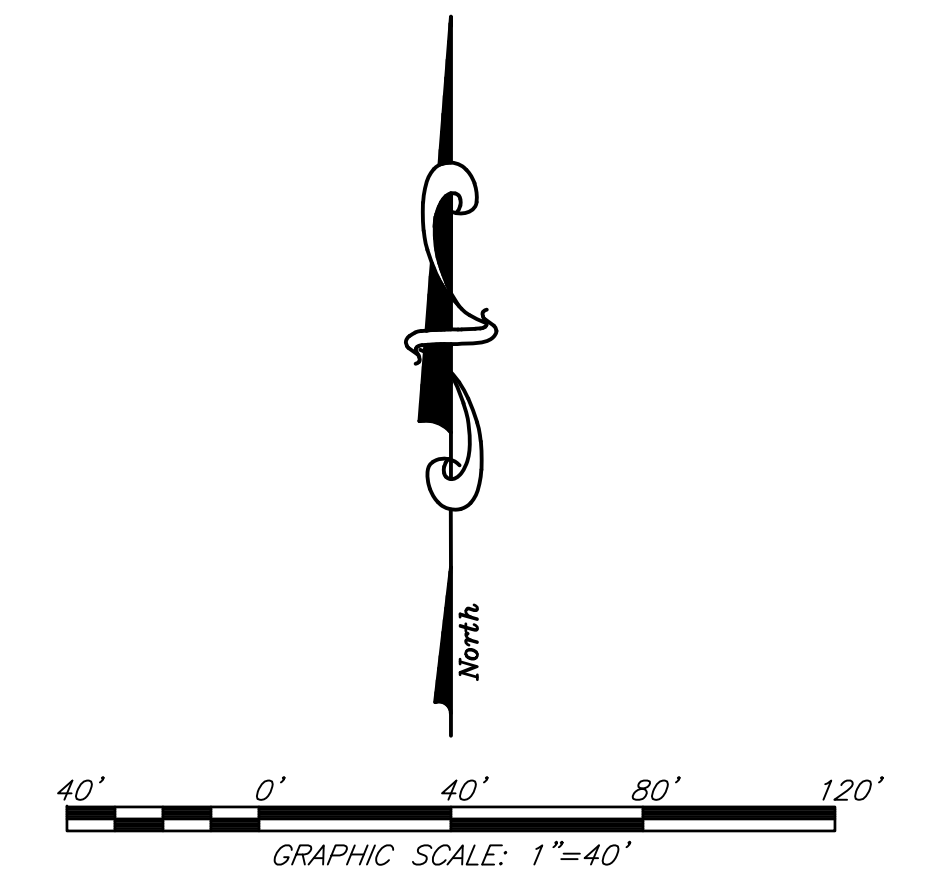
A PORTION OF SECTION 36, T. 11 N., R. 5 E., M.D.M.
City of Roseville, State of California
Scale 1" = 40' June 2019

Sheet 4 of 11

Project Address - 1520 Vista Grande Boulevard
File No. - PL17-0204



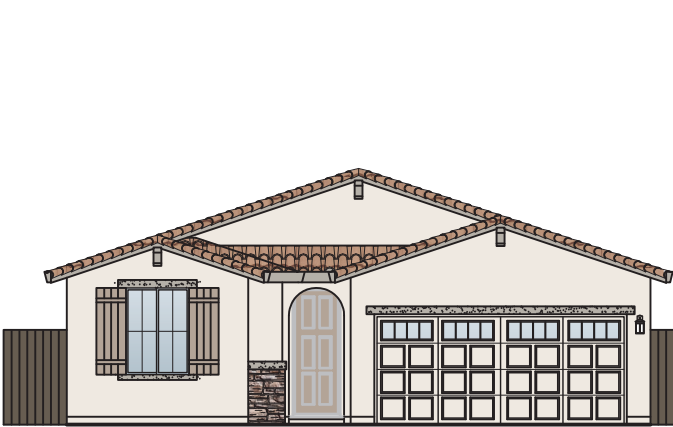
- NOTES:
- LETTERED LOTS
- LOT A PRIVATE ROAD TO BE DEDICATED IN FEE TO THE HOME OWNERS ASSOCIATION AND AS A P.U.E. AND E.V.A.E TO THE CITY OF ROSEVILLE.
 - LOT B PUBLIC LANDSCAPE STRIP TO BE DEDICATED AS AN I.O.D. IN FEE TO CITY OF ROSEVILLE
 - LOT C PUBLIC LANDSCAPE STRIP TO BE DEDICATED AS AN I.O.D. IN FEE TO CITY OF ROSEVILLE
 - LOT D PUBLIC LANDSCAPE STRIP TO BE DEDICATED AS AN I.O.D. IN FEE TO CITY OF ROSEVILLE
 - LOT E DRAIN LOT TO BE DEDICATED AS AN I.O.D. IN FEE TO CITY OF ROSEVILLE FOR DRAIN PURPOSES
 - LOT F DRAIN LOT TO BE DEDICATED AS AN I.O.D. IN FEE TO CITY OF ROSEVILLE FOR DRAIN PURPOSES
 - LOT H PRIVATE ACCESS LOT TO BE DEDICATED IN FEE TO THE HOMEOWNERS ASSOCIATION AND AS A P.U.E. FOR ALL UTILITIES EXCEPT STORM DRAIN AND AN EMERGENCY VEHICLE ACCESS EASEMENT TO THE CITY OF ROSEVILLE.



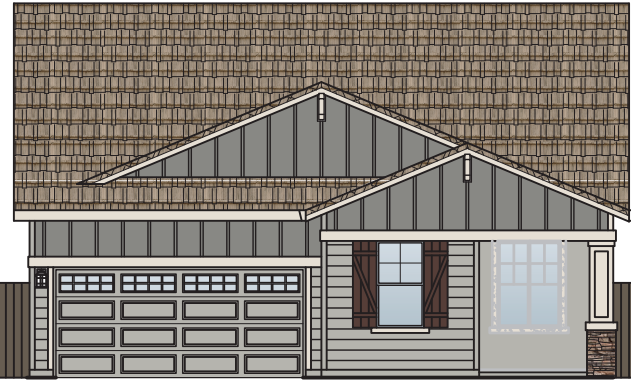
SVSP JMC Subdivisions; JM-1, JM-20, JM-21, FD-6, FD-7, FD-24

DEVELOPMENT FEATURE	PROPOSED
<i>Lot Size (minimum)</i>	
Area, Interior Lot	2,600
Area, Corner Lot	2,900 sf
Width, Interior Lot	38 ft. typical, 25 ft. for a flag lot
Width, Corner Lot	44 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 with 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 to be a minimum of 6 feet deep (measured from the front edge of the column to the wall) with a decorative railing.	
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 70% of the homes shall include a front porch.	



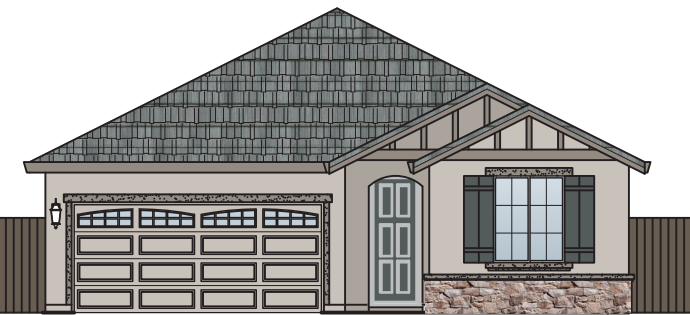
1412
SPANISH



1964
CRAFTSMAN



2184
CAPE COD



1343
FRENCH



2341
CAPE COD



1790
SPANISH



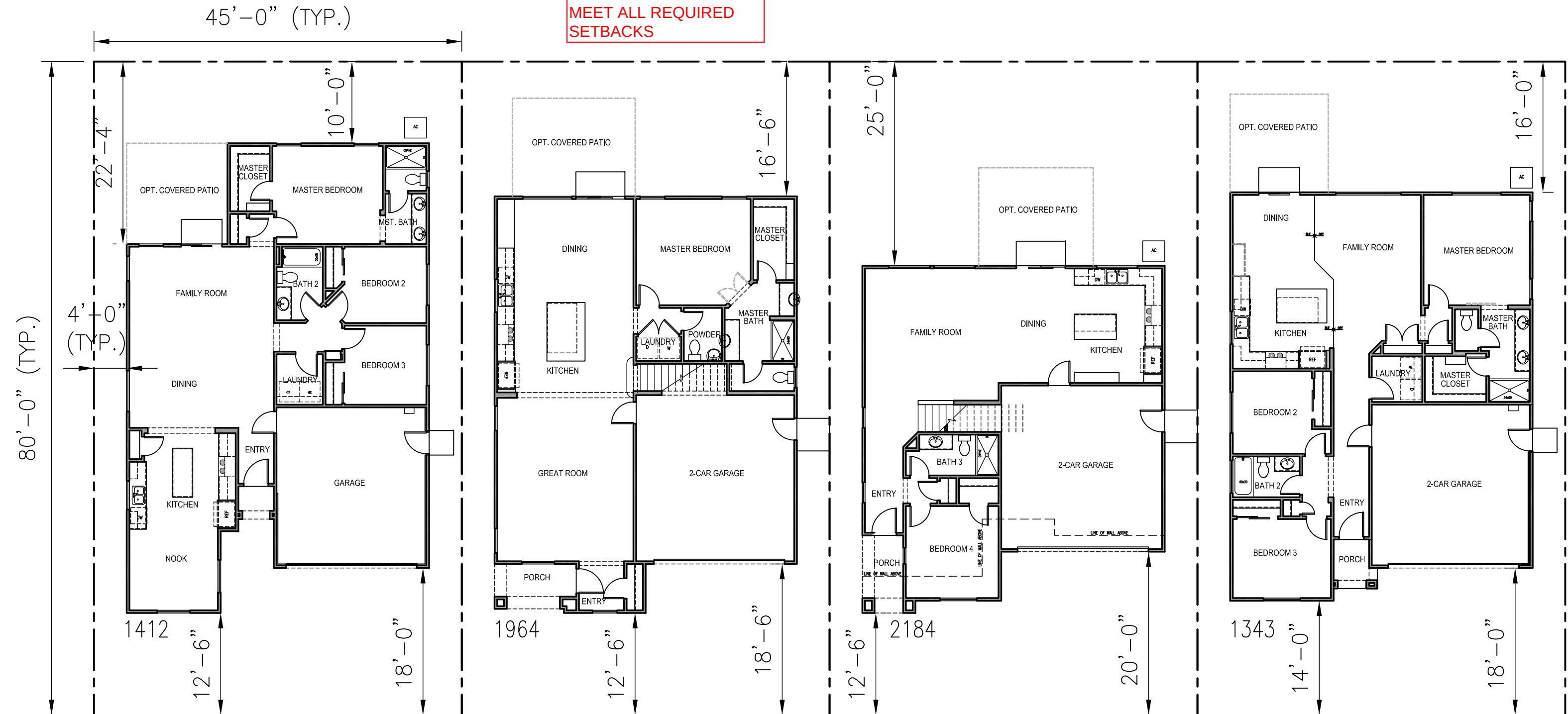
1570
CRAFTSMAN



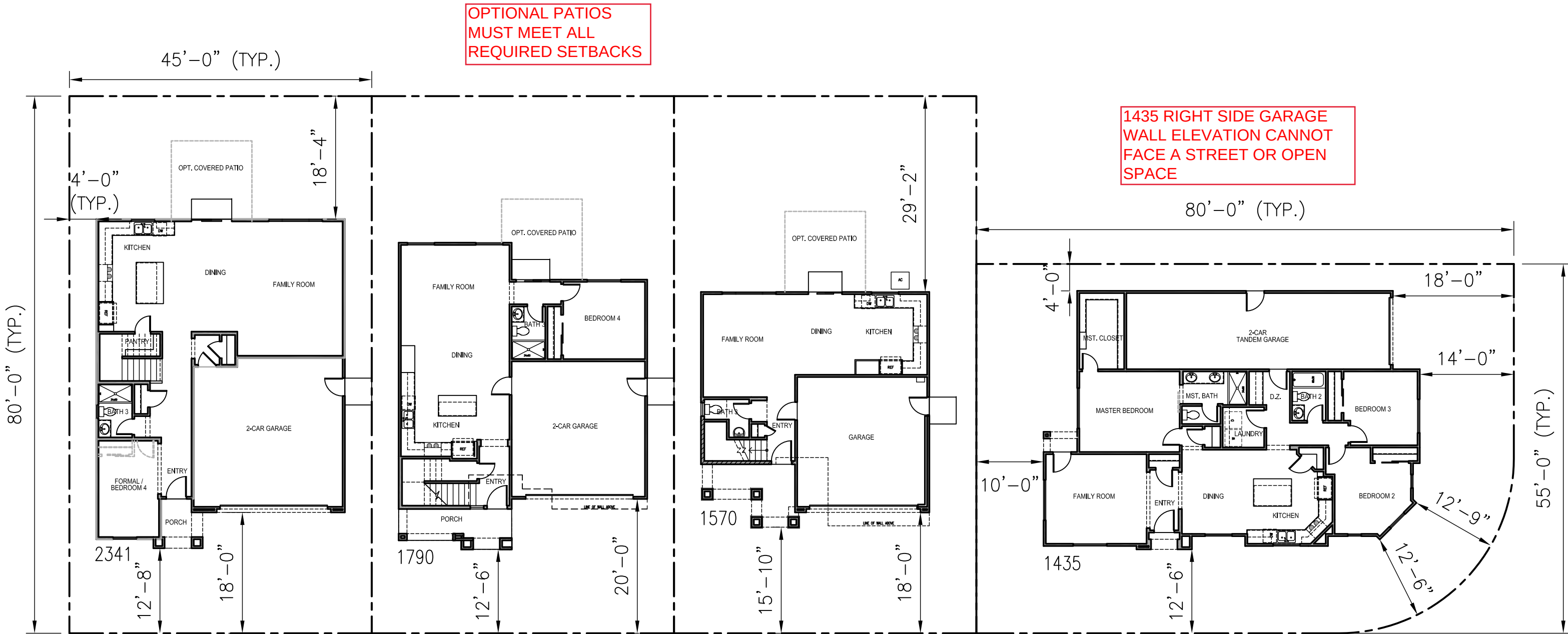
1435
FRENCH

JM-20 STREETSCENE

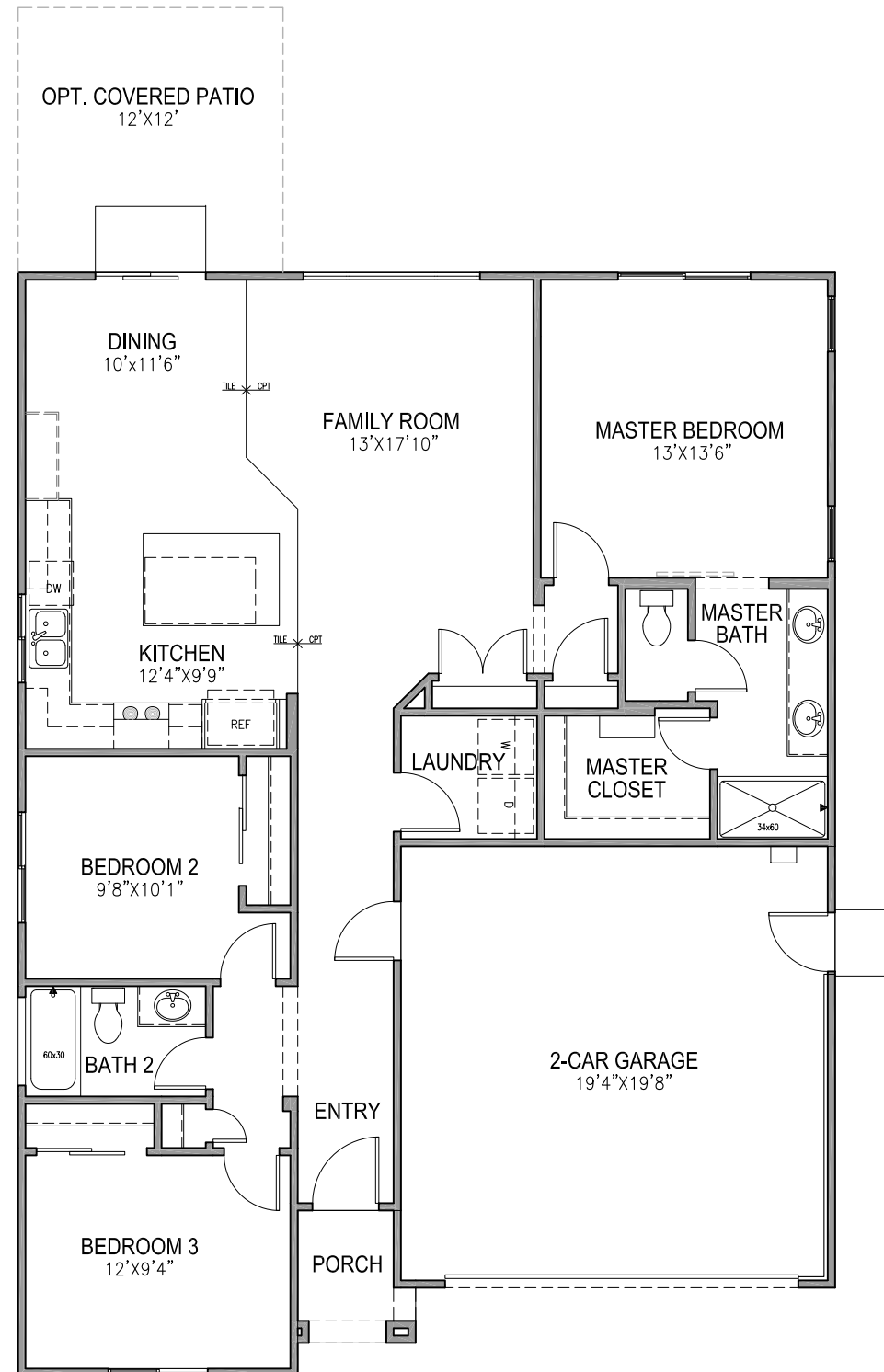
OPTIONAL PATIOS MUST
MEET ALL REQUIRED
SETBACKS



JM-20 TYPICAL LOT FIT 1



JM-20 TYPICAL LOT FIT 2



FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

1343 FLOOR PLAN
SIERRA VISTA
JM20

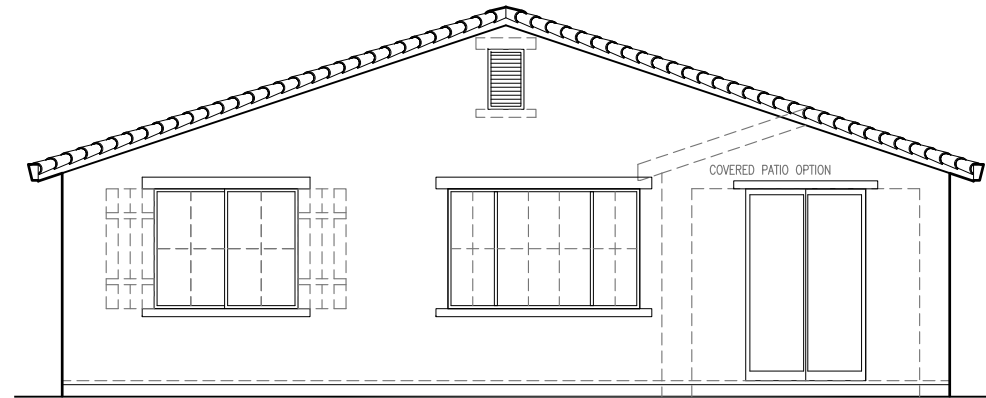


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FRONT ELEVATION 'A'

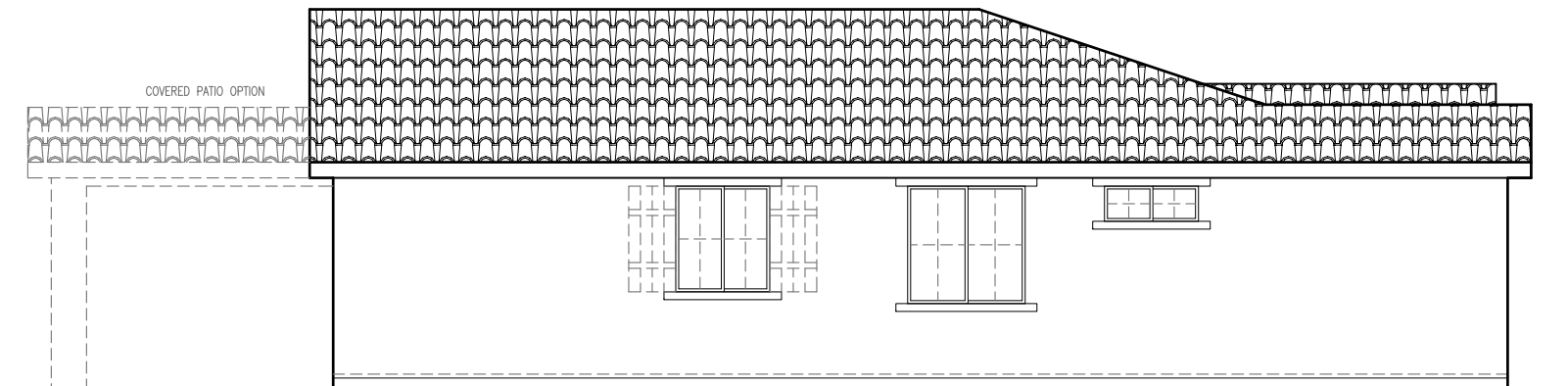
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REAR ELEVATION 'A'

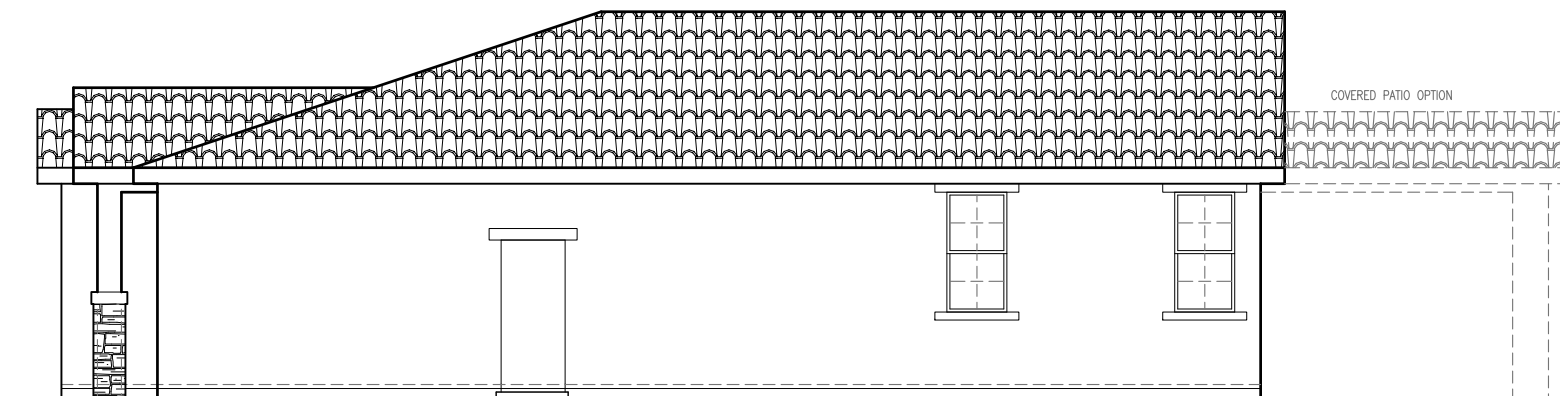
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS
(DASHED LINES) TO BE SELECTED WHENEVER SIDE
IS ADJACENT TO A STREET, OPEN SPACE, OR
OTHER PUBLIC LOCATION.



RIGHT ELEVATION 'A'

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



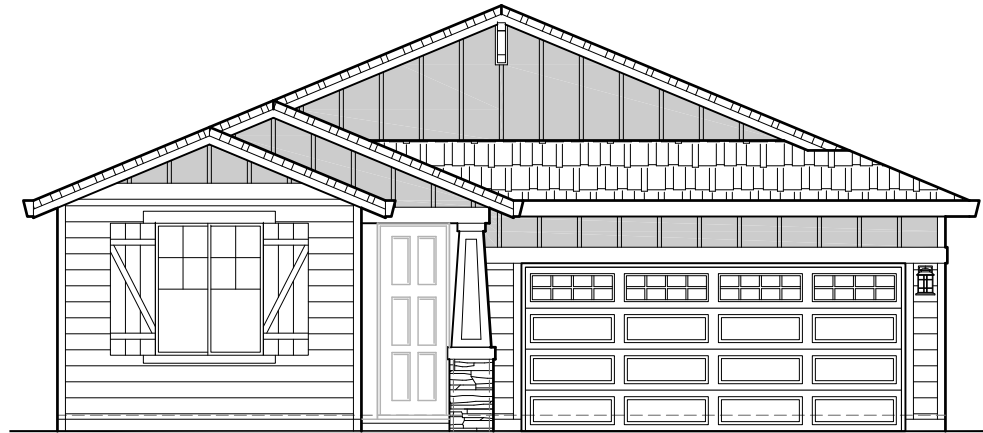
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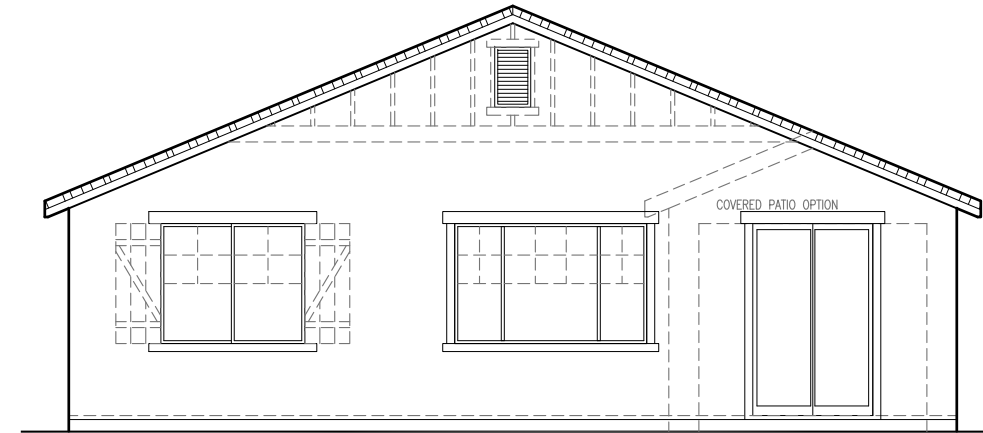
1343 'A' ELEVATIONS
SIERRA VISTA
JM20



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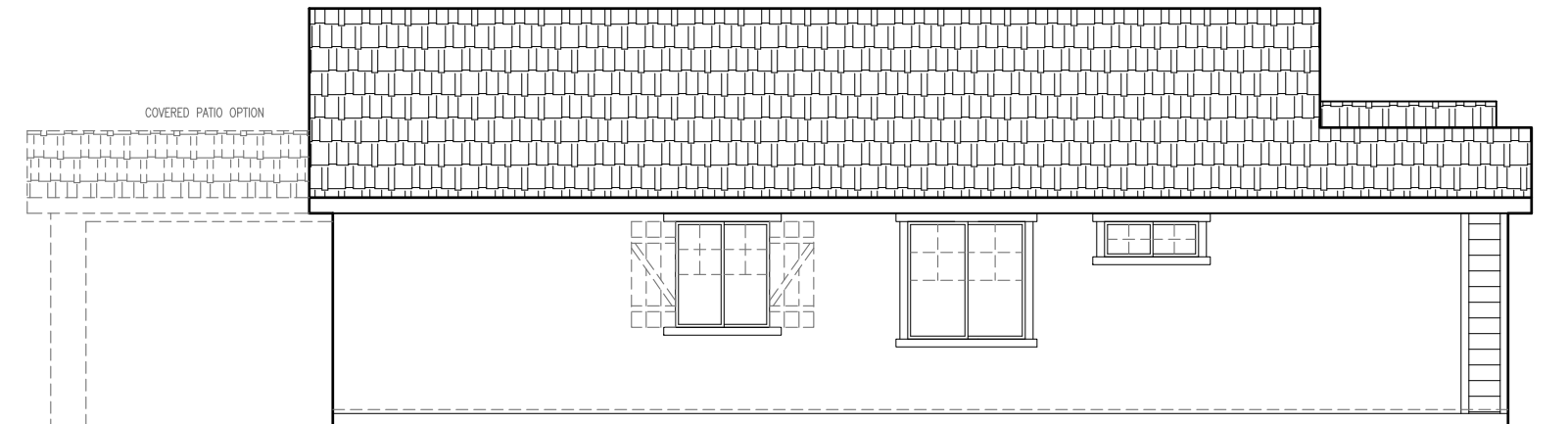


FRONT ELEVATION 'B'
SCALE: 1/8"=1'-0"

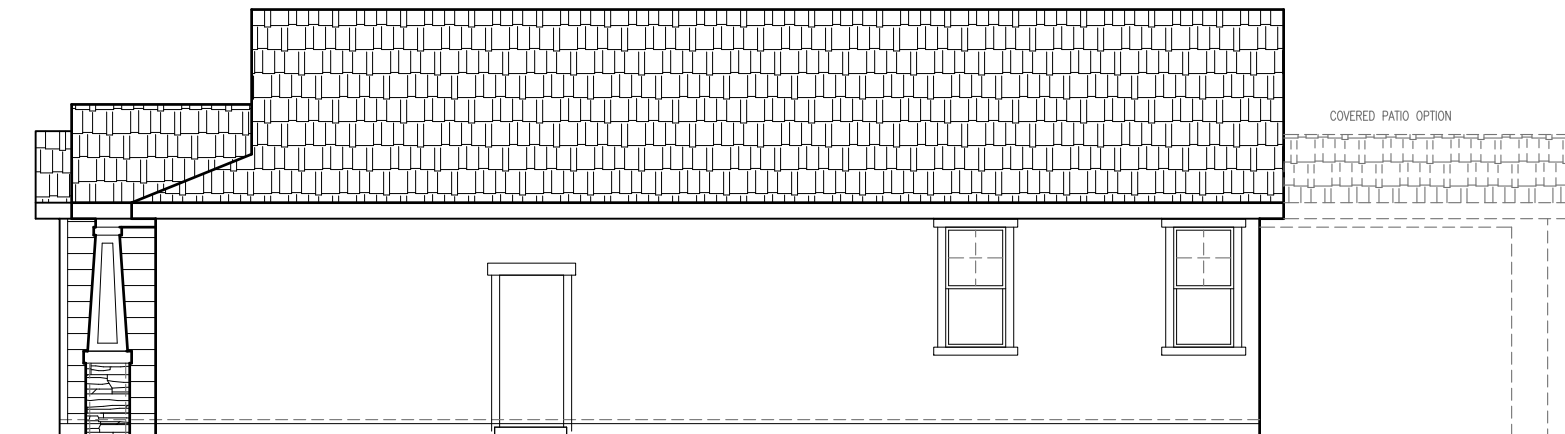


REAR ELEVATION 'B'
SCALE: 1/8"=1'-0"

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RIGHT ELEVATION 'B'
SCALE: 1/8"=1'-0"



LEFT ELEVATION 'B'
SCALE: 1/8"=1'-0"

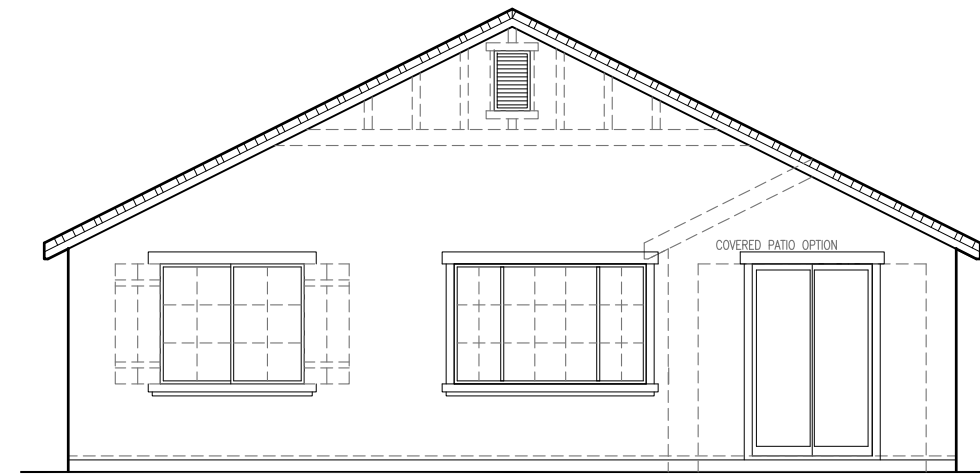
1343 'B' ELEVATIONS
SIERRA VISTA
JM20



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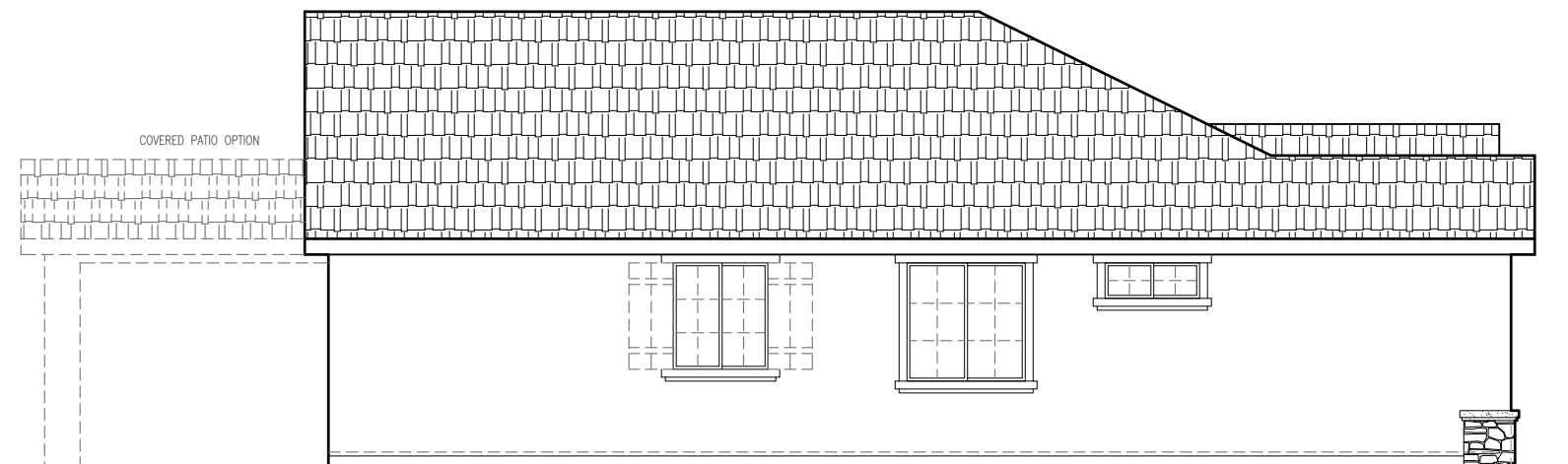


FRONT ELEVATION 'C'
SCALE: 1/8"=1'-0"

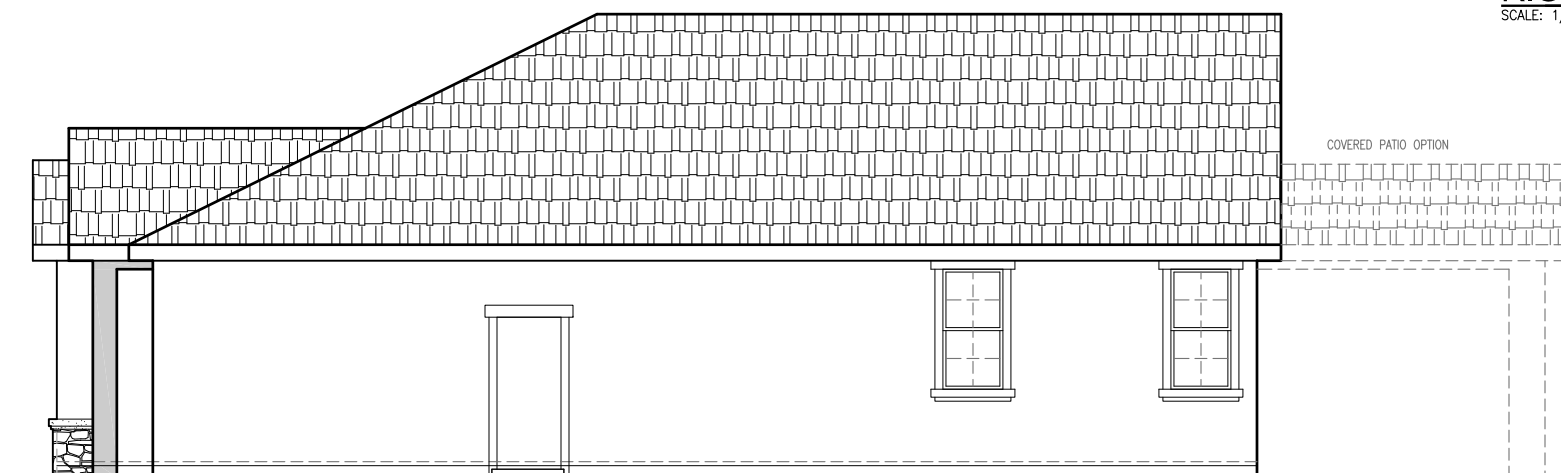


REAR ELEVATION 'C'
SCALE: 1/8"=1'-0"

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RIGHT ELEVATION 'C'
SCALE: 1/8"=1'-0"



LEFT ELEVATION 'C'
SCALE: 1/8"=1'-0"

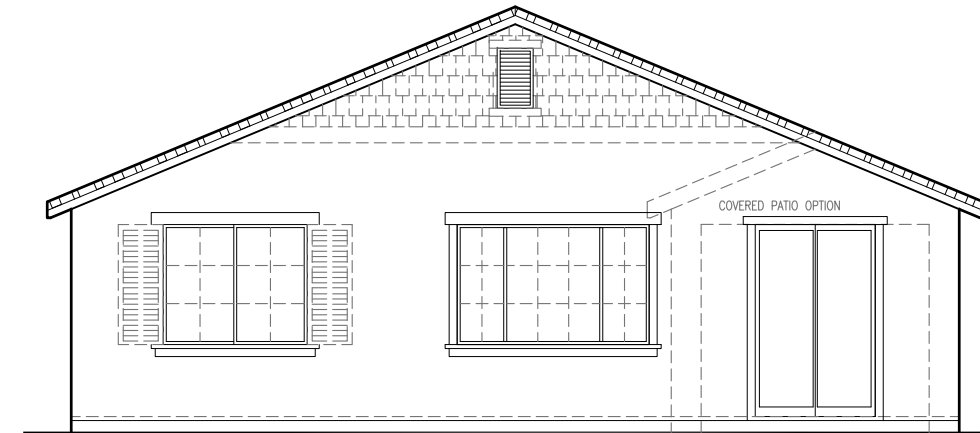
1343 'C' ELEVATIONS
SIERRA VISTA
JM20



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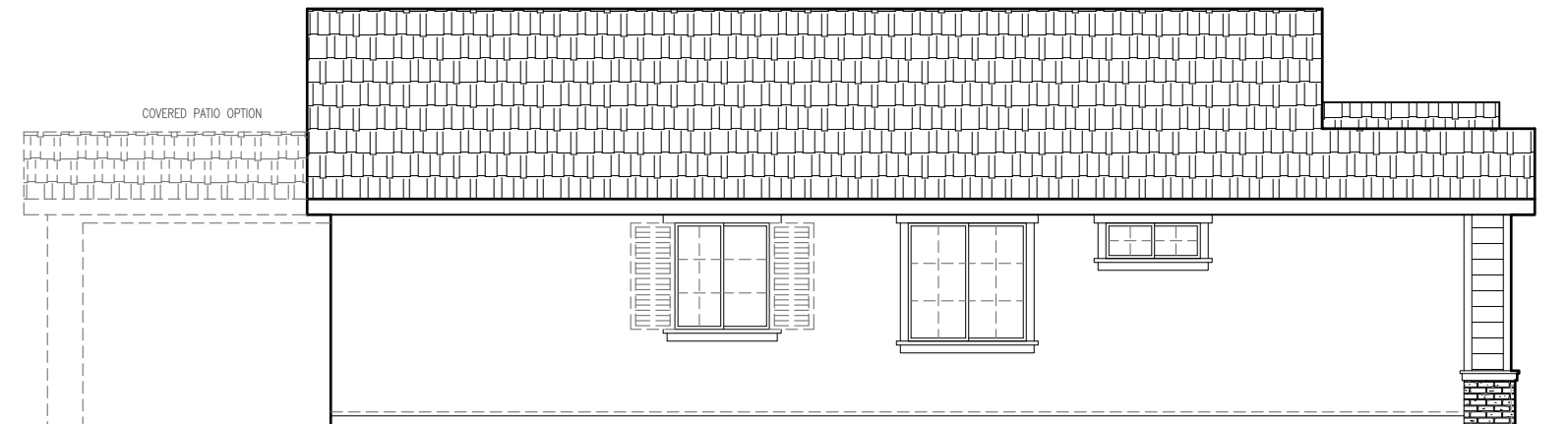


FRONT ELEVATION 'D'
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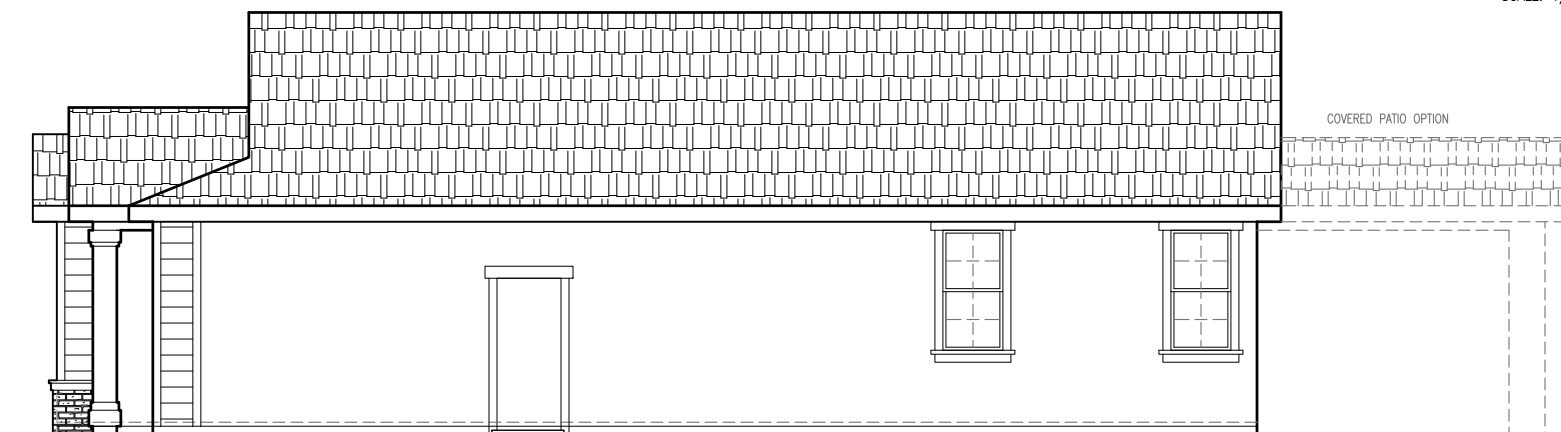


REAR ELEVATION 'D'
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RIGHT ELEVATION 'D'
SCALE: 1/8"=1'-0"

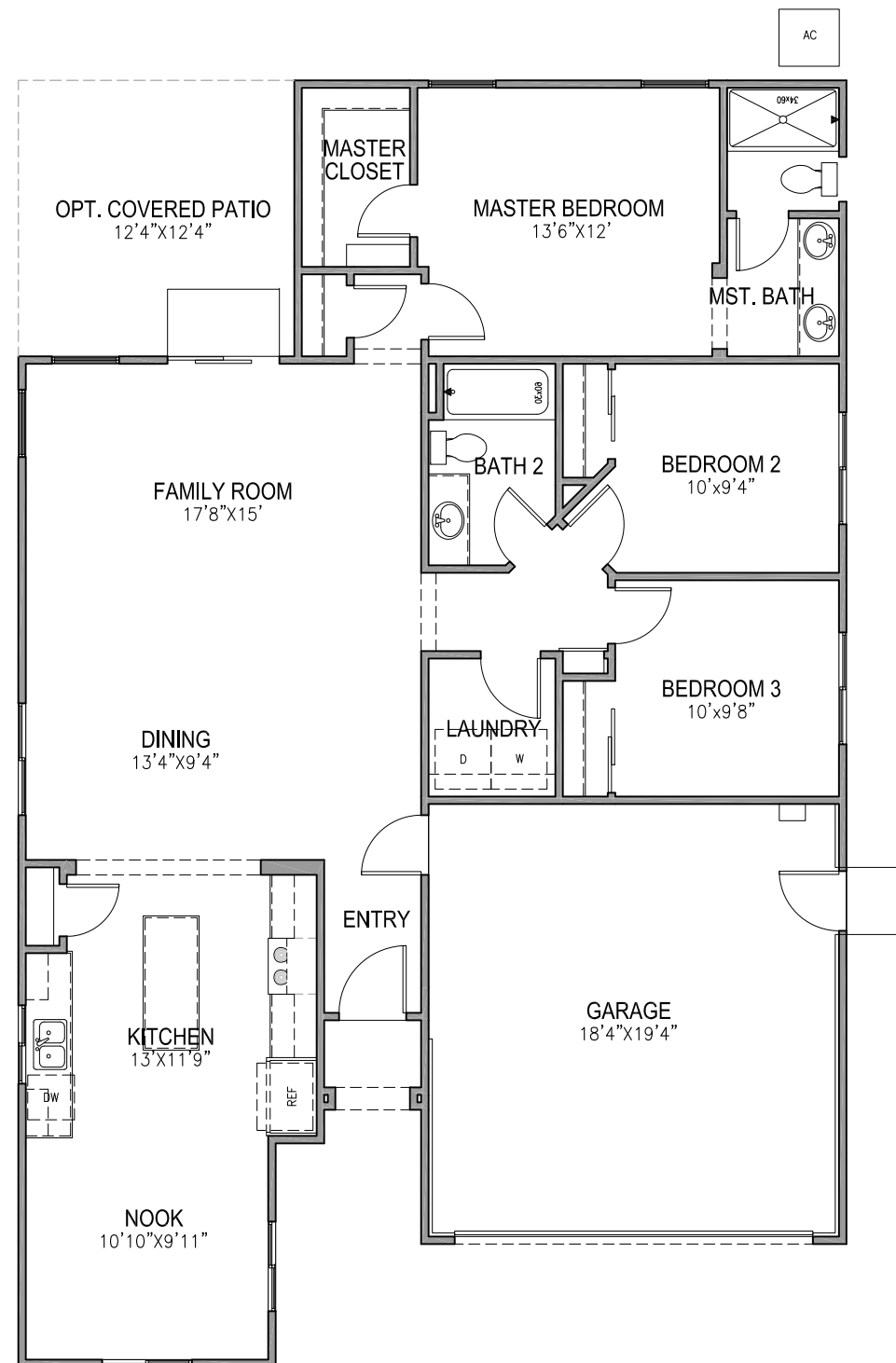


LEFT ELEVATION 'D'
SCALE: 1/8"=1'-0"

1343 'D' ELEVATIONS
SIERRA VISTA
JM20



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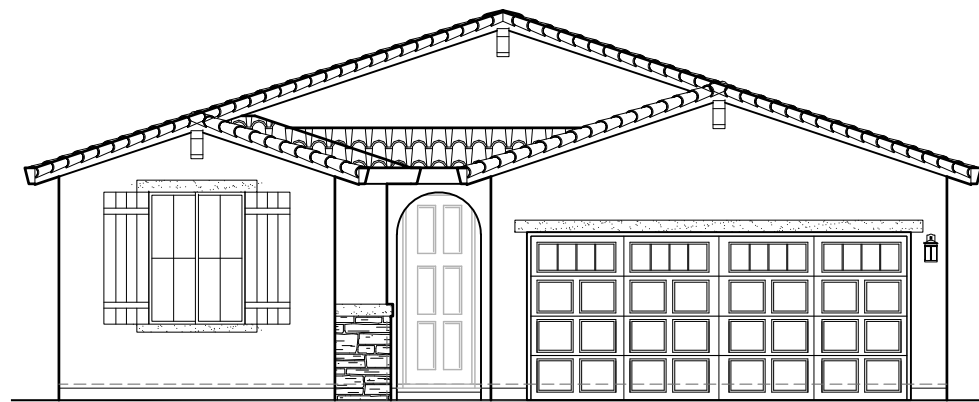


FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

1412 FLOOR PLAN
SIERRA VISTA
JM20

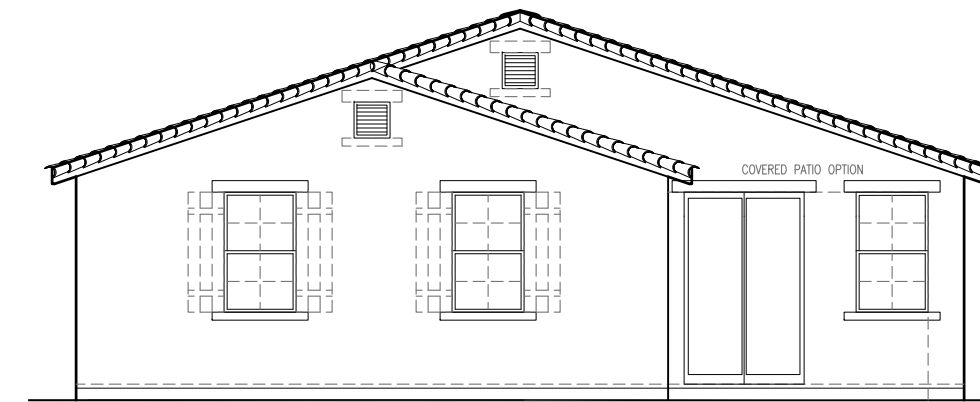


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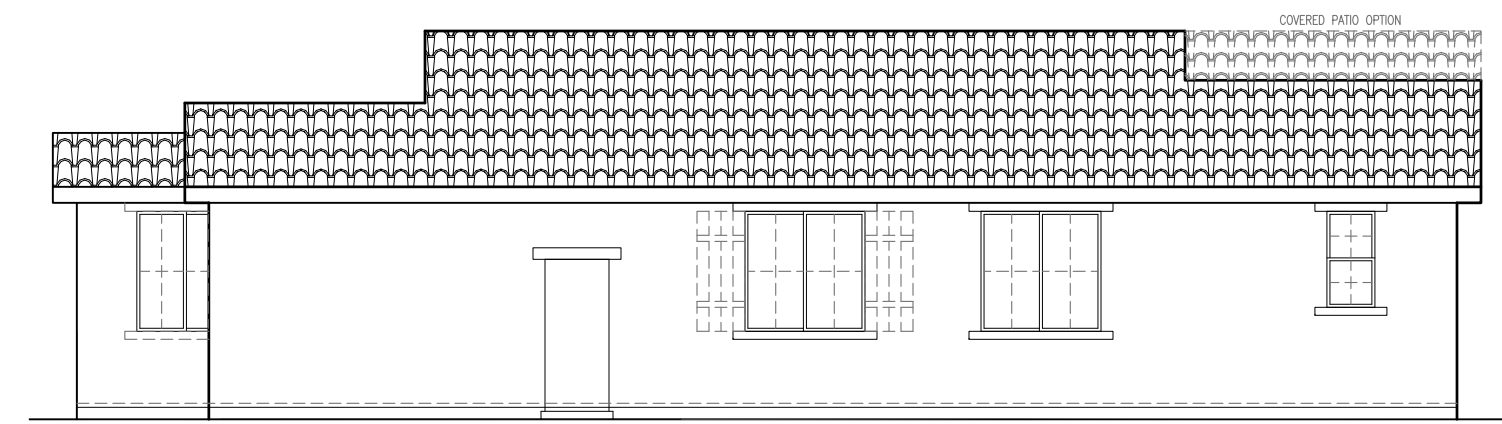
FRONT ELEVATION 'A'

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



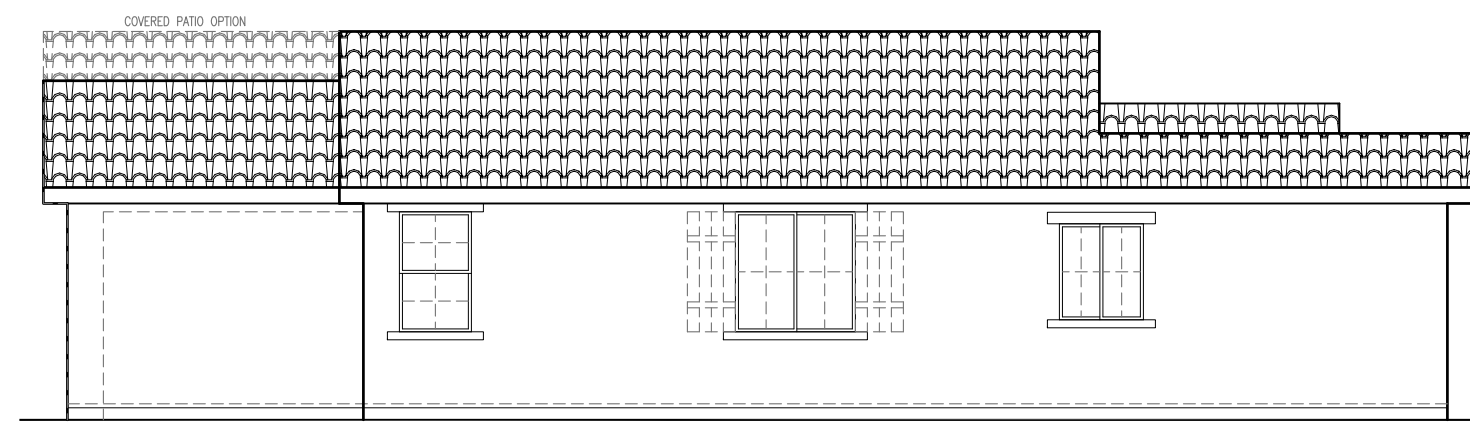
REAR ELEVATION 'A'

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RIGHT ELEVATION 'A'

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



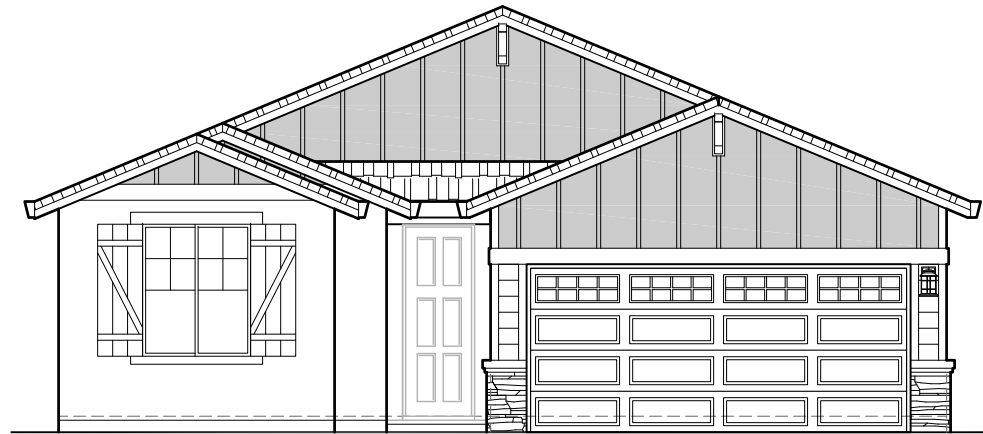
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1412 'A' ELEVATIONS
SIERRA VISTA
JM20

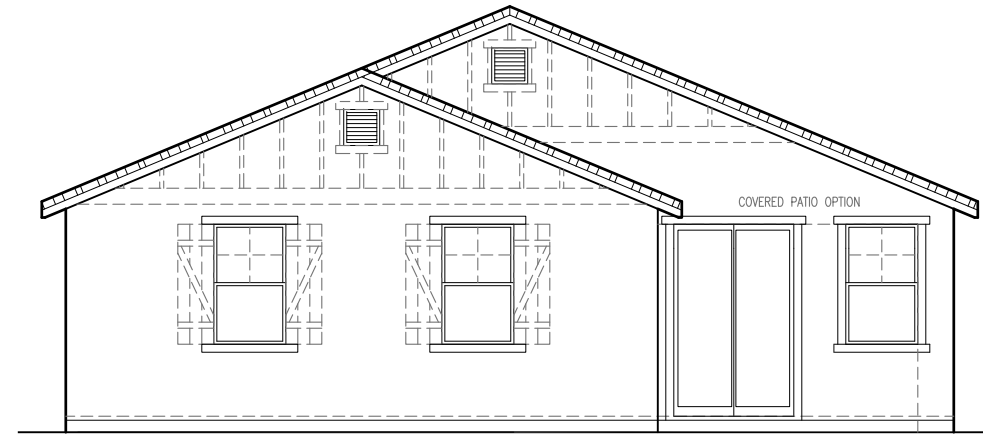


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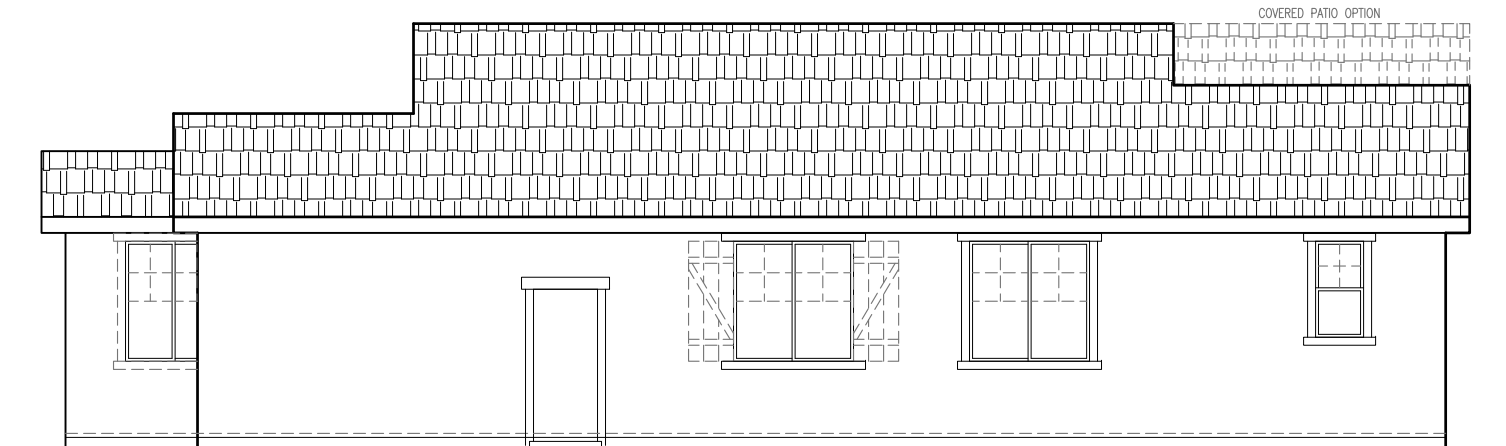
FRONT ELEVATION 'B'

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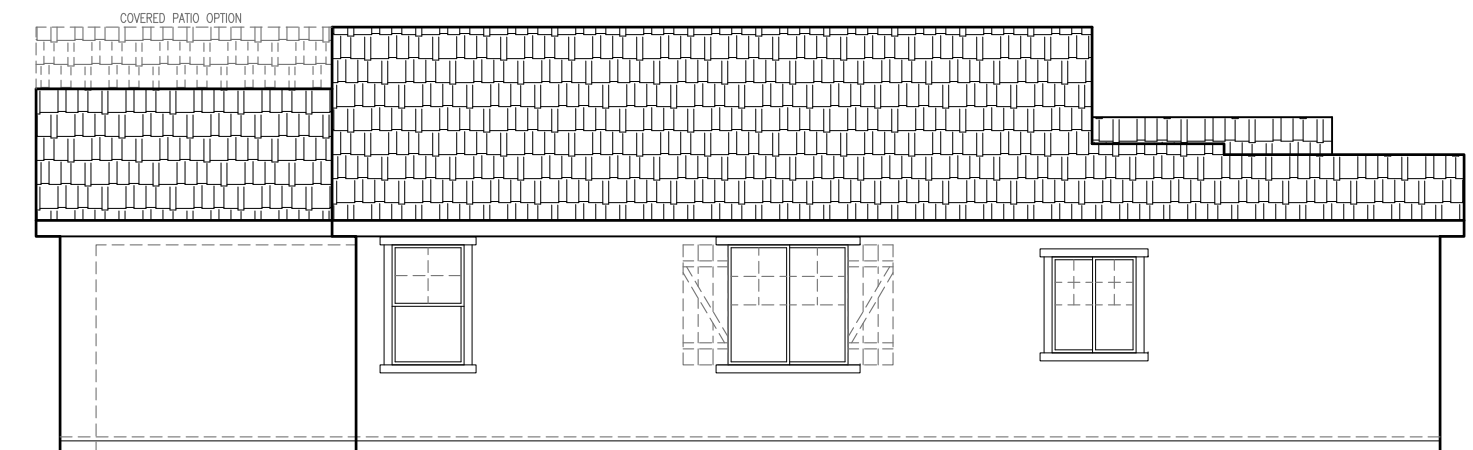
REAR ELEVATION 'B'

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



RIGHT ELEVATION 'B'

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



LEFT ELEVATION 'B'

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

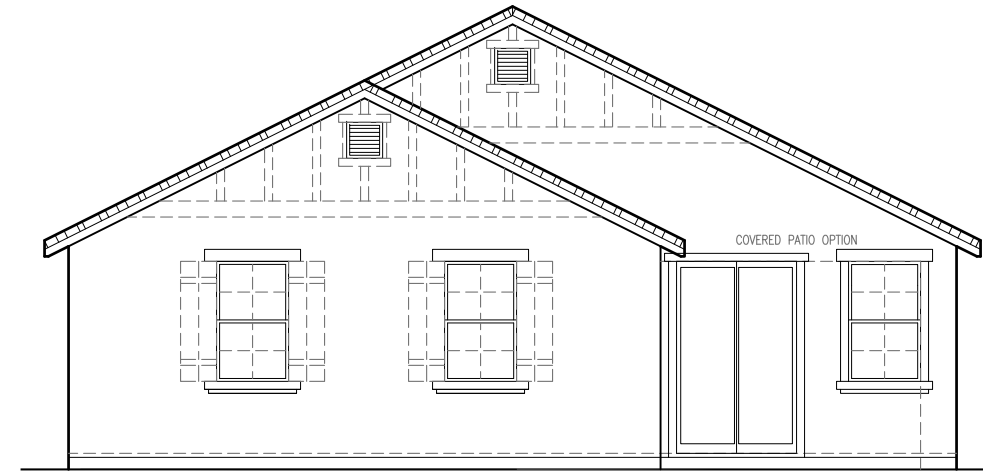
1412 'B' ELEVATIONS
SIERRA VISTA
JM20



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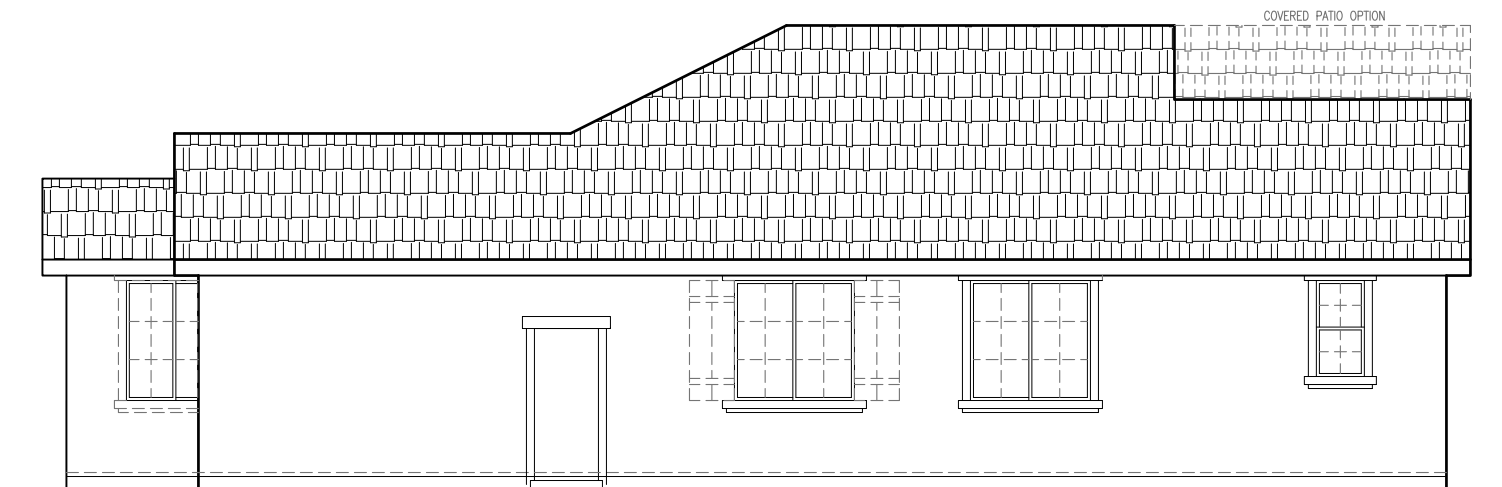


FRONT ELEVATION 'C'
SCALE: 1/8"=1'-0"

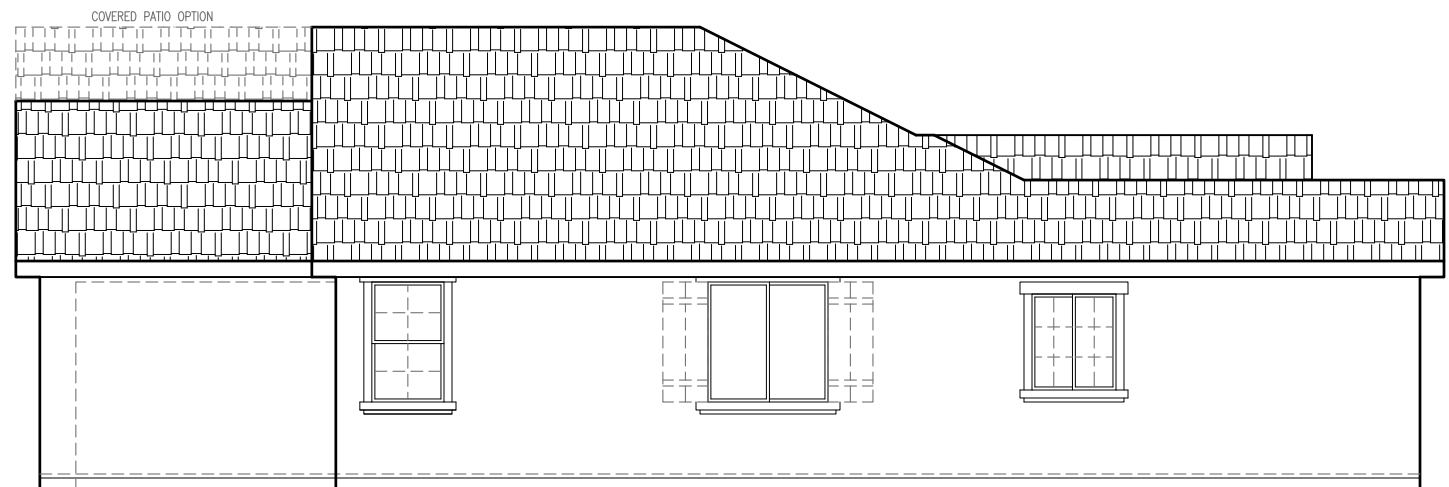


REAR ELEVATION 'C'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS
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OTHER PUBLIC LOCATION.



RIGHT ELEVATION 'C'
SCALE: 1/8"=1'-0"



LEFT ELEVATION 'C'
SCALE: 1/8"=1'-0"

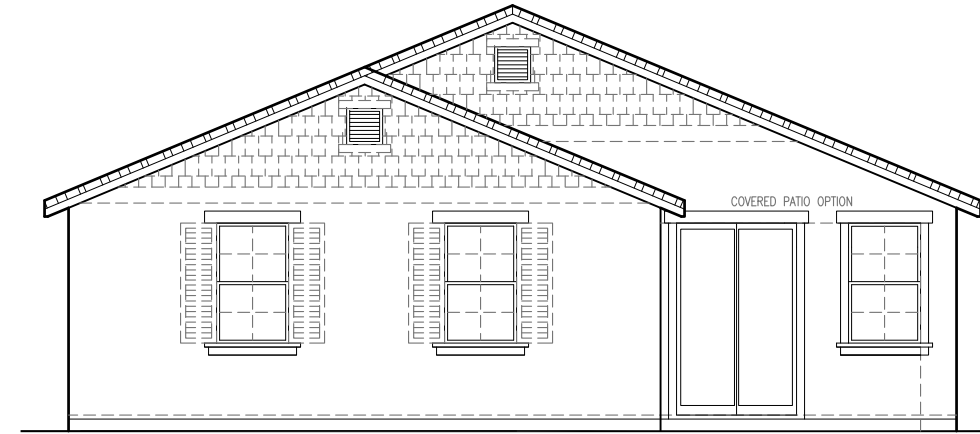
1412 'C' ELEVATIONS
SIERRA VISTA
JM20



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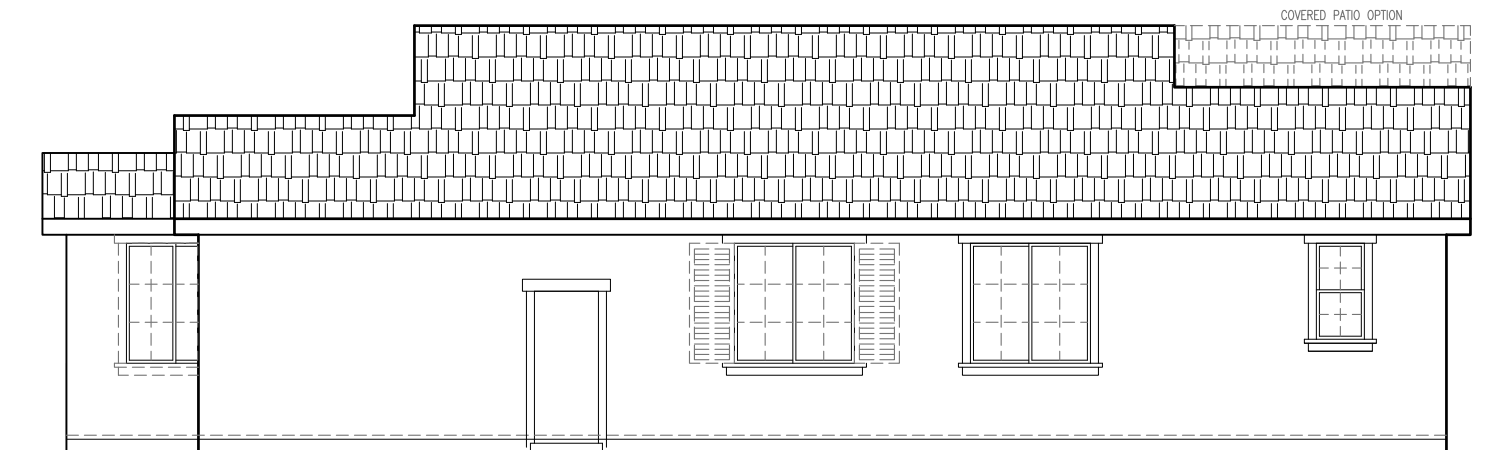


FRONT ELEVATION 'D'
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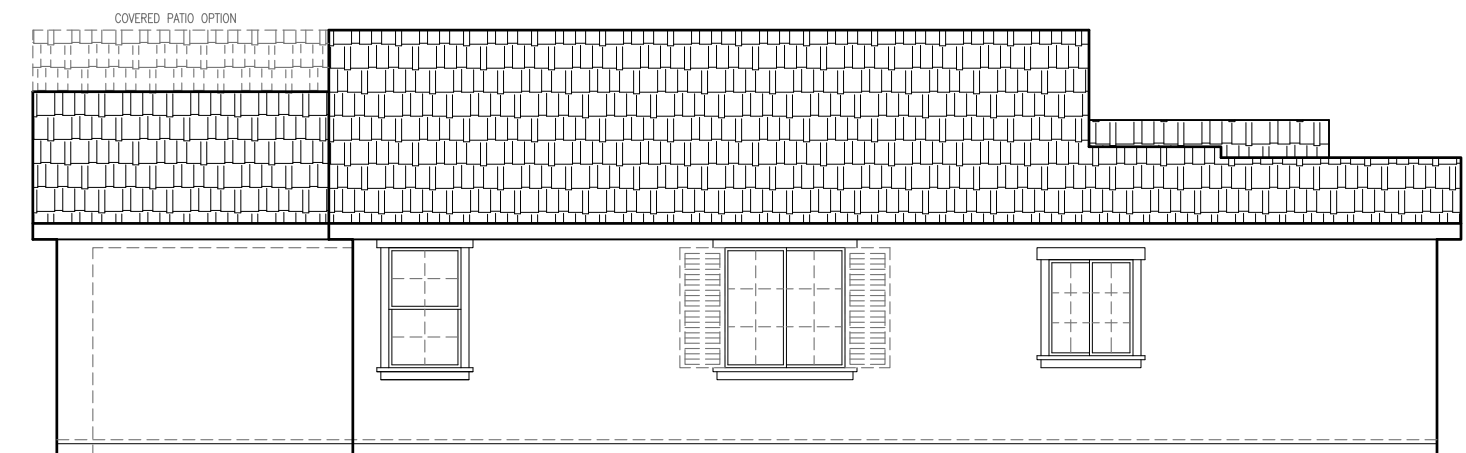


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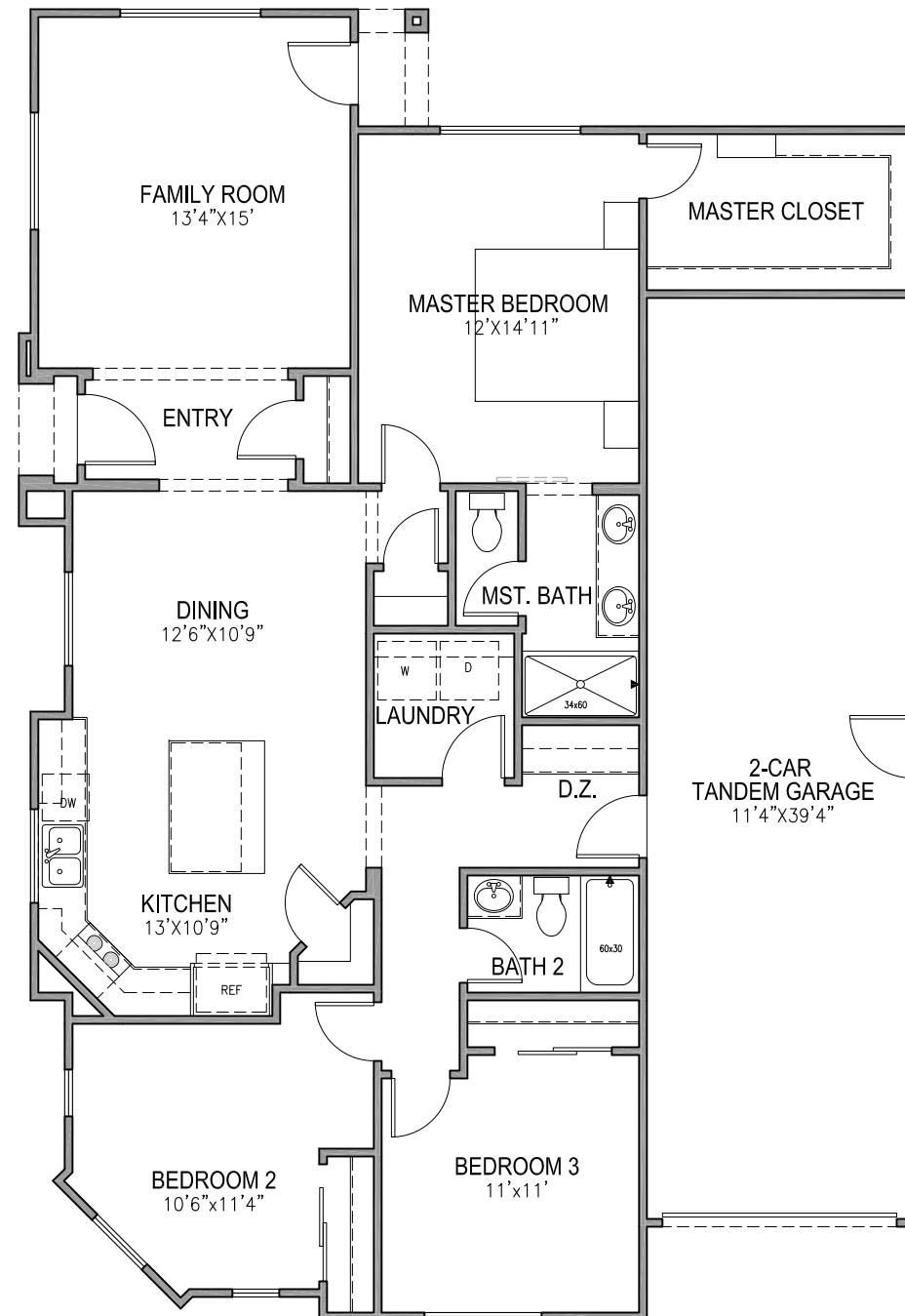


LEFT ELEVATION 'D'
SCALE: 1/8"=1'-0"

1412 'D' ELEVATIONS
SIERRA VISTA
JM20



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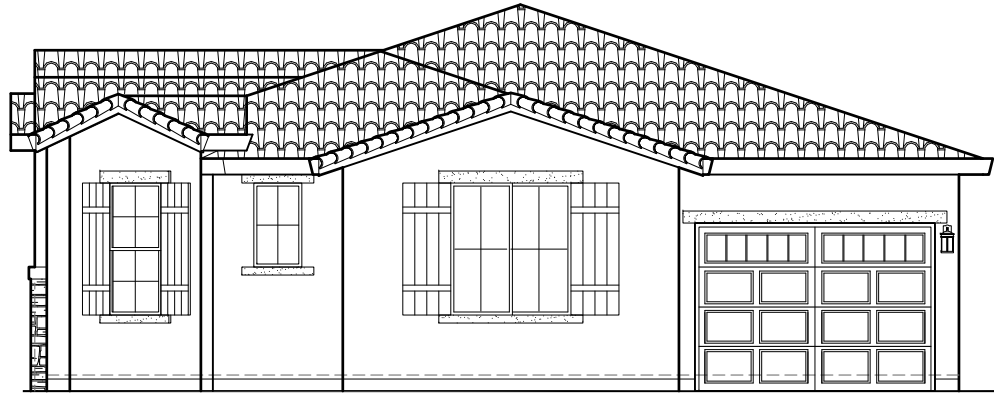
FIRST FLOOR PLAN

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

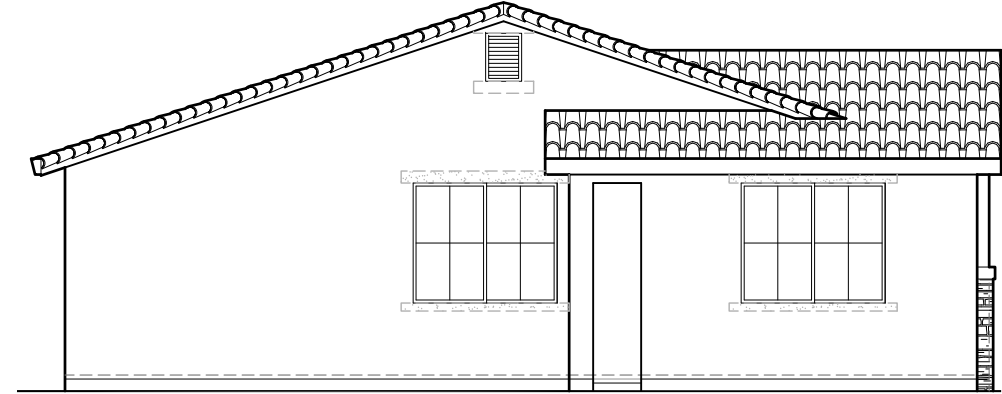
1435 FLOOR PLAN
SIERRA VISTA
JM20



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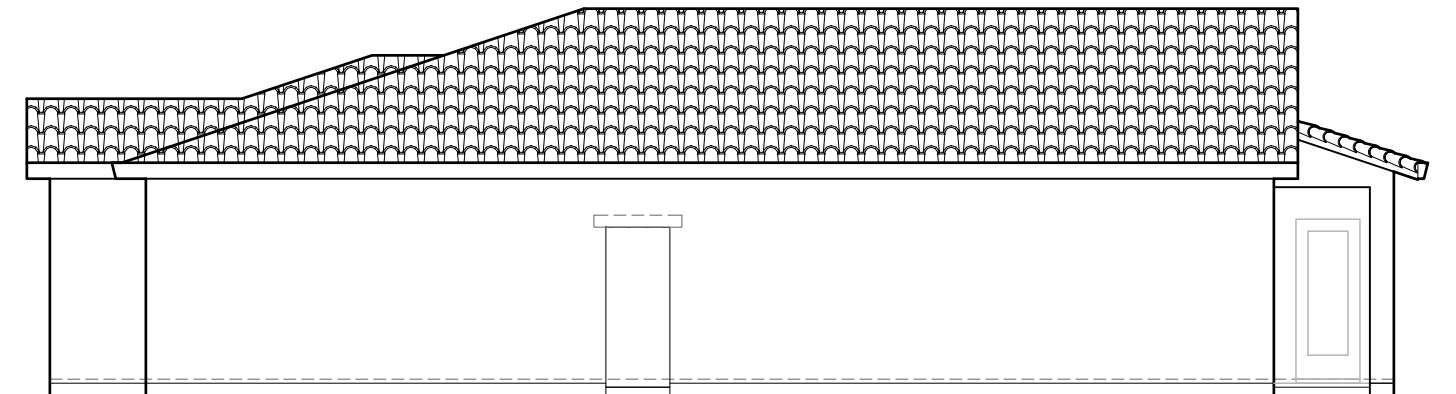


FRONT ELEVATION 'A'
SCALE: 1/8"=1'-0"



REAR ELEVATION 'A'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS
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RIGHT ELEVATION 'A'
SCALE: 1/8"=1'-0"



LEFT ELEVATION 'A'
SCALE: 1/8"=1'-0"

1435 'A' ELEVATIONS
SIERRA VISTA
JM20

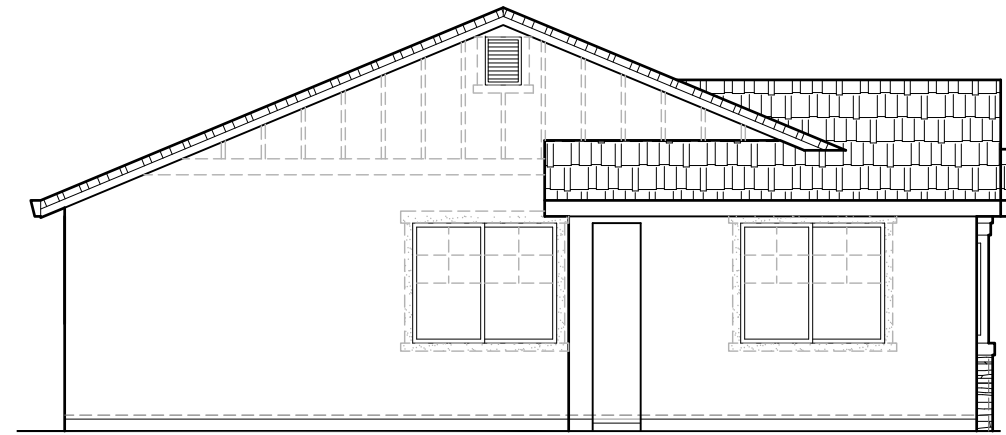


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FRONT ELEVATION 'B'

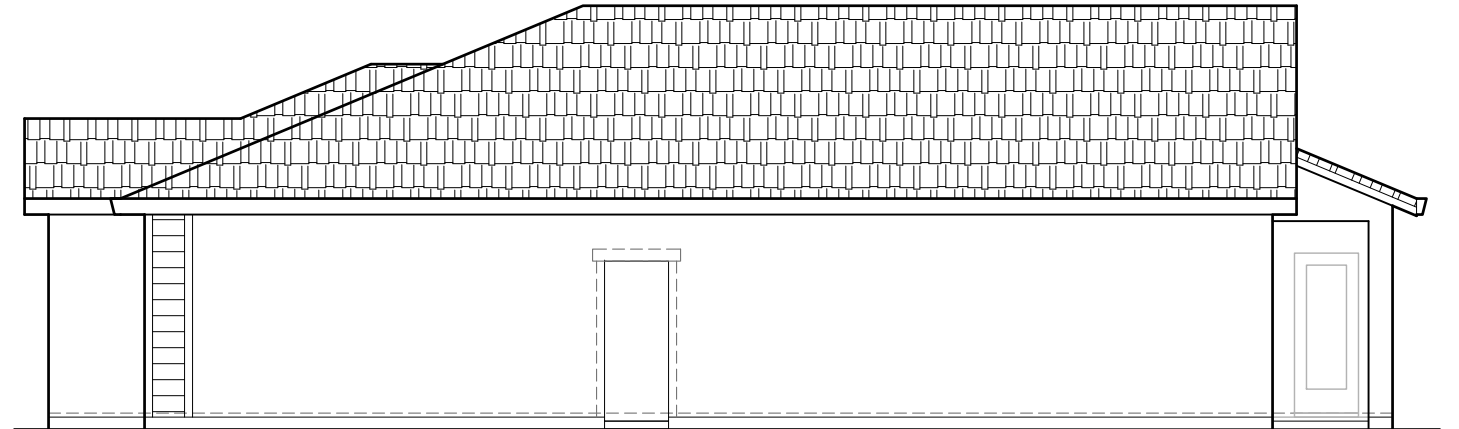
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REAR ELEVATION 'B'

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

SIDE AND REAR ELEVATION ENHANCEMENTS
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RIGHT ELEVATION 'B'

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



LEFT ELEVATION 'B'

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

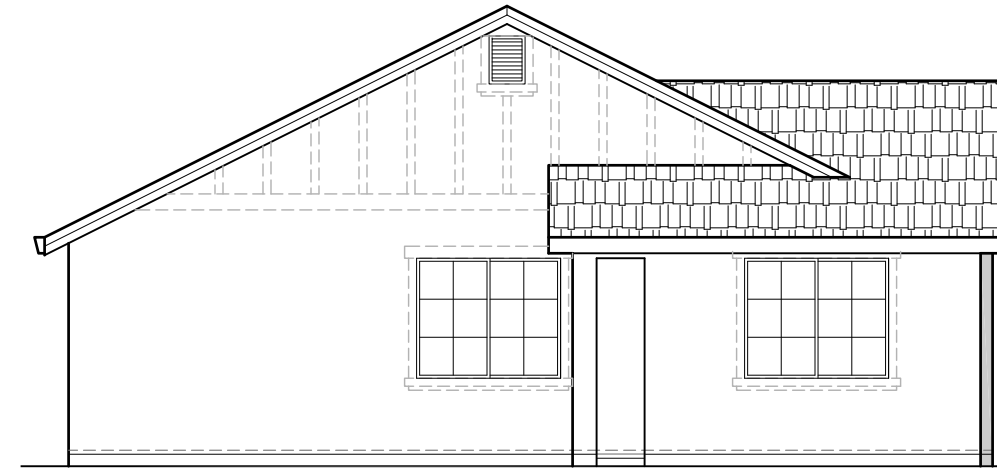
1435 'B' ELEVATIONS
SIERRA VISTA
JM20



John Mourier Construction Inc.
Roseville, California

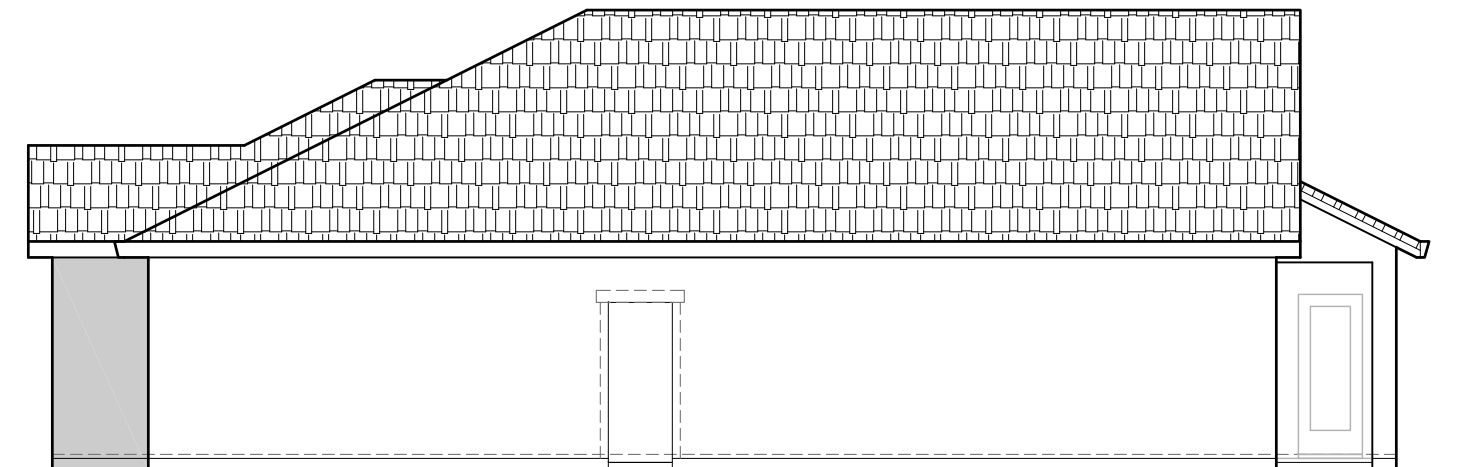


FRONT ELEVATION 'C'
SCALE: 1/8"=1'-0"



REAR ELEVATION 'C'
SCALE: 1/8"=1'-0"

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LEFT ELEVATION 'C'
SCALE: 1/8"=1'-0"

1435 'C' ELEVATIONS
SIERRA VISTA
JM20

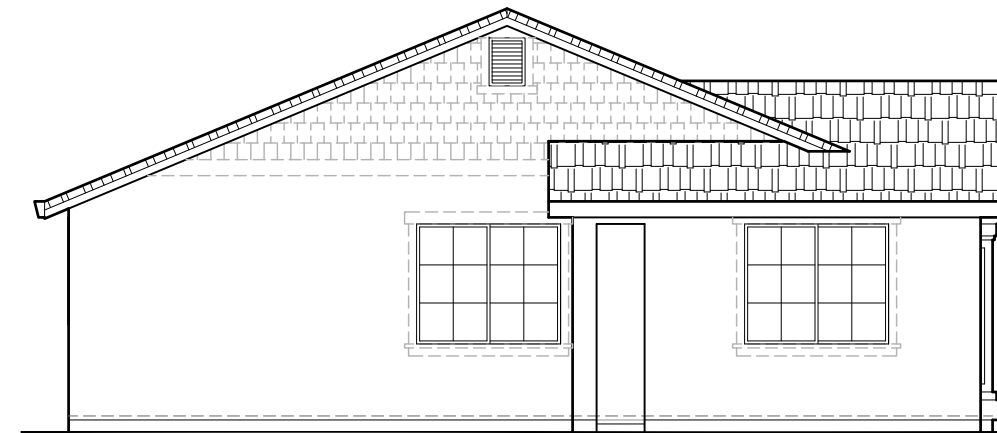


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FRONT ELEVATION 'D'

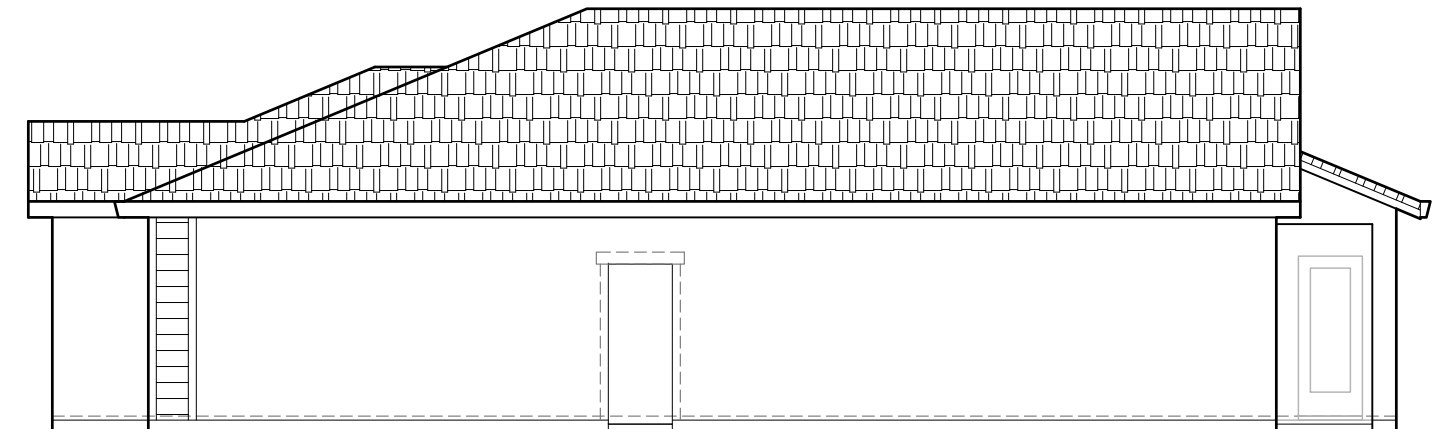
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REAR ELEVATION 'D'

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

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RIGHT ELEVATION 'D'

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



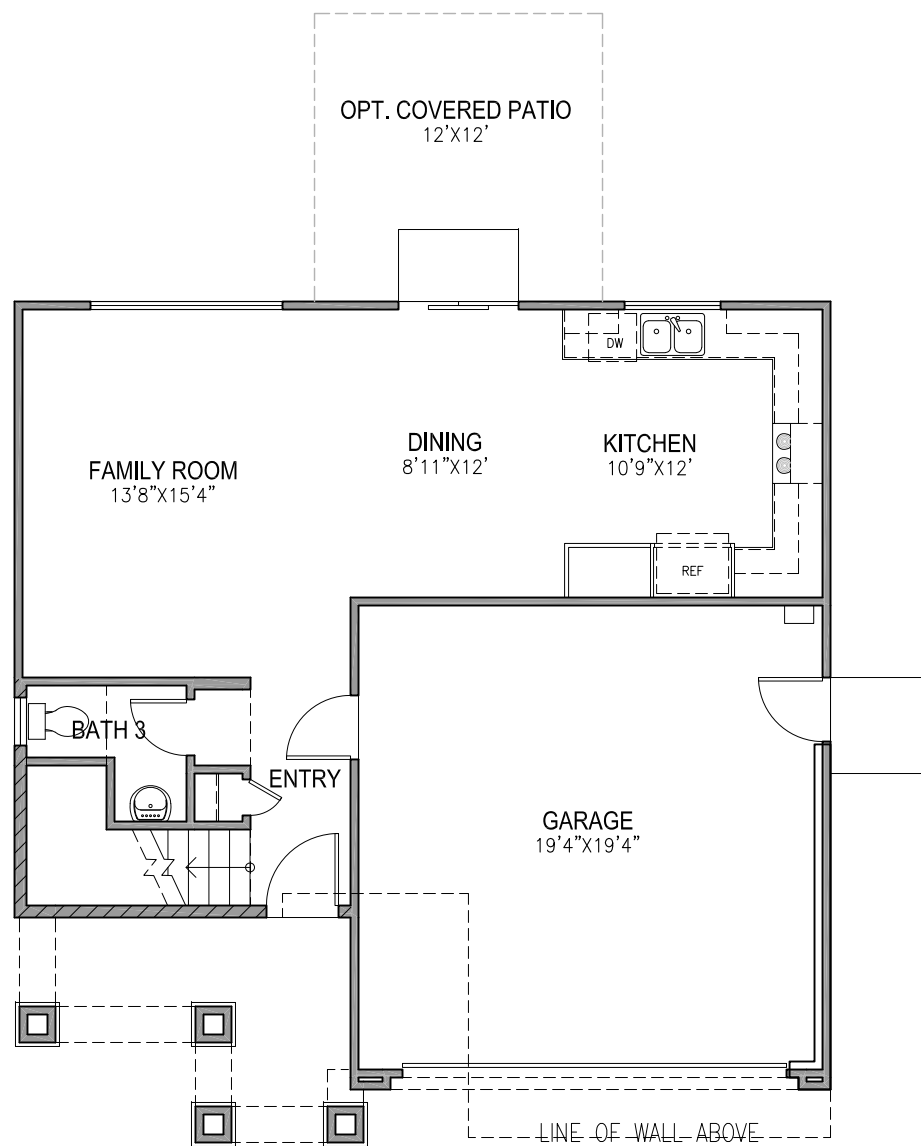
LEFT ELEVATION 'D'

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

1435 'D' ELEVATIONS
SIERRA VISTA
JM20

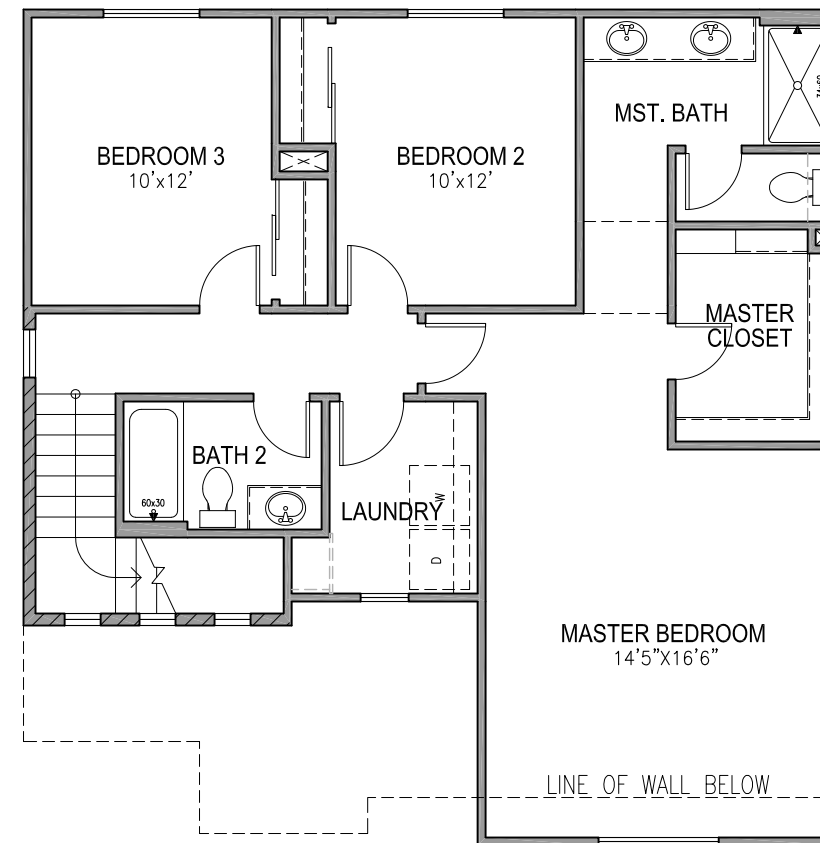


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FIRST FLOOR PLAN

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



SECOND FLOOR PLAN

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

1570 FLOOR PLAN
SIERRA VISTA
JM20

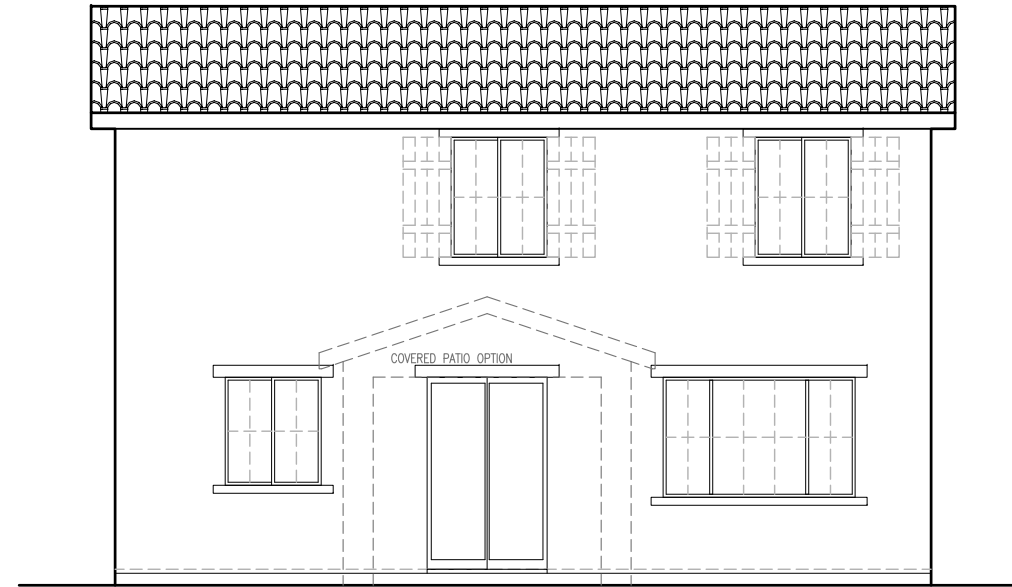


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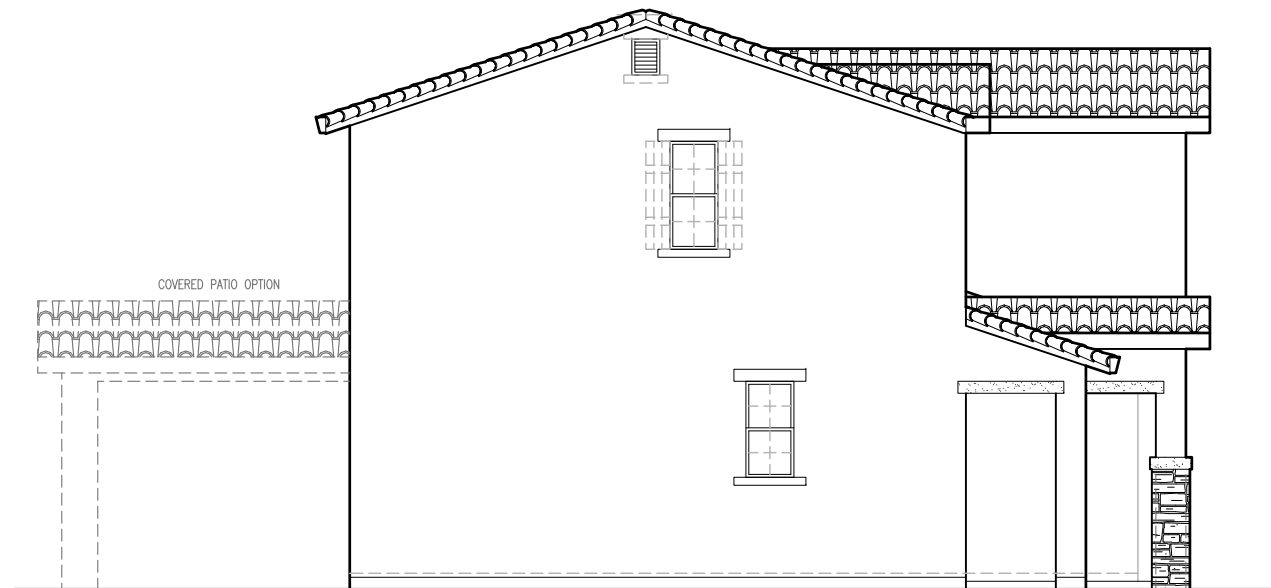
FRONT ELEVATION 'A'

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



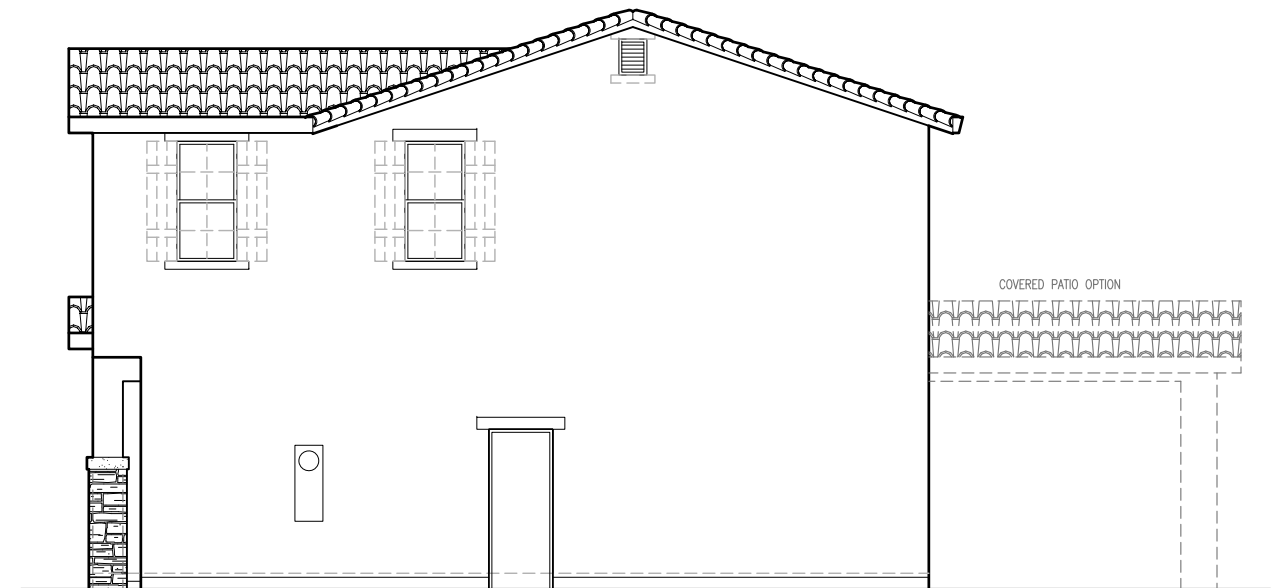
REAR ELEVATION 'A'

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



LEFT ELEVATION 'A'

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



RIGHT ELEVATION 'A'

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

SIDE AND REAR ELEVATION ENHANCEMENTS
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1570 'A' ELEVATIONS
SIERRA VISTA
JM20

JMC HOMES

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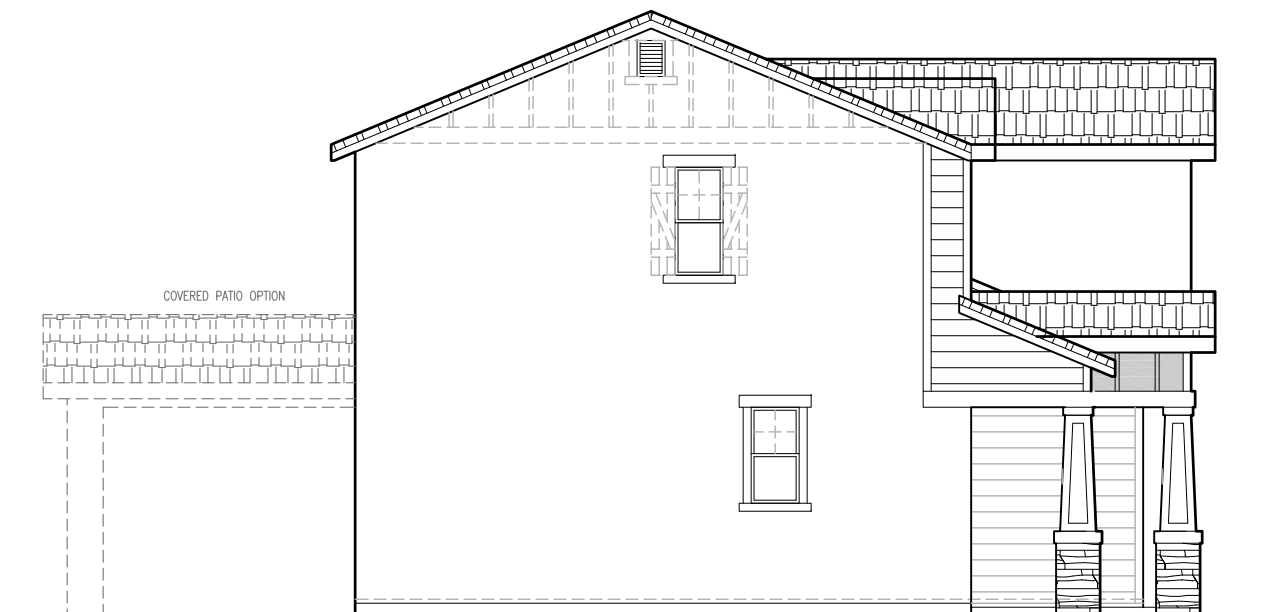
FRONT ELEVATION 'B'

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



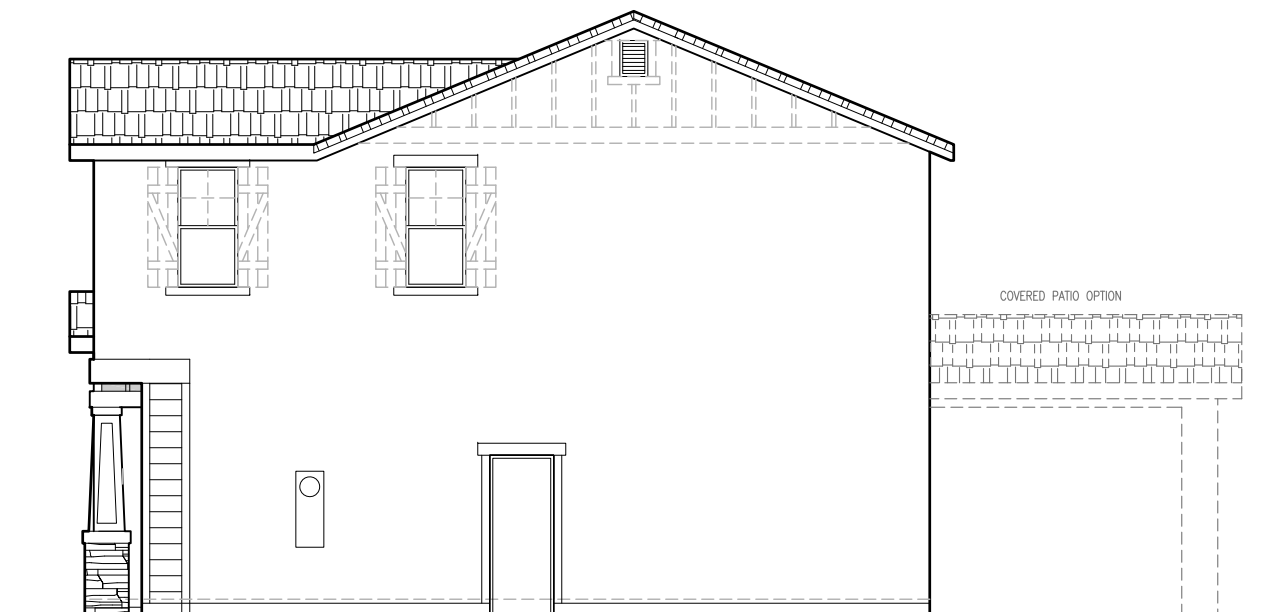
REAR ELEVATION 'B'

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



LEFT ELEVATION 'B'

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



RIGHT ELEVATION 'B'

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

SIDE AND REAR ELEVATION ENHANCEMENTS
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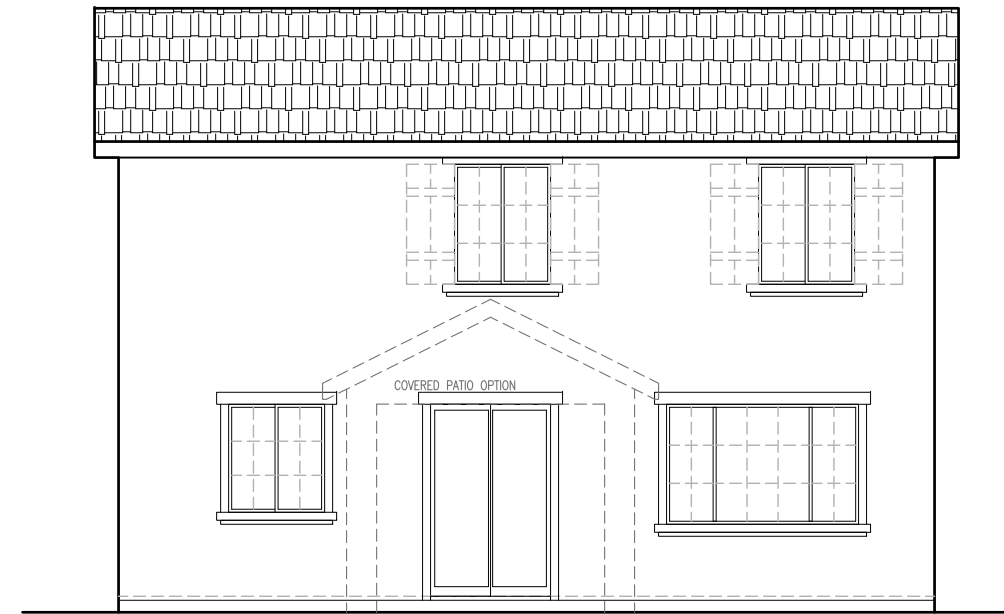
1570 'B' ELEVATIONS
SIERRA VISTA
JM20



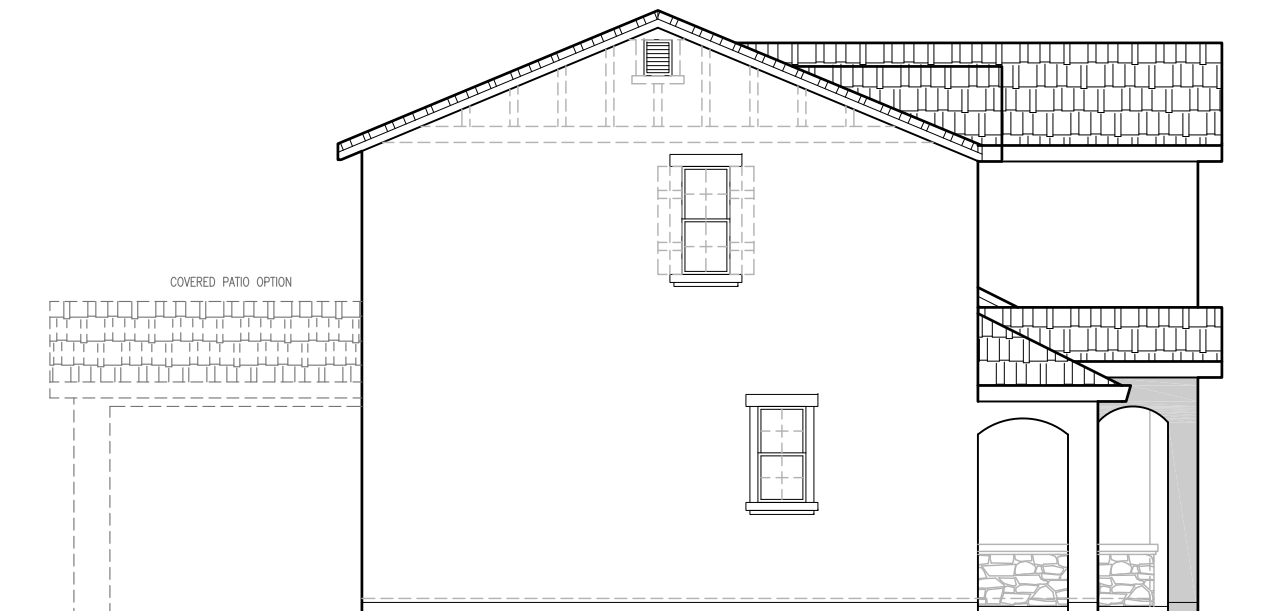
John Mourier Construction Inc.
Roseville, California



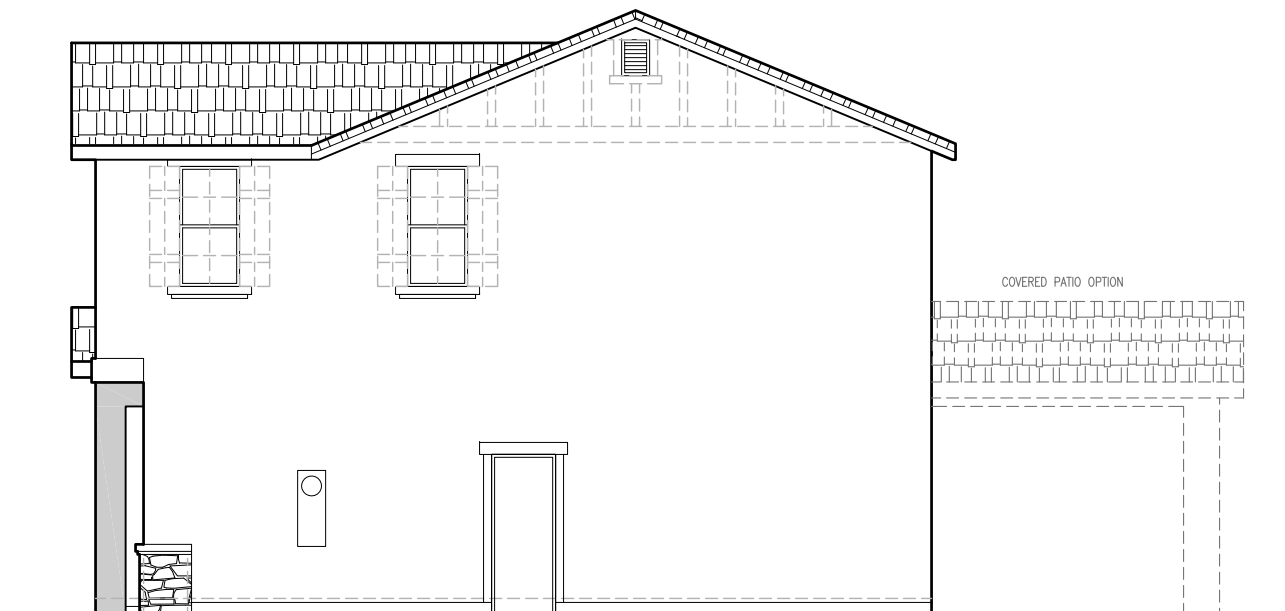
FRONT ELEVATION 'C'
SCALE: 1/8"=1'-0"



REAR ELEVATION 'C'
SCALE: 1/8"=1'-0"



LEFT ELEVATION 'C'
SCALE: 1/8"=1'-0"



RIGHT ELEVATION 'C'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS
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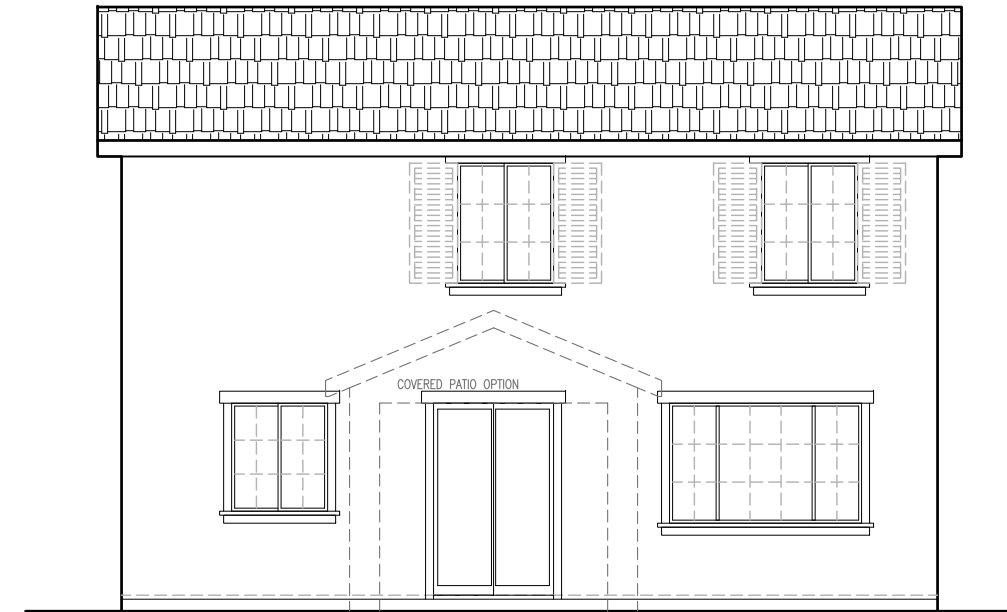
1570 'C' ELEVATIONS
SIERRA VISTA
JM20



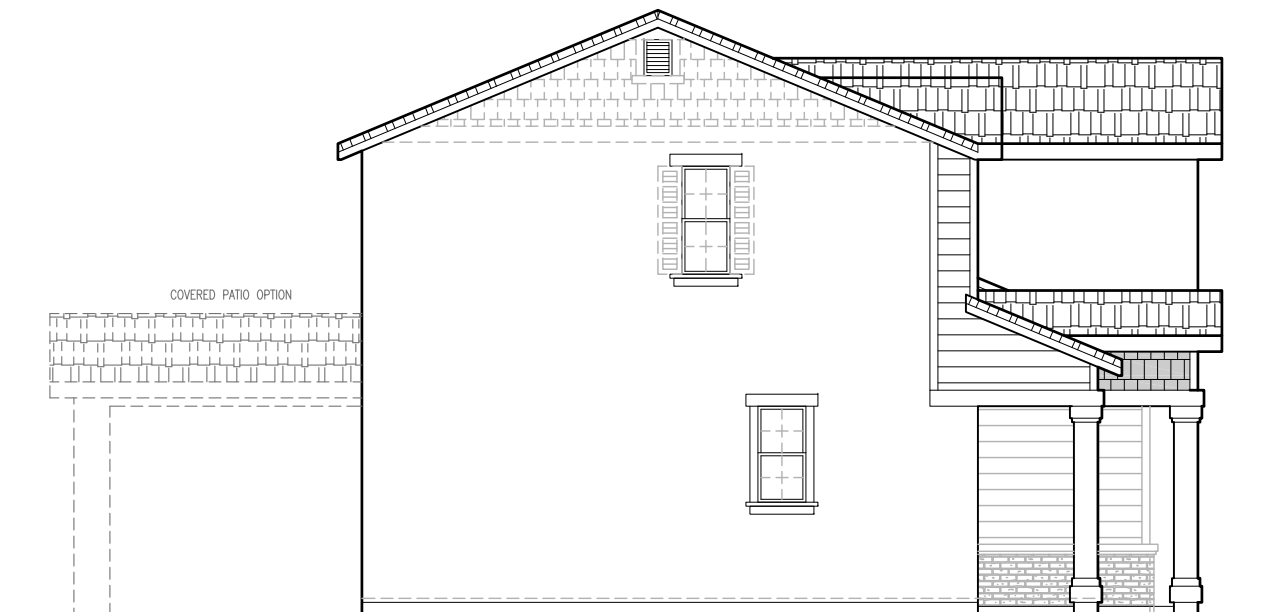
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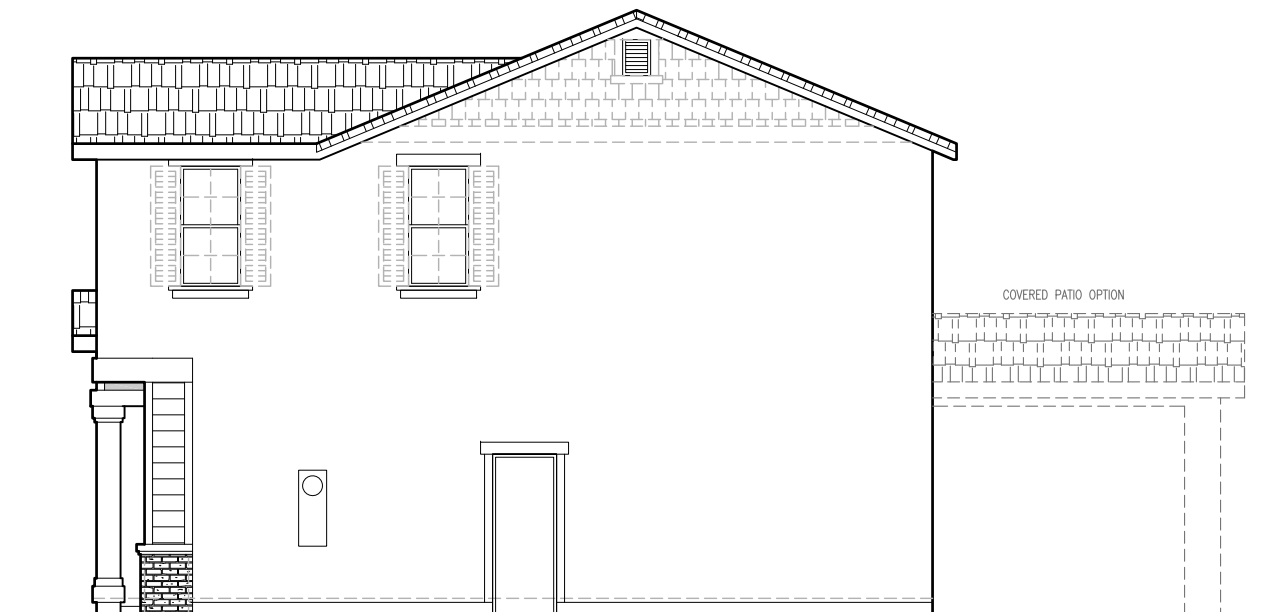
FRONT ELEVATION 'D'
SCALE: 1/8"=1'-0"



REAR ELEVATION 'D'
SCALE: 1/8"=1'-0"



LEFT ELEVATION 'D'
SCALE: 1/8"=1'-0"



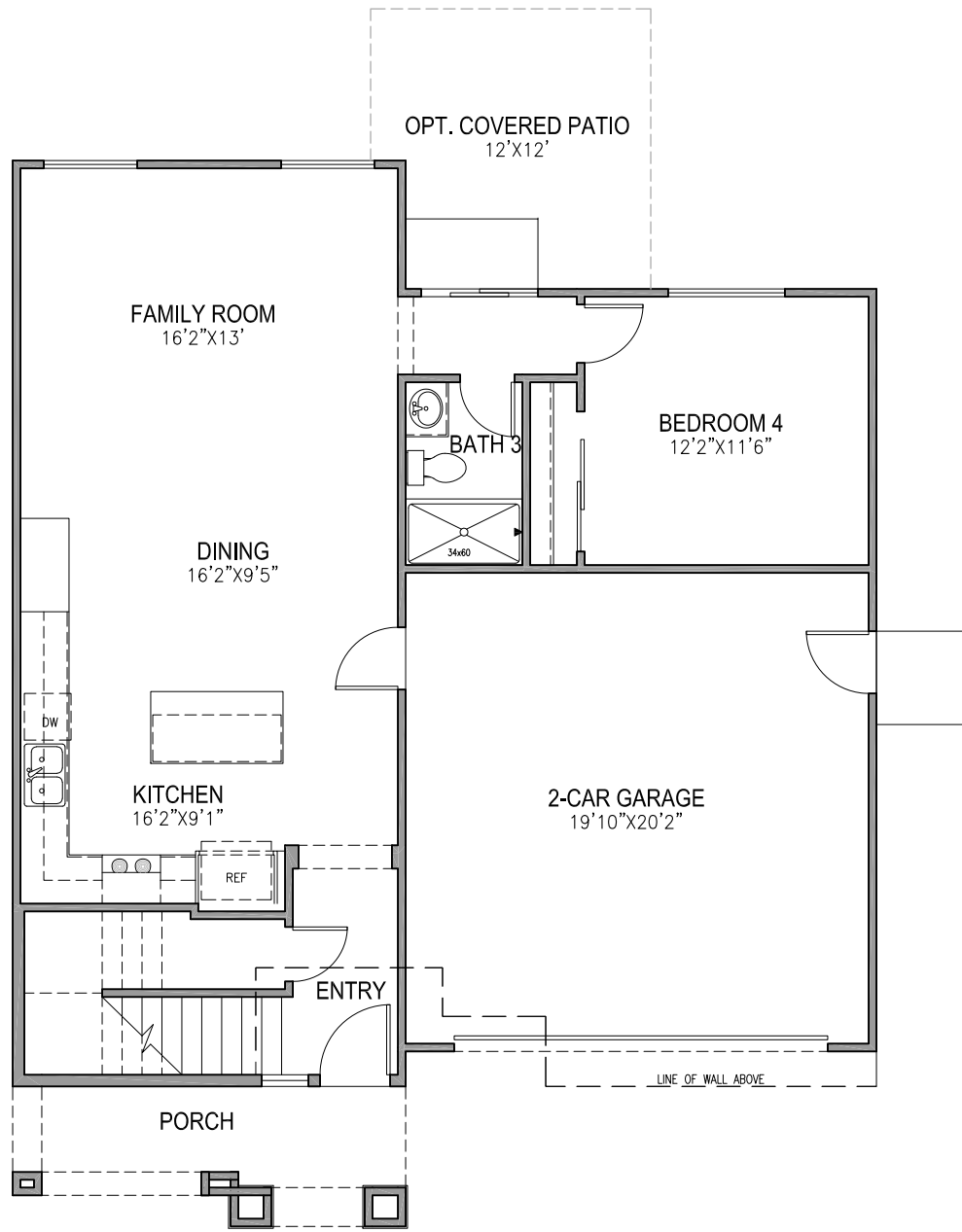
RIGHT ELEVATION 'D'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS
(DASHED LINES) TO BE SELECTED WHENEVER SIDE
IS ADJACENT TO A STREET, OPEN SPACE, OR
OTHER PUBLIC LOCATION.

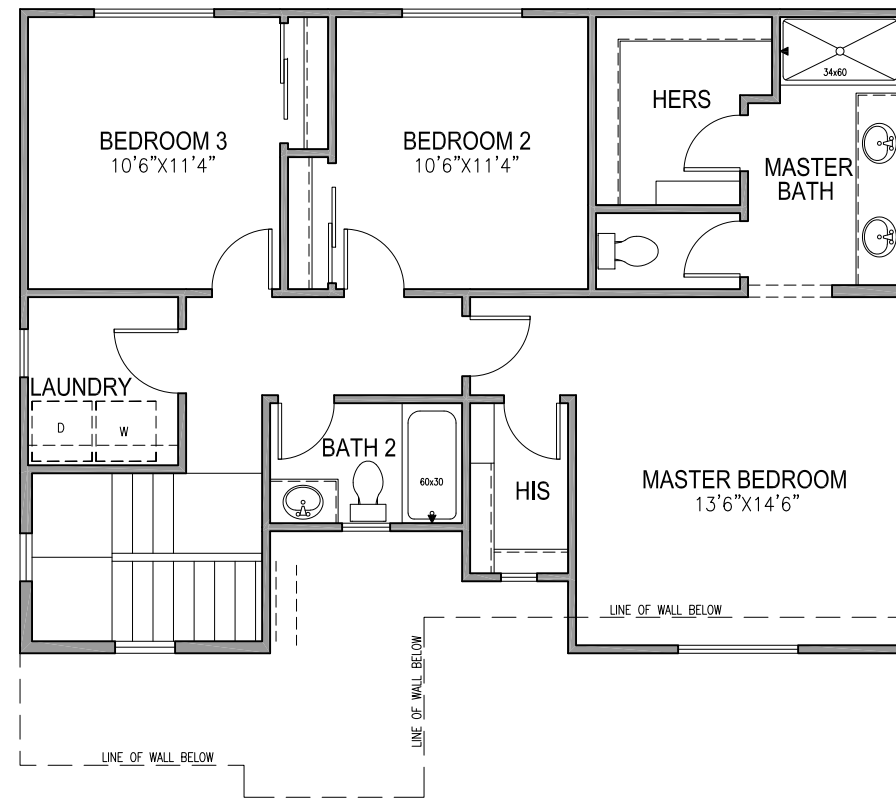
1570 'D' ELEVATIONS
SIERRA VISTA
JM20



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FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"



SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"

1790 FLOOR PLAN
SIERRA VISTA
JM20



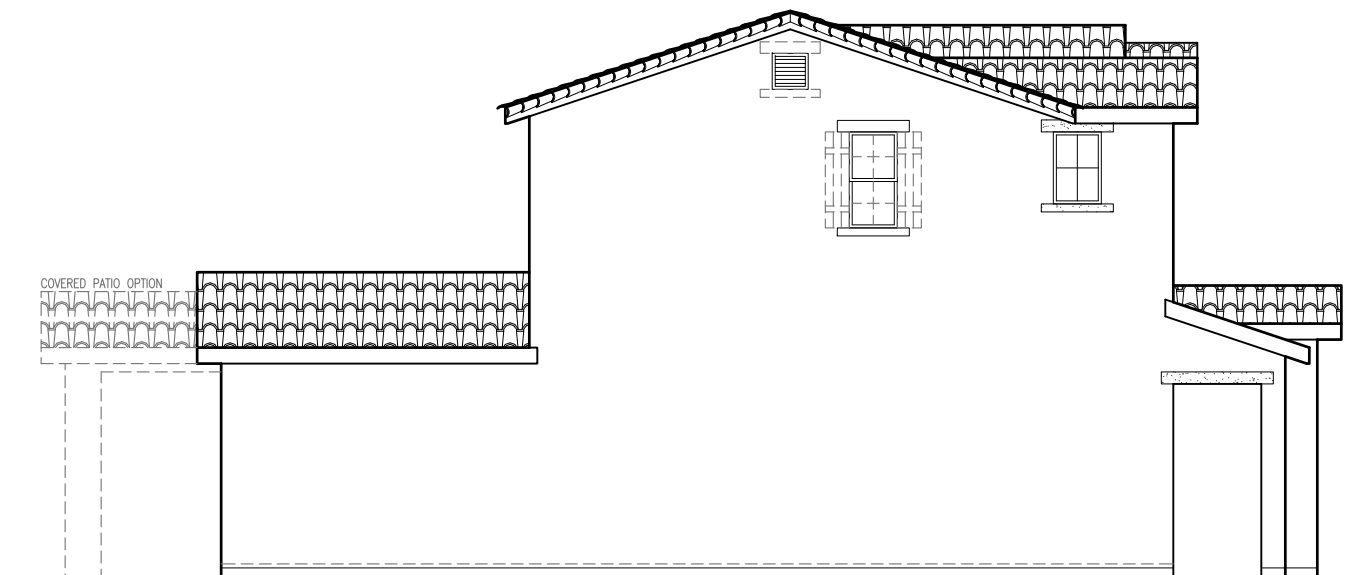
John Mourier Construction Inc.
Roseville, California



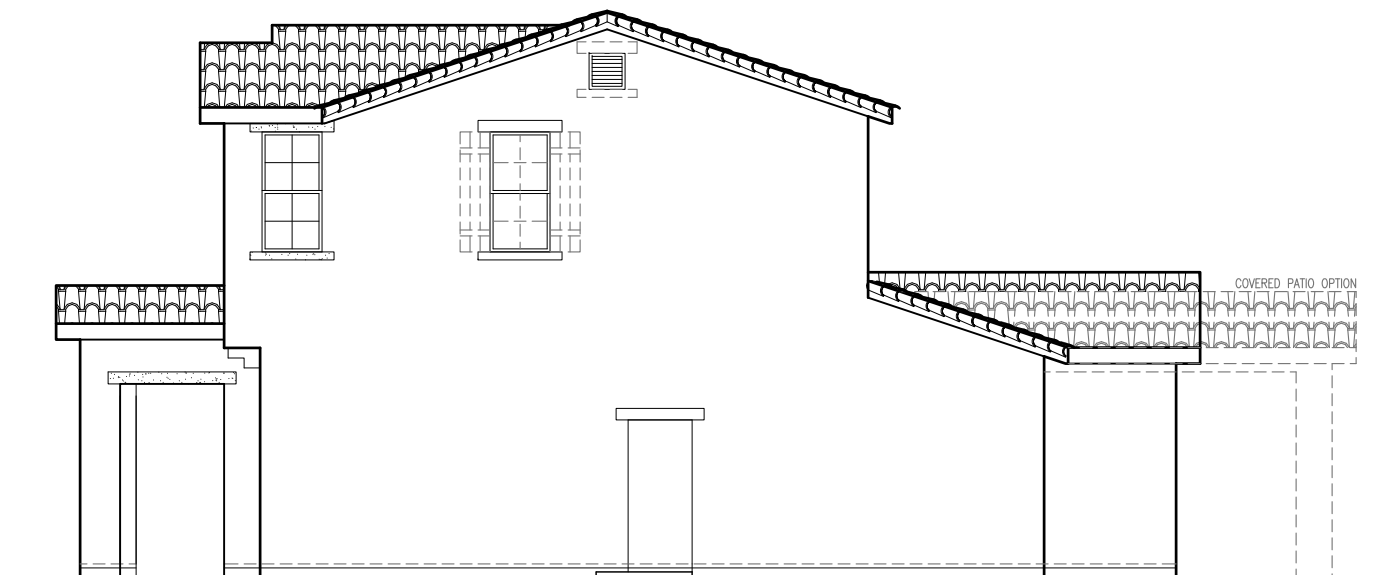
FRONT ELEVATION 'A'
SCALE: 1/8"=1'-0"



REAR ELEVATION 'A'
SCALE: 1/8"=1'-0"



LEFT ELEVATION 'A'
SCALE: 1/8"=1'-0"



RIGHT ELEVATION 'A'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS
(DASHED LINES) TO BE SELECTED WHENEVER SIDE
IS ADJACENT TO A STREET, OPEN SPACE, OR
OTHER PUBLIC LOCATION.

**1790 'A' ELEVATIONS
SIERRA VISTA
JM20**



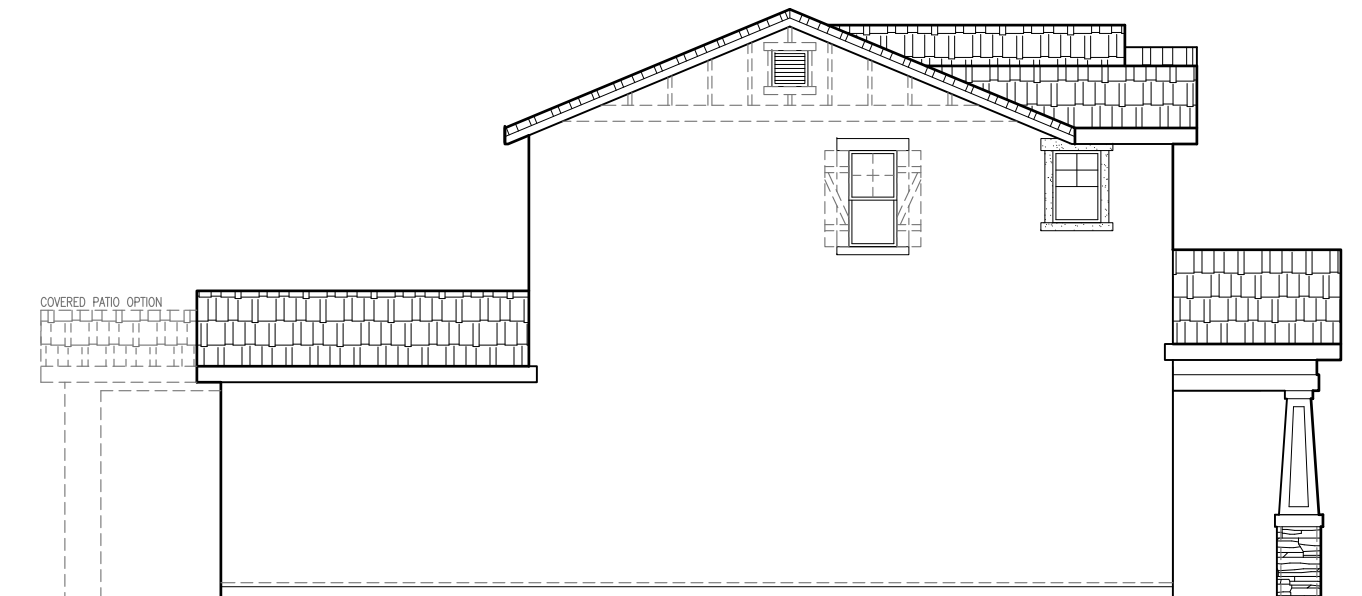
John Mourier Construction Inc.
Roseville, California



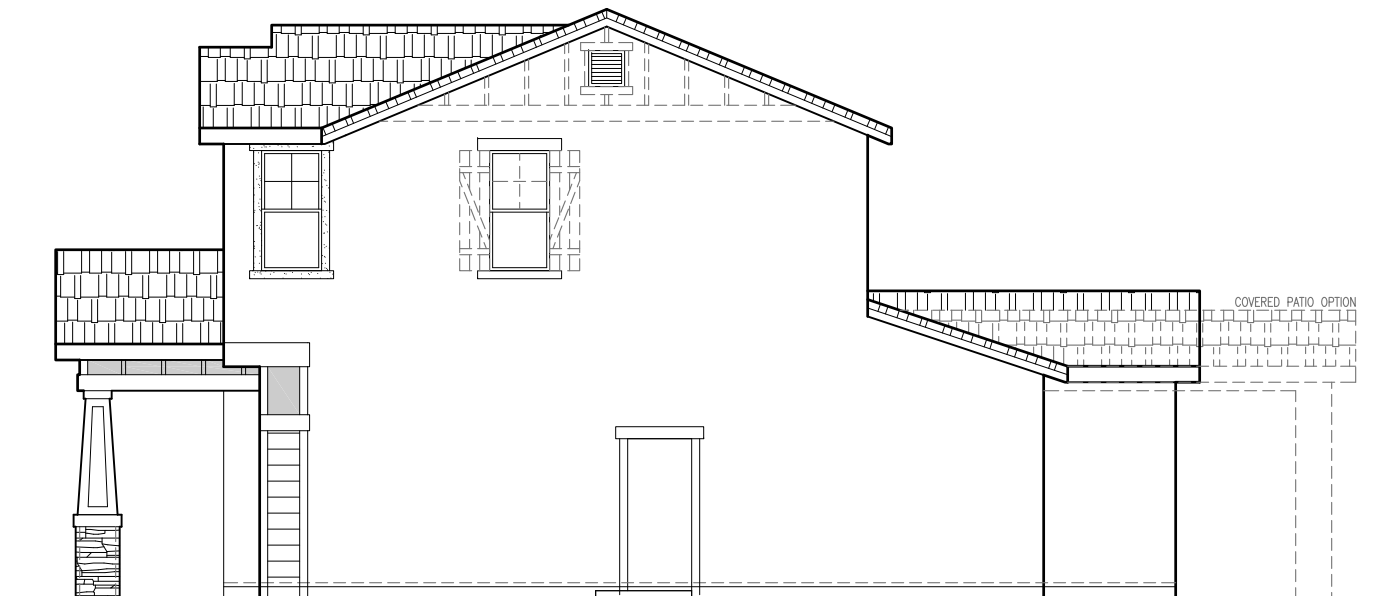
FRONT ELEVATION 'B'
SCALE: 1/8"=1'-0"



REAR ELEVATION 'B'
SCALE: 1/8"=1'-0"



LEFT ELEVATION 'B'
SCALE: 1/8"=1'-0"



RIGHT ELEVATION 'B'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS
(DASHED LINES) TO BE SELECTED WHENEVER SIDE
IS ADJACENT TO A STREET, OPEN SPACE, OR
OTHER PUBLIC LOCATION.

1790 'B' ELEVATIONS
SIERRA VISTA
JM20



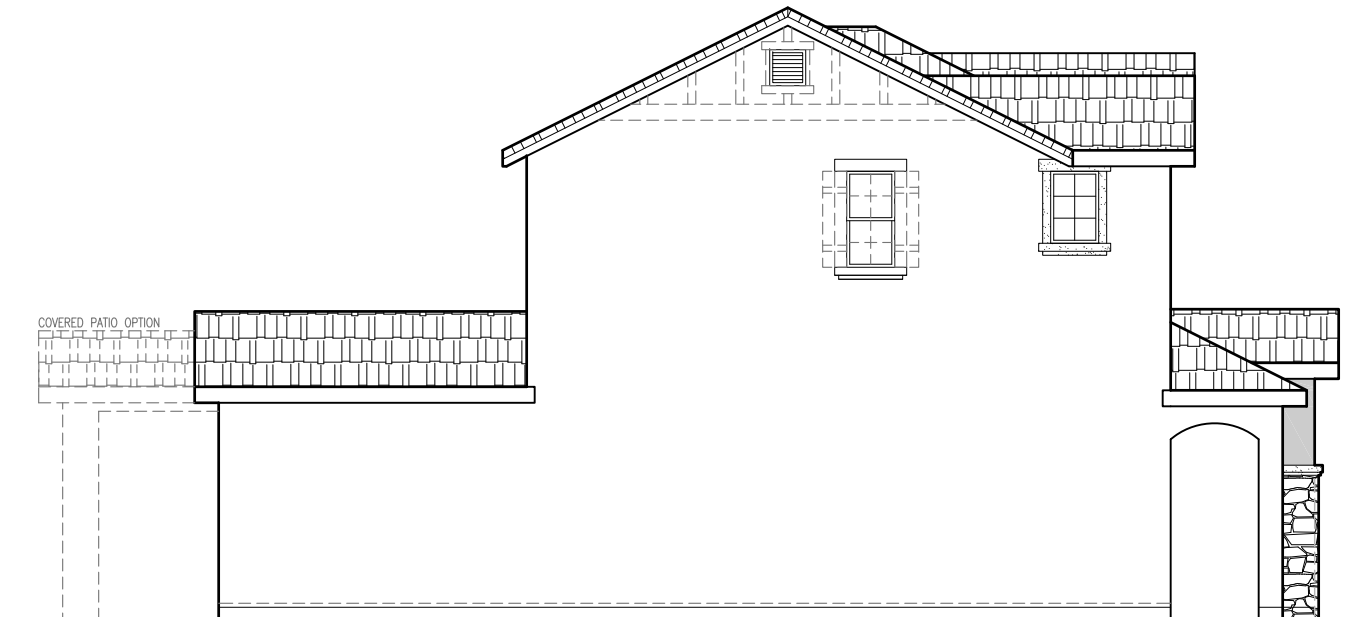
John Mourier Construction Inc.
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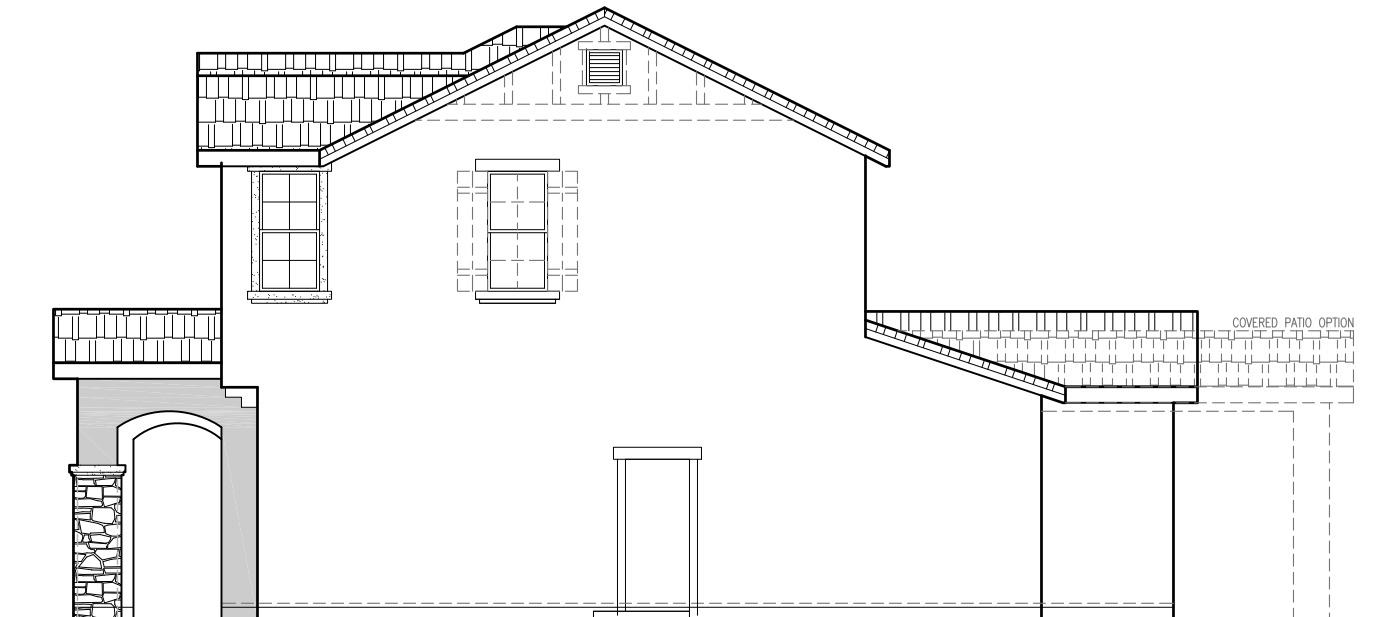
FRONT ELEVATION 'C'
SCALE: 1/8"=1'-0"



REAR ELEVATION 'C'
SCALE: 1/8"=1'-0"



LEFT ELEVATION 'C'
SCALE: 1/8"=1'-0"



RIGHT ELEVATION 'C'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS
(DASHED LINES) TO BE SELECTED WHENEVER SIDE
IS ADJACENT TO A STREET, OPEN SPACE, OR
OTHER PUBLIC LOCATION.

1790 'C' ELEVATIONS
SIERRA VISTA
JM20

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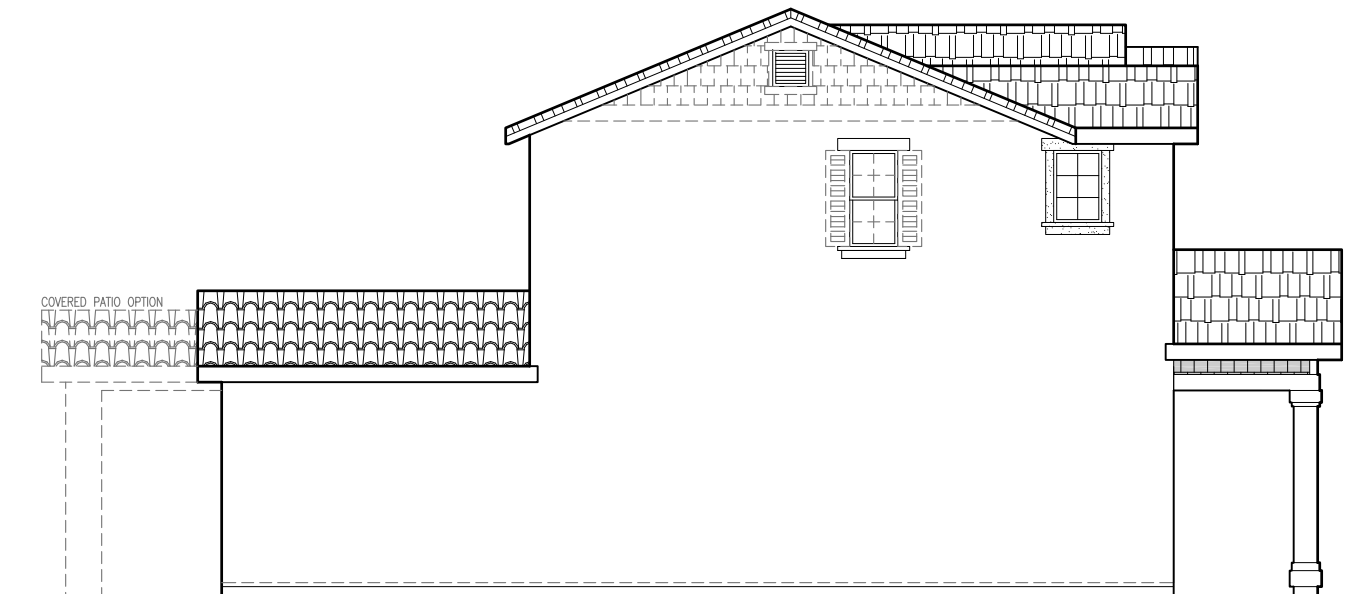
FRONT ELEVATION 'D'

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



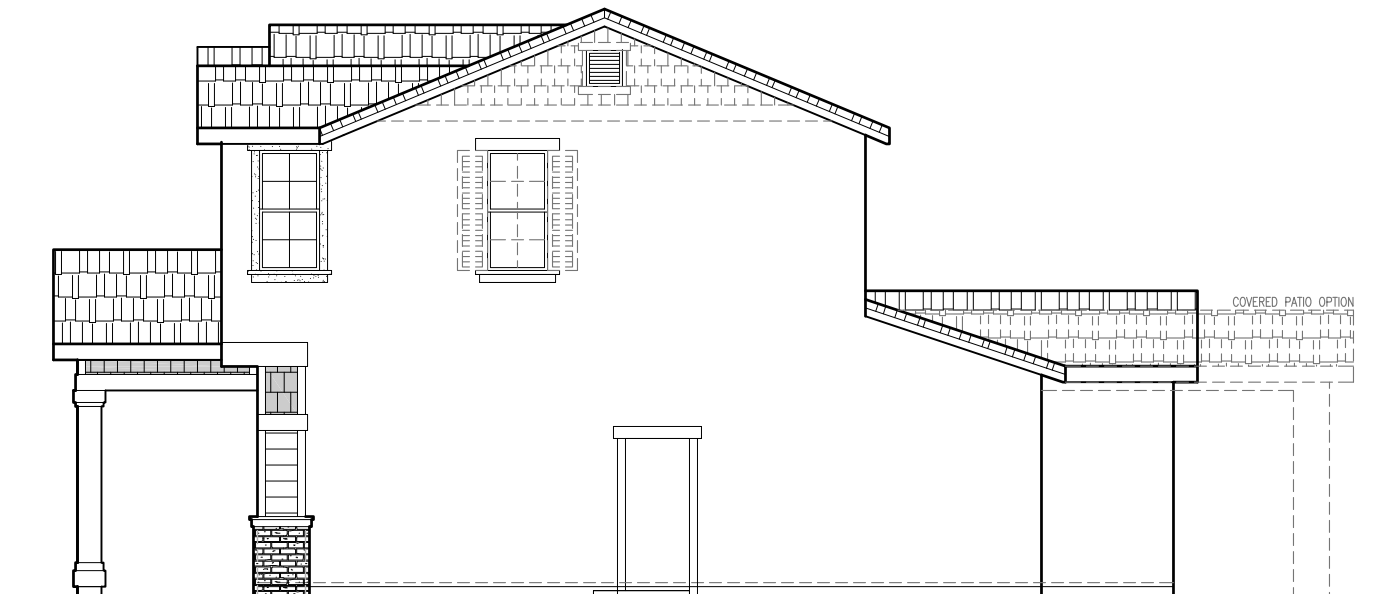
REAR ELEVATION 'D'

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



LEFT ELEVATION 'D'

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



RIGHT ELEVATION 'D'

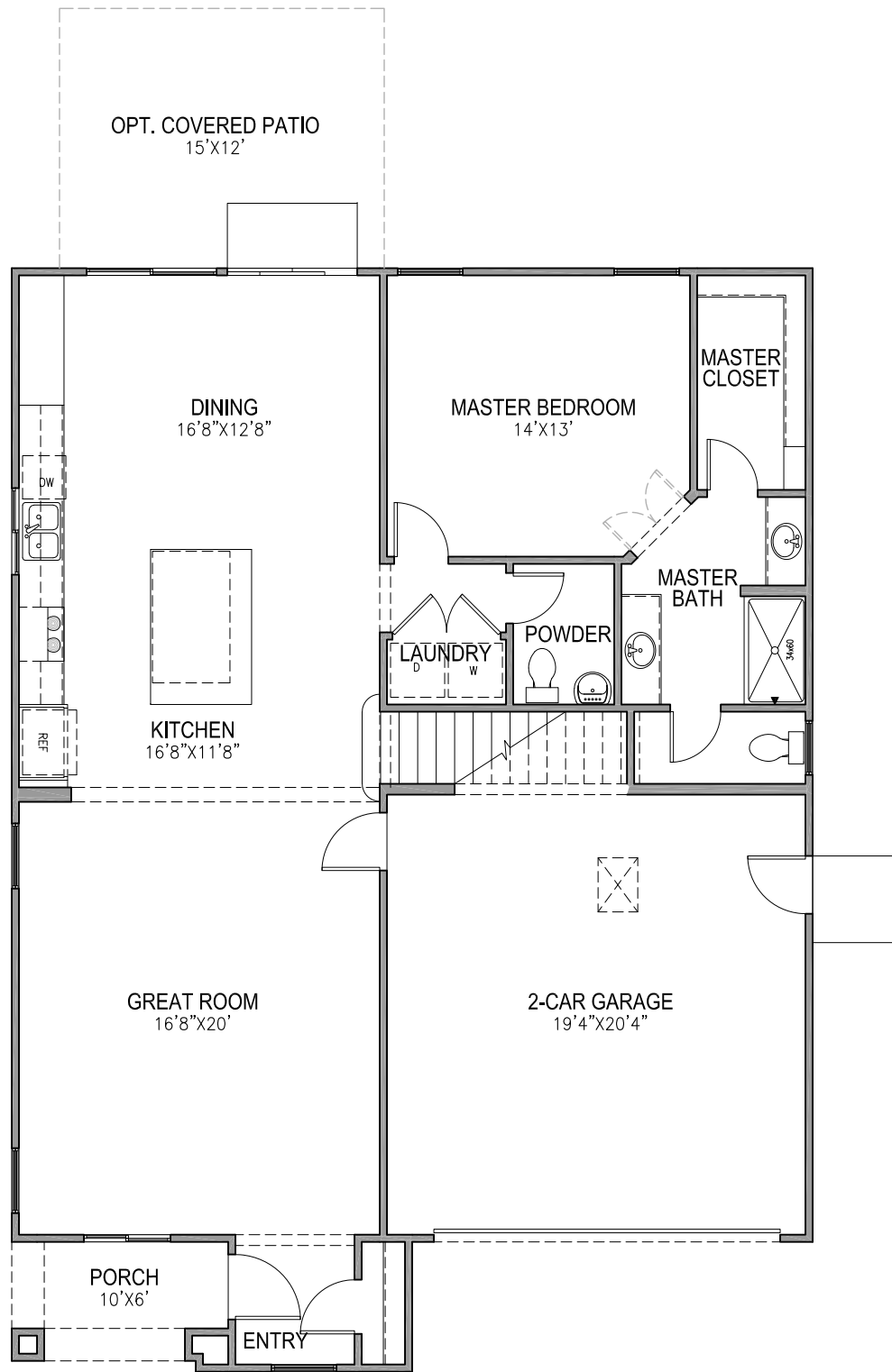
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS
(DASHED LINES) TO BE SELECTED WHENEVER SIDE
IS ADJACENT TO A STREET, OPEN SPACE, OR
OTHER PUBLIC LOCATION.

1790 'D' ELEVATIONS
SIERRA VISTA
JM20

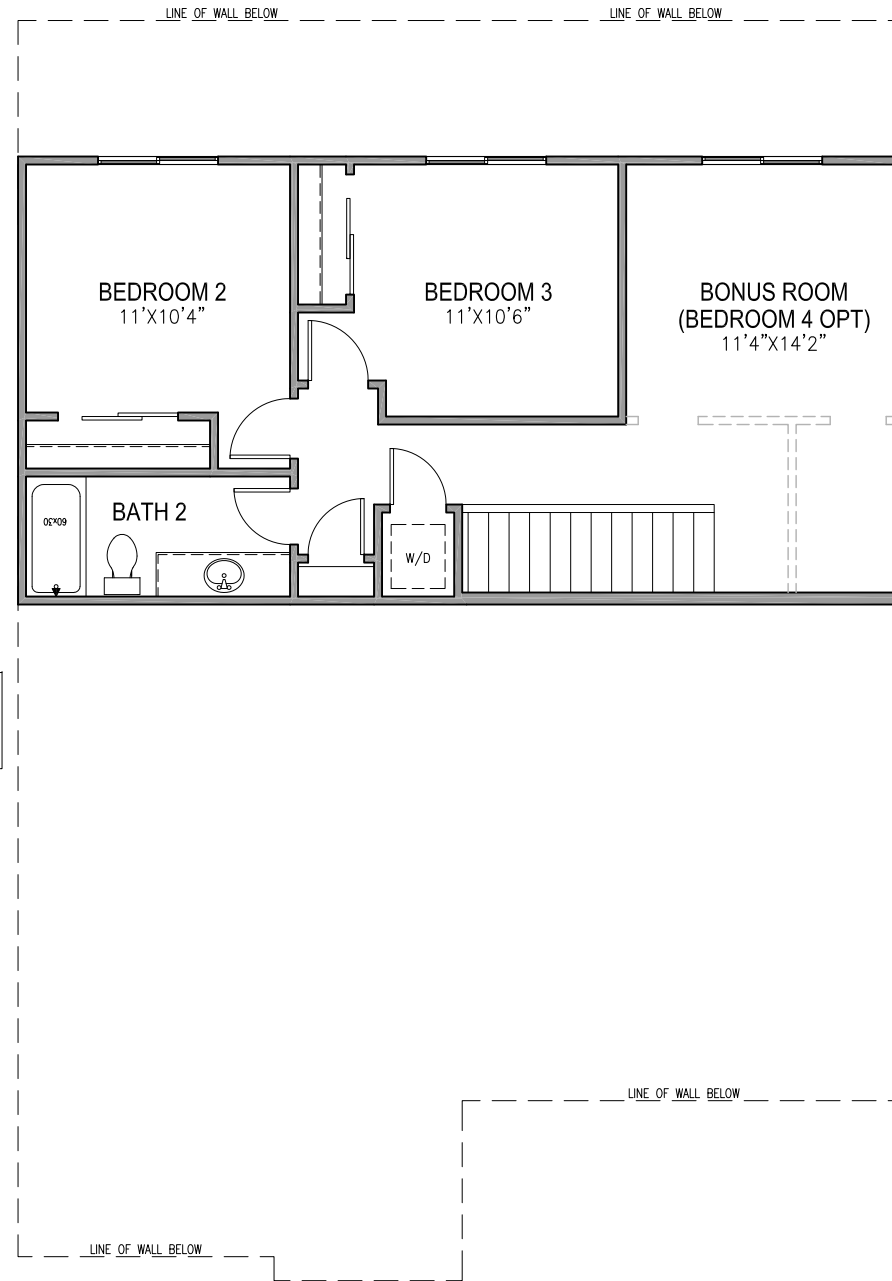
JMC HOMES

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FIRST FLOOR PLAN

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



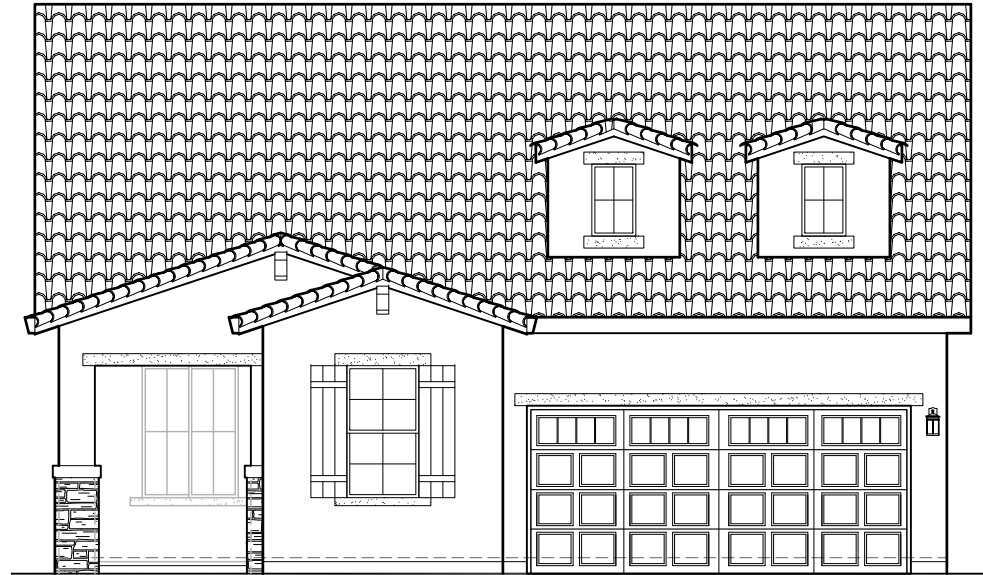
SECOND FLOOR PLAN

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

1964 FLOOR PLAN
SIERRA VISTA
JM20

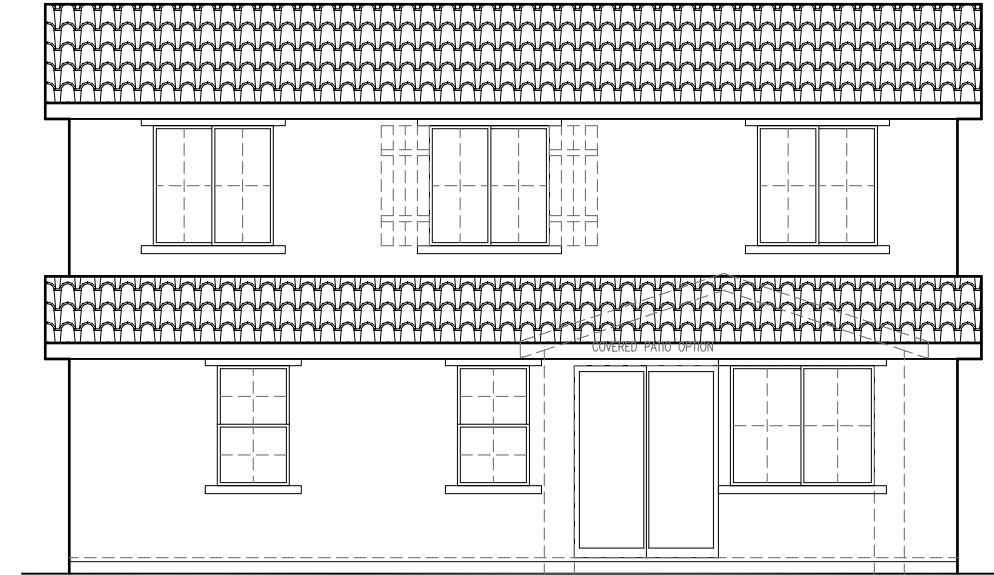


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FRONT ELEVATION 'A'

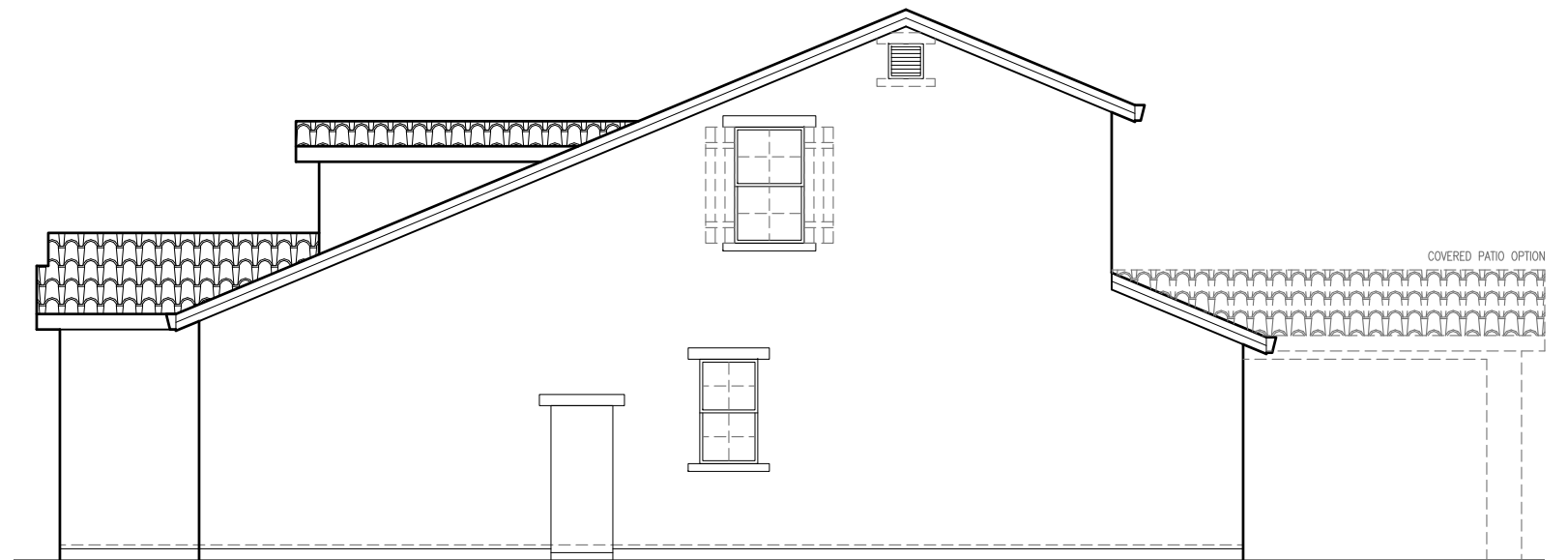
SCALE: 1/8"=1'-0"



REAR ELEVATION 'A'

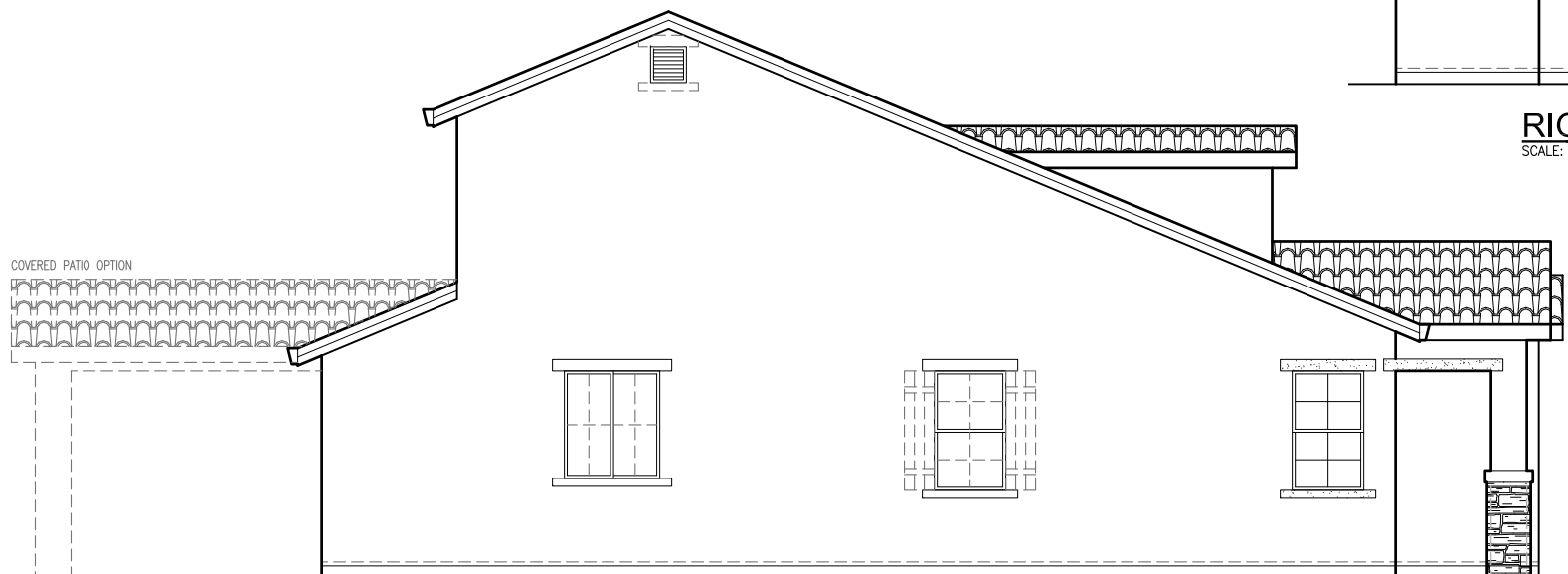
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS
(DASHED LINES) TO BE SELECTED WHENEVER SIDE
IS ADJACENT TO A STREET, OPEN SPACE, OR
OTHER PUBLIC LOCATION.



RIGHT ELEVATION 'A'

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



LEFT ELEVATION 'A'

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

1964 'A' ELEVATIONS
SIERRA VISTA
JM20

JMC HOMES

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FRONT ELEVATION 'B'

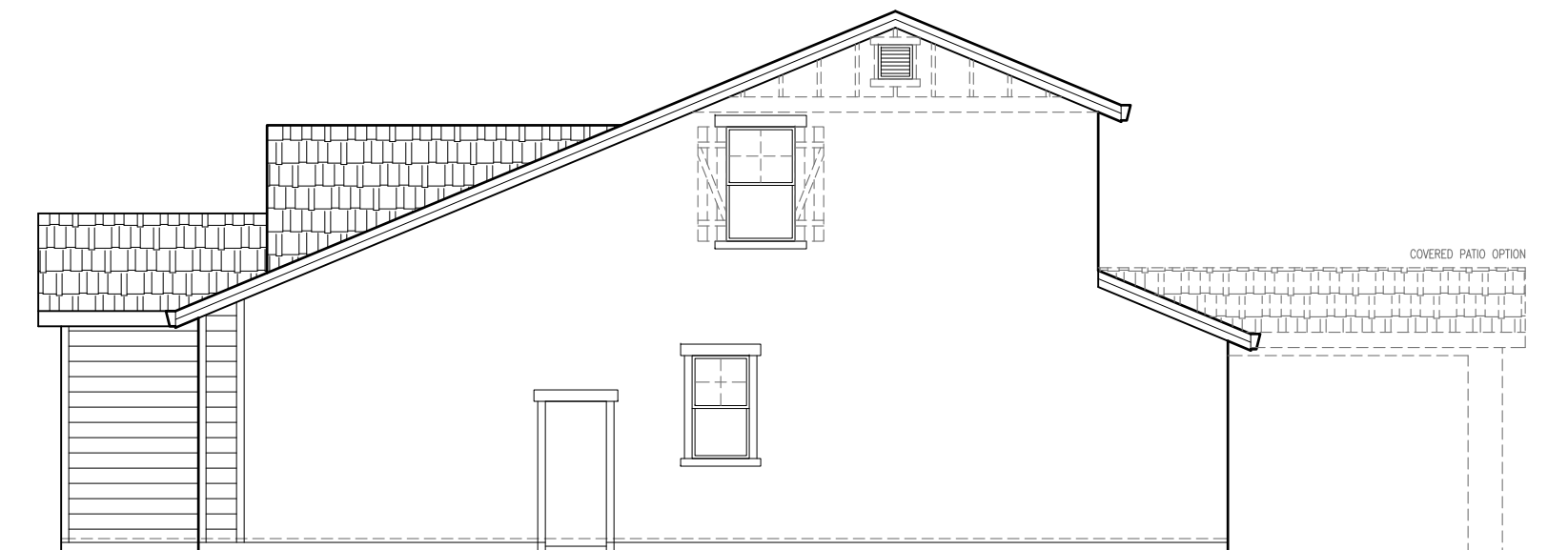
SCALE: 1/8"=1'-0"



REAR ELEVATION 'B'

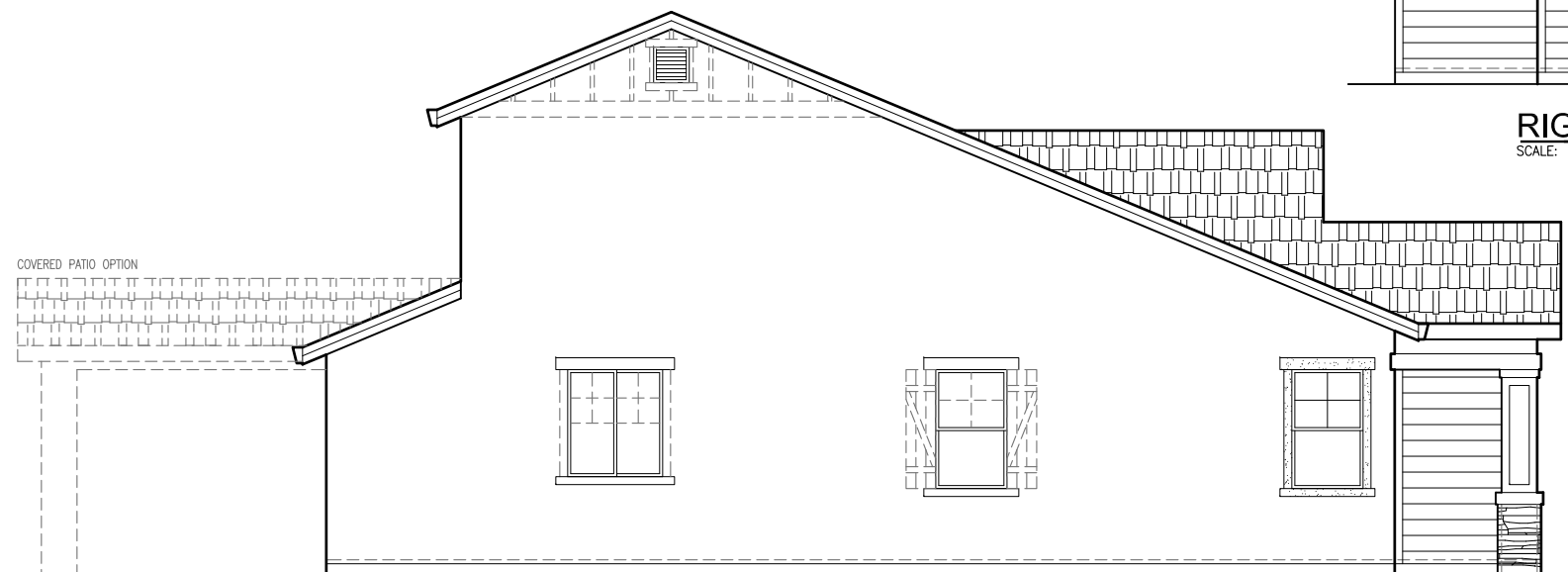
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS
(DASHED LINES) TO BE SELECTED WHENEVER SIDE
IS ADJACENT TO A STREET, OPEN SPACE, OR
OTHER PUBLIC LOCATION.



RIGHT ELEVATION 'B'

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



LEFT ELEVATION 'B'

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

1964 'B' ELEVATIONS
SIERRA VISTA
JM20

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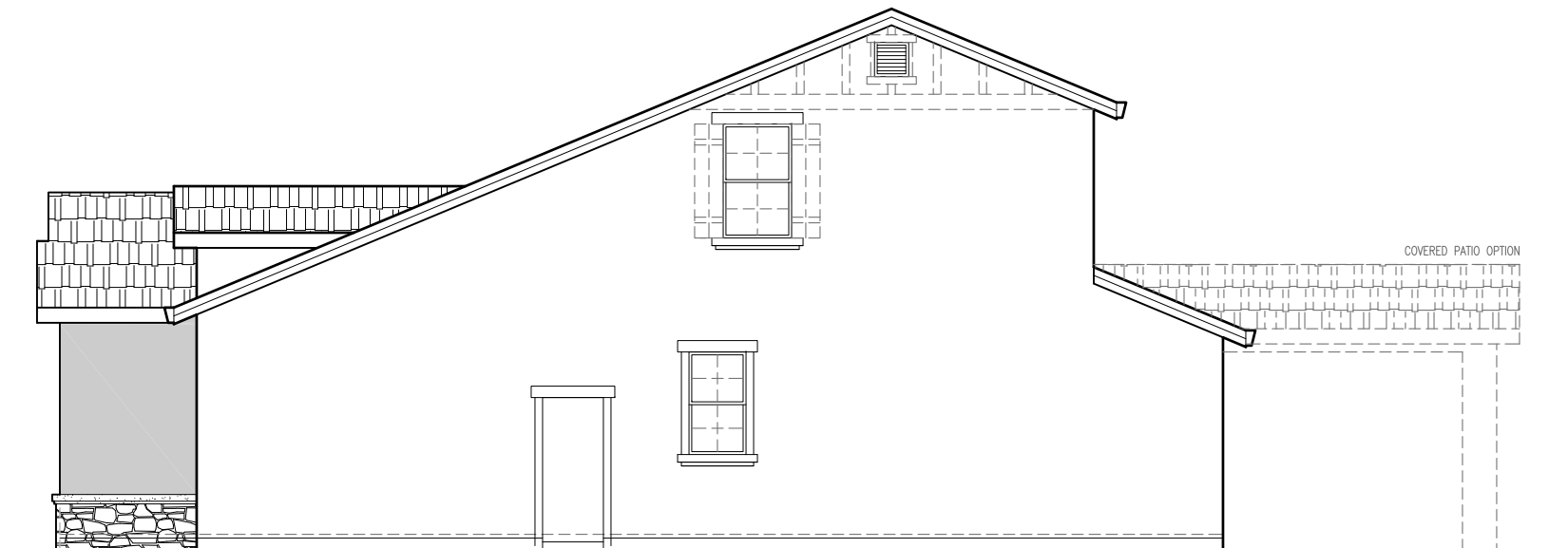


FRONT ELEVATION 'C'
SCALE: 1/8"=1'-0"

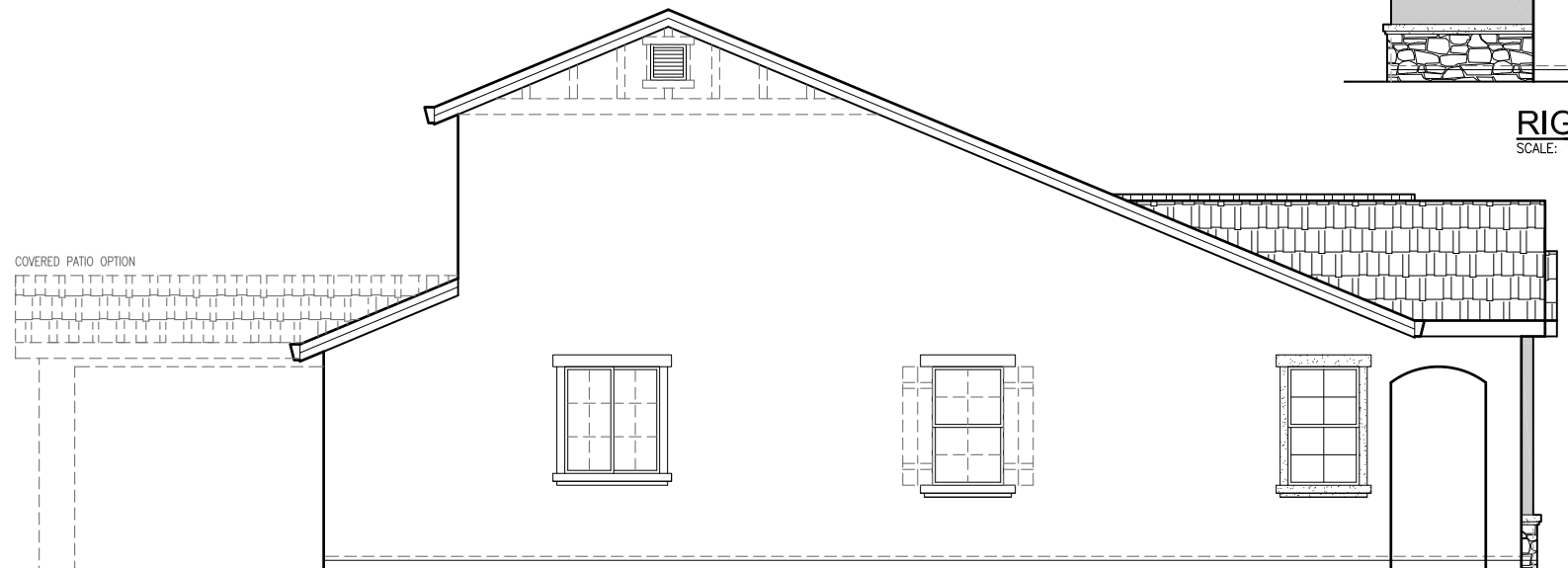


REAR ELEVATION 'C'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS
(DASHED LINES) TO BE SELECTED WHENEVER SIDE
IS ADJACENT TO A STREET, OPEN SPACE, OR
OTHER PUBLIC LOCATION.



RIGHT ELEVATION 'C'
SCALE: 1/8"=1'-0"



LEFT ELEVATION 'C'
SCALE: 1/8"=1'-0"

1964 'C' ELEVATIONS
SIERRA VISTA
JM20



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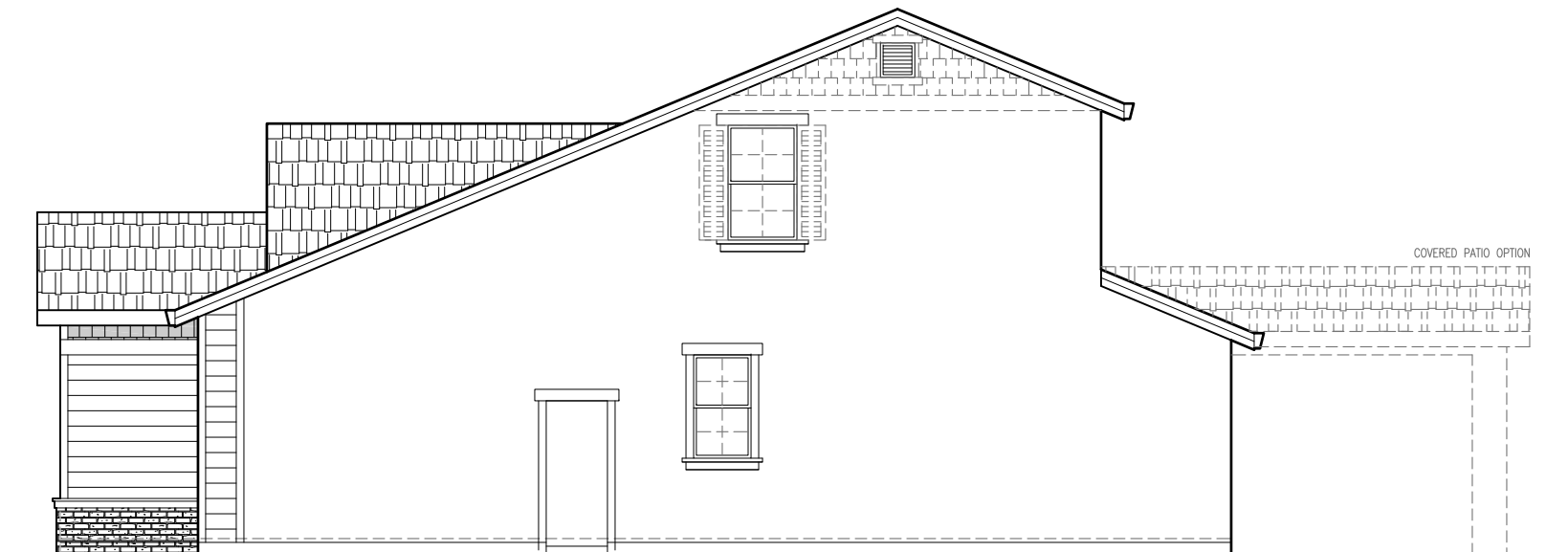


FRONT ELEVATION 'D'
SCALE: 1/8"=1'-0"

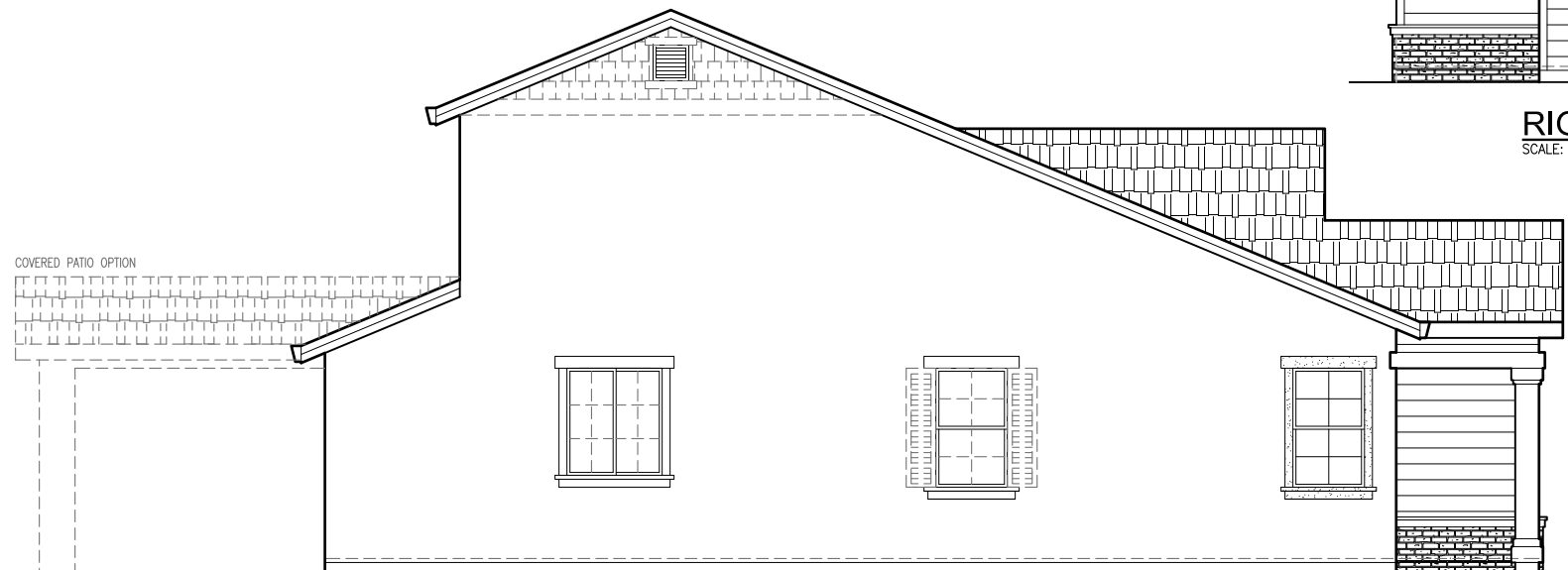


REAR ELEVATION 'D'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS
(DASHED LINES) TO BE SELECTED WHENEVER SIDE
IS ADJACENT TO A STREET, OPEN SPACE, OR
OTHER PUBLIC LOCATION.



RIGHT ELEVATION 'D'
SCALE: 1/8"=1'-0"

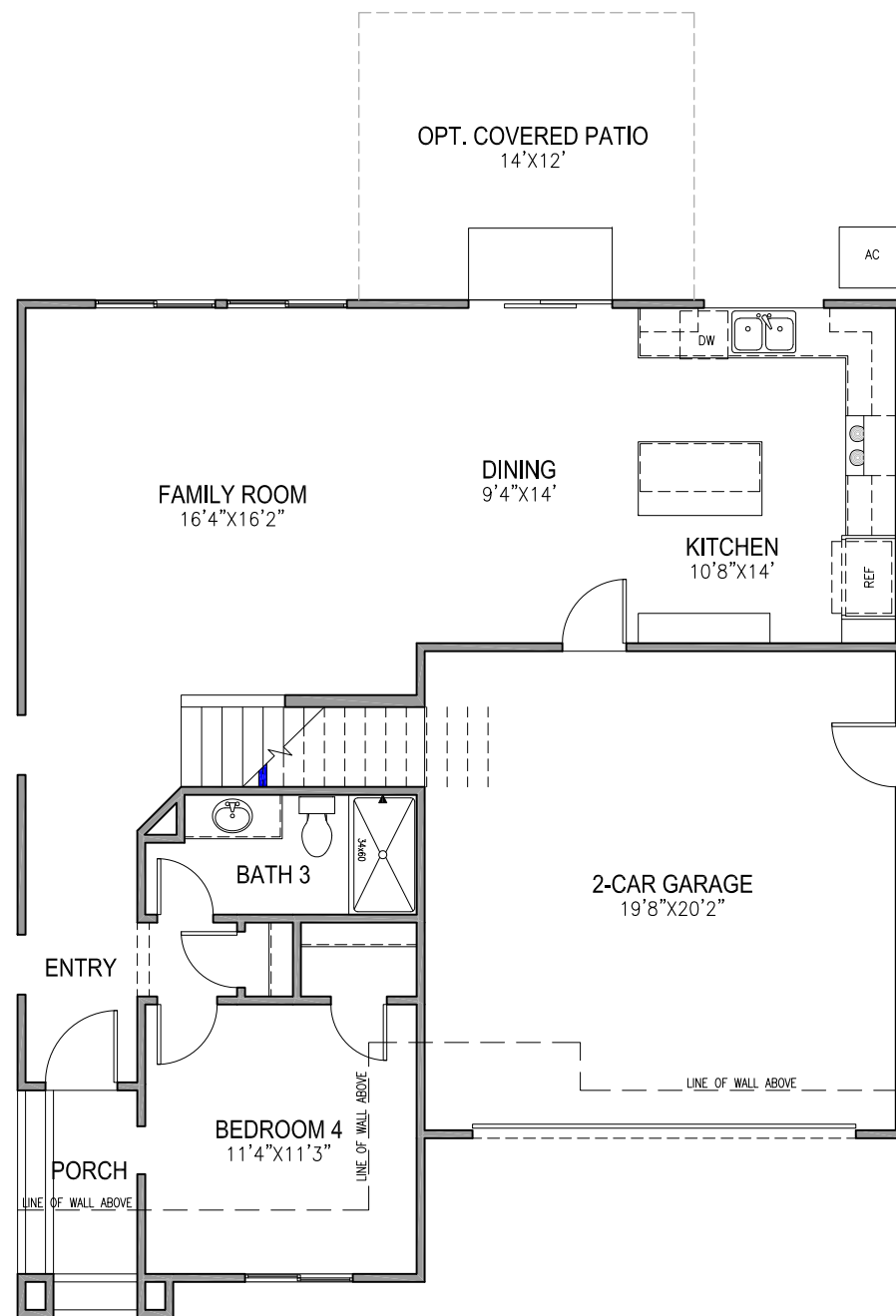


LEFT ELEVATION 'D'
SCALE: 1/8"=1'-0"

1964 'D' ELEVATIONS
SIERRA VISTA
JM20

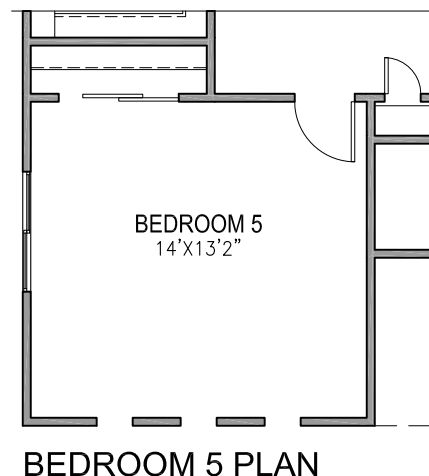


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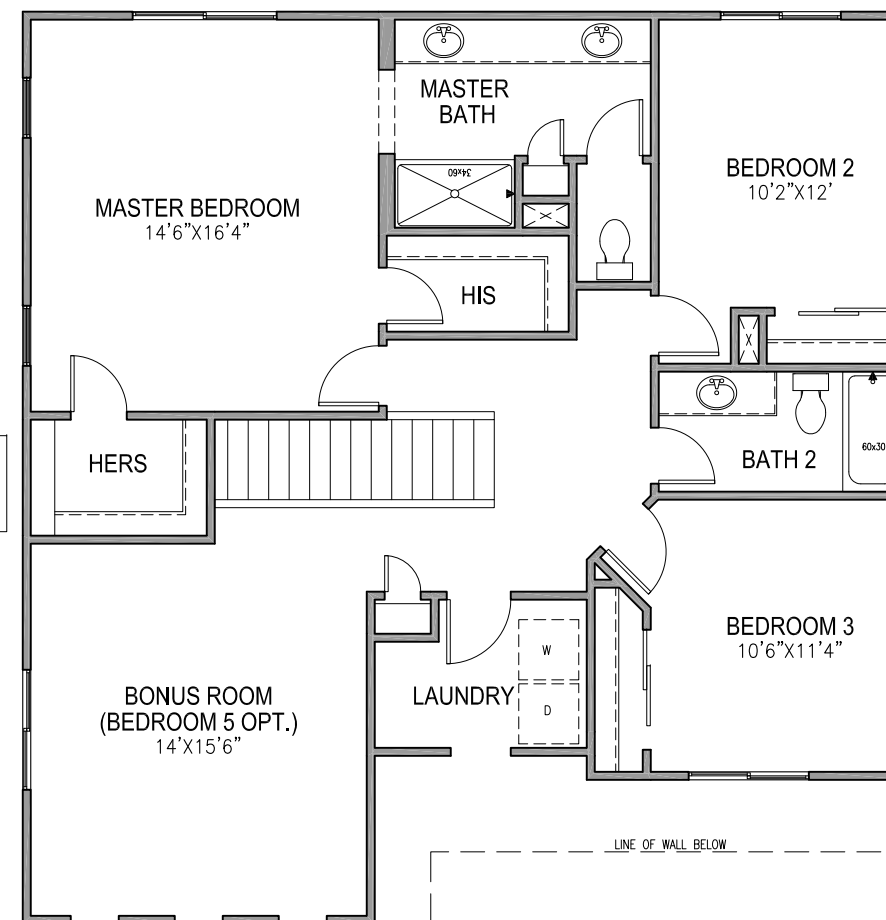
FIRST FLOOR PLAN

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



BEDROOM 5 PLAN

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



SECOND FLOOR PLAN

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

2184 FLOOR PLAN
SIERRA VISTA
JM20



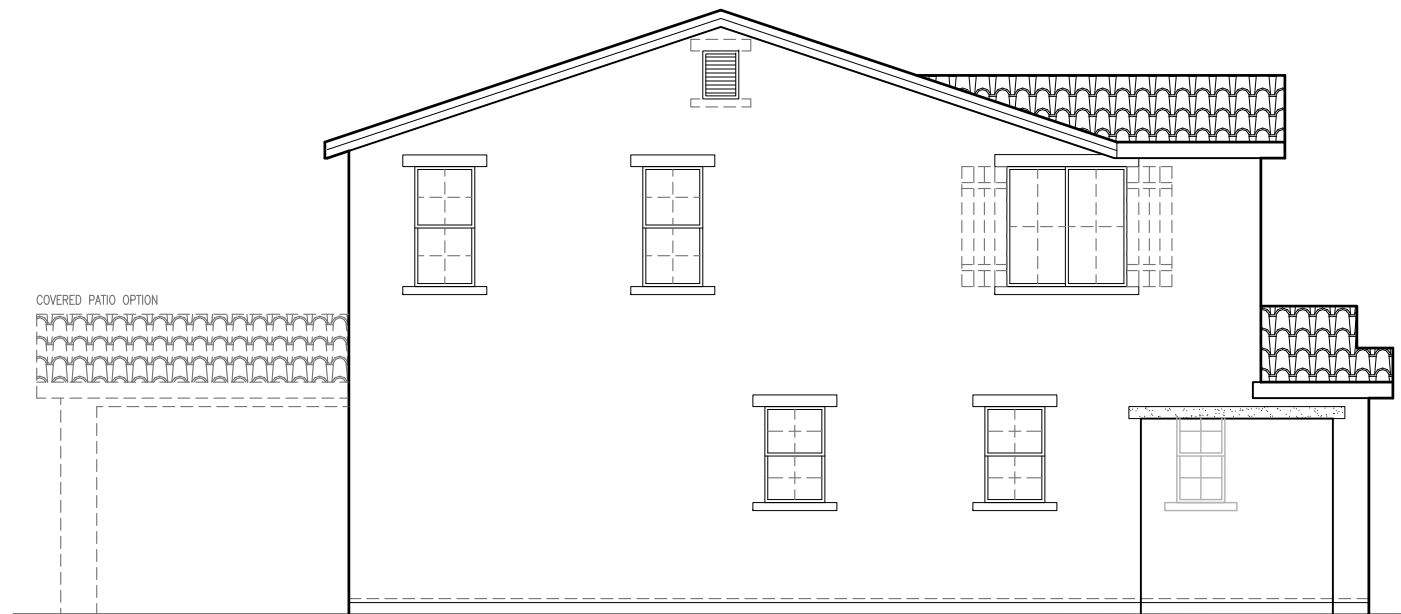
John Mourier Construction Inc.
Roseville, California



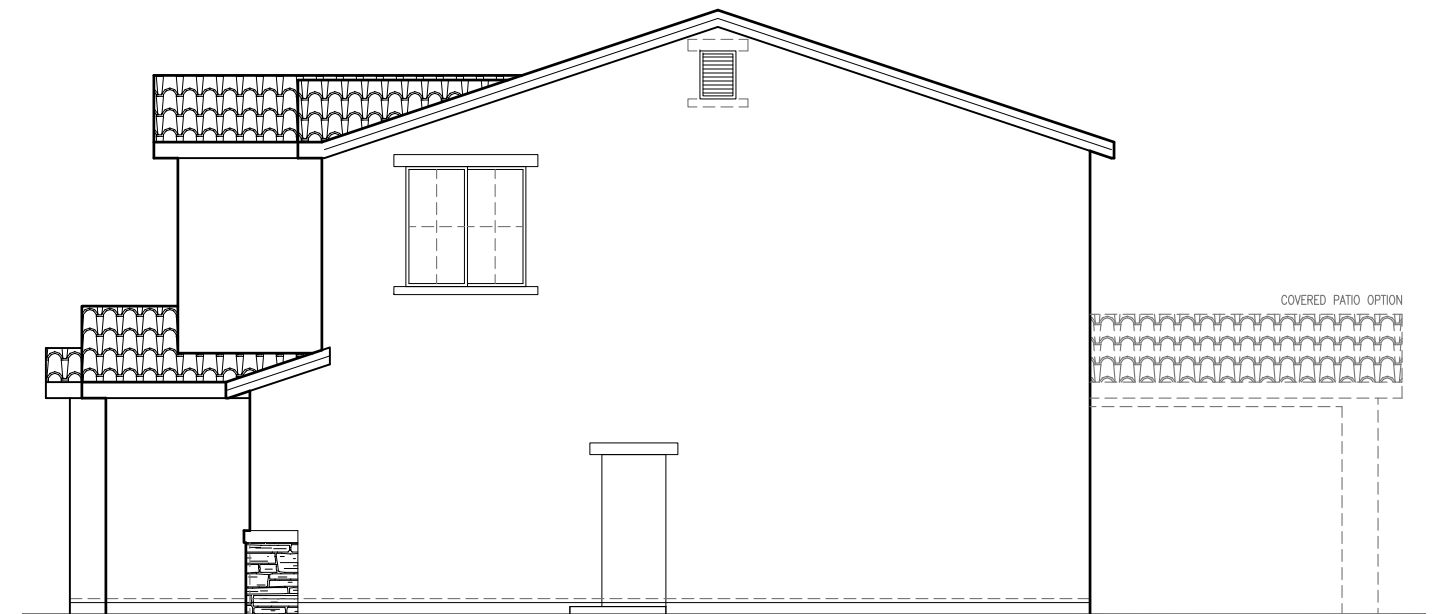
FRONT ELEVATION 'A'
SCALE: 1/8"=1'-0"



REAR ELEVATION 'A'
SCALE: 1/8"=1'-0"



LEFT ELEVATION 'A'
SCALE: 1/8"=1'-0"



RIGHT ELEVATION 'A'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS
(DASHED LINES) TO BE SELECTED WHENEVER SIDE
IS ADJACENT TO A STREET, OPEN SPACE, OR
OTHER PUBLIC LOCATION.

2184 'A' ELEVATIONS
SIERRA VISTA
JM20

JMC HOMES

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Roseville, California



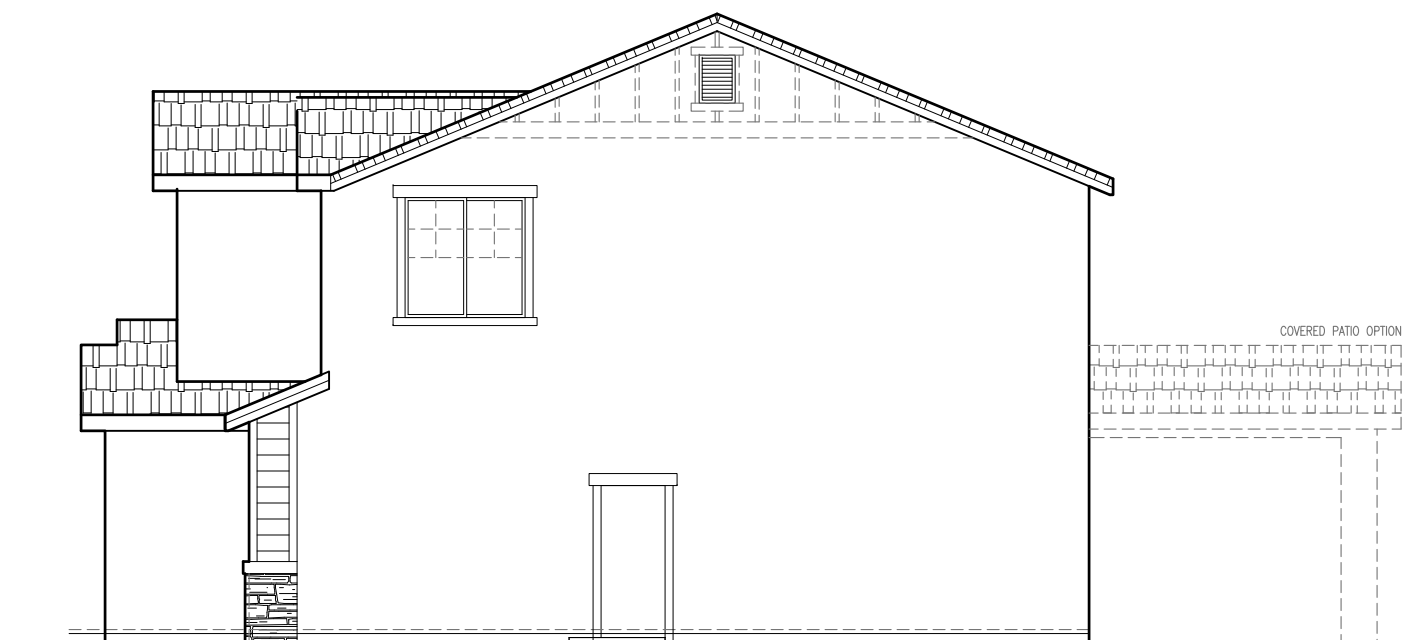
FRONT ELEVATION 'B'
SCALE: 1/8"=1'-0"



REAR ELEVATION 'B'
SCALE: 1/8"=1'-0"



LEFT ELEVATION 'B'
SCALE: 1/8"=1'-0"



RIGHT ELEVATION 'B'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS
(DASHED LINES) TO BE SELECTED WHENEVER SIDE
IS ADJACENT TO A STREET, OPEN SPACE, OR
OTHER PUBLIC LOCATION.

2184 'B' ELEVATIONS
SIERRA VISTA
JM20

JMC HOMES

John Mourier Construction Inc.
Roseville, California



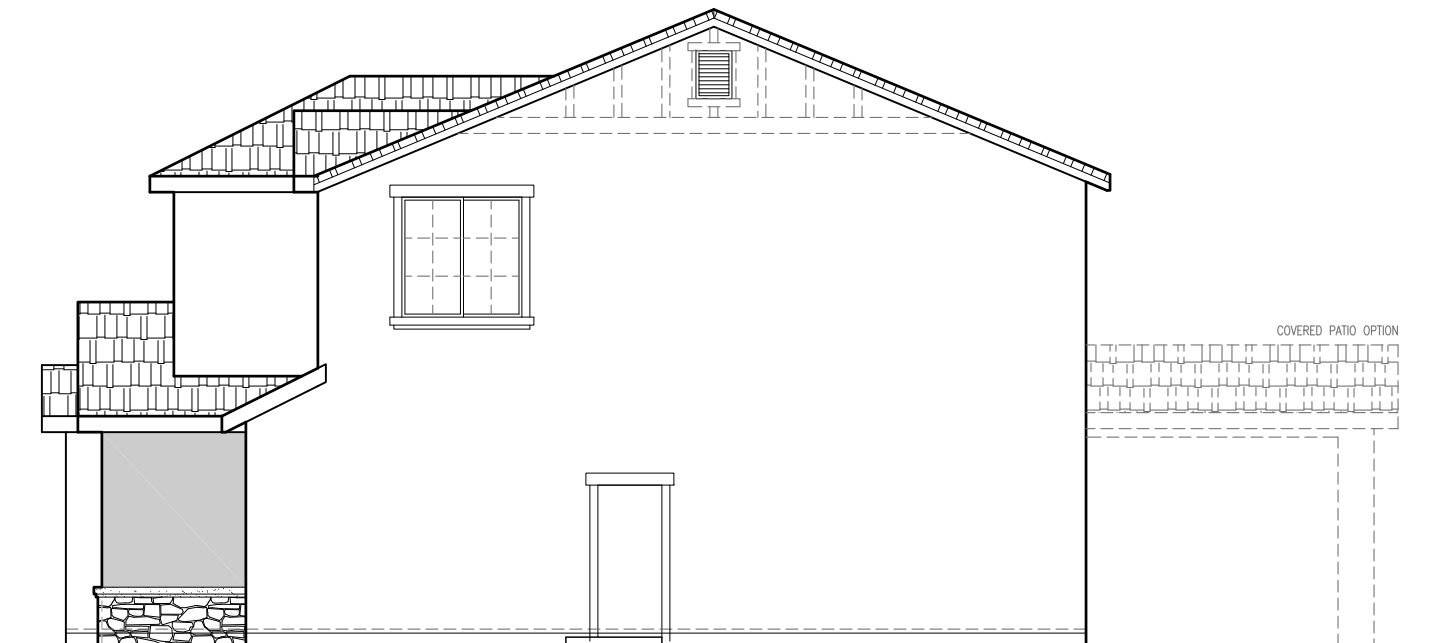
FRONT ELEVATION 'C'
SCALE: 1/8"=1'-0"



REAR ELEVATION 'C'
SCALE: 1/8"=1'-0"



LEFT ELEVATION 'C'
SCALE: 1/8"=1'-0"



RIGHT ELEVATION 'C'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS
(DASHED LINES) TO BE SELECTED WHENEVER SIDE
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OTHER PUBLIC LOCATION.

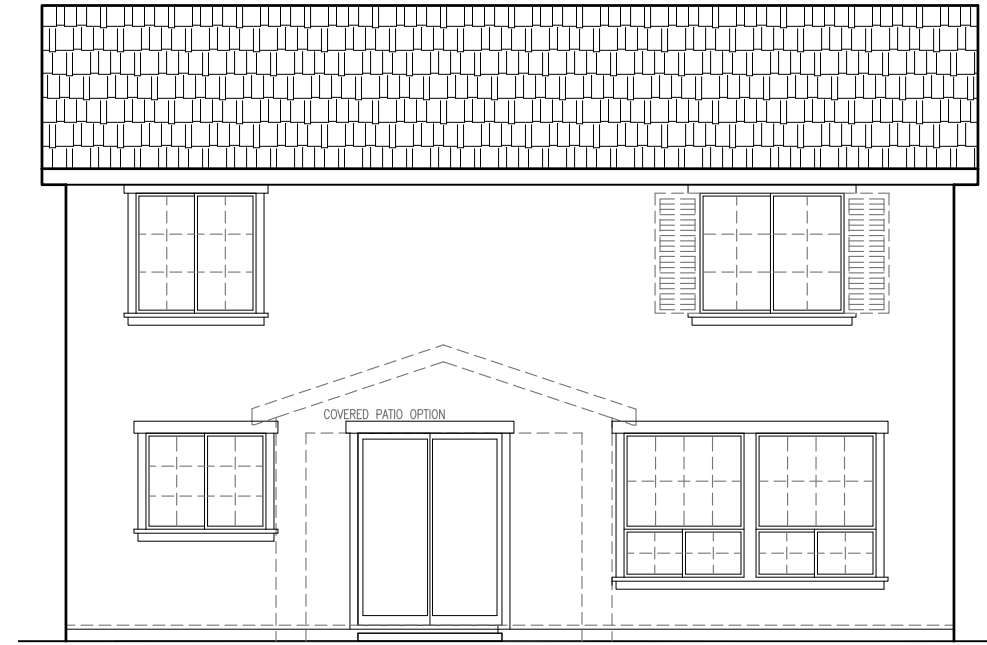
2184 'C' ELEVATIONS
SIERRA VISTA
JM20



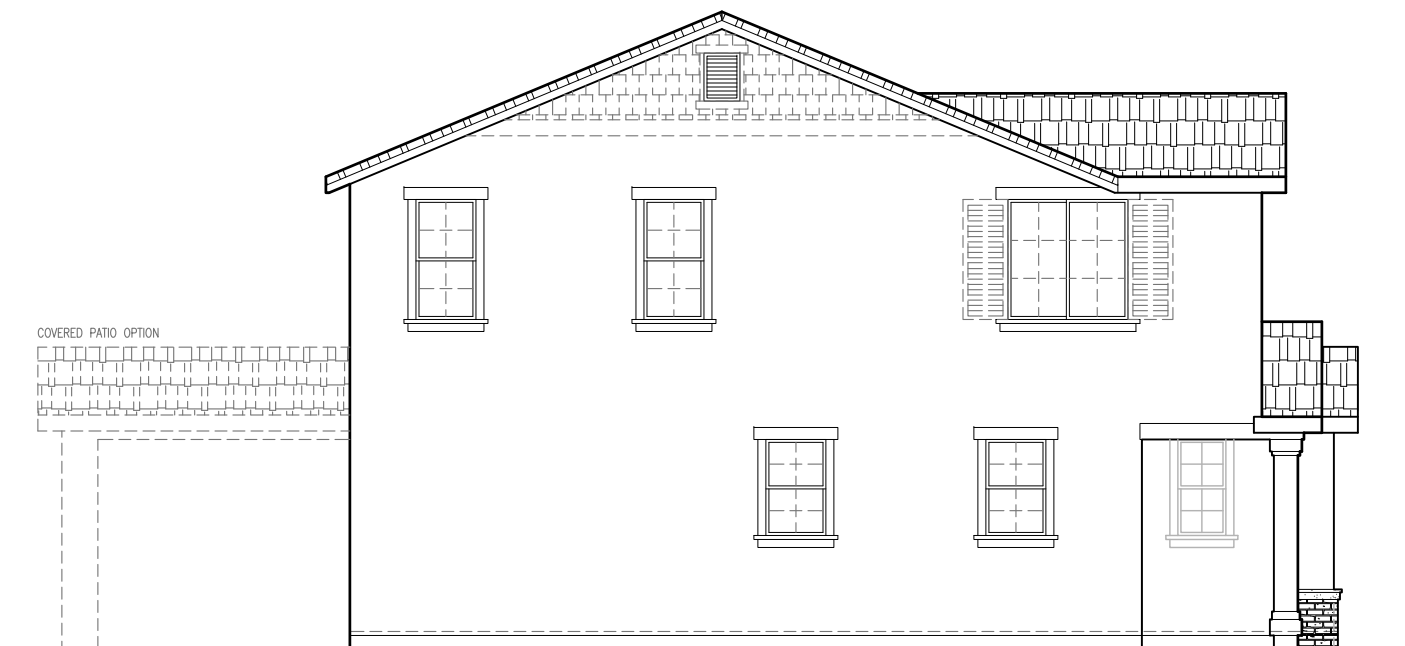
John Mourier Construction Inc.
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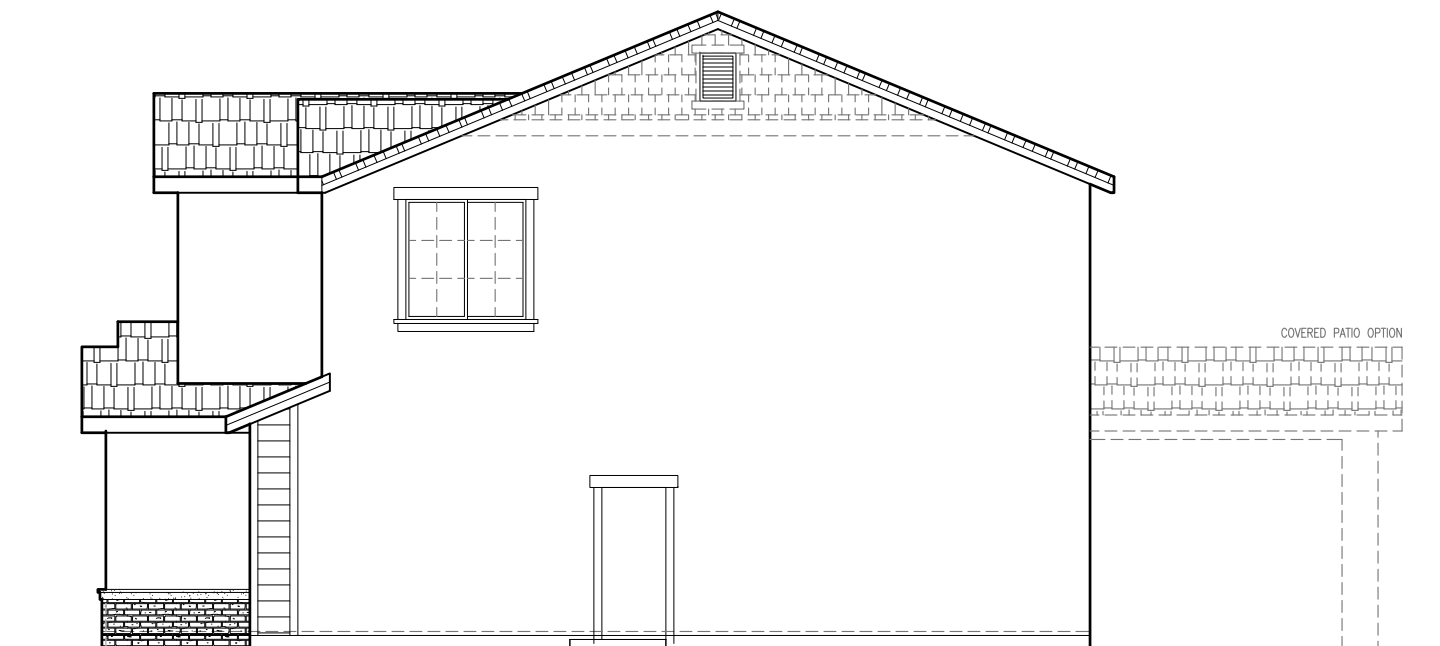
FRONT ELEVATION 'D'
SCALE: 1/8"=1'-0"



REAR ELEVATION 'D'
SCALE: 1/8"=1'-0"



LEFT ELEVATION 'D'
SCALE: 1/8"=1'-0"



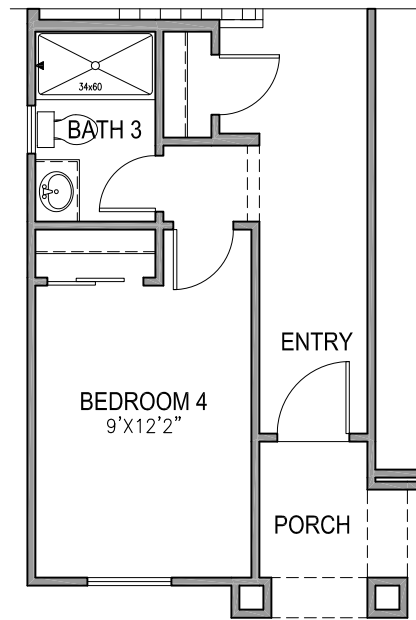
RIGHT ELEVATION 'D'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS
(DASHED LINES) TO BE SELECTED WHENEVER SIDE
IS ADJACENT TO A STREET, OPEN SPACE, OR
OTHER PUBLIC LOCATION.

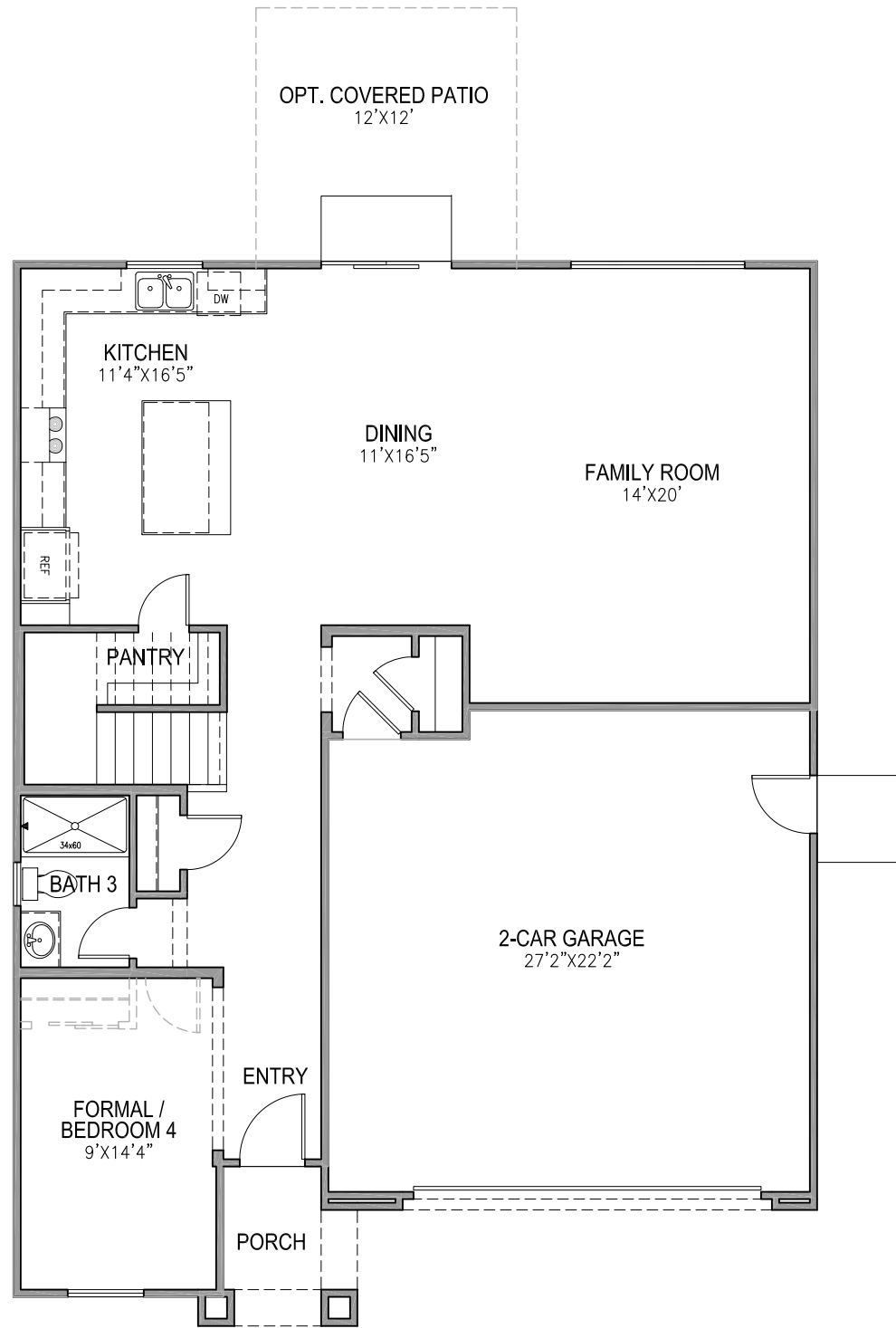
2184 'D' ELEVATIONS
SIERRA VISTA
JM20



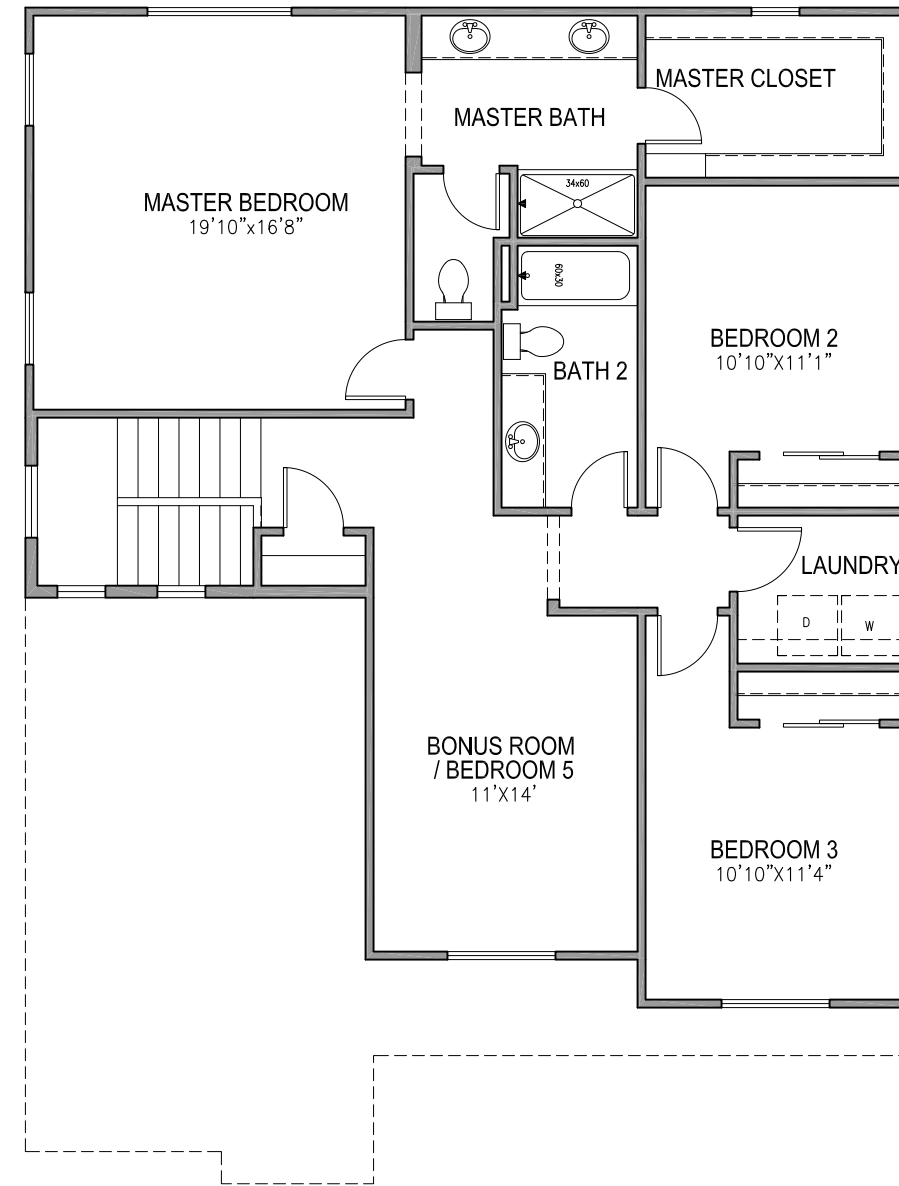
John Mourier Construction Inc.
Roseville, California



BEDROOM 4 PLAN
SCALE: 1/8"=1'-0"



FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

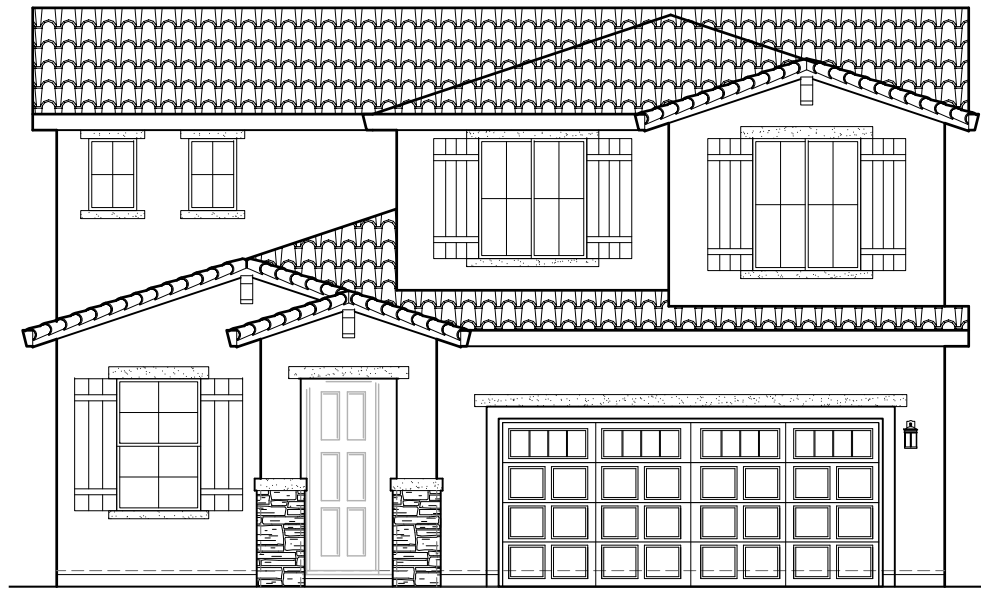


SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"

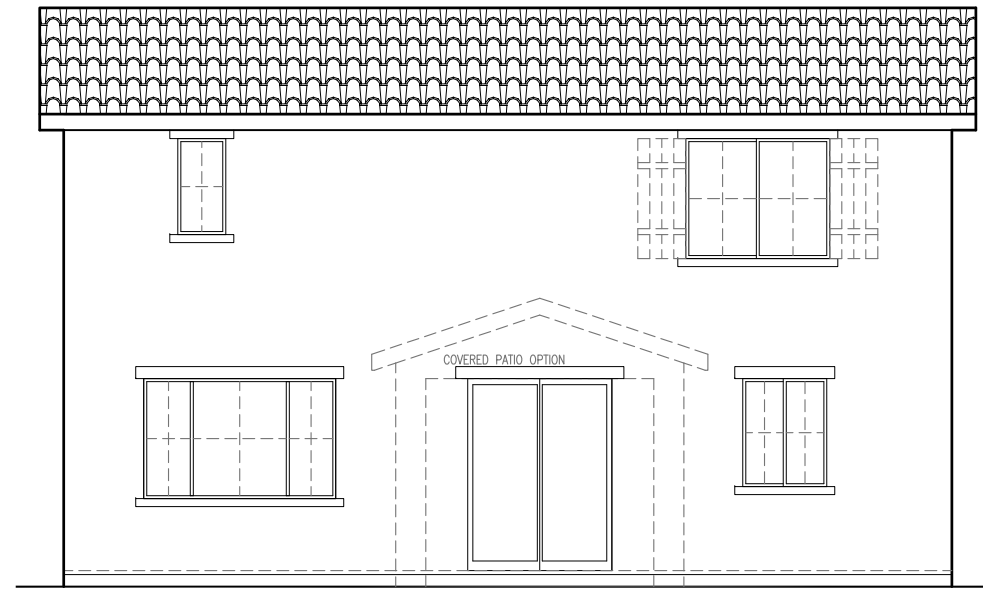
2341 FLOOR PLAN
SIERRA VISTA
JM20



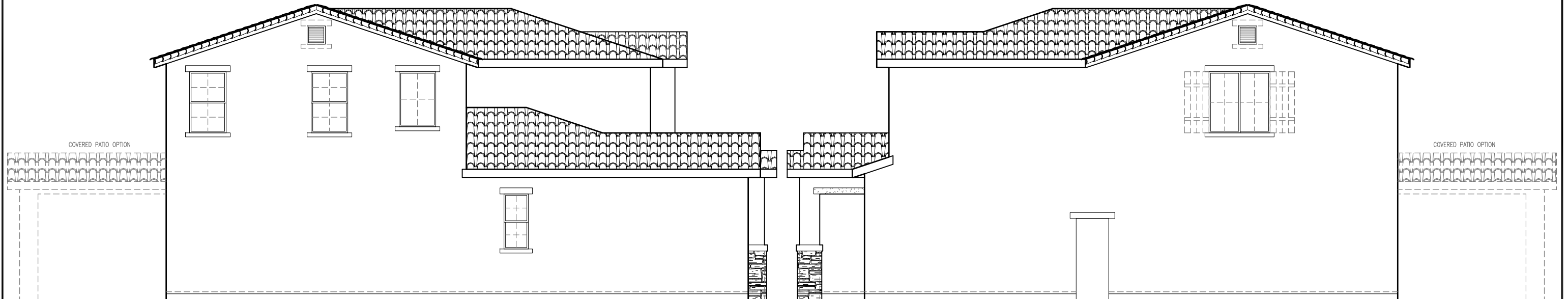
John Mourier Construction Inc.
Roseville, California



FRONT ELEVATION 'A'
SCALE: 1/8"=1'-0"



REAR ELEVATION 'A'
SCALE: 1/8"=1'-0"



LEFT ELEVATION 'A'
SCALE: 1/8"=1'-0"

RIGHT ELEVATION 'A'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS
(DASHED LINES) TO BE SELECTED WHENEVER SIDE
IS ADJACENT TO A STREET, OPEN SPACE, OR
OTHER PUBLIC LOCATION.

2341 'A' ELEVATIONS
SIERRA VISTA
JM20

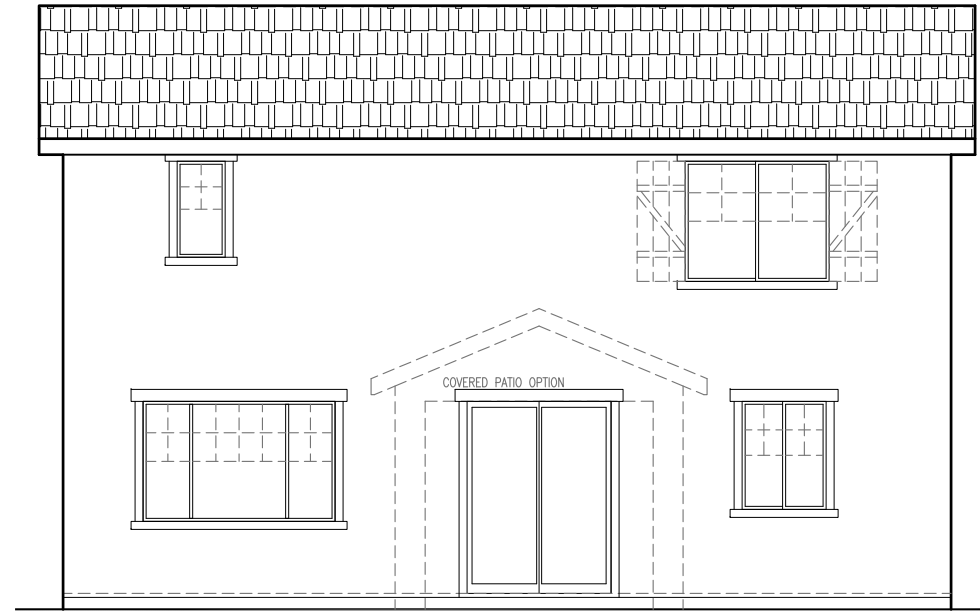


John Mourier Construction Inc.
Roseville, California



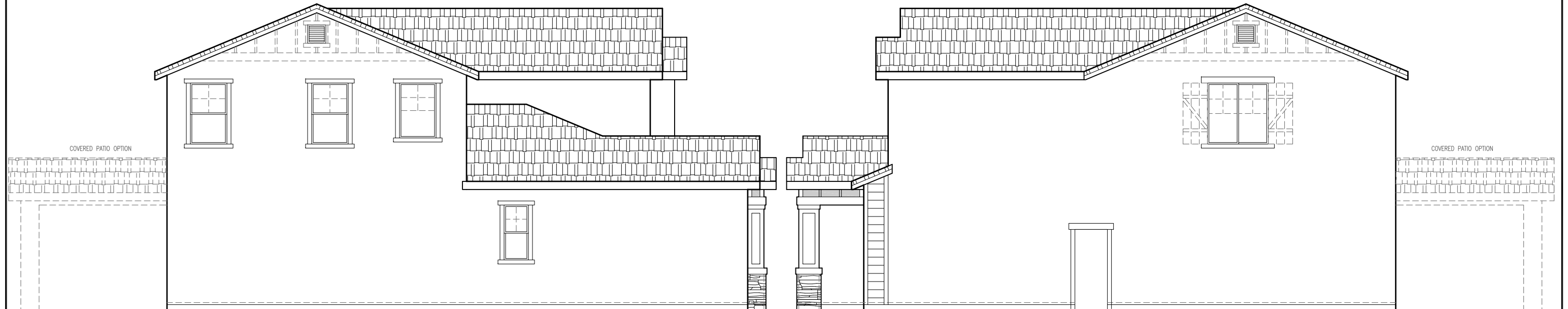
FRONT ELEVATION 'B'

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



REAR ELEVATION 'B'

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



LEFT ELEVATION 'B'

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

RIGHT ELEVATION 'B'

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

SIDE AND REAR ELEVATION ENHANCEMENTS
(DASHED LINES) TO BE SELECTED WHENEVER SIDE
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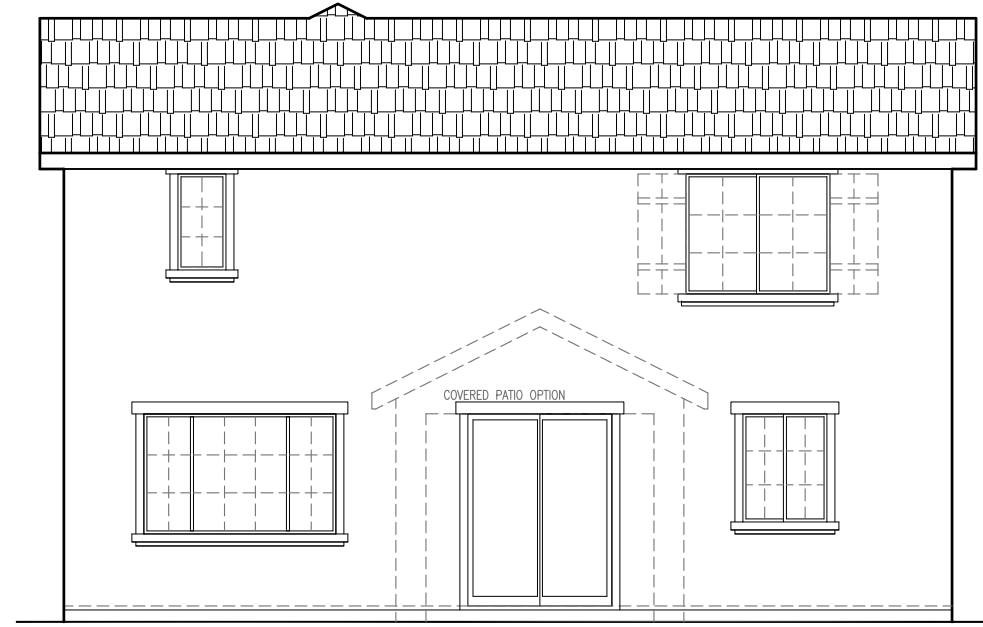
2341 'B' ELEVATIONS
SIERRA VISTA
JM20

JMC HOMES

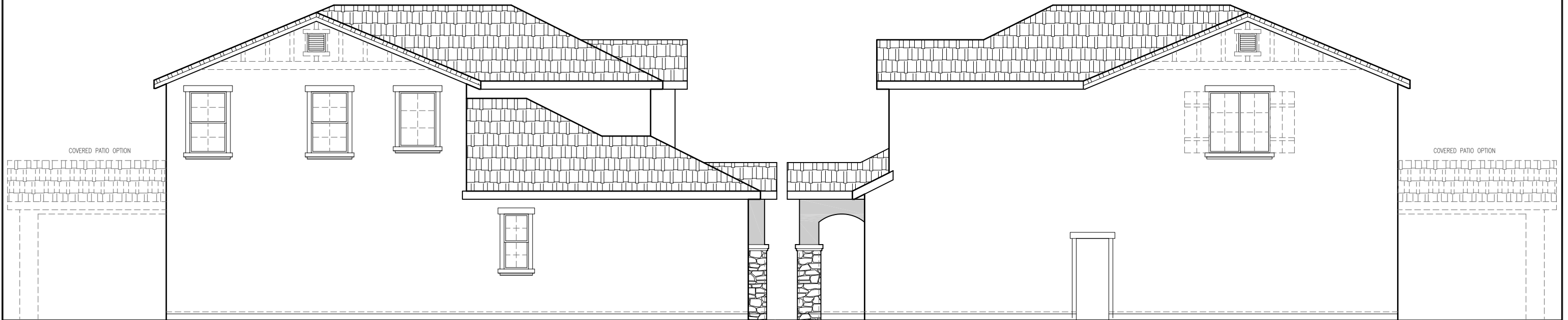
John Mourier Construction Inc.
Roseville, California



FRONT ELEVATION 'C'
SCALE: 1/8"=1'-0"



REAR ELEVATION 'C'
SCALE: 1/8"=1'-0"



LEFT ELEVATION 'C'
SCALE: 1/8"=1'-0"

RIGHT ELEVATION 'C'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS
(DASHED LINES) TO BE SELECTED WHENEVER SIDE
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OTHER PUBLIC LOCATION.

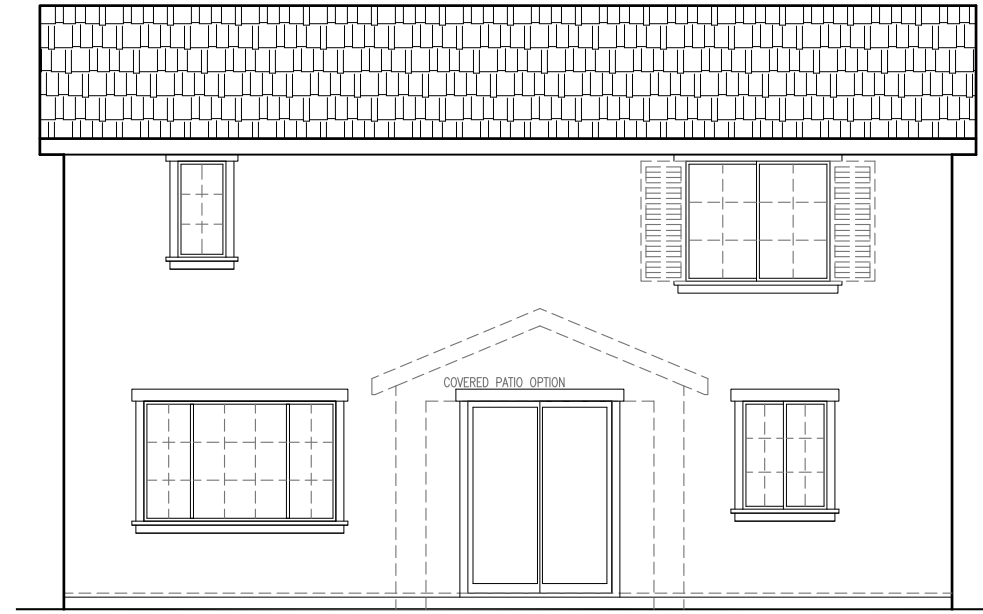
2341 'C' ELEVATIONS
SIERRA VISTA
JM20



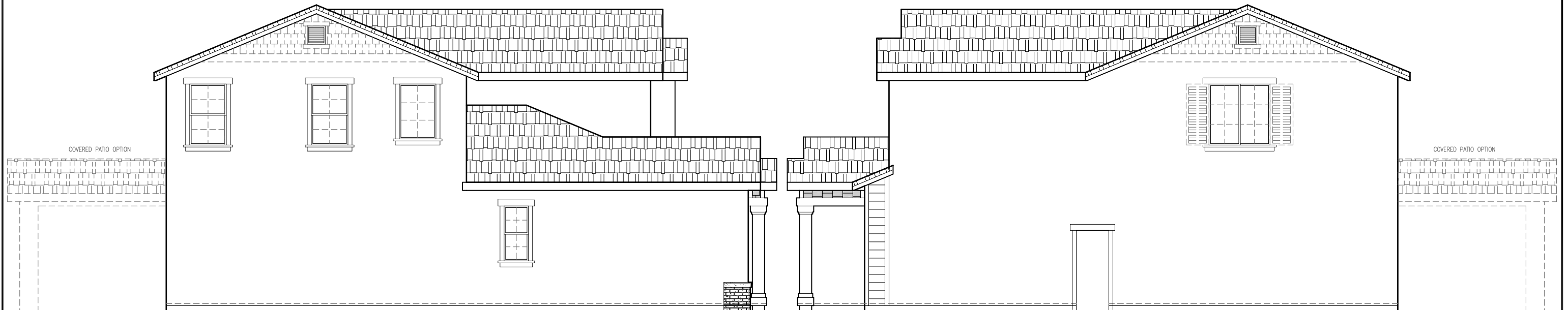
John Mourier Construction Inc.
Roseville, California



FRONT ELEVATION 'D'
SCALE: 1/8"=1'-0"



REAR ELEVATION 'D'
SCALE: 1/8"=1'-0"



LEFT ELEVATION 'D'
SCALE: 1/8"=1'-0"

RIGHT ELEVATION 'D'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS
(DASHED LINES) TO BE SELECTED WHENEVER SIDE
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OTHER PUBLIC LOCATION.

2341 'D' ELEVATIONS
SIERRA VISTA
JM20

JMC HOMES

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Roseville, California

SIERRA VISTA
ENHANCED FRONT YARD LANDSCAPING STREET SCAPE

ENHANCED LANDSCAPE:

SHRUBS: (11) 1 GALLON MEDIUM
SHRUBS; (3) 5 GALLON LARGE
SHRUBS

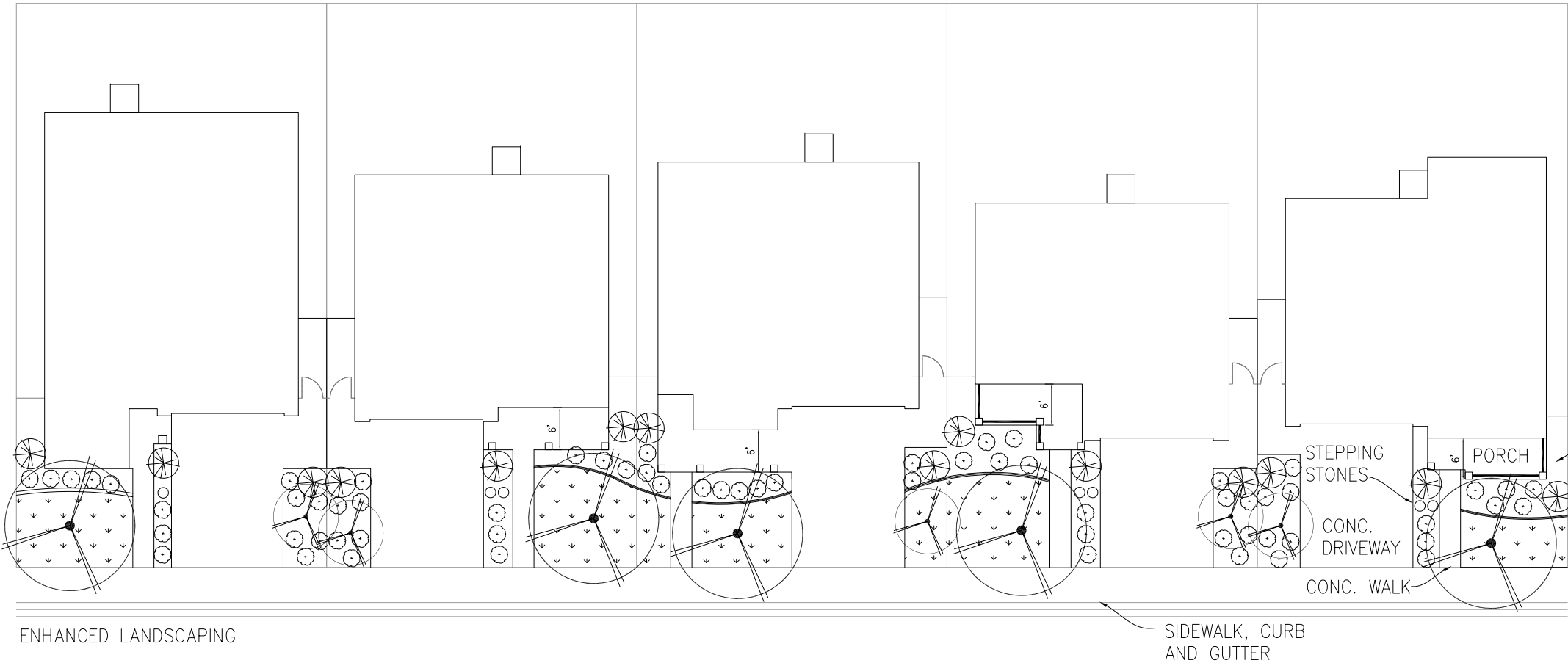
TREES: (1) 15 GALLON STREET
TREE
(1) 15 GALLON ACCENT
TREE

WHEN TWO DRIVEWAYS ARE
ADJACENT, OMIT LAWN
BETWEEN DRIVEWAYS AND
ADD 3 ADDITIONAL 1
GALLON SHRUBS.

±15' CONCRETE CURBING MIN.
CONCRETE CURBING TO TIE INTO
CONCRETE CURBING ON ADJOINING
LOT(S)

CONCRETE WALKWAY FROM FRONT
DOOR TO SIDEWALK WITH
STEPPING STONE(S) TO CONNECT
DRIVEWAY TO WALK OR PORCH.

TURF QUANTITY IS SUBJECT TO
WELO REQUIREMENTS. TURF MUST
EQUAL 42% OR LESS OF
LANDSCAPABLE AREA.



LEGEND	
	SOD
	CONCRETE
	CONCRETE CURBING
	WOOD FENCE
	18" STEPPING STONE
	1 GALLON MED. SHRUB
	5 GALLON LARGE SHRUB
	15 GALLON ACCENT TREE
	15 GALLON STREET TREE

Plant Pallet A:

SHRUBS: 1 GALLON MEDIUM
DIETES 'BICOLOR' (AFRICAN IRIS)
COLEONEMA 'COMPACTA' (BREATH OF HEAVEN)
5 GALLON LARGE
RHAPHIOLEPIS 'SPRINGTIME' (INDIAN HAWTHORN)

TREES: 15 GALLON ACCENT
PHOTINIA FRASERI (RED TIP)
15 GALLON STREET
QUERCUS VIRGINIANA (SOUTHERN LIVE OAK)

Plant Pallet B:

SHRUBS: 1 GALLON MEDIUM
AGAPANTHUS AFRICANUS 'QUEEN ANNE'
NANDINA DOMESTICA 'FIREPOWER' (HEAVENLY BAMBOO)
5 GALLON LARGE
PHORMIUM 'EVENING GLOW' (FLAX BUSH)

TREES: 15 GALLON ACCENT
LAGERSTROEMIA 'INDICA' (CREPE MRYTLE)
15 GALLON STREET
MAGNOLIA GRANDIFLORA (SOUTHERN MAGNOLIA)

Plant Pallet C:

SHRUBS: 1 GALLON MEDIUM
JUNIPERUS PROCUMBENS 'GREENMOUND'
TULBAGIA VIOLACEA (SOCIETY GARLIC)
5 GALLON LARGE
PITTOSPORUM 'TOBRIA'

TREES: 15 GALLON ACCENT
PYRUS CALLERYANA (ORNAMENTAL PEAR)
15 GALLON STREET
QUERCUS VIRGINIANA (SOUTHERN LIVE OAK)

SCALE: 1"=20'-0"
5/28/13

JMC HOMES

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1430 Blue Oaks Blvd. Ste 190
Roseville, Ca 95747-7143
Office: 916-782-8879 Fax: 916-960-5322
CALIFORNIA LIC. 613004 B

SIERRA VISTA
CORNER LOT LANDSCAPING

QUANTITIES BELOW ARE IN
ADDITION TO THE STANDARD FRONT
YARD LANDSCAPING TO BE
APPLIED TO THE SIDE YARD OF
CORNER LOTS.

SEE ENHANCED FRONT YARD
LANDSCAPING EXHIBITS FOR PLANT
PALLET.

CORNER LANDSCAPE:

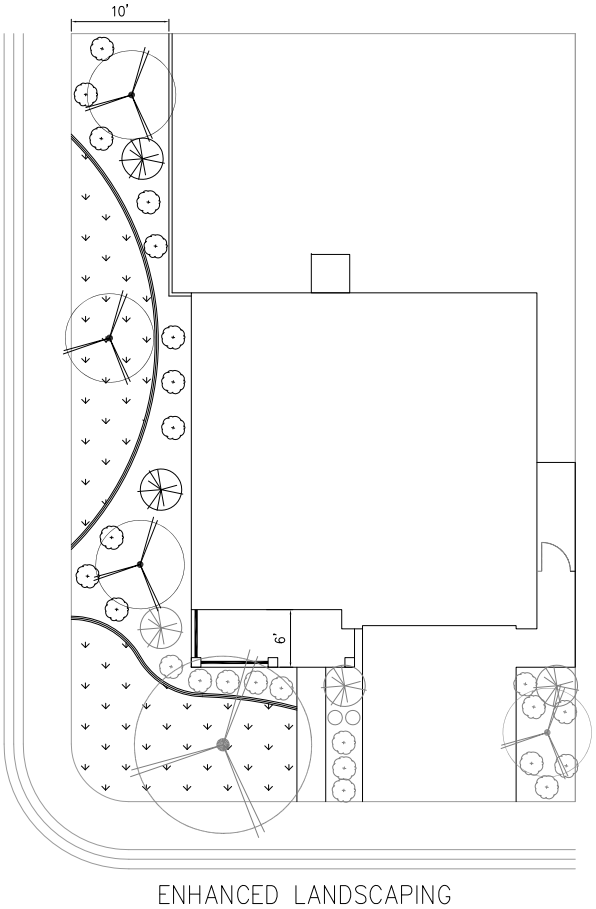
SHRUBS: (11) 1 GALLON MEDIUM
SHRUBS; (2) 5 GALLON LARGE
SHRUBS

TREES: (3) 15 GALLON ACCENT
TREES

±45' CONCRETE CURBING MIN.
CONCRETE CURBING.

TURF QUANTITY IS SUBJECT TO
WELO REQUIREMENTS. TURF MUST
EQUAL 42% OR LESS OF
LANDSCAPABLE AREA.

LEGEND	
	SOD
	CONCRETE
	CONCRETE CURBING
	WOOD FENCE
	18" STEPPING STONE
	1 GALLON MED. SHRUB
	5 GALLON LARGE SHRUB
	15 GALLON ACCENT TREE
	15 GALLON STREET TREE



SCALE: 1"=20'-0"
5/28/13



JOHN MOURIER CONSTRUCTION INC.
1430 Blue Oaks Blvd. Ste 190
Roseville, Ca 95747-7143
Office: 916-782-8879 Fax: 916-960-5322
CALIFORNIA LIC. 613004 B



PLANNING COMMISSION COMMUNICATION

Title: Zoning Ordinance Update - 311 Vernon Street (Citywide) - PL19-0230

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

Meeting Date: 1/9/2020

Item #: 6.3.

ATTACHMENTS:

Description

Staff Report

Exhibit A

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

REQUEST

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

Applicant – City of Roseville

SUMMARY RECOMMENDATION

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

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

SUMMARY OF OUTSTANDING ISSUES

This item was continued from the December 12, 2019, Planning Commission hearing. The staff report and agenda packet from the December 12th hearing is available online at the City of Roseville webpage (<https://www.roseville.ca.us>) under Government/ Boards and Commissions/ Planning Commission/ Agenda & Minutes/ 12/12/19 Meeting. At the hearing, the Planning Commission requested staff return with alternative options to the proposed conditional use permit (CUP) requirement for gasoline sales and fast food with drive through restaurants located contiguous to parcels with a residential zoning designation. Staff's proposed alternatives are outlined below. The public hearing was opened and no public comments were received. The only issue warranting significant discussion was related to the CUP requirement for gasoline sales and fast food with drive through restaurants. Therefore the focus of this report will be on the proposed alternatives to Roseville Municipal Code (RMC) Section 19.12.020, footnote (12), and Section 19.14.020, footnote (8).

DISCUSSION

The proposed Zoning Ordinance amendment (Exhibit A) includes a requirement for a conditional use permit (CUP) for Gasoline Sales and Fast Food with Drive Through Restaurants located contiguous to a parcel with a residential zoning designation. These use types are currently permitted in certain commercial and industrial zones. Staff proposed requiring the CUP based on concerns expressed by residents located near projects proposing gasoline sales or fast food with drive through restaurants and a desire by some applicants to allow for operational conditions of approval. The CUP requirement would allow for operational restrictions, such as limiting hours of operation or lighting and noise controls, that otherwise could not be applied to a principally permitted project that only required design review. At the December 12th hearing, the Planning Commission expressed concern that "contiguous" would not adequately capture all locations where potential conflicts between the use types may exist. The Planning Commission wanted to ensure that an adequate

buffer would be provided between the use types. The Commission was also concerned that the proposed language could encourage creative subdivision maps resulting in undevelopable parcels with the sole purpose of creating parcel separation to avoid a CUP entitlement. As mentioned, the Commission directed staff to explore alternative options to the language that would address these concerns. Staff is proposing two options for the Commission's consideration. Both options continue to propose requiring a CUP for gasoline sales and fast food with drive through restaurants in certain locations near residential zoned properties, but Option #1 expands the definition of "contiguous" and Option #2 relies on a distance separation for determining when the CUP would be required. The proposed options to RMC Section 19.12.020, footnote (12), and Section 19.14.020, footnote (8) are as follows with the changes to the originally proposed text identified in redline/strikeout.

Option #1 – Expansion of the definition of contiguous

A conditional use permit is required for fast food with drive through establishments or gasoline sales establishments contiguous to properties with a residential zoning designation. For the purpose of this section, contiguous shall also include those parcels separated by a public utilities easement, landscape easement, or other lot or parcel of land upon which a building cannot be developed that is less than 100 feet in width (excluding public roadway easements).

Option #2 – Distance separation

A conditional use permit is required for fast food with drive through establishments or gasoline sales establishments ~~contiguous to properties with~~ located within fifty (50) feet of a property with a residential zoning designation, excluding those separated by a public roadway easement.

It is Planning staff's opinion that both options will result in the intended buffer between the gasoline sales or fast food with drive through restaurants and residential uses. Option 1 is designed to address conditions where an intervening parcel is effectively undevelopable, and therefore does not buffer the uses. A distance limitation was included in this option, because staff wished to avoid capturing properties where the intervening property is large enough that the distance itself acts as a buffer. Option 2 uses only a set distance to define when the CUP is required. Since the option does not include a requirement that the intervening distance be effectively empty, and therefore may include buffering buildings and uses, the distance is shorter. Staff considered other local jurisdiction's regulations, such as the City of Rocklin and City of Sacramento, which both broadly require a CUP for these use types regardless of their proximity to residential uses. Roseville staff did not want to create unnecessarily restrictive regulations and felt the selective application of a CUP in instances where potential conflicts between the gasoline sales or drive through restaurants may exist is more appropriate. Staff is therefore requesting that the Planning Commission consider both options and the originally proposed language found in Exhibit A before making a recommendation to City Council.

ENVIRONMENTAL DETERMINATION

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

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

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

RECOMMENDATION

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

- A. Recommend that the City Council consider and adopt the Ordinance amending Title 19 – Zoning related to the proposed updates, with or without alternatives to the Ordinance.

Exhibits

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

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

ORDINANCE NO. ____

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

THE CITY OF ROSEVILLE ORDAINS:

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

Chapter 19.04 INTERPRETATIONS

19.04.020 Rules of interpretation.

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

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

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

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

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

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

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

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

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

19.04.030 Authority for interpretations.

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

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

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

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

Chapter 19.06 ESTABLISHMENT OF ZONE DISTRICTS

19.06.010 Zoning districts established.

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

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

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

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

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

(Ord. 5428 § 1, 2014.)

Chapter 19.08 USE TYPE CLASSIFICATIONS

19.08.030 Listing of use classifications.

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

A. Agricultural and Open Space Use Types

Agricultural

Animal Keeping

Resource Protection and Restoration

Resource Related Recreation

B. Civic Use Types

Community Assembly

Community Services

Essential Services

Hospital Services

General Hospital Services

Psychiatric Hospital Services

Intensive Public Facilities

Libraries and Museums, Private

Power Generating Facilities

Public Parking Services

Schools

College and University

Public Elementary and Secondary

Private Elementary and Secondary

Social Services

Emergency Shelter

Food Distribution

Food Service

C. Residential Use Types

Accessory Dwelling Units

Caretaker/Employee Housing

Community Care Facility, Small

Community Care Facility, Large

Dwelling

Multi-Family

Single-Family

Two-Family

Efficiency Units

Family Day Care Homes, Small

Family Day Care Homes, Large

Live/Work

Mobile Home Park

Rooming and Boarding Houses

Single Room Occupant

Short-Term Rental

Supportive Housing

Transitional Housing

D. Commercial Use Types

Adult Oriented Business

Animal Sales and Service

Grooming and Pet Stores

Kennels

Veterinary Clinic

Veterinary Hospital

Automotive and Equipment

Automotive Body and Equipment Repair

Automotive Rentals

Automotive Repairs

Automotive Sales

Car Wash and Detailing

Commercial Parking

Gasoline Sales

Heavy Equipment Rental and Sales

Banks and Financial Services

Bars and Drinking Places

Broadcasting and Recording Studios

Building Material Stores

Business Support Services

Commercial Recreation

Amusement Center

Indoor Entertainment

Indoor Sports and Recreation

Large Amusement Complexes

Outdoor Entertainment

Outdoor Sports and Recreation

Residential Recreation Facilities

Community Care Facility

Day Care Centers

Eating and Drinking Establishments

Convenience

Fast Food with Drive-Through

Full Service

Food and Beverage Retail Sales

Funeral and Interment Services

Lodging Services

Long Term Care Facility

Maintenance and Repair

Medical Services, ~~General~~

General

Medical Campus/Medical Office Building

Low Traffic Generating

Neighborhood Commercial

Nightclubs

Nursery, Retail

Offices, Professional

Personal Services

Retail Sales and Services

Single Room Occupant

Specialized Education and Training

Specialty Schools

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Vocational Schools

Storage, Personal Storage Facility

E. Industrial Use Types

Day Care Center, Secondary (employees only)

Equipment and Materials Storage Yards

General Industrial

Hazardous Materials Handling

Impound Yards

Laundries, Commercial

Light Manufacturing

Printing and Publishing

Recycling, Scrap and Dismantling

Enclosed

Unenclosed

Research Services

Specialized Industrial

Wholesale and Distribution

Heavy

Light

F. Transportation and Communication Use Types

Antennas and Communications Facilities

Developed Lot

Undeveloped Lot

Heliport

Intermodal Facilities

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

19.08.050 Classification of uses not specifically listed.

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

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

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

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

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

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

19.08.070 Civic use types.

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

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

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

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

1. Cemeteries;

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

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

D.Reserved.

E.Hospital Services.

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

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

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

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

H. Power Generating Facilities. These facilities consist of temporary support facilities used to supply electrical power on an interim basis when power outages occur, or facilities that are used on a permanent basis to generate a power supply for a single use or multiple users if connected to a power grid. Power generating facilities generally include technologies that produce electricity from fossil fuels, natural gas, solar, wind, hydro- or biomass fuels in order to provide back-up power, augment utility power supplies or if grid-

connected, to sell power. Power generating facilities may include, but are not limited to, the following specifically defined facilities:

- 1. General Power Production Facility.** A facility whose sole purpose is for the resale and production of power which may consist of a natural gas fired facility, co-generating facility, solar, wind, waste, photovoltaic, geothermal operated, or other alternative fuel source, that produces electricity primarily for the transmission of electricity associated with the overall power grid. This type of facility may be a peak load facility that only operates during the period in which the power demand for the overall power grid is at its peak usage.
- 2. Supplemental/Individual Use Power Facility.** A facility that is utilized to provide electrical power as either a supplement to power supplied by the existing grid or as a permanent power source for an individual user and does not provide off-site sale to the power grid. For commercial and industrial developments these types of facilities may consist of a natural gas fired facility, co-generating facility, solar, wind, waste, photovoltaic, geothermal operated, or other alternative fuel source, that produces electricity. Residential uses will be restricted to facilities which do not materially change the character of the zone district or impact adjacent residential uses (i.e. solar and photovoltaic).
- 3. Emergency Power Facility.** A facility that acts as a stand-by generator used to supply electric power during the event of a power outage by the local electric utility. These types of facilities may be permanent in nature or temporary portable gas/diesel generators.

4. Passive Power Facility. These facilities are considered to produce power when using clean fuel such as sunlight or other similar natural resource to generate power. Typical facilities would be solar or photovoltaic power generators. Residential zones will be restricted to these types of facilities for power generation on a permanent basis.

I. Public parking services, includes parking services involving buildings or lots which are publicly owned or operated.

J. Schools.

1. College and university, includes community colleges, public or private colleges, universities and professional schools granting associate degrees, certificates, undergraduate and graduate degrees and requiring for admission at least a high school diploma or equivalent general academic training.

2. Public Elementary and secondary, includes public elementary, middle, junior high and high schools serving grades K through 12.

3. Private elementary and secondary, includes private and religious schools. It does not include schools included within commercial, schools specialized education and training use type.

K. Social services, generally include those services which help people become more self-sufficient, prevent dependency, strengthen family relationships, and restore individuals, families, groups or communities to successful social functioning. Such social services may include, but are not limited to, the following specifically defined services:

1. Emergency Shelter (Health and Safety Code Section 50801(e)). Housing with minimal supportive services for homeless persons that is limited to occupancy of six

months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay.

2. Food Distribution Facility. A facility or use which distributes food on a not for profit basis.

3. Food Service Facility. A facility or use where food is served on-site on a not for profit basis. (Ord. 5428 § 1, 2014.)

19.08.080 Residential use types.

Residential use types include the occupancy of living accommodations on a wholly or primarily non-transient basis and includes uses which are typically associated with and provide support to residential areas, but exclude institutional living arrangements providing 24-hour skilled nursing or medical care and those providing forced residence, such as asylums and prisons. Transitional housing and supportive housing are considered residential uses. Specific residential use types referred to in this title are:

A.Accessory Dwelling Unit. An accessory dwelling unit shall be as defined by Government Code Section 65852.2, as it now exists or may hereafter be amended, and means an attached or a detached residential dwelling unit which provides complete independent living facilities for one or more persons. The unit shall be located on a permanent foundation, have an independent exterior access, and shall include permanent provisions or infrastructure to support permanent provisions (such as stubbing gas, water or sewer lines) for living, sleeping, eating, cooking, and sanitation on the same parcel as where a single-family dwelling is situated or proposed to be situated. Accessory dwelling units can also include efficiency units, as defined in Section 17958.1 of the Health and Safety Code,

manufactured homes, as defined in Section 18007 of the Health and Safety Code, second dwelling units, granny flats, in-law quarters, carriage units, and tiny houses as long as such units otherwise meet this definition. (Also see Chapter 19.60.)

B. Caretaker/employee housing, includes permanent or temporary housing that is secondary or accessory to the primary use of the property. Such housing is used for caretakers employed on the site of a non-residential use where a caretaker is needed for security or to provide 24-hour care or monitoring of facilities, equipment, or other conditions on the site.

C. Community Care Facility, Small. A dwelling where non-medical care is provided to six or fewer persons on a 24-hour basis. Small community care facilities shall be licensed by the State Department of Social Services.

D. Community Care Facility, Large. A dwelling where non-medical care is provided to no less than seven and no more than 12 persons on a 24-hour basis and which is operated and occupied by the owners. Large community care facilities shall be licensed by the State Department of Social Services, shall permit no more than two persons per bedroom and shall be designed so as to be compatible with the residential character of the neighborhood.

E. Efficiency units, includes a room or group of internally connected rooms that have independent sleeping, cooking, eating and sanitation facilities, which constitutes an independent housekeeping unit, occupied by or intended for one household on a long-term basis.

F. Dwelling, includes a room or group of internally connected rooms that have sleeping, cooking, eating, and sanitation facilities, but not more than one kitchen, which constitutes an independent housekeeping unit, occupied by or intended for one household on a long-

term basis. Types of dwellings include single-family dwellings, duplexes, accessory dwelling units, multi-family dwellings, mobile homes, condominiums, and townhouses, all of which are separately defined.

1. Multi-family, includes a building designed and intended for occupancy by three or more families living independently of each other, each in a separate dwelling unit, which may be owned individually or by a single landlord. Includes apartments, condominiums, rowhouses, triplexes and fourplexes.

2. Single-family, includes an attached or detached building designed exclusively for occupancy by one family. Includes houses, half-plexes and townhomes.

3. Two-family, includes a duplex, or other buildings designed for occupancy by two families living independently of each other, where both dwellings are located on a single lot.

G. Family day care homes, small, includes a private single-family dwelling where care, protection and supervision of seven or fewer ~~minor children~~ persons is provided for periods of less than 24 hours or as otherwise provided by state law.

H. Family day care homes, large, includes a private single-family dwelling where care, protection and supervision of eight and up to, and including, 14 ~~children~~ persons is provided for periods of less than 24 hours or as otherwise provided by state law. (Also see Chapter 19.46.)

I. Live/work, includes units that are occupied by business operators who live in the same structure that contains commercial activity. The units functions primarily as a workspace with incidental residential accommodations.

J. Mobile home park, includes any site that is planned and improved to accommodate two or more mobile homes used for residential purposes, or on which two or more mobile home lots are rented, leased, or held out for rent or lease, or were formerly held out for rent or lease and later converted to a subdivision, cooperative, condominium, or other form of resident ownership, to accommodate mobile homes used for residential purposes. (Also see Chapter 19.48.)

K. Rooming and boarding houses, includes the renting of individual bedrooms within a dwelling by a property owner or other manager in residence to three or more people, whether or not meals are provided; or a single-family dwelling occupied by six or more unrelated people, living together as a single housekeeping unit; by prearrangement for definite periods greater than 30 calendar days, with compensation (typically monetary compensation).

L. Short-Term Rental, As defined in Chapter 4.25 (Short-Term Rentals), any single-family dwelling or accessory dwelling unit located in a residential or commercial zone that is rented in whole or in part on a short-term basis, which is 30 calendar days or less.

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M. Single Room Occupant. Lodging establishments providing a room(s) which does not include a kitchen or bathroom. These establishments include a communal bathroom and may have a communal kitchen and/or living area. This is not a temporary or transitional housing type and is typically found on the second story above a retail use.

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NM. Supportive Housing. Housing with no limit on length of stay, that is occupied by the target population as defined in Health and Safety Code Section 53260(d), and that is

linked to on- or off-site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live, and when possible, work in the community. (California Health and Safety Section 50675.14(b).)

1. Target Population. Adults with low-income having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act and may, among other populations, include families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, or homeless people. (California Health and Safety Section 53260(d).)

ON. Transitional Housing and Transitional Housing Development. Buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. (California Health and Safety Section 50675.2(h).) (Ord. 5974 § 6, 2018; Ord. 5428 § 1, 2014.)

19.08.090 Commercial use types.

Commercial use types include the distribution, sale and rental of goods, and the provision of services other than those classified as civic or industrial use types. Specific commercial use types referred to in this title are:

A.Adult-oriented businesses, include those uses specifically referred to in Chapters 9.11 and 19.32 of this Code and include any adult arcade, adult bookstore, adult cabaret, adult

hotel/motel, adult motion picture theater, adult theater or modeling studio defined therein.

Any reference in this Code to “adult business establishment” shall mean adult-oriented business, as provided herein.

B. Animal sales and services, includes establishments primarily engaged in animal-related sales and services. The following are animal sales and services use types:

1. **Grooming and pet stores**, includes grooming or selling of dogs, cats, and similar small animals with limited indoor boarding. Typical uses include dog bathing and clipping salons, pet grooming shops, and pet stores.
2. **Kennels**, includes indoor and outdoor kennel services for dogs, cats, and similar small animals. Typical uses include boarding kennels, pet motels, and dog training centers.
3. **Veterinary clinic**, includes a fully enclosed veterinary facility containing only enough cage arrangements as necessary to provide services for small animals requiring acute medical or surgical care, as well as boarding and grooming.
4. **Veterinary hospital**, includes a veterinary facility conducted in an enclosed building and in the open which provides long-term medical care, boarding and grooming.

C. Automotive and equipment, includes establishments primarily engaged in automotive-related or heavy equipment sales or services. The following are automotive and equipment use types:

1. **Automotive body and equipment repair**, includes automobile body repair and painting; repair of equipment such as aircraft, boats, recreational vehicles, and trucks;

and the installation and servicing of tractor-trailer, semi-trucks and heavy construction equipment.

2. Automotive rentals, includes rental from the premises of automobiles, light trucks, and recreational vehicles. Typical uses include car rental agencies.

3. Automotive repairs, includes repair of automobiles and the sale, installation, and servicing of automobile equipment and parts completely within an enclosed building, but excluding body repair and painting. Typical uses include muffler shops, automobile repair garages, automobile glass shops, and minor services including oil change, tuneup/lube shops, tire installation, and stereo and car accessory installation.

4. Automotive sales, includes the sale, retail or wholesale, of automobiles, light trucks, boats, recreational vehicles, motorcycles, motor homes, and trailers together with associated enclosed repair services and parts sales, but excluding body repair and painting. Typical uses include automobile dealers and recreational vehicle sales agencies.

5. Car wash and detailing, includes washing and polishing of automobiles. Typical uses include automobile detailing services and car washes.

6. Commercial parking, includes parking of operable motor vehicles on a temporary basis within a privately owned off-street parking area with or without a fee. Typical uses include commercial parking lots and garages.

7. Heavy equipment rental and sales, includes rental and sales of heavy equipment such as aircraft, trucks, tractor-trailer, semi-trucks and heavy construction equipment.

8. Gasoline sales, includes establishments primarily engaged in the retail sale, from the premises, of petroleum products with the incidental sale of tires, batteries, and replacement items, lubricating services, minor repair services and may include drive through car washes, convenience eating places and neighborhood commercial. Typical uses include automobile service stations, filling stations and neighborhood commercial uses with gas sales.

D.Banks and financial services, includes financial institutions including: banks and trust companies; lending and thrift institutions, credit agencies; brokers and dealers in securities and commodity contracts; security and commodity exchanges; holding, (but not predominantly operating) companies; and other investment companies; vehicle finance leasing agencies. Automated teller machines (ATMs) located away from banks are included under the definition of “personal services.”

E.Bars and drinking places, includes establishments within a building where alcoholic beverages are sold for on-site consumption, that are not part of a restaurant. Includes bars, taverns, pubs, brew pubs, wine bars and similar establishments where any food service is subordinate to the sale of alcoholic beverages. Dance floors are not permitted.

F.Broadcasting and recording studios, includes commercial and public communications uses including telegraph, telephone, radio and television broadcasting and receiving stations and studios, and television production and sound recording studios, with facilities entirely within buildings. Private transmission and receiving apparatus, such as towers, reflectors and antennas are included under the definition of “antennas, communications facilities.”

G. Building material stores, includes retail establishments selling lumber (which may include the cutting of precut lumber) and other large building materials, and also

including paint, wallpaper, glass, fixtures, nursery stock, lawn and garden supplies (which may also be sold in hardware stores, included under the definition of “retail sales and services”). Includes all such stores selling to the general public, even if contractor sales account for a larger proportion of total sales.

H. Business support services, includes establishments within buildings, providing other businesses with services including maintenance, repair and service, testing, rental, etc., also includes:

1. Blueprinting;
2. Business equipment repair services (except vehicle repair, see “Automotive repair”);
3. Commercial art and design (production);
4. Computer-related services (rental, repair, maintenance);
5. Equipment rental businesses within buildings;
6. Film processing laboratories;
7. Mail advertising services (reproduction and shipping);
8. Outdoor advertising services;
9. Photocopying; and
10. Photo-finishing.

I. Commercial recreation, includes establishments primarily engaged in the provision of sports, entertainment, or recreation for participants or spectators. The following are commercial recreation use types:

1. **Amusement center**, includes public places of amusement or public places of business in which four or more coin-operated amusement devices are installed and includes any place open to the public, whether or not the primary use of the premises is devoted to the operation of such devices.
2. **Indoor entertainment**, includes predominantly spectator uses conducted within an enclosed building, excluding uses classified under adult oriented businesses. (See Chapter 19.32.) Typical uses include motion picture theaters, and live theater.
3. **Indoor sports and recreation**, includes predominantly participant sports and health activities conducted within an enclosed building. Typical uses include bowling alleys, billiard parlors, ice and roller skating rinks, indoor racquetball courts, soccer arenas, athletic clubs, and health clubs.
4. **Outdoor entertainment**, includes predominantly spectator uses conducted in open or partially enclosed or screened facilities. Typical uses include outdoor amphitheaters, concert halls and sports arenas, BMX tracks, racing facilities, drive in theaters, and zoos.
5. **Outdoor sports and recreation**, includes predominantly participant sports conducted in open or partially enclosed or screened facilities. Typical uses include amusement parks, driving ranges, miniature golf courses, golf courses, swimming pools, and tennis courts.
6. **Residential recreation facilities**, includes predominantly participant sports which are normally associated with a country club, or private residential community. Typical uses include country clubs, racquet clubs, golf courses, swimming pools, tennis courts, and other secondary uses including restaurants, and retail sales.

7. **Large amusement complexes**, includes a theme park or similar complex open to the public which exceeds 100,000 square feet and which:

- a. Includes outdoor amusement attractions such as mechanized or carnival-type rides or water slides; and
- b. Meets any two of the following three criteria:
 - i. The complex has a maximum daily capacity of more than 500 users per day,
 - ii. The complex is required to provide off-street parking for more than 200 vehicles, or
 - iii. The complex operates during any part of the year during the hours after 6:00 p.m. This does not apply to publicly owned or operated parks or facilities.

J. Community care facility, includes any facility serving as a residence where non-medical care is provided on a 24-hour basis with central or private kitchen facilities, dining, recreational and other facilities. Typical uses include assisted living facilities and facilities licensed by the State Department of Social Services. Does not include long term care facilities.

K. Day care centers, includes commercial or non-profit facilities that provide care, protection and supervision of 13 or more minor children or adults in need of assistance for periods of less than 24 hours per day, typically while parents or family are working, and/or before or after daily attendance at an elementary school, as defined by Chapter 3.6 of the Health and Safety Code, commencing with Section 1597.30 includes preschools.

L. Eating and drinking establishments, includes establishments primarily engaged in the sale of prepared food and beverages for on-premises consumption, but excludes those uses classified under “bars and drinking places” and “nightclubs.” An eating and drinking establishment that provides amplified live or recorded music and that provides space(s) for dancing or hold public dances under Municipal Code Section 9.40.030(H) shall be considered a nightclub per subsection T of this section. Eating and drinking establishment use types include:

1. **Fast food with drive-through**, includes establishments primarily engaged in the preparation and retail sale of food and beverages at a walk up counter and at a drive through window, and may include seating.
2. **Convenience**, includes establishments primarily engaged in the preparation and retail sale of food and beverages, at a walk up counter and which does not include a drive through or provide for ordering at the tables, if any. Typical uses include pizza parlors, ice cream parlors, and sandwich shops.
3. **Full service**, includes establishments primarily engaged in the preparation and retail sale of food and beverages, where food is ordered and served at a table, and which may include sales of alcoholic beverages as an accessory or secondary service. Fixed seating or tables and chairs are provided for the seating of each patron or customer at all times. Typical uses include full service restaurants.

M. Food and beverage retail sales, includes establishments primarily engaged in the retail sale of food and beverages for home consumption. Typical uses include groceries, liquor stores, and delicatessens.

N. Funeral and interment services, includes establishments primarily engaged in the provision of services involving the care, preparation, or disposition of human remains other than in cemeteries.

O. Lodging services, includes establishments primarily engaged in the provision of commercial lodging on a less than monthly basis to the general public. Lodging services includes incidental food, drink, and other sales and services intended for the convenience of guests. Typical uses include hotels, motels, and bed-and-breakfasts.

P. Long term care facility, includes an institution or a portion of an institution that is licensed or approved to provide health care under medical supervision for 24 or more consecutive hours. Typical uses include extended care facilities, intermediate care facilities, skilled nursing facilities, hospices and other facilities licensed by the State Department of Health Services.

Q. Maintenance and repair, includes all uses that provide maintenance and repair services for furniture, appliances and equipment normally used within a building. Typical uses include sewing machine and appliance repair.

R. Medical services, ~~general~~, includes establishments primarily engaged in the provision of personal health services on an outpatient basis ranging from prevention, diagnosis and treatment, or rehabilitation services provided by physicians, dentists, nurses, and other health personnel as well as the provision of medical testing and analysis-services, but excludes uses classified under any civic use type. Medical services use types include:
~~Typical uses include medical offices, dental laboratories, medical laboratories, health-maintenance organizations, substance abuse treatment clinics, immediate care facilities and offices for physical therapists, chiropractors, and acupuncturists.~~

1. General, includes the range of medical services described above. Typical uses

include individual medical and dental offices, dental and medical laboratories, health maintenance organizations, substance abuse treatment clinics, immediate care facilities and offices for physical therapists, chiropractors, and acupuncturists.

2. Medical campus/medical office building (MOB), includes a cluster of buildings or a singular building that provides a range of outpatient services such as medical offices, dental or medical laboratories, imaging, physical therapists, and pharmacy services, with a range of parking demands.

3. Low traffic generating, includes medical services with a low patient frequency or longer than average patient appointment time which creates a lower parking demand. Typical uses include dialysis clinics and imaging services.

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S. Neighborhood commercial, includes establishments primarily engaged in the provision of frequently or recurrently needed small personal items or services for residents within a reasonable walking distance. These uses are compatible with residential development due to low traffic and noise generation and include various retail sales and personal services of an appropriate size and scale to meet the above criteria. Typical uses include neighborhood grocery stores, drug stores, beauty salons, and offices, but do not include drive-through restaurants, bars and drinking places, or liquor stores.

T. Nightclubs, includes establishments or places of entertainment within a building, open primarily at night, usually but not necessarily serving alcohol, and providing floor space for amplified live or recorded music, or having spaces for "public dances" as per Section 9.40.030 of the Roseville Municipal Code. Fixed seating or chairs are not provided for the seating of each patron or customer. Meals or refreshments may be served and an admission

may be charged. Excludes uses classified under this section as commercial use types as “eating or drinking establishments,” “commercial recreation,” and Chapter 19.32, “Adult Oriented Businesses.” Additional requirements are contained in Chapter 19.49.

U.Nursery, retail, includes establishments primarily engaged in the sale of nursery goods, landscaping materials, chips, rocks, sand, soil and merchandise. This use type is typically conducted primarily outdoors. The sale of nursery goods, landscaping materials, chips, rocks, sand, soil and merchandise indoors is permitted under retail sales and services.

V.Offices, professional, includes professional or government offices including:

1. Accounting, auditing and bookkeeping services;
2. Advertising agencies;
3. Architectural, engineering, interior design, and surveying services;
4. Attorneys;
5. Call and telemarketing centers;
6. Computer software designers;
7. Court reporting services;
8. Data processing and computer services;
9. Detective agencies and similar services;
10. Secretarial and word processing services;
11. Government offices including agency and administrative office facilities;
12. Insurance agencies;
13. Management, public relations and consulting services;

14. Real estate agencies; and

15. Writers, photographers and artists offices outside the home.

W. Personal services, includes establishments primarily engaged in the provision of personal improvement or appearance, and similar non-business related or non-professional services, but excludes services classified under other use types. Typical uses include barber shops, beauty salons, tailors, shoe repair shops, massage therapist, tattoo studios, [tutoring services](#), and dry cleaning pick up stations.

X.Retail sales and services, includes establishments primarily engaged in the sale of goods and merchandise, but excludes those classified under animal sales and services, automotive and equipment, business support services, building materials stores, neighborhood commercial, food and beverage retail sales, and gasoline sales. Typical uses include:

1. Auto parts;
2. Bakeries, retail;
3. Bicycle sales;
4. Department stores;
5. Drug and discount stores;
6. Furniture stores;
7. Hardware;
8. Orthopedic supplies;
9. Photography studios;
10. Self service laundries/dry cleaning stores; and

11. Sporting goods and equipment.

Y.Specialized education and training, includes private establishments providing training or educational programs. Typical uses include:

1. Vocational schools, includes businesses, secretarial schools and vocational schools offering specialized trade and commercial courses and establishments furnishing educational courses by mail or on-line. Facilities, institutions and conference centers are included that offer specialized programs in personal growth and development (including fitness, environmental awareness, arts, communications, and management, as examples).

2. Specialty schools, includes specialized non-degree granting schools such as: music schools; dramatic schools; language schools; driver education schools; martial arts studios; ballet and other dance studios.

Z.Storage, personal storage facility, includes a structure or group of structures containing generally small, individual, compartmentalized stalls or lockers rented as individual storage spaces. This use type does not include the outdoor storage of boats, cars, recreational vehicles, or equipment, and does not include the rental of trucks or other equipment. (Also see Chapter 19.54.) (Ord. 5428 § 1, 2014.)

19.08.100 Industrial use types.

Industrial use types include the on-site production and storage of goods, equipment and materials, including certain associated accessory uses. Specific industrial use types referred to in this title are:

A. Day care centers, secondary, includes commercial or non-profit facilities that provide care, protection and supervision of 13 or more minor children or adults in need of assistance for periods of less than 24 hours per day, while parents or family are working on-site, and/or before or after daily attendance at an elementary school, as defined by Chapter 3.6 of the Health and Safety Code, commencing with Section 1597.30 includes preschools. Secondary day care centers are incidental and accessory to the primary industrial use of the property and are only for on-site employees. Does not include day care centers as defined for commercial use.

B. Equipment and materials storage yards, includes all uses related to outdoor storage of large construction equipment or machinery, company vehicles, or large quantities of other materials. It does not include any of the commercial use types identified under “automotive and equipment.” Typical uses include contractor’s storage yards, and corporation yards.

C. General industrial, includes any manufacturing, processing, assembling, or fabrication of materials and products from raw materials, and also includes any industrial use involving an incinerator, blast furnace or other similar industrial process, including any industrial production conducted either wholly or partially outdoors. Typical uses include drum manufacturing and remanufacturing, batch plants, truss manufacturing, breweries, canneries and co-generation plants.

D. Hazardous materials handling, includes all industrial uses engaged in the handling of substances subject to the maintenance of a “Risk Management Prevention Program” under California Health and Safety Code, Section 25534. Typical uses include semi-conductor manufacturing.

E. Impound yards, includes the storage of operable and inoperable vehicles for limited periods of time, within a secured enclosure. Does not include the dismantling of wrecked or inoperable vehicles which is “recycling, scrap and dismantling.”

F. Laundries, commercial, includes establishments primarily engaged in high volume laundry and garment services, including family and commercial laundries, garment pressing and dry cleaning, linen supply, diaper service, industrial laundries, carpet and upholstery cleaners. Does not include coin-operated laundries.

G. Light manufacturing, includes the manufacture, assembly or packaging of products from previously prepared materials, such as cloth, plastic, paper, leather, precious or semi-precious metals or stones, but does not include such operations as saw and planing mills, or any manufacturing uses involving primary production of wood, metal or chemical products from raw materials. Typical uses include electronic equipment assembly, and computer component assembly.

H. Printing and Publishing. Establishments primarily engaged in printing by letterpress, lithography, engraving, screen, offset or other common process including electrostatic (xerographic) copying and other “quick printing” services; and establishments serving the printing trade such as bookbinding, typesetting, engraving, photoengraving, and electrotyping. This also includes establishments that publish newspapers, books and periodicals, whether or not they do their own printing; and establishments manufacturing business forms and binding devices.

I. Recycling, scrap and dismantling, includes uses engaged in the assembling, breaking up, sorting, temporary storage, and distribution of recyclable or reusable scrap and waste materials, including the dismantling or wrecking of automobiles or other motor vehicles, or

the storage or keeping for sale of parts and equipment resulting from such dismantling or wrecking. The presence on any lot or parcel of land of five or more motor vehicles which for a period exceeding 30 days have not been capable of operating under their own power, and from which parts have been or are to be removed for reuse or sale shall constitute prima facie evidence of an automobile wrecking yard. Does not include landfills or other terminal waste disposal sites.

1. **Enclosed**, includes recycling, scrap and dismantling within enclosed building.

2. **Unenclosed**, includes recycling, scrap and dismantling not within a building.

J. Research services, includes establishments primarily engaged in providing research, testing, or other scientific analysis. Typical uses include soils and materials testing laboratories, electronics research firms and pharmaceutical research laboratories.

K. Specialized industrial, includes establishments engaged in activities that generate noise, vibration, odor, dust, or smoke similar to other industrial uses, but that do not clearly fit within another industrial use classification. This use type involves uses which are appropriately located with other industrial development and are not classified under either a commercial or civic use type. The [Planning](#) Manager shall determine that a use is classified within this use type as prescribed in Section 19.08.050.

L. Wholesaling and distribution, includes establishments engaged in wholesaling, storage, warehousing and bulk sale distribution, including, but not limited to, open-air handling of materials and equipment other than live animals. Does not include the outdoor storage of material which is classified under “equipment and materials storage yards.” The following are wholesaling and distribution use types:

1. **Light**, includes wholesaling, storage, and warehousing within enclosed structures.

Typical uses include wholesale distributors, storage warehouses and moving and storage firms.

2. **Heavy**, includes wholesaling, storage, distribution and handling of materials and equipment. Also includes uses engaged in the outdoor or indoor, long term or short term storage of large vehicles, and minor repair and maintenance of vehicles stored on the premises. Typical uses include truck terminal yards. (Ord. 5428 § 1, 2014.)

Chapter 19.10 RESIDENTIAL ZONES

19.10.010 Purpose.

This chapter provides regulations applicable to primary uses in the residential zoning districts established by Section 19.06.010 (Zoning districts established). The residential zoning districts are as follows:

A. Single-Family Residential (R1) District. The R-1, single-family residential district is intended for detached, single-family homes and similar and related uses inclusive of half-plexes.

B. Small Lot Residential (RS) District. The R-S, small lot residential district is intended to allow either attached or detached single-family dwellings, and similar and related compatible uses.

C.Two-Family Residential (R2) District. The R-2, two-family residential district is intended to allow two dwellings per lot, either detached single-family dwellings or duplexes, and similar and related compatible uses.

D.~~Attached-Multi-Family~~ Housing (R3) District. The R-3, ~~attached-Multi-Family~~ housing district is intended for a range of high density and multiple-family housing. The types of land use intended for the R-3 zoning district include apartments, condominiums, townhomes, small lot cluster housing, and similar and related compatible uses.

E.Residential Mixed Use (RMU) District. The residential mixed-use district is intended to promote a variety of residential uses/dwelling types and the flexible citing of uses that are typically considered to be compatible with residential development. The RMU zoning district establishes a mix of uses, through the use of overlay zones, to ensure that different residential uses and densities will be successfully integrated into desirable, cohesive residential neighborhoods. The RMU zoning district shall always be applied in conjunction with either the DS (Development Standards) or SA (Special Area) overlay zones. (Also see Chapter 19.18.) (Ord. 5428 § 1, 2014.)

19.10.020 Permitted use types.

Primary uses are permitted in residential zones subject to the requirements of this title as designated below:

A. Principally permitted use, designated as “P”;

B. Conditionally permitted use, designated as “CUP”; and

C. Administratively permitted use, designated as “A.”

Primary use types not listed or designated by a dash (-) are not permitted in that zone district.

	R1	RS	R2	R3	RMU
AGRICULTURE AND OPEN SPACE USE TYPE					
Animal Keeping	P	P	P	P	P
Resource Protection and Restoration	P	P	P	P	P
Resource Related Recreation	P	P	P	P	P
CIVIC USE TYPES					
Community Assembly	CUP	CUP	CUP	P	P
Community Services	CUP	CUP	CUP	CUP	P
Essential Services	P	P	P	P	P
Schools, Elementary and Secondary	P	P	P	P	P
Schools, <u>Public</u> /Private Elementary and Secondary	CUP	CUP	CUP	CUP	P
Power Generating Facilities ⁽³⁾					
Emergency	P	P	P	P	P
Passive Power	P	P	P	P	P
RESIDENTIAL USE TYPES					
Accessory Dwelling Units ⁽¹⁾	P	P	P	P	P
Community Care Facilities, Small	P	P	P	P	P

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	R1	RS	R2	R3	RMU
Community Care Facilities, Large	CUP	CUP	CUP	P	P
Dwelling ⁽⁵⁾					
Multi-Family	-	-	-	P	P
Single-Family	P	P	P	P	P
Two-Family	-	-	P	P	P
Family Day Care Homes, Small	P	P	P	P	P
Family Day Care Homes, Large ⁽²⁾	A	A	A	A	P
Mobile Home Park	CUP	CUP	CUP	CUP	P
Rooming and Boarding House	-	-	-	P	P
Short-Term Rental ⁽⁶⁾	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
COMMERCIAL USE TYPES					
Commercial Recreation, Residential Recreation Facilities	CUP	CUP	CUP	CUP	P
Community Care Facility	-	-	-	P	P
Day Care Center	CUP	CUP	CUP	CUP	P
Long-Term Care Facility	-	-	-	CUP	P
Neighborhood Commercial	-	-	-	CUP	P
TRANSPORTATION AND COMMUNICATION USE TYPES					
Telecommunication Facilities ⁽⁴⁾	AP/CUP	AP/CUP	AP/CUP	AP/CUP	AP/CUP

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Notes:

(1) Accessory dwelling units are only permitted within areas zoned to allow single-family or multifamily use and must be located on a lot that contains an existing or proposed single-family dwelling unit as defined in Section 19.08.080(F)(2) (Residential Use Types). See Chapter 19.60 for additional accessory dwelling unit regulations.

(2) See Chapter 19.46 for large family day care home regulations.

(3) See Chapter 19.55 for power generating facilities requirements.

(4) See Chapter 19.34 for antennas and communications facilities requirements.

(5) Transitional housing and supportive housing are considered residential use types.

(6) Short-Term Rentals are only permitted in a single-family dwelling unit or an accessory dwelling unit located on the same parcel as a single-family dwelling unit. See Chapter 4.25 for additional Short-Term Rental requirements.

(Ord. 5974 § 7, 2018; Ord. 5428 § 1, 2014.)

19.10.030 Residential zone general development standards.

A. Residential Development Standards. Permitted uses and associated structures shall comply with the following development standards, in addition to any other applicable requirements of this title:

RESIDENTIAL ZONE GENERAL DEVELOPMENT STANDARDS

	Requirement by Zoning District					
	R1	RS with attached sidewalk ⁽¹⁰⁾	RS with separated sidewalk ^{(8), (10)}	R2	R3 ⁽²⁾	RMU
<u>Minimum Lot Size</u>						
Area, interior lot	6,000 sq ft	4,500 sq ft	4,275 sq ft	6,000 sq ft	6,000 sq ft	None ⁽⁷⁾
Area, corner lot	7,500 sq ft	5,500 sq ft	4,710 sq ft	7,500 sq ft	7,500 sq ft	
Width, interior	60 ft	45 ft	45 ft	60 ft	60 ft	
Width, corner	75 ft	55 ft	50 ft	75 ft	75 ft	
Residential Density						
Maximum number of primary	1 dwelling	1 dwelling	1 dwelling	2 dwellings ⁽¹⁾	As	As

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	Requirement by Zoning District					
	R1	RS with attached sidewalk ⁽¹⁰⁾	RS with separated sidewalk ⁽⁸⁾ , (10)	R2	R3 ⁽²⁾	RMU
dwelling units per lot					provided by General Plan, <u>but</u> <u>a</u> <u>minimum</u> <u>of 3</u> <u>dwelling</u>	provided by General Plan
Maximum number of accessory dwelling units per lot ⁽¹¹⁾	1 dwelling	1 dwelling	1 dwelling	1 dwelling	1 dwelling	1 dwelling

	Requirement by Zoning District					
	R1	RS with attached sidewalk ⁽¹⁰⁾	RS with separated sidewalk ⁽⁸⁾ , (10)	R2	R3 ⁽²⁾	RMU
<u>See Chapter 19.22 for accessory structure development standards for the following standards</u>						
Setbacks (minimum) See Chapter 19.22 for setbacks for accessory structures.						
Front ⁽⁹⁾	20 ft for interior lots; 15 ft for corner lots; 20 ft minimum driveway depth	15 ft to living space or side wall of garage; 12.5 ft to porch; 18 ft minimum driveway depth ⁽⁶⁾	10 ft to first floor living space or side wall of garage; 7.5 ft to porch, but in no case may encroach into a	20 ft for interior lots; 15 ft for corner lots; 20 ft minimum driveways depth	20 ft minimum on all street frontages	None ⁽⁷⁾

	Requirement by Zoning District					
	R1	RS with attached sidewalk ⁽¹⁰⁾	RS with separated sidewalk ⁽⁸⁾ , (10)	R2	R3⁽²⁾	RMU
			PUE; 15 ft to second floor living space; 18 ft minimum driveway depth ⁽⁶⁾			
Sides ⁽⁹⁾	5 ft interior; 15 ft street side on corner	5 ft interior; 12.5 ft street side on first floor; 15 ft street side	5 ft interior; 10 ft street side on first floor; 13 ft street	5 ft interior; 15 ft street side on corner	5 ft interior; 20 ft minimum on all	None ⁽⁷⁾

	Requirement by Zoning District					
	R1	RS with attached sidewalk ⁽¹⁰⁾	RS with separated sidewalk ^{(8), (10)}	R2	R3 ⁽²⁾	RMU
		on second floor	side on second floor		street frontages	
Rear	20% of lot depth; need not exceed 20 ft; 10 ft minimum ⁽³⁾	10 ft minimum with minimum useable open space of 700 sq ft or 500 sq ft where a usable front	10 ft minimum with minimum useable open space of 500 sq ft ⁽⁴⁾	20% of lot depth; need not exceed 20 ft; 10 ft minimum	20 ft; 20 ft minimum on all street frontages	None ⁽⁷⁾

	Requirement by Zoning District					
	R1	RS with attached sidewalk ⁽¹⁰⁾	RS with separated sidewalk ^{(8), (10)}	R2	R3 ⁽²⁾	RMU
		porch is provided ⁽⁴⁾				
Site-Lot Coverage (primary buildings)	35% for 2 story; 45% for 1 story	None ⁽⁴⁾	None ⁽⁴⁾	40%	50%	None ⁽⁷⁾
Height Limits	35 ft	35 ft	35 ft	35 ft	45 ft ⁽⁵⁾	None ⁽⁷⁾
Additions to the primary structure greater than 700	May only be permitted upon approval of an Administrative					

	Requirement by Zoning District					
	R1	RS with attached sidewalk ⁽¹⁰⁾	RS with separated sidewalk ^{(8),} (10)	R2	R3⁽²⁾	RMU
square feet in area⁽¹²⁾	Permit					

Notes:

- (1) Attached or detached. Detached dwelling units must maintain a minimum 10-foot building separation.
- (2) The general development standards for the R3 district may be modified through approval of a Design Review Permit.
- (3) On corner lots, the minimum rear setback may be determined by using an average of three measurements taken at the ends of the structure and a point midway between the ends of the structure. The measurements shall be made perpendicular to the rear lot line.
- (4) The rear and side yards may be utilized to meet the minimum usable open space provided the minimum dimension, measured perpendicular to the applicable rear or side yard is 10 feet. Maximum coverage is a function of lot size, required setbacks and usable open space. A minimum usable open space of 500 square feet may be applied where a front porch is provided with minimum dimensions of six feet by 10 feet exclusive of entry way.

- (5) Except for units immediately adjacent to the R1 and RS zone districts, where the height limit shall be 35 feet.
- (6) Minimum driveway depth of 18 feet requires a roll-up garage door.
- (7) As provided in development standard overlay or special area overlay district.
- (8) Sidewalk separated from back of curb by five-foot planter strip.
- (9) Front setback (and side setback where adjacent to street) measured from back of walk. Fence side yard setback is five feet from back of walk where facing a street. In the absence of sidewalk, setbacks measured from the edge of right-of-way.
- (10) Variations to the standards and other housing product types may be permitted subject to processing of a Design Review Permit for Residential Subdivision (DRRS) concurrent with the approval of a tentative subdivision map and review of product type.
- (11) One accessory dwelling unit is permitted within areas zoned to allow single-family or multifamily use provided the lot contains an existing or proposed single-family dwelling unit as defined in Section 19.08.080(F)(2) (Residential Use Types) and the accessory dwelling unit complies with the standards identified in Chapter 19.60 (Accessory Dwelling Units). For purposes of density, accessory dwelling units shall be deemed to be an accessory use or an accessory building or structure and shall not be considered to exceed the allowable density for the lot upon which it is located.
- (12) Additions (attached or detached) to primary structures that exceed 700 gross square feet in area may be permitted upon approval of an Administrative Permit, which may include a public hearing as provided in Sections 19.74.010 and 19.78.020. Excludes accessory dwelling units complying with the standards identified in Chapter 19.60 (Accessory Dwelling Units).

B. Clear Vision Triangle, Residential. The following standards shall apply to the installation of structures on corner parcels:

1. On a corner parcel, no fence, wall, sign or other structure, mounds of earth, or other visual obstruction over 36 inches in height above the top of the existing or planned curb elevation shall be erected or placed within a residential clear vision triangle (see Chapter 19.95 Definitions).
2. The foregoing provision shall not apply to public utility poles; trees trimmed (to the trunk) to a line at least eight feet above the elevation of the intersection; saplings or plant species of open growth habits and not planted in the form of a hedge, which are so planted and trimmed as to leave, at all seasons, a clear and unobstructed cross view; supporting members of appurtenances to permanent structures existing on the date that the ordinance codified in this section becomes effective; and official warning signs or signals.

C. Exceptions to Height Limits. Notwithstanding the requirements of subsection A, the following structures are permitted to exceed the maximum height limits, as follows:

Architectural features, mechanical equipment, chimneys, vents, and other architectural or mechanical appurtenances on buildings may be a maximum of 15 percent higher than the height limit of the applicable zone.

D. Exceptions to Setbacks. Notwithstanding the requirements of subsection A, the following structures are permitted to encroach into the required development setbacks, as follows:

1. Architectural features, such as but not limited to: cornices, eaves, canopies, fireplaces and similar features, but not any flat wall or addition creating living space, may encroach up to two feet into any required setback.
2. Covered, unenclosed projections attached to the primary structure may encroach up to six feet into any front yard setback.

E.Manufactured Homes. Manufactured homes are permitted in residential zones provided they meet the following architectural standards:

1. The manufactured home shall be covered with exterior material customarily used on conventional dwellings within the subdivision. The exterior covering material shall extend to the ground as close to grade as allowed by the manufacturer's recommendation;
2. The manufactured home shall have a minimum of 16-inch roof overhangs and roofing material on the manufactured home shall be compatible with other dwellings existing in the area and shall consist of materials customarily used on conventional dwellings. The roof shall have a minimum 2 1/2 in 12 pitch.

F.Landscaping Requirements in Setback Areas.

1. Single-Family and Two-Family Dwellings—Front-Yard and Street Side-Yard Setbacks.

- a. Setback Area Paving Restrictions. A maximum of 50 percent of the required front-yard setback may be paved for off-street parking, driveways, walkways, or uncovered patio use. A maximum of 50 percent of the required street side-yard setback may be paved for off-street parking, driveways,

walkways, or uncovered patio use; however, this maximum limitation does not apply to that portion of the street side-yard located behind a fence that is in compliance with the street side fence requirements set forth in Chapter 19.22 of this code. These requirements may be modified with approval of a Design Review Permit for Residential Subdivision (DRRS), as provided for in Article V of this title.

b. Landscape and Maintenance Requirements. The unpaved portion of a front-yard setback and street side-yard setback shall be landscaped, irrigated, and maintained. The landscape shall include grass, annuals, perennials, groundcover, shrubs, trees, or other living vegetation. Synthetic grass or artificial turf may be used if it is permeable and has a minimum pile height of 1.25 inches. Design elements like planters, rocks, mulch, or similar elements are permitted when integrated as part of the landscape. All landscaping materials shall be mowed, trimmed, and maintained as often as necessary to prevent overgrowth and blight. No junk, debris, or other similar materials shall be stored in the landscaped setback area.

c. Height Restrictions for Landscaping Located in the Clear Vision Triangle. All landscaping located within the clear vision triangle for ~~driveways and~~ corner lots, as defined in Section 19.95.030 of this code, shall not exceed ~~two~~ three feet in height, except that trees exceeding ~~two~~ three feet in height are allowed if the tree is maintained free of branches eight feet above the curb grade.

d. Vehicle Parking Requirements. Vehicles, including without limitation, automobiles, boats, campers, trailers, and other recreational vehicles, must be

parked on a paved surface, as provided for in Section 11.20.110 of this code.

Vehicles shall not be parked within the landscaped setback area.

2. Multi-Family Dwellings (Three or More Units)—Front-Yard and Street Side-Yard Setbacks. All minimum front-yard and street side-yard setbacks shall be landscaped, irrigated and maintained with primarily low ground cover or turf. The landscape shall include grass, annuals, perennials, groundcover, shrubs, trees, or other living vegetation. Synthetic grass or artificial turf may be used if it is permeable and has a minimum pile height of 1.25 inches. Design elements like planters, rocks, mulch, or similar elements are permitted when integrated as part of the landscape. All landscaping materials shall be mowed, trimmed, and maintained as often as necessary to prevent overgrowth and blight. No junk, debris, or other similar materials shall be stored in the landscaped setback area. Driveways and uncovered walkways are permitted to cross over the required front-yard and street side-yard setback. The required front-yard and street side-yard setbacks may not be paved for parking or patio areas. (Ord. 5974 § 8, 2018; Ord. 5663 § 3, 2016; Ord. 5428 § 1, 2014.)

Chapter 19.12 COMMERCIAL ZONES

19.12.020 Permitted use types.

Primary uses are permitted in commercial zones subject to the requirements of this title as designated below:

A. Principally permitted use, designated as “P”;

B. Conditionally permitted use, designated as “CUP”; and

C. Administratively permitted use, designated as “A.”

Refer to the Downtown Code for permitted uses within the CBD and HD zones.

COMMERCIAL ZONE DISTRICTS PERMITTED USES

	BP	NC	CC	GC	HC	RC	CMU
AGRICULTURAL AND OPEN SPACE USE TYPES							
Resource Protection and Restoration	CUP	CUP	CUP	CUP	CUP	CUP	P
Resource Related Recreation	P	P	P	P	P	CUP	P
CIVIC USE TYPES							
Community Assembly	CUP	P	P	P	-	-	P
Community Services	P	CUP	P	P	P	P	P
Essential Services	P	P	P	P	P	P	P
Hospital Services							
General Hospital Services	-	-	CUP	CUP	-	-	P

	BP	NC	CC	GC	HC	RC	CMU
Psychiatric Hospital Services	-	-	CUP	CUP	-	-	P
Libraries and Museums, Private	-	CUP	P	P	P	P	-
Public Parking Services	P	P	P	P	P	P	P
Schools							
College and University	A	-	P	P	-	P	P
Elementary and Secondary	P	P	P	P	P	P	P
<u>Public</u> /Private Elementary and Secondary	-	CUP	CUP	CUP	-	-	P
Social Services							
Emergency Shelter ⁽⁵⁾	-	-	-	CUP	CUP	-	CUP
Food Distribution ⁽³⁾	-	-	-	A/CUP	A/CUP	-	A/CUP
Food Service ⁽⁴⁾	-	-	-	A/CUP	A/CUP	-	A/CUP
Power Generating Facilities ⁽⁹⁾							

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	BP	NC	CC	GC	HC	RC	CMU
Emergency	A	A	A	A	A	A	A
Supplemental/Individual Use	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Passive Power	P	P	P	P	P	P	P
RESIDENTIAL USE TYPES							
Accessory Dwelling Units (11)	-	CUP	CUP	CUP	CUP	-	P
Caretaker/Employee Housing	-	CUP	CUP	CUP	CUP	CUP	P
Dwelling ⁽¹⁰⁾							
Multi-Family- ⁽⁺⁾	-	CUP	CUP	-	-	-	P
Single-Family- ⁽⁺⁾	-	CUP	CUP	CUP	CUP	-	P
Two-Family	-	CUP	CUP	CUP	CUP	-	P
Family Day Care Home, Small	P	P	P	P	-	P	P
Family Day Care Home, Large	CUP	CUP	CUP	CUP	-	CUP	P

	BP	NC	CC	GC	HC	RC	CMU
Single Room Occupant ⁽⁺⁾	-	-	-	-	-	-	CUP
COMMERCIAL USE TYPES							
Adult Oriented Businesses (2)	-	-	-	P	-	P	P
Animal Sales and Service							
Grooming and Pet Stores	-	P	P	P	-	P	P
Kennels	-	-	-	-	-	-	P
Veterinary Clinic	-	CUP	P	P	-	-	P
Veterinary Hospital	-	-	CUP	CUP	-	-	P
Automotive and Equipment							
Automotive Body and Equipment Repair	-	-	-	CUP	-	CUP	CUP
Automotive Rentals	-	-	-	P	P	P	P
Automotive Repairs	-	-	CUP	P	P	P	P
Automotive Sales	-	-	CUP	P	-	P	P

	BP	NC	CC	GC	HC	RC	CMU
Car Wash and Detailing	-	-	CUP	P	-	P	P
Commercial Parking	P	-	-	P	P	-	P
Gasoline Sales ⁽¹²⁾	CUP	P/CUP	P/CUP	P/CUP	P/CUP	P/CUP	P/CUP
Heavy Equipment Rental and Sales	-	-	-	P	-	P	P
Banks and Financial Services	P	P	P	P	-	P	P
Bars and Drinking Places	-	-	P	P	-	P	P
Broadcasting and Recording Studios	P	-	-	P	-	-	P
Building Material Stores	-	-	CUP	P	-	P	P
Business Support Services	P	-	P	P	-	-	P
Commercial Recreation							
Amusement Center	-	CUP	P	P	-	P	P
Indoor Entertainment	-	-	P	P	-	P	P

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	BP	NC	CC	GC	HC	RC	CMU
Indoor Sports and Recreation	-	-	P	P	-	P	P
Large Amusement Complexes	-	-	-	CUP	CUP	P	P
Outdoor Entertainment	-	-	-	CUP	-	CUP	P
Outdoor Sports and Recreation	-	-	-	P	CUP	P	P
Community Care Facility	P	P	P	P	-	-	P
Day Care Center	P	P	P	P	-	P	P
Eating and Drinking Establishments							
Fast Food with Drive-Through ⁽¹²⁾	-	-	<u>P/CUP</u>	<u>P/CUP</u>	<u>P/CUP</u>	<u>P/CUP</u>	<u>P/CUP</u>
Convenience	P	P	P	P	P	P	P
Full Service	P	P	P	P	P	P	P
Food and Beverage Retail Sales	-	-	P	P	-	-	P

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	BP	NC	CC	GC	HC	RC	CMU
Funeral and Interment Services	-	-	P	P	-	-	P
Lodging Services	-	-	P	P	P	P	P
Long Term Care Facility	CUP	CUP	P	P	-	-	P
Maintenance and Repair	-	P	P	P	-	-	P
Medical Services, General	P	P	P	P	P	P	P
Neighborhood Commercial	P	P	-	-	-	-	P
Nightclubs ⁽⁶⁾	-	-	CUP	CUP	-	CUP	CUP

	BP	NC	CC	GC	HC	RC	CMU
Nursery, Retail	-	-	-	P	-	P	P
Offices, Professional	P	P	P	P	-	P	P
Personal Services	P	P	P	P	P	P	P
Retail Sales and Services	-	-	P	P	P	P	P
Specialized Education and Training							
Vocational Schools	-	-	P	P	-	-	P
Specialty Schools	-	CUP	P	P	-	P	P
Storage, Personal Storage Facility	-	-	CUP	P	-	-	P
INDUSTRIAL USE TYPES							
Laundries, Commercial	-	-	CUP	CUP	-	-	P

	BP	NC	CC	GC	HC	RC	CMU
Printing and Publishing	-	-	-	CUP	-	-	P
Research Services	-	-	-	P	-	-	P
Wholesaling and Distribution, Light	-	-	-	P	-	-	P
TRANSPORTATION AND COMMUNICATION USE TYPES							
Heliport	CUP	CUP	CUP	CUP	CUP	CUP	P
Intermodal Facilities ⁽⁸⁾	CUP	CUP	CUP	CUP	CUP	CUP	P
Telecommunication Facilities ⁽⁷⁾	P/A/CUP P	P/A/CUP	P/A/CUP UP	P/A/CUP P	P/A/CUP	P/A/CUP UP	P/A/CUP P

Notes:

~~(1) — Dwellings or single room occupants are principally permitted on the second floor of buildings in the historic district and the central business district. In all other instances, dwellings in the historic district and the central business district require a Conditional Use Permit.~~

(2) Additional requirements are contained in Chapter 19.32.

- (3) Additional requirements are contained in Chapter 19.40.
- (4) Additional requirements are contained in Chapter 19.39.
- (5) Additional requirements are contained in Chapter 19.38.
- (6) Additional requirements are contained in Chapter 19.49.
- (7) Additional requirements are contained in Chapter 19.34.
- (8) Additional requirements are contained in Chapter 19.36.
- (9) Additional requirements are contained in Chapter 19.55.
- (10) Transitional housing and supportive housing are considered residential use types.
- (11) Accessory dwelling units are only permitted within areas zoned to allow single-family or multifamily use and must be located on a lot that contains an existing or proposed single-family dwelling unit as defined in Section 19.08.080(F)(2) (Residential Use Types). See Chapter 19.60 for additional accessory dwelling unit regulations.
- (12) A conditional use permit is required for fast food with drive through establishments or gasoline sales establishments contiguous to properties with a residential zoning designation.
- (Ord. 5974 § 9, 2018; Ord. 5428 § 1, 2014.)

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Chapter 19.14 INDUSTRIAL AND MANUFACTURING ZONES

19.14.020 Permitted use types.

Primary uses are permitted in industrial zones subject to the requirements of this title as designated below:

- A. Principally permitted use, designated as “P”;

B. Conditionally permitted use, designated as “CUP”; and

C. Administratively permitted use, designated as “A.”

Primary use types not listed or designated by a dash (-) are not permitted in that zone district.

INDUSTRIAL ZONE DISTRICTS PERMITTED USES

	MP	M1	M2	MMU
AGRICULTURAL AND OPEN SPACE USE TYPES				
Agricultural	-	P	P	P
Resource Protection and Restoration	P	P	P	P
CIVIC USE TYPES				
Community Assembly	CUP	CUP	CUP	P
Community Services	P	P	P	P
Essential Services	P	P	P	P
Intensive Public Facilities	-	-	CUP	P
Power Generating Facilities ⁽⁷⁾				
Emergency	A	A	A	A
Supplemental/Individual Use	CUP	CUP	CUP	CUP

	MP	M1	M2	MMU
General Power Production	CUP	CUP	CUP	CUP
Passive Power	P	P	P	P
Public Parking Services	P	P	P	P
Schools				
College and University	P	P	CUP	P
<u>Public</u> /Private Elementary and Secondary	CUP	-	-	P
Social Services				
Emergency Shelter ⁽⁴⁾	P	CUP	CUP	CUP
Food Distribution ⁽²⁾	-	A/CUP	A/CUP	A/CUP
Food Service ⁽³⁾	-	A/CUP	A/CUP	A/CUP
RESIDENTIAL USE TYPES				
Caretaker/Employee Housing	CUP	A	A	P
COMMERCIAL USE TYPES				
Adult Oriented Businesses	-	P	P	P
Animal Sales and Service				

	MP	M1	M2	MMU
Kennels	-	P	P	P
Veterinary Clinic	P	P	P	P
Veterinary Hospital	-	P	P	P
Automotive and Equipment				
Automotive Body and Equipment Repair	CUP	P	P	P
Automotive Rental	CUP	CUP	-	P
Automotive Repairs	P	P	CUP	P
Automotive Sales	CUP	-	-	P
Car Wash and Detailing	P	P	CUP	P
Commercial Parking	P	P	P	P
Gasoline Sales ^(B)	P/CUP	P/CUP	P/CUP	P/CUP
Heavy Equipment Rental and Sales	CUP	P	P	P
Impound Yards	CUP	CUP	P	P
Broadcasting and Recording Studios	P	P	P	P
Building Material Stores	P	P	P	P
Business Support Services	P	P	CUP	P

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	MP	M1	M2	MMU
Commercial Recreation				
Indoor Entertainment	CUP	CUP	CUP	P
Indoor Sports and Recreation	P	P	P	P
Large Amusement Complexes	-	CUP	CUP	P
Outdoor Entertainment	-	CUP	CUP	P
Outdoor Sports and Recreation	CUP	P	P	P
Eating and Drinking Establishments, Convenience ^(B)	P/CUP	P/CUP	P/CUP	P/CUP
Maintenance and Repair	P	CUP	CUP	P
Medical, General	-	-	-	-
Neighborhood Commercial	P	CUP	CUP	P
Nightclubs ⁽¹⁾	CUP	CUP	CUP	P
Nursery, Retail	CUP	P	P	P
Offices, Professional	P	P	P	P
Personal Services	P	CUP	CUP	P
Retail Sales and Services	P	-	-	P

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	MP	M1	M2	MMU
Specialized Education and Training				
Vocational Schools	P	P	CUP	P
Specialty Schools	P	P	CUP	P
Storage, Personal Storage Facility	P	P	P	P
INDUSTRIAL USE TYPES				
Day Care Center, Secondary (Employees Only)	CUP	CUP	-	CUP
Equipment and Materials Storage Yards	-	CUP	P	P
General Industrial	-	CUP	P	P
Hazardous Materials Handling	-	CUP	P	P
Laundries, Commercial	P	P	P	P
Light Manufacturing	P	P	P	P
Printing and Publishing	P	P	P	P
Recycling, Scrap and Dismantling				
Enclosed	P	P	P	P
Unenclosed	-	CUP	P	P

	MP	M1	M2	MMU
Research Services	P	P	P	P
Specialized Industrial	CUP	CUP	CUP	P
Wholesale and Distribution				
Light	P	P	P	P
Heavy	-	CUP	P	P
TRANSPORTATION AND COMMUNICATION USE TYPES				
Antennas and Communications Facilities ⁽⁵⁾				
Developed Lot	P	P	P	P
Undeveloped Lot	CUP	CUP	CUP	CUP
Heliport	-	CUP	CUP	P
Intermodal Facilities ⁽⁶⁾	P	P	P	P
Telecommunication Facilities ⁽⁵⁾	P/AP/CUP	P/AP/CUP	P/AP/CUP	P/AP/CUP

Notes:

(1) Additional requirements are contained in Chapter 19.49.

(2) Additional requirements are contained in Chapter 19.40.

(3) Additional requirements are contained in Chapter 19.39.

(4) Additional requirements are contained in Chapter 19.38.

(5) Additional requirements are contained in Chapter 19.34.

(6) Additional requirements are contained in Chapter 19.36.

(7) Additional requirements are contained in Chapter 19.55.

(8) A conditional use permit is required for fast food with drive through establishments or gasoline sales establishments contiguous to properties with a residential zoning designation.

(Ord. 5428 § 1, 2014.)

19.14.030 Industrial zone general development standards.

A.General. Permitted uses and structures shall comply with the City's adopted Community Design Guidelines, applicable specific plans, and any other applicable requirements of this title.

B.Maximum Height. Notwithstanding these requirements, maximum height limits in the industrial/business park (MP), light industrial (M1), and general industrial (M2) are as follows unless otherwise modified by an approved Design Review Permit or specific plan:

Zoning District	Height Limit
Industrial/Business Park (MP)	35'
Light Industrial (M1)	50'

General Industrial (M2)	50'
-------------------------	-----

(Ord. 5428 § 1, 2014.)

Chapter 19.16 CIVIC AND RESOURCE PROTECTION ZONES

19.16.020 Permitted use types.

Primary uses are permitted in civic and resource protection zones subject to the requirements of this title as designated below:

- A. Principally permitted use, designated as “P”;
- B. Conditionally permitted use, designated as “CUP”; and
- C. Administratively permitted use, designated as “A.”

Primary use types not listed or designated by a dash (-) are not permitted in that zone district.

CIVIC AND RESOURCE PROTECTION ZONE DISTRICTS PERMITTED USES

	PR	OS	P/QP	UR
AGRICULTURAL AND OPEN SPACE USE TYPES				
Agricultural	-	P	-	P
Animal Keeping	-	-	-	P
Resource Protection and Restoration	P	P	P	P

	PR	OS	P/QP	UR
Resource Related Recreation	P	P	P	P
CIVIC USE TYPES				
Community Assembly	P	CUP	P	-
Community Services	P	P	P	-
Essential Services	P	P	P	P
Hospital Services				
General	-	-	P	-
Psychiatric	-	-	P	-
Intensive Public Facilities	-	-	P	-
Libraries and Museums, Private	P	CUP	P	-
Power Generating Facilities ⁽¹⁾				
Emergency	-	-	P	-
Supplemental/Individual Use	-	-	CUP	-
General Power Production	-	-	CUP	-
Passive Power	-	-	P	-
Public Parking Services	-	-	P	-
Schools				

	PR	OS	P/QP	UR
College and University	-	-	P	-
Elementary and Secondary	P	-	P	-
<u>Public</u> /Private Elementary and Secondary	-	-	CUP	-
RESIDENTIAL USE TYPES				
Caretaker/Employee Housing	A	-	A	A
Dwelling, Single-Family ⁽³⁾	CUP	-	CUP	A
Commercial Recreation				
Indoor Sports and Recreation	P	-	P	-
Large Amusement Complex	CUP	-	-	-
Outdoor Entertainment	CUP	-	CUP	-
Outdoor Sports and Recreation	CUP	-	CUP	-
Day Care Center	P	-	P	-
TRANSPORTATION AND COMMUNICATION USE TYPES				
Telecommunication Facilities ⁽²⁾	P/A/CUP	A/CUP	P/A/CUP	A/CUP

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Notes:

- (1) Additional requirements are contained in Chapter 19.55.
- (2) Additional requirements are contained in Chapter 19.34.
- (3) Transitional housing and supportive housing are considered residential use types.

(Ord. 5428 § 1, 2014.)

Chapter 19.18 OVERLAY AND SPECIAL PURPOSE ZONES

19.18.050 Planned development (PD) district.

A.Purpose. The planned development district is a special purpose district and may be established with the approval of a Zoning Ordinance amendment pursuant to Chapter 19.86 of this title. It is intended to be applied in circumstances where:

1. Existing planned development districts cannot be readily converted to a new zoning district which have been adopted as of the effective date of the ordinance codified in this title; or
2. The desired mix of uses cannot be achieved with a residential, commercial or industrial mixed use district when combined with a special area overlay.

In these instances, the planned development (PD) district may be applied to parcels of land of any size that are deemed suitable by the Council for proposed development.

B.Designation on the Zoning Map. Following the effective date of the ordinance codified in this title, all established PD districts shall be designated on the Zoning Map by the symbol “PD” followed by an ordinance number. The ordinance number shall refer to the ordinance which adopted the PD district.

C.Allowable Land Uses. The PD district shall specify all use types, pursuant to Chapter 19.08, which are permitted within the district. In amending this title to apply the PD zoning district, the Council may permit any use within the PD district that is compatible with the purposes of this title, the neighborhood and general vicinity of the proposed project, and consistent with the General Plan and any applicable specific plan.

D.Property Development Standards. In order to allow maximum flexibility in designing a project compatible with the physical features of the property, its intended uses and the objectives of this chapter, minimum property development standards shall be developed within each individual PD district. The Council shall determine appropriate amounts of landscaping, open space, setbacks and distances between buildings, and other development standards as are appropriate for the specific uses requested at the time of consideration of the PD district. These standards shall be adopted by ordinance. The applicant shall submit the proposed development standards with the application for a Zoning Ordinance amendment. Such information shall be submitted in a form as specified by the Planning Manager.

The development standards shall contain the following information:

1. A statement regarding the purpose of the zone and the character of the design which is to be accomplished;

2. A list of proposed land uses, including: uses to be permitted by right, uses which may be permitted through Administrative Permit approval, uses that may be permitted by a Conditional Use Permit, and permitted accessory uses;
3. A list of development standards for main and accessory buildings, including: setbacks, building height, maximum and minimum floor area ratios, parking, landscaping, fencing, screening, architectural projections;
4. Graphic and written materials depicting conceptual building, landscape and sign design standards for scale, form, materials and textures, and physical arrangements between buildings; and
5. Subdivision development standards including minimum lot dimensions, minimum lot sizes, access to public and private streets and any other information deemed to be necessary by the planning and redevelopment department.

E. Establishment of Planned Development District. In adopting a PD district, the Council shall consider whether the proposed PD district achieves the intended purpose of this section and the recommendations of the Planning Commission. In submitting its recommendation to the Council, the Planning Commission shall make findings on the following:

1. Whether the proposal is consistent with the General Plan and any applicable specific plan and the extent to which the PD district is necessary to implement policies and objectives of any applicable plan;
2. Whether the PD district provides for building types and uses which are well designed, ~~well-coordinated~~well-coordinated, and attractive;

3. Whether the PD district is compatible with the surrounding land uses; and
4. Whether the PD district is consistent with adopted design guidelines.

F. Development Entitlement Requirements.

1. PD Districts Established Prior to Effective Date. Land uses and development proposed within a PD district established prior to the effective date of the ordinance codified in this title shall be subject to the permit requirements of Article V.

Depending on the project type (i.e. commercial or residential) the appropriate permit (i.e., DRP, DRPMOD, AP etc.), as required by Article V of this title will be determined by the Planning Manager. The permit shall include design and development criteria for land uses and development consistent with the purpose of the PD district.

2. PD Districts Established Following the Effective Date of the Ordinance Codified in this Title. Land uses and development proposed within a PD district established concurrently or following the effective date of the ordinance codified in this title shall be subject to the permit requirements of Article V. (Ord. 5428 § 1, 2014.)

G. Concurrent Design Review. A Design Review Permit (DRP) or Design Review Permit for Residential Subdivisions (DRRS), depending on the project type and as outlined in Chapter 19.74, shall be obtained concurrently with the determination and establishment of the PD district.

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Chapter 19.22 ACCESSORY USES AND STRUCTURES

19.22.020 Accessory uses.

A. Accessory Uses Encompassed by Primary Use. In addition to the primary uses expressly included in a use classification, each use classification shall be deemed to include such accessory uses which are specifically identified by these regulations; and such other accessory uses which are necessarily and customarily associated with, and are appropriate, incidental, and subordinate to, such primary uses. It shall be the responsibility of the Planning Manager to determine if a proposed accessory use is necessarily and customarily associated with, and is appropriate, incidental, and subordinate to the primary use, based on the Planning Manager's evaluation of the resemblance of the proposed accessory use to those uses specifically identified as accessory to the primary uses and the relationship between the proposed accessory use and the primary use. Determinations by the Planning Manager shall be subject to appeal pursuant to Chapter 19.80, and a record of all such determinations shall be maintained by the Planning Manager.

B. Accessory Uses Subject to Regulations. Accessory uses shall be regulated in the same manner as the primary uses within each use classification, except as otherwise expressly provided by these regulations.

C. Permitted Accessory Uses for a Dwelling Use Type.

1. Home occupation, as permitted in Chapter 19.42.
2. Garage/yard sales, with the following limitations:
 - a. Three sales per calendar year at the same address;

- b. Not to exceed three calendar days per event; and
 - c. Operating during daylight hours only.
3. Off-street parking areas and parking structures for use by persons living, or visiting the premises.
 4. Repair and maintenance of automobiles or other vehicles if work is being done on a vehicle registered to a resident of the premises, or not more than one automobile or other vehicle at a time if work is being done on a vehicle registered to someone other than a resident of the premises. Notwithstanding the above, repair or maintenance of any tractor trucks or semi-trucks is not permitted in any residential zone district.
 5. Rental and sales offices for the leasing and sales of units located in the same apartment or condominium complex.

D. Permitted Accessory Uses for Schools, Community Assembly and Community Services Use Types.

1. Recycling collection center for collection of newspapers only, by nonprofit organizations, when operated in conformance with Chapter 19.56 (Recycling Collection Centers).
2. Fundraising sale and events.

E. Permitted Accessory Uses for Commercial and Industrial Use Types.

1. Automatic teller machine.
2. Cafeteria, delicatessen and food vending with an area of less than 1,000 square feet.
3. Fleet storage of company owned vehicles within a parking lot.

4. Open air vending facilities, as permitted by Chapter 19.50.
5. Outdoor storage, provided that:
 - a. All outdoor storage in commercial zones shall be screened from public view through a combination of building design, landscaping and berming, and or location. Any outdoor storage that is not completely screened, as determined by the Planning Manager, is subject to an Administrative Permit;
 - b. There shall be no visible storage of motor vehicles, trailers, airplanes, boats, or their composite parts except where authorized by an automobile, trailer, airplane, or boat sales business in commercial zones.
6. Recreational facilities (indoors or outdoors) for use of employees. Such facilities include but are not limited to: basketball courts, ballfields, putting greens and volleyball courts.
7. Recycling collection center, as permitted by Chapter 19.56.
8. Used goods collection center, as permitted by Chapter 19.68.
9. Plazas.
10. Caretaker residence when associated with a personal storage facility. (Ord. 5428 § 1, 2014.)

19.22.030 Accessory structures.

A. Accessory Structures Included With Permitted Uses. In addition to the primary structures associated with permitted uses, each use classification shall be deemed to include such accessory structures which are specifically identified by these regulations, and such

other accessory structures which are necessarily and customarily associated with, and are appropriate, incidental, and subordinate to, such primary structures. It shall be the responsibility of the Planning Manager to determine if a proposed accessory structure is necessarily and customarily associated with, and is appropriate, incidental, and subordinate to the primary structure, based on the Planning Manager's evaluation of whether the proposed accessory structure is necessary or customarily associated with the use for which the development was constructed. Determinations by the Planning Manager shall be subject to appeal pursuant to Chapter 19.80, and a record of all such determinations shall be maintained by the Planning Manager. All accessory structures shall be located in compliance with all other applicable requirements of the zone district in which they are located and any other permits required (e.g., Design Review Permit).

B. Accessory Structures Subject to Regulations. Accessory structures shall be regulated in the same manner as the primary structures within each zoning district, except as otherwise expressly provided by these regulations. Accessory structures may be established concurrently or following the construction of a primary structure.

C. Permitted Accessory Structures to Dwelling Use Type (Single-Family and Two-Family):

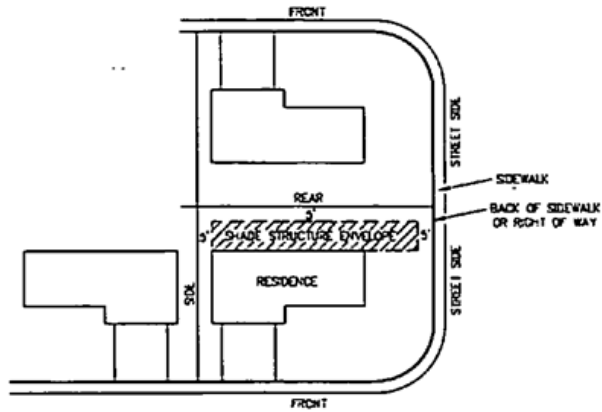
- 1. Decks and Balconies.** Uncovered decks under 30 inches in height at the top of the deck sheathing are permitted anywhere on a parcel, without respect to required setbacks. Any deck or balcony (uncovered or covered) which is 30 inches or taller in height, as when measured ~~from the pad grade of the parcel at the foundation of the house and maintaining a level plane to the highest point of the deck sheathing as~~ outlined in Section 19.95.030.H.1. Height, Building and Other Structure, shall

maintain a minimum side yard setback of two times the required interior side yard setback for the primary structure, a rear yard setback of one-half the required rear yard setback for the primary structure, a 10-foot front yard setback, and shall be located consistent with the residential clear vision triangle requirements of Section 19.10.030(B).

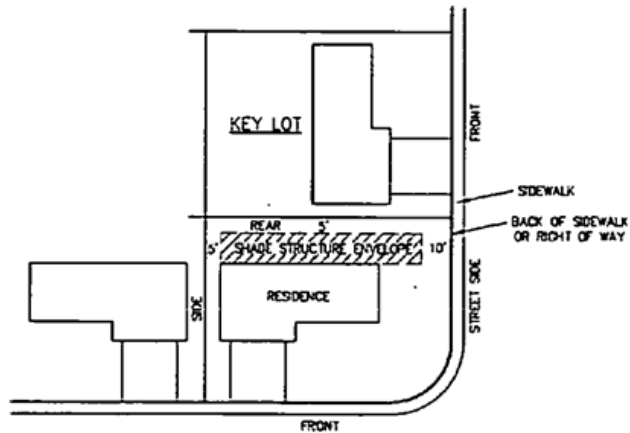
2. **Unenclosed structures**, including, but not limited to, shade structures, carports, boat and RV covers, patio covers and gazebos located on the ground floor. Such structures ~~are not subject to any site coverage requirements but~~ are subject to the following requirements:

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- a. The structure shall not enclose any area equal to or greater than 20 percent on any side not attached to the residence;
- b. The structure shall not be constructed of materials which would create a year round livable area;
- c. Less than seven feet in height:
 - i. Interior Lot. Unenclosed structures less than seven feet in height may be located anywhere within a parcel, but shall maintain the required front yard setback;
 - ii. Corner Lot. On the street side of a corner lot, the structure shall maintain a five-foot setback as measured from the back of the sidewalk or, in the absence of a sidewalk, the right-of-way;



- iii. On the street side of a corner lot located adjacent to a key lot, the structure shall maintain a 10-foot setback as measured from the back of the sidewalk or, in the absence of a sidewalk, the right-of-way.



- d. Greater than seven feet in height.
- i. The structure shall maintain the required front yard setback and a five-foot rear and side yard setback;

ii. The structure shall not exceed 15 feet in height and one story. For each foot in height above 10 feet the required setback, except the front yard setback, shall be increased by one foot; Structures integrated into the existing roofline of the primary structure, and exceeding the height limit, shall be considered attached to (and part of) the primary structure for purposes of this article.

iii. On the street side of a corner lot, the structure shall maintain a five-foot setback as measured from the back of the sidewalk or, in the absence of a sidewalk, the right-of-way;

iv. On the street side of a corner lot located adjacent to a key lot, the structure shall maintain a 10-foot setback as measured from the back of the sidewalk or, in the absence of a sidewalk, the right-of-way.

3. Enclosed structures less than 120 square feet and are subject to the following requirements:

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a. Less than seven feet in height.

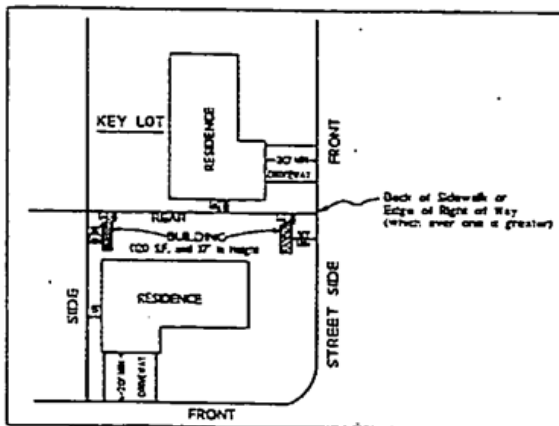
~~i. Interior Lot. Detached buildings or structures less than or equal to 120 square feet in floor area and less than seven feet in height may be located anywhere within a parcel, but shall maintain the required front yard setback.~~

~~ii. Corner Lot. On the street side of a corner lot the building or structure shall be setback to maintain a five foot setback from the back of the sidewalk, or in the absence of a sidewalk, five feet from the back of the right-of-way.~~

iii. ~~Corner Lot Adjacent to a Key Lot. On the street side of a corner lot adjacent to a key lot, the building or structure shall be setback to maintain a 10-foot setback from the back of sidewalk, or in the absence of a sidewalk, 10 feet from the back of the right-of-way.~~

- i. The minimum setback is five (5) feet from the back of sidewalk or right-of-way, whichever is greater, on the street side for corner lots;
- ii. The minimum setback is ten (10) feet from the back of sidewalk or right-of-way, whichever is greater, when adjacent to a key lot; and
- iii. No setback is required adjacent to the rear or interior side property lines.

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- b. Greater than seven feet in height:
 - i. The maximum height is 15 feet and one story;
 - ii. The minimum setback is five feet from the rear and side property lines;

iii. The minimum setback is twelve and one half (12.5) feet from the back of sidewalk or edge of right-of-way on corner lots; and

iv. For each foot in height above 10 feet, the required setback, except for the front yard setback, shall be increased by one foot.

~~4. — Enclosed Structure(s) Greater than 120 Square Feet. Enclosed structures located on the same lot that individually or cumulatively are equal to or greater than 120 square feet in floor area are subject to the following requirements:~~

~~aC.~~ General.

i. If the building or structure is located within a required rear yard setback, the total size of the building or buildings, cumulatively, shall be less than 50 percent of the required rear yard area.

ii. The required front yard of the applicable residential zone district shall be maintained.

iii. A maximum of 700 square feet of detached building(s) or structure(s) is permitted on the same lot. Additional square footage of detached accessory building(s) or structure(s) (excluding Accessory Dwelling Units), in excess of 700 square feet, may be permitted upon approval of an Administrative Permit.

~~iv. — A minimum six foot separation shall be maintained from any other building or structure located on the same lot.~~

iv. An extension of the main building or accessory building roof (e.g., a breezeway) may connect the accessory building to the primary building,

but it shall not be considered part of (attached to) the main (primary) building, except as specified below. The breezeway and accessory building must maintain required side yard setbacks, ~~as specified below in subsection (C)(5)(b). In addition, any accessory structure located less than six feet from a primary building shall be considered attached to (and part of) the primary building for purposes of this article.~~

~~vi. Additions to primary structures that exceed 700 square feet in area may be permitted upon approval of an Administrative Permit, which may include a public hearing as provided in Sections 19.74.010 and 19.78.020.~~

~~b. For buildings greater than seven feet in height, the following shall apply:~~

~~i. The maximum height is 15 feet and one story;~~

~~ii. Five feet from the rear and side property lines;~~

~~iii. 12.5 feet from the back of sidewalk or edge of right of way on corner lots; and~~

~~iv. For each foot in height above 10 feet, the required setback, except for the front yard setback, shall be increased by one foot.~~

~~c. For buildings less than or equal to seven feet in height, the following setbacks shall be maintained:~~

~~i. Five feet from the back of sidewalk or right of way whichever is greater, on the street side for corner lots;~~

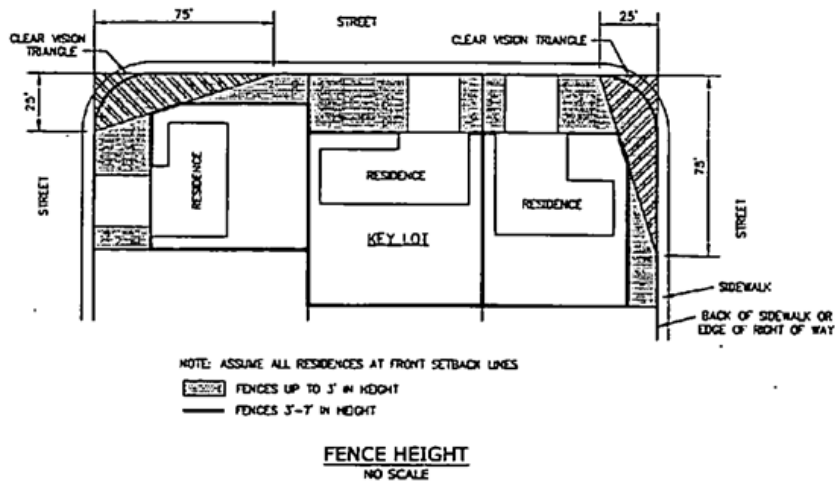
~~ii. 10 feet from the back of sidewalk or right of way whichever is greater when adjacent to a key lot; and~~

~~iii. — No setback is required adjacent to the rear or interior side property lines.~~

~~v. Any accessory structure located less than six (6) feet from the primary building shall be considered attached to (and part of) the primary building for purposes of this Article, and shall be subject to the development standards for the primary building. (Additions to primary structures are regulated pursuant to Section 19.10.030. – Residential Zone General Development Standards).~~

5. Fences and Walls. A maximum seven-foot high fence (including lattice and similar attachments) or wall may be located on a parcel consistent with the following requirements:

- a. The maximum height shall be reduced to three feet if located:
 - i. Within a residential clear vision triangle (see Chapter 19.95, Definitions);
 - ii. Within a required front setback; or
 - iii. Within five feet of the back of the sidewalk_x or in the absence of a sidewalk_x the back of the right-of-way of a street-side for a corner lot_x or within 10 feet of the back of the sidewalk_x or in the absence of a sidewalk_x the back of the right-of-way of a street-side for a corner lot adjacent to a key lot.



- b. When there is a difference in the ground level between two adjoining parcels, the height of any fence or wall constructed along a common property line shall be determined by using the finished grade of the highest contiguous parcel.
 - c. The height of a fence or wall may be increased a maximum of one foot to provide for noise attenuation or buffering of adjacent land uses, subject to approval of an Administrative Permit. Fences and walls in excess of eight feet may be permitted subject to the approval of a Conditional Use Permit.
 - d. The provisions of this section shall not apply to any fence or wall required by any law or regulation of the City or state.
6. **Flag Poles.** The pole may be a maximum of 35 feet in height and shall maintain a minimum five-foot setback from any property line.
 7. **Security facilities,** including security gates and gate houses at a project entrance.

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8. **Antennas**, including HAM radio, radio and television receiving antennas subject to requirements of Chapter 19.34.

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9. **Children's play equipment**, including playsets, playhouses and tree houses.

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10. **Recreation facilities**, including recreation activity courts and facilities (excluding associated fencing and netting), swimming pools, spas and hot tubs, which are customarily associated with residential use, are permitted in the rear and side yards. Recreational facilities shall not include automated pitching equipment or similar noise generating recreation equipment not typically associated with residential use.

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11. **Satellite Dishes**. Satellite dishes as allowed in Chapter 19.34.

12. **Entry Arbors**. Entry arbors may be located within the required front yard setback provided they do not cover more than 25 square feet in area and do not exceed a height of 10 feet.

13. **Landscape Features**. Landscape features including fountains less than seven feet in height may be located within the front yard setback provided the feature is located outside of the clear vision triangle and does not exceed 25 square feet in area.

14. **Mailboxes**. United States Postal Service (USPS) mailboxes may be located within the required front yard setback provided the mailbox is located outside of the clear vision triangle and does not exceed six square feet in area. The mailbox must also comply with the USPS requirements.

15. **Outdoor Living Elements**. Including but not limited to outdoor fireplaces and outdoor kitchens, are not permitted in the required front yard and shall adhere to the development requirements for Enclosed Accessory Structures.

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1516. Exceptions to Setbacks. Notwithstanding the requirements of subsection A of this section, the following structures are permitted to encroach into the required development setbacks, as follows:

- a. Architectural features, such as, but not limited to: cornices, eaves and similar features, but not any flat wall may encroach up to two feet into any required setback.

1617. Exceptions to Accessory Structure Requirements. Unless otherwise noted that a Conditional Use Permit is required, an exception to the requirements of this section may be approved subject to the approval of an Administrative Permit.

D. Permitted Accessory Structures to Dwelling Use Type (Multi-Family).

1. **Bicycle lockers and off-street parking areas.**
2. **Decks and Balconies.** Uncovered decks under 30 inches in height at the top of the deck sheathing are permitted anywhere on a parcel, without respect to required setbacks. Any deck or balcony (uncovered or covered) of 30 inches or taller in height, as measured from the pad grade of the parcel at the foundation of the dwelling and maintaining a level plane to the highest point of the deck sheathing when measured as outlined in Section 19.95.030.H.1. Height, Building and Other Structures, shall maintain a minimum side yard setback of two times the required interior side yard setback for the primary structure, a rear yard setback of one-half the required rear yard setback for the primary structure, a 10-foot front yard setback, and shall be located consistent with the residential clear vision triangle requirements of Section 19.10.030(B).

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3. **Unenclosed structures**, including detached shade structures, covered patios, arbors, and gazebos located on the ground floor. Such structures are ~~not subject to any site coverage requirements but are~~ subject to the following requirements:

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- a. The structure shall not enclose any area equal to or greater than 20 percent on any side;
- b. The structure shall not be constructed of materials which would create a year round livable area;
- c. The structure shall not exceed 15 feet in height and one story. For each foot in height above 10 feet the required setback, except the front yard setback, shall be increased by one foot;
- d. The structure shall maintain a 15-foot front yard setback and a five-foot rear and side yard setback;
- e. On the street side of a corner lot, the structure shall maintain a five-foot setback as measured from the back of the sidewalk or, in the absence of a sidewalk, the right-of-way;
- f. On the street side of a corner lot located adjacent to a key lot, the structure shall maintain a 10-foot setback as measured from the back of the sidewalk or right-of-way; and
- g. The size or location of the structure does not violate any requirements of an approved site review, design review or Administrative Permit.

4. Fences and Walls. A maximum seven-foot high fence (including lattice and similar attachments) or wall may be located anywhere on a parcel consistent with the following requirements:

- a. The maximum height shall be reduced to three feet if located:
 - i. Within a residential clear vision triangle (see Chapter 19.95 Definitions);
 - ii. Within a required front setback; or
 - iii. Within five feet of the back of the sidewalk, or in the absence of a sidewalk, the back of the right-of-way of a street-side for a corner lot, or within 10 feet of the back of the sidewalk, or in the absence of a sidewalk, the back of the right-of-way of a street-side for a corner lot adjacent to a key lot.
- b. When there is a difference in the ground level between two adjoining parcels, the height of any fence or wall constructed along a common property line shall be determined by using the finished grade of the highest contiguous parcel.
- c. The height of a fence or wall may be increased a maximum of one foot to provide for noise attenuation or buffering of adjacent land uses, subject to approval of an Administrative Permit. Fences and walls in excess of eight feet may be permitted subject to the approval of a Conditional Use Permit.
- d. The provisions of this section shall not apply to any fence or wall required by any law or regulation of the City or state.

5. Flag Poles. The pole may be a maximum of 35 feet in height and shall maintain a minimum five-foot setback from any property line.

6. **Security facilities**, including security gates and gate houses at a project entrance.

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7. **Antennas**, including HAM radio, radio and television receiving antennas subject to the requirements of Chapter 19.34.

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8. **Recreation facilities**, including recreation activity courts and facilities, children's play equipment, swimming pools, spas and hot tubs.

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9. **Satellite Dishes**. Satellite dishes as allowed in Chapter 19.34.

10. **Signs**, as permitted by Title 17 of this Code.

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11. **Transit facilities**.

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12. **Trash enclosures and recycling facilities**.

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13. **Exceptions to Accessory Structure Requirements**. Unless otherwise noted that a Conditional Use Permit is required, an exception to the requirements of this section may be approved subject to the approval of an Administrative Permit.

E. Permitted Accessory Structures to Commercial and Industrial Use Types.

1. **Bicycle lockers, and off-street parking areas and structures**.

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2. **Unenclosed structures**, including arbors and gazebos.

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3. **Detached enclosed storage**.

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4. **Detached unenclosed storage buildings and pole buildings** associated with the outdoor display of building materials, nursery stock, or other materials which are typically displayed outdoors or under a canopy.

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5. **Fences and walls**, except that no fence or wall in excess of three feet may be located within a commercial clear vision triangle (see Definition);

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6. **Flag Poles.** The pole may be a maximum of 35 feet in height and shall maintain a minimum five-foot setback from any property line.

7. **Security facilities**, including security gates and gate houses at a project entrance.

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8. **Antennas**, including HAM radio, radio and television receiving antennas subject to the requirements of Chapter 19.34.

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9. **Recreation facilities**, including recreation activity courts and facilities for use by employees.

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10. **Satellite Dishes.** Satellite dishes as allowed in Chapter 19.34.

11. **Signs**, as permitted by Title 17 of this Code.

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12. **Transit facilities.**

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13. **Trash enclosures and recycling facilities.**

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F. Prohibited Accessory Uses and Structures Within All Zone Districts and Use Types.

1. **Outdoor Storage.** Storage of loose rubbish, garbage, junk or their receptacles shall not be visible from any public right-of-way. Outdoor storage of other materials and equipment may be permitted consistent with the use types and permit requirements of Article II of this title.

2. **Vehicles for Sale.** No vehicles shall be stored or displayed for sale on any undeveloped parcel or on any property zoned for commercial or industrial uses except where authorized for automobile sales pursuant to this title.

3. **Fences.** The use of barbed wire, electrified fence, razor wire or similar security devices in conjunction with any fence, wall, or hedge, or by itself is prohibited, except in the following circumstances:

- a. For security purposes in non-residential zones, where the barbed wire, electrified wire, or razor wire is located a minimum of six feet above the ground;
- b. Where property is zoned urban reserve and is still being primarily utilized for agricultural purposes; and
- c. Where required by any permit condition, law or regulation of the City or state. (Ord. 5428 § 1, 2014.)

Chapter 19.24 NONCONFORMING USES, STRUCTURES AND PARCELS

19.24.020 Nonconforming uses and structures.

A.Applicability. These regulations shall apply to all nonconforming uses, structures and parcels lawfully constructed or created in compliance with this Code and state law.

B.Nonconforming Use. A nonconforming use may be continued, provided that no such use shall be enlarged or increased, nor extended to occupy a greater area than that which it lawfully occupied before becoming a nonconforming use except as otherwise allowed in this chapter or as follows:

- 1. Residential Use in a Commercial, Industrial or PD Zone.** The nonconforming use of a residential building in a nonresidential district may continue to be used as a residence subject to the residential zone development standards requirements of Section 19.10.030(A) (R1 district), until such time as the building is condemned, removed, or converted.
- 2. Nonresidential Use in a Residential Zone.** No expansion or modification of a nonresidential use in a residential zone shall be permitted.

3. Expansion of a Nonconforming Use in a Commercial, Industrial or PD Zone.

A nonconforming use, except for a residential use, in a commercial, industrial or PD zone may be expanded or modified provided that a Conditional Use Permit is first secured.

4. Substitution of Nonconforming Use. Except as otherwise prohibited in subsection (C)(2), a nonconforming use may be substituted with a different nonconforming use provided it has the same, or a less intensive, use classification, only upon approval of a Conditional Use Permit. Such a new nonconforming use shall occupy the same area that is occupied by the existing nonconforming use.

C.Nonconforming Structure. A nonconforming structure may be used and maintained except as otherwise specified in this chapter or as follows:

1. Residential Buildings.

a. Enlargement, extension, reconstruction, or structural alteration of a building designed as a dwelling, that is nonconforming only as to height and setback regulations is permitted if such additions or improvements conform to all other applicable provisions of this title, and the new construction does not expand the nonconformity.

b. Enlargement, extension, reconstruction, or structural alteration of a building designed as a dwelling in a nonresidential district is permitted if such additions or improvements conform to all provisions of the district and the new construction does not expand the nonconformity.

2. Nonresidential Buildings. Enlargement, extension, reconstruction, or structural alteration of a building designed for nonresidential purposes that is nonconforming

only as to height and setback regulations is permitted if such additions or improvements conform to all other applicable provisions of this title and the new construction does not expand the nonconformity.

- a. Enlargement, extension, reconstruction, or structural alteration of a building designed for nonresidential purposes in a residential zone is not permitted.

D.Nonconforming Off-Street Parking. Reconstruction or structural alteration of a building with nonconforming parking or loading facilities, is permitted provided there is no expansion of use requiring additional parking as required by Section 19.26.030. The existing nonconforming parking and loading for the building may remain unchanged.

E.Damaged and Destroyed Nonconforming Buildings.

1. **Damaged Building.** A nonconforming building which is damaged by fire or calamity destroying 50 percent or less of its value, as determined by the chief building inspector, may be reconstructed, provided the structure shall not increase the degree of nonconformity.

2. **Destroyed Building.**

- a. **Building with a Nonconforming Use.** The reconstruction of a building which is damaged by fire or calamity in excess of 50 percent of its value, as determined by the chief building inspector, which at the time was devoted to a nonconforming use, may be reconstructed only upon approval of a Conditional Use Permit. The nonconforming use shall not occupy a larger area of the reconstructed building than was occupied prior to its destruction. The reconstruction of the building shall be completed within 12 months of the date of

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damage or within the time frame specified in the Conditional Use Permit. No portion of the building as reconstructed, shall be located within the floodway overlay zone.

b. Nonconforming Building. The reconstruction of a building which is damaged by fire or calamity in excess of 50 percent of its value, as determined by the chief building inspector, which at the time was a nonconforming building, may be reconstructed only upon approval of a variance. The nonconforming building may be enlarged provided that any enlargement does not increase the nonconformity. The reconstruction of the building shall occur within 12 months after the date of damage. No portion of the building as reconstructed, shall be located within the floodway overlay zone.

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F. Loss of Nonconforming Status. Except as provided in subsection (B)(1) of this chapter or where a shorter time period is specified by this title, a nonconforming use of a parcel or a nonconforming use of a conforming building which is discontinued for a period of six months shall be deemed abandoned. Without further action by the City, further use of the parcel or structure shall comply with all the regulations of the zone district in which the parcel or structure is located, and all other applicable provisions of this title. (Ord. 5428 § 1, 2014.)

Chapter 19.26 OFF-STREET PARKING AND LOADING

19.26.020 General off-street parking requirement.

All approved land uses shall be designed and developed to provide the number of off-street parking spaces required by Section 19.26.030 (Parking space requirements by use type), and designed as required by Section 19.26.040 (Design and improvement of parking).

A.Accessible Parking. Parking lots shall include the number of accessible parking spaces as required by Title 24 of the California Code of Regulations. Accessible spaces count toward the total number of parking spaces required by Section 19.26.030. Accessible parking spaces shall be designed as provided in Section 19.26.040(A)(1)(a).

B.Company Vehicles. In addition to the number of off-street parking spaces required by Section 19.26.030 (Parking space requirements by use type), nonresidential uses shall provide one parking space for each company vehicle that is parked on the site during normal business hours. These spaces may be located within a building.

C.Bicycle Spaces. Bicycle parking, at a minimum, shall be provided to comply with the California Building Code. Any bicycle space required as part of the Transportation System Management Plan can be counted to fulfill the requirements of this section.

D. Clean Air Vehicle and Electric Vehicle (EV) Charging Station Parking. Parking lots shall include the number of clean air parking spaces and EV charging station spaces as required by Title 24 of the California Code of Regulations. Such spaces shall count towards the total number of parking spaces required by Section 19.26.030.

~~DE.~~ Accessibility and Usability. All required off-street parking spaces shall be designed, located, constructed and maintained so as to be fully and independently usable and accessible at all times. The usability of required parking spaces shall be maintained as follows:

1. Required off-street parking spaces shall not be used for any purpose that at any time would prevent vehicles from parking in required parking spaces, except as permitted by Chapter 19.64 (Temporary Uses).
2. Driveways shall not be used for any purpose that would prevent vehicle access to parking spaces, or inhibit circulation or emergency service response.
3. All required parking spaces must be available for use by tenants, customers and visitors to the site at all times. Parking spaces shall not be reserved for an individual tenant or customer, or be reserved for a limited period of time.
4. When park and ride spaces are provided, such spaces may be counted towards the required parking for the project site provided the peak use of the project does not coincide with the park and ride reserved hours. Typically park and ride spaces are reserved for park and ride uses Monday through Friday from 6:30 a.m. to 6:30 p.m. (Ord. 5428 § 1, 2014.)

19.26.030 Parking space requirements by use type.

The number of off-street parking spaces required for the land uses identified by Article II (Zoning Districts and Permitted Uses) shall be as provided by this section, except where parking requirements are established by Article IV (Special Area and Specific Use Requirements) for a particular use.

A.Number of Spaces Required. The number of off-street parking spaces required for new uses shall be based upon the use type, listed below.

1. Terms Used in Tables. The following terms are used throughout the tables and are defined below:

“Square feet” means the total gross building/tenant space area;

“Use area” means the total of gross building/tenant space area plus the gross area of any outdoor/storage/activity.

2. Civic use types shall provide off-street parking spaces as follows:

CIVIC USE TYPES	NUMBER OF PARKING SPACES REQUIRED
Community Assembly	
Places of Worship	1 per 3 fixed seats or 1:50 sq. ft. for non-fixed seats in the assembly area, plus 1 per classroom
Club, Lodges, Meeting Halls	1 per 3 fixed seats or 1:50 sq. ft. for non-fixed seats in the assembly area
Public Community Facilities	As determined as part of the design review approval
Community Services	As determined as part of the design review approval
Essential Services	None
Hospital Services	

CIVIC USE TYPES	NUMBER OF PARKING SPACES REQUIRED
General Hospital Services	1 per doctor, plus 1 per 3 employees for the largest shift, plus 1 per 3 beds
Psychiatric Hospital Services	1 per doctor, plus 1 per 3 employees for the largest shift, plus 1 per 3 beds
Intensive Public Facilities	As determined as part of the design review approval
Libraries and Museums, Private	1 per 400 sq. ft.
Public Parking Services	As determined as part of the design review approval
Schools	
College and Universities	As determined as part of the design review approval
<u>Public/Private</u> Elementary, Middle and Junior High	2 per classroom, plus 60 lineal feet of loading area for every 100 students
High Schools	1 per classroom, plus 1 per every 4 students, plus 60 lineal feet of loading area for every 200 students

CIVIC USE TYPES	NUMBER OF PARKING SPACES REQUIRED
Social Services	
Emergency Shelter	1 per staff member, plus 1 per every 10 shelter residents
Food Distribution	1 per employee, plus 1 per every 500 sq. ft. of floor area
Food Service Facility	1 per employee, plus 1 per every 4 seats within facility

3. Residential use types shall provide off-street parking spaces as follows:

RESIDENTIAL USE TYPES	NUMBER OF PARKING SPACES REQUIRED
Accessory Dwelling Units	
Studios	None
1+ Bedrooms	1 per dwelling. For exceptions, see Chapter 19.60 (Accessory Dwelling Units)
Caretaker/Employee Housing	2 per dwelling
Community Care Facility, Small	2 per dwelling

Community Care Facility, Large	2 per dwelling plus 0.5 per sleeping room (a maximum of 2 spaces may be located within the front setback)
Dwelling	
Multi-Family	
Studio	1.5 per unit, plus guest parking (see below)
1 Bedroom	1.5 per unit, plus guest parking (see below)
2+ Bedrooms	2 per unit, plus guest parking (see below)
Senior Citizen Apartments	1 per unit, plus guest parking (see below)
Guest Parking	Projects with 10 or more dwelling units shall provide 1 additional space for each 10 dwelling units or portion thereof
Single-Family and Two-Family	2 per dwelling
Family Day Care Home, Small	2 per dwelling plus 1 space for loading
Family Day Care Home, Large	2 per dwelling plus 1 space per employee not residing in the home, plus loading areas as required by Section 19.46.020(B)
Mobile Home Park	2 per dwelling unit plus 1 guest space for each 10 dwelling units or portion thereof

Rooming and Boarding Houses	2 per dwelling plus 0.5 per sleeping room (a maximum of 2 spaces may be located within the front setback)
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4. Commercial use types shall provide off-street parking spaces as follows, but no fewer than four spaces for each separate commercial use or tenant:

COMMERCIAL USE TYPES	NUMBER OF PARKING SPACES REQUIRED
Adult Business Establishments	1 per 300 sq. ft.
Animal Sales and Service	
Grooming and Pet Stores	1 per 300 sq. ft.
Kennels	Minimum 10 spaces
Veterinary Clinic	1 per 150 sq. ft.
Veterinary Hospital	1 per 150 sq. ft.
Automotive and Equipment	

COMMERCIAL USE TYPES	NUMBER OF PARKING SPACES REQUIRED
Automotive Rentals	1 per 300 sq. ft. of office plus 1 per 1,000 sq. ft. of fleet or vehicle storage area
Automotive Repairs	1 per 400 sq. ft. plus 1 per bay plus 1 for every company vehicle
Automotive Sales	1 per 1,000 sq. ft. of indoor and outdoor display area
Car Wash and Detailing	
Full Service	10 spaces or 3 times internal washing capacity, whichever is greater; additional parking required for drying or vacuum areas and 100 lineal feet for stacking
Self-Service	4 spaces; additional parking required for drying or vacuum areas and 20 lineal feet in front of each bay for stacking
Automatic Car Wash Service	1 space per drying and vacuum areas plus 100 linear feet in front of car wash for stacking
Commercial Parking	As determined as part of the design review approval
Equipment Rental and Sales	1 per 300 sq. ft. of office plus 1 per 1,000 sq. ft. of outdoor display area

COMMERCIAL USE TYPES	NUMBER OF PARKING SPACES REQUIRED
Gasoline Sales	
With Neighborhood Commercial Sales	1 per 300 sq. ft. of commercial sales area with a 5 space minimum
Without Neighborhood Commercial Sales	5 spaces
With Repair	1 per 300 sq. ft. of commercial sales area with a 5 space minimum plus 2 spaces per service bay
Impound Yards	1 per 250 sq. ft. of office plus 1 for every company vehicle
Storage of Operable Vehicles	1 per 250 sq. ft. of office plus 1 for every company vehicle
Banks and Financial Institutions	1 per 250 sq. ft. plus 1 additional space per ATM machine which may be a reserved space at the discretion of the property owner or landlord
Bars and Drinking Places	1 per 50 sq. ft.

COMMERCIAL USE TYPES	NUMBER OF PARKING SPACES REQUIRED
Broadcasting and Recording Studios	As determined as part of the design review approval
Building Material Stores	1 per 300 sq. ft. of building area plus 1 per 1,000 sq. ft. of outdoor display/storage area
Business Support Services	1 per 300 sq. ft.
Commercial Recreation	
Amusement Center	1 per 200 sq. ft.
Indoor Entertainment	
Theater	1 per 3.5 fixed seats or 1 per 50 sq. ft. for non-fixed seating or as determined as part of the design review approval
Indoor Sports and Recreation	
Billiard and Pool Hall	2 per table plus additional spaces as required for other uses in the facility (e.g., restaurant)

COMMERCIAL USE TYPES	NUMBER OF PARKING SPACES REQUIRED
Bowling Center	5 per lane plus additional spaces as required for other uses in the facility (e.g. restaurant)
Handball, Tennis, Racquet Ball Facilities	2 per court plus additional spaces as required for other uses in the facility (e.g., restaurant)
Health Clubs and Athletic Clubs	1 per 150 sq. ft. of weight room, pool and spa area plus 1 per 50 sq. ft. of aerobics or martial arts area plus 1 per tanning or massage room plus additional spaces as required for other uses in the facility, excluding area for locker and dressing rooms
Indoor Sport Arenas (such as soccer, volleyball)	50 per field or sports court plus 1 per 3 fixed seats for spectator area plus additional spaces as required for other uses at the facility (e.g., retail)
Skating/Ice Rinks	1 per 175 sq. ft.
Outdoor Entertainment	As determined as part of the design review approval
Outdoor Sports and Recreation	
Amusement Parks	As determined as part of the design review approval

COMMERCIAL USE TYPES	NUMBER OF PARKING SPACES REQUIRED
Driving Range	1.5 per tee plus additional spaces as required for other uses at the facility (e.g., golf course)
Golf Course	6 per hole plus additional spaces as required for other uses at the facility (e.g., driving range, restaurant, pro shop)
Handball, Tennis, Racquet Ball Facilities	2 per court plus additional spaces as required for other uses at the facility (e.g., restaurant)
Miniature Golf Course	2 per hole plus additional spaces as required for other uses at the facility (e.g., restaurant)
Swimming Pools	1 per 100 sq. ft. of pool area
Residential Recreation Facilities	As specified for the sum of all of the uses within the facility by utilizing the parking requirement for each use as outlined throughout this chapter
Large Amusement Complexes	As determined as part of the design review approval
Community Care Facilities	0.75 per unit

COMMERCIAL USE TYPES	NUMBER OF PARKING SPACES REQUIRED
Day Care Centers	1 per employee plus 1 per company vehicle plus a loading space for every 8 persons at the facility. The number of persons permitted at the facility is determined as a part of the licensing by the state or county
Eating and Drinking Establishments	
Fast Food with Drive Through	1 per 50 <u>100</u> sq. ft.
Convenience	1 per 100 sq. ft.
Full Service	1 per 100 sq. ft.
Enclosed Outdoor Seating See Chapter 19.52	1 per 100 sq. ft.
Food and Beverage Retail Sales	1 per 300 sq. ft.
Funeral and Interment Services	1 per 3 fixed seats or 1 per 50 sq. ft. of assembly area

COMMERCIAL USE TYPES	NUMBER OF PARKING SPACES REQUIRED
Lodging Services	1 per room plus additional spaces as required for other uses in the facility
Long Term Care Facilities	1 per 3 employees for largest shift, plus 1 per 3 beds
Maintenance and Repair of Appliances	1 per 300 sq. ft.
Medical Services, General	
1 per 150 sq. ft.	
<u>General</u>	<u>1 per 150 sq. ft.</u>
<u>Medical Campus/MOB</u>	<u>1 per 200 sq. ft.</u>
<u>Low Traffic Generating</u>	<u>1 per 200 sq. ft.</u>
Neighborhood Commercial	1 per 300 sq. ft.
Nightclubs	1 space per 2 occupants based on maximum occupancy load of the building as calculated by the California Building Code plus bus space as determined as part of the Conditional Use Permit

COMMERCIAL USE TYPES	NUMBER OF PARKING SPACES REQUIRED
Nursery, Retail	1 per 300 sq. ft. plus 1 per 1,000 sq. ft. of outdoor display/storage area
Offices, Professional	1 per 250 sq. ft. of net leasable square footage as determined with approval of the initial building shell. Where a more intensive office use, as determined by the Planning Manager (i.e., call and telemarketing centers), is proposed the required parking shall be determined as part of the Design Review Permit approval, or via a zoning clearance pursuant to the provisions of Section 19.26.030(B).
Personal Services	1 per 300 sq. ft.
Retail Sales and Services	
Furniture, Large Appliance, Floor Covering	1 per 400 sq. ft.
General Retail	1 per 300 sq. ft.

COMMERCIAL USE TYPES	NUMBER OF PARKING SPACES REQUIRED
Shopping Centers (minimum of 4 commercial establishments, designed or planned in a coordinated fashion, utilizing such elements as common access and parking)	Designed and planned at 1 per 200 sq. ft. As tenant spaces are leased, each tenant shall utilize the parking requirement for that use as outlined in this chapter
Specialized Education and Training	
Vocational Schools <u>and</u> Specialty Schools	1 per 50 sq. ft. of instructional area plus 1 per 250 sq. ft. of office area
Storage, Personal Storage Facilities	4 spaces plus 2 spaces for the manager's quarters

5. Industrial use types shall provide off-street parking spaces as follows, but no fewer than four spaces for each separate industrial use or tenant:

INDUSTRIAL USE TYPES	NUMBER OF PARKING SPACES REQUIRED
Day Care Centers, Secondary	None, see parking requirements for applicable industrial use type
Equipment and Material Storage Yards	1 per 300 sq. ft. plus 1 per 10,000 sq. ft. of yard area
General Industrial	1 per 1,000 sq. ft. Where other uses exceed 10% of the gross floor area (e.g., office, warehouse, etc.) the parking requirement shall be the combined total for each use as outlined in this chapter or as otherwise determined by design review approval
Hazardous Materials Handling	1 per 1,000 sq. ft. Where other uses exceed 10% of the gross floor area (e.g., office, warehouse, etc.) the parking requirement shall be the combined total for each use as outlined in this chapter or as otherwise determined by design review approval
Light Manufacturing	1 per 1,000 sq. ft. Where other uses exceed 10% of the gross floor area (e.g., office, warehouse, etc.) the parking requirement shall be the combined total for each use as outlined in this chapter or as otherwise determined by design review approval
Recycling, Scrap and Dismantling	

INDUSTRIAL USE TYPES	NUMBER OF PARKING SPACES REQUIRED
Enclosed	1 per 250 sq. ft. of office area, plus 1 per 10,000 sq. ft. of yard area
Unenclosed	
Research Services	1 per 3000 sq. ft., plus 1 per company vehicle
Specialized Industrial	As determined as part of the design review approval
Wholesale and Distribution	
Light	1 per 1,000 sq. ft.
Heavy	Where other uses exceed 10% of the gross floor area (e.g., office, warehouse, etc.) the parking requirement shall be the combined total for each use as outlined in this chapter or as otherwise determined by design review approval

6. Transportation and communication use types shall provide off-street parking spaces as follows:

TRANSPORTATION AND COMMUNICATION USE TYPES	NUMBER OF PARKING SPACES REQUIRED

Antennas and Communications Facilities	
Developed Lot	None, see parking requirements for applicable use type
Undeveloped Lot	1 per full-time employee
Bus Depots	As required by Chapter 19.36
Heliports	As determined as part of the design review approval
Intermodal Facilities	As determined as part of the design review approval

B. Special Parking Requirements. The number of parking spaces required for uses not specifically listed in subsection A shall be determined by the Planning Manager based on common functional, product or compatibility characteristics and activities, as provided for in Section 19.08.050 (Classification of uses not specifically listed).

1. Uses Not Listed. The number of parking spaces required for uses not specifically listed in subsection A shall be determined by the Planning Manager based on common functional, product or compatibility characteristics and activities, as provided for in Section 19.08.050 (Classification of uses not specifically listed).

2. New Buildings or Development Projects Without Known Tenants. If the type of tenants that will occupy a non-residential building are not known at the time of the development entitlement or building permit approval, the amount of parking to be provided shall be:

The minimum number of parking spaces required by subsection A for any land use allowed on the site by the applicable zoning, provided that the Planning Manager determines the proposed building as designed can reasonably accommodate such use, and provided further a zoning clearance certification is obtained to authorize the use.

3. Mixed Use Projects. Where a project contains more than one major use classification (such as a residential and a commercial use), the amount of parking to be provided shall be the total of that required for each use, except as otherwise provided by subsection C (Adjustment to number of required parking spaces).

4. Tenant Spaces with Multiple Functions. When a tenant has several functions, such as sales and office, the amount of parking to be provided for the tenant shall be calculated as specified by subsection A for the primary use, using the gross floor area of the tenant space.

5. Tenant Spaces with Accessory Storage. When a tenant has enclosed accessory storage in excess of 2,000 square feet, the required parking for that portion of the tenant space dedicated to storage shall be calculated as specified by subsection (A)(5) for warehousing which is one parking space per 1,000 square feet of warehousing. The required parking for the remainder of the tenant space shall be calculated as specified in subsection A using the primary use.

6. Changes in Use. When an existing use is enlarged, increased or intensified, or a new use having greater parking requirements than the previous use is proposed, the required number of parking spaces for the new use or existing, enlarged, increased or intensified use shall be calculated as specified by subsection A.

7. Rounding Off. When the required number of parking spaces is other than a whole number, the total number of spaces shall be rounded to the nearest whole number (0.49 and below round down, 0.50 and above round up).

8. Commercial Centers. Commercial centers and building complexes shall provide parking which is the sum of all users within the commercial center or building complex as specified in subsection A, regardless of whether or not the parking is provided on a single or multiple parcels. Where parking is provided on multiple parcels, reciprocal parking and access agreements shall be recorded to provide equal use and access to parking for all users within the commercial center or building complex.

9. Professional Office Uses. Professional office projects shall calculate parking based on the net leasable square footage of the proposed office building(s). Net square footage shall be 90 percent of the total square footage of the proposed building(s). The net square footage shall be determined at original building shell approval and subsequent tenant improvements shall not be granted any additional reduction for net square footage.

C.Adjustment to Number of Required Parking Spaces. The number of parking spaces required by subsection A may be reduced as follows:

1. Specific Plan Provisions. Provisions may be made in a specific plan to allow reductions in the number of required parking spaces based upon special provisions, such as providing golf cart or electric car parking where special provisions are made for golf carts or electric cars.

2. Parking Reductions for Shared Parking. If an applicant believes the number of parking spaces required for their building complex as specified in subsection A (which

is the sum of all the users within the building complex) is not applicable because the hours of operation of different tenants/uses within the building complex will effectively allow for dual use of the parking spaces then the applicant may request an Administrative Permit. The Approving Authority shall be the Planning Manager. The applicant shall have the burden of proof for requesting a reduction in the total number of required off-street parking spaces, and documentation shall be submitted substantiating this request. Shared parking reductions shall only be approved by the Approving Authority if:

- a. A sufficient number of spaces are provided to meet the greatest parking demand of the participating uses;
- b. Satisfactory evidence is provided describing the nature of the uses and the times when the uses operate so as to demonstrate the lack of potential conflict between them;
- c. Overflow parking will not impact any adjacent use; and
- d. Additional documents, covenants, deed restrictions, or other agreements as may be deemed necessary by the Planning Manager are executed to assure that the required parking spaces provided are maintained and uses with similar hours and parking requirements as those uses sharing the parking facilities remain for the life of the project.

3. Parking Reductions for an Individual Use. If an applicant for a proposed use believes the number of parking spaces required for their use as specified in subsection A is not applicable because their use functions differently than the generic use type and associated parking standards established in this title, then the applicant may request an

Administrative Permit. The Approving Authority shall be the Planning Manager. The applicant shall have the burden of proof for requesting a reduction in the total number of required off-street parking spaces, and documentation shall be submitted substantiating the request. Such documentation may include, but is not limited to: a parking study of another facility of the same use which is similar in size and operation, calculating the required parking spaces with field data of peak parking usage. Reduced parking shall only be approved by the Approving Authority if:

- a. Satisfactory evidence is provided describing the nature of the use, the operation and data from other facilities or similar facilities so as to demonstrate that the required parking standards are excessive and the proposed parking standards are appropriate; and
- b. Overflow parking will not impact any adjacent use.

4. Parking Reductions for Eating and Drinking Establishments. The Approving Authority for any application for a parking reduction by an eating and drinking establishment as defined in Section 19.08.030(L) shall be the Planning Commission.

D.Downtown/Old Town Parking Requirements. All principally permitted uses within the historic district (HD) and central business district (CBD) zone districts, with the exception of community assembly, colleges and universities, and new uses requiring and discretionary permit shall be permitted in the HD and CBD zone districts without the need to provide additional off-street parking.

Community assembly, college and university uses and new uses which require a discretionary permit, shall comply with the parking standards specified in subsection A, or

request approval of a parking reduction or variance from the parking standards. (Ord. 5974 § 10, 2018; Ord. 5428 § 1, 2014.)

Chapter 19.42 HOME OCCUPATION

19.42.020 Home occupation defined.

A permissible home occupation is an accessory, nonresidential business activity carried on within a dwelling or enclosed accessory structure by its inhabitants, incidental to the residential use of the dwelling, that does not change the character of the surrounding residential area by generating more traffic, noise, or storage of material than would normally be expected in a residential zone. (Ord. 5428 § 1, 2014.)

19.42.050 Performance standards.

A home occupation shall be subject to the following conditions and criteria:

A.All Activities Indoors. All home occupation activities shall occur indoors within the dwelling or enclosed accessory structures. No home occupation activity shall occur outside at any time, nor shall any equipment or material relating to the home occupation be parked or stored outside the residence at any time.

B. Customers. Personal contact with customers at the residence is prohibited except when authorized by the Approving Authority through approval of an Administrative Permit. ~~A maximum of one student at a time is permitted for home occupations involving private instruction.~~

C. Deliveries. No delivery shall be by vehicles larger than an automobile, pickup, or typical delivery van.

D. Employees. A home occupation shall be operated by no more than two individuals, both of whom shall be residents of the dwelling. Both residents shall be listed on the application for home occupation. No other person shall operate, or perform any function of the business at the residence. Personal contact with any employees shall not be allowed at the residence at any time unless authorized through the approval of an Administrative Permit.

E. Flammable or Hazardous Materials. A home occupation involving the storage of flammable or hazardous materials shall not be allowed unless the fire department approves, in writing, the amount and method of such storage of materials.

F. Inspection Required. The City of Roseville may, at all reasonable times during normal business hours, enter the premises for the purpose of inspecting to determine whether or not the conditions of this chapter are being complied with.

G. Maximum Area. The home occupation shall not require the use of more than 15 percent of the total floor area of the dwelling (including garage and detached accessory buildings). The home occupation shall not result in any addition to, alteration of, or exterior remodeling of, the dwelling, garage or accessory structures.

H. Merchandise for Sale. The making of merchandise for sale is permitted providing that the storage of such merchandise does not exceed total allowable area for

home occupations and does not require the transporting of material or finished product by means other than an automobile, pickup or typical delivery van.

I. Parking. No home occupation shall result in the elimination of required off-street parking spaces.

J. Signs. No signs advertising the home occupation shall be allowed, except one vehicle used for the home occupation may display the business name.

K. Vehicles. Not more than one vehicle specifically designated to be used for a home occupation shall be parked at the subject residence at any time. Such allowed vehicle shall not be larger than a standard pickup or delivery van. No commercial vehicles or trailers shall be parked at the residence at any time.

L.Noise, Odors. A home occupation shall not create adverse levels of noise or odors above the ambient levels in the surrounding neighborhood.

M. Equipment. No equipment (other than a permitted vehicle) or material relating to a home occupation shall be parked or stored outside the subject residence.

N. Private Instruction. A maximum of one student at a time is permitted for Home Occupations exclusively providing private instruction. Additional students may be permitted upon approval of an Administrative Permit. Examples of private instruction home occupations include music lessons and personal tutoring. (Ord. 5428 § 1, 2014.)

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Chapter 19.46 LARGE FAMILY DAY CARE

19.46.020 General requirements.

A.Location. A large family day care home shall only be located within a detached single-family dwelling.

B.Parking. Off-street parking shall be provided as follows:

1. One space for each employee not residing in the large family day care home dwelling, plus the two spaces required for the occupants of the single-family residence as required in Chapter 19.26 (Off-Street Parking and Loading).
2. Four spaces for the loading and unloading of ~~children~~attendees. Where on-street parking is available along the street frontage of the large family day care home site, only two of these spaces are required on-site.
3. Not more than three of the spaces required herein, located side by side, shall be permitted within the required front yard setback area. These spaces may be so designed to permit backing onto the adjacent street.
4. Up to three of the required employee or ~~children~~attendee loading/unloading on-site parking spaces may be located in tandem behind the required parking spaces for the occupants of the dwelling or for employees. However, in no instance shall such tandem parking result in more than one parking space behind each required occupant or employee parking space.

C.Noise. It is intended that noise from outdoor play areas be kept to a level consistent with residential neighborhoods. To attain this intent and reduce possible noise impacts, outdoor play/activity areas shall only be used between the hours of 8:00 a.m. to 6:00 p.m.

Additionally, radio or other electronic amplification devices, if used, shall be played at volumes which are not audible beyond the exterior boundary of the large family day care home site.

D.Separation. As a means to maintain the integrity of residential neighborhoods, new large family day care homes shall not be located within 500 feet of an existing state licensed large family day care home or within 500 feet of any other child day care center licensed to care for 15 or more children. (Ord. 5428 § 1, 2014.)

19.46.030 Application procedures.

An application for an Administrative Permit shall be filed with the Planning Division as required in Chapter 19.74. Deviation from the general requirements described in Section 19.46.020 may be approved pursuant to approval of an Administrative Permit. (Ord. 5428 § 1, 2014.)

19.46.040 Pre-existing large family day care homes.

A. Those large family day care homes that exist on the effective date of the ordinance codified in this title, and on that date have a valid large family day care home license issued by the state of California, are considered legal nonconforming uses. Such nonconforming use may continue until the renewal date required for state of California licensing of the provider's large family day care home. If the provider does not apply for approval of his or her large family day care home pursuant to this chapter by the date required for state licensing renewal, then the legal nonconforming use shall be deemed to terminate.

B. In those instances where an application has been filed in a timely manner, and the Planning Manager finds that numerous conditions must be applied to make the nonconforming large family day care home consistent with this chapter, the Planning Manager may extend the valid nonconforming use status up to five years. This extension by

the Planning Manager would be granted only as a means to give the applicant adequate time to satisfy the conditions of permit approval. If conditions of approval are not satisfied within the extension period granted by the Planning Manager, the legal nonconforming use shall terminate. (Ord. 5428 § 1, 2014.)

Chapter 19.50 OPEN AIR VENDING FACILITIES

19.50.020 Permits required.

A.Open air vending facilities may be permitted on commercial, business professional or industrial zoned private property and specific locations on said property subject to the approval of an Administrative Permit by the Planning Manager, pursuant to Chapter 19.74.

1. Exemptions. Open air vending facilities located within enclosed retail buildings, shopping centers, malls, office buildings and industrial buildings are exempt from the regulations and requirements of this chapter.

B.The operation of an open air vending facility within the public right-of-way shall require the approval of a Conditional Use Permit pursuant to Chapter 19.74 of this title. (Ord. 5428 § 1, 2014.)

Chapter 19.54 PERSONAL STORAGE FACILITIES

19.54.030 Design standards.

In approving the Design Review Permit of a personal storage facility, the following criteria may be applied at the discretion of the Approving Authority to protect public health, safety and welfare and to ensure design compatibility.

A.Architecture. The facility, including the caretaker's/manager's residence, the storage units and the office shall be designed using roof and building materials and colors compatible with adjacent developments.

B.Site Design. To minimize visual impact on the adjacent residences, personal storage facilities shall be designed to:

1. Locate the project entry/exit as far as possible from any residential land use.
2. Locate the caretaker's/manager's residence and office as close as possible to the project entrance.
3. Set back the outdoor storage of materials a minimum of 20 feet from the property lines adjacent to residential land uses.
4. Set back all personal storage buildings over one story in height a minimum of 30 feet from the property lines adjacent to residential land uses.

C.Security. In addition to the requirements of the Building Security Ordinance, to ensure security when personal storage facilities are adjacent to residential land uses the police department may require security measures, such as controlled access, alarms or video cameras.

D.Lighting. To minimize visual impacts to adjacent properties, personal storage facilities shall provide the following:

1. No off-site glare through the use of cut-off lenses.

2. Wall mounted lights shall be located on the building, below the roofline of the storage facility and shall be directed downward.

3. Parking lot lighting, in conjunction with vehicle storage, shall not exceed 16 feet in height, and shall be set back a minimum of 50 feet from the property line adjacent to any residential land use.

E.Screening. To protect the views from adjacent residential land uses, the personal storage facility shall provide adequate screening which may include:

1. A minimum six-foot high masonry screen wall shall be provided along the property line adjacent to any residential land use. The height of the wall shall be measured from the highest grade (either on-site or the adjacent site); and/or

2. Within the storage facility, a minimum 10-foot wide landscape planter with shrubs (minimum five gallon size) and evergreen trees (minimum 15-gallon size placed a minimum 20 feet on center) shall be provided along the property line adjacent to any residential land use. (Ord. 5428 § 1, 2014.)

Chapter 19.58 RESIDENTIAL CONDOMINIUM CONVERSION

19.58.030 Limitations on conversions.

A.Where Allowed. A conversion to condominiums shall be permitted only in the R3, ~~attached-multi-family~~ housing district, residential mixed use district (RMU) and planned development (PD) district.

B. Minimum Community Vacancy Rate. No conversion to condominiums shall be accepted or approved when the City-wide vacancy rate for multiple unit housing, as determined by the [Planning](#) Manager, is equal to or less than five percent averaged over the previous four quarters prior to application submittal. If the averaged vacancy rate exceeds five percent, then an application for a conversion to condominiums may be accepted by the City. A request for conversion shall apply to an entire multi-family housing project and partial conversions shall not be permitted.

C. Determination of Vacancy Rate. The vacancy rate shall be determined by using information regarding vacancies within multi-family complexes of 50 or more units. Supplemental information on rental vacancies in multi-family complexes of between three and 50 units obtained by City staff, the applicant, or other interested parties may also be utilized if available.

D. Minimum Multi-Family Rental Unit Pool. No conversion to condominiums shall be accepted or approved if the current percentage of multi-family rental units (within complexes of three or more units) is at or below 15 percent of the total number of housing units within the City. Under no circumstance shall a conversion reduce the percentage of multi-family rental units below 15 percent of the total number of housing units within the City.

E. Applicants requesting a condominium conversion shall enter into a development agreement which provides for the following:

- 1. Affordable Housing Requirements.** Condominium conversions may be permitted only when the following criteria are met:

a. Projects not already subject to recorded affordable rental obligations (“affordable rent component”) shall subject 10 percent of the units within the project to affordable purchase obligations, without City subsidy, as part of a conversion.

b. Parcels that have an existing affordable rent component shall convert the affordable rental units to affordable purchase units. In addition, a condominium conversion shall increase the total number of affordable units by a number equal to five percent of the total number of units within the project. However, the total number of affordable purchase units shall not be less than 10 percent of the total units in a project. The converted and new affordable units shall be provided without City subsidy.

c. Projects with an existing affordable rent component shall provide affordable purchase units in the same ratio of middle, low, and very low-income units as required by the project’s existing affordable housing development agreement. Without City subsidy, the new or additional affordable units as required by subsections (E)(1) and (2), shall be provided at a ratio reflecting the then current City requirement for middle, low, and very-low income.

2. Public Safety Services Assessment. All residential units converted to condominiums shall be included in a new or existing community facilities district for services (CFD-Services) to provide for costs associated with the provision of public safety services. Low or medium density residential units shall be assessed \$285.00 per unit annually (baseline year 2004). High density residential units shall be assessed \$186.00 per unit annually (baseline year 2004). The per-unit assessment shall be

adjusted annually based on any increase in the City's public safety budget, not to exceed an increase of four percent annually.

3. Community Benefit Fee. All residential units converted to condominiums shall be subject to payment of a one-time community benefit fee per unit. Said fee shall be paid at the close of escrow for each unit, or within 12 months from the recordation of a final condominium map, whichever is sooner. The community benefit fee shall be subject to annual adjustments above the baseline year based on the Construction Cost Index. The baseline year shall be the year 2004, and the baseline fee shall be \$5,000.00. At the discretion of the City Manager, the community benefit fee may be reduced on a case-by-case basis for projects that provide a community benefit that is above and beyond the requirements of this title. The community benefit fee shall be deposited into the general fund and shall be allocated at the City Council's discretion.

F. Lease Agreements. Upon the filing of an application for a condominium conversion, existing tenants living within a project seeking to convert to condominiums shall be allowed to terminate a preexisting lease without penalty. However, any tenant who terminates a lease prior to receiving a notice to vacate from the property owner shall not be entitled to relocation benefits as provided in Section 19.58.070.

G. Final Map Approval. No final condominium map shall be approved within a period of 90 days following tentative condominium map approval. (Ord. 5428 § 1, 2014.)

19.58.050 Application required.

The application for a condominium conversion to implement the provisions of the chapter shall be submitted with the tentative map application. The application shall include the following information, in addition to the information required by Chapter 19.84:

A. A site/development plan;

B. A detailed list of rents for each unit to be converted for the 12 months prior to the application, a copy of the lease for each unit and the renting history for each unit;

C. Economic and demographic information regarding the current tenants as required by the Planning Manager;

D. Evidence that all current tenants have received a notice of intention to convert and notice of purchase rights as required by the Subdivision Map Act;

E. A tenant relocation assistance plan as provided in Section 19.58.070;

F. A vacancy rate survey of multi-family rental complexes of at least 50 units or more, located within the City limits of Roseville and current to within six months of the condominium conversion application date, if requested by the Planning Manager; and

G. Any additional information as the Planning Manager deems necessary. (Ord. 5428 § 1, 2014.)

Chapter 19.61 SIGNIFICANT BUILDINGS

19.61.030 Applicability.

A. The following constitutes the current list of significant buildings.

Property Name	Address	APN
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West House	345 Atlantic St.	013-092-010-000
Barker Hotel	302 Lincoln St.	012-122-003-000
Bank of Italy Building	341 Lincoln St.	012-200-008-000
McRae Building	100 Main St.	011-146-024-000
Haman House	424 Oak St.	013-123-018-000
Odd Fellow Hall	110-112 Pacific St.	012-200-012-000
Kaseberg <u>Ranch Houses (including Victorian mansion and brick structures)</u>	16 Richards Dr.	015-350-016-000
Citizens Bank	201 Vernon St.	013-093-007-000
Vernon Street Hotel	222-226 Vernon St	013-093-005-520
Masonic Building (Roseville Theater)	235-245 Vernon St.	013-093-003-000
Placer County Exhibit Building	700 Vernon St.	013-250-014-000
First Methodist Church	109 Washington Blvd.	012-123-009-000
Hemphill House (McAnally)	315 Washington Blvd.	011-144-001-000

B. The list of properties contained in subsection A may be amended in the manner set forth in Chapter 19.86, Zoning Ordinance Amendments, of this title with the following additional provision:

1. Any person may request the listing of a building by submitting an application to the Planning Manager. The Planning Manager or City Council may also initiate such proceedings on its own motion. The application shall include a statement explaining the reason(s) the building should be listed. (Ord. 5428 § 1, 2014.)

Chapter 19.62 MARIJUANA DISPENSARIES

19.62.030 Marijuana dispensaries, processing facilities, and testing laboratories prohibited.

It is unlawful and a misdemeanor for any person to engage in, conduct or carry on, or to permit to be engaged in, conducted or carried on, in or upon any premises or location within any zoning district in the City of Roseville, the operation of a marijuana dispensary, and/or processing facility, and/or testing laboratory. Nothing in this chapter shall prohibit those activities expressly authorized under California Health and Safety Code Section 11362.1.

The prohibitions stated in this article shall not apply to a laboratory that is ISO 17025 accredited in chemical and forensic testing by A2LA or a comparable accrediting body, and that conducts cannabis testing for medical, health and safety, or forensic purposes, with a scope of testing that includes residual solvents, foreign materials, microbiological impurities, volatile organic compounds, mycotoxins, heavy metals, terpenes, and volatile and non-volatile pesticides. Such

laboratories shall not be state-licensed to facilitate the distribution or dispensing of cannabis for adult use or medicinal use, and shall not cultivate cannabis nor store more than three (3) pounds of processed cannabis at any one time. A laboratory conducting such testing activities is not considered to be involved in commercial cannabis activity under this article.

(Ord. 5862 § 3, 2017; Ord. 5662 § 3, 2016.)

Chapter 19.64 TEMPORARY USES

19.64.020 Permitted temporary uses.

The following temporary uses are permitted on a parcel without issuance of ~~any permit~~ Zoning Clearance Certificate or an Administrative Permit:

A. Fireworks, when in compliance with Chapter 16.16 (Fire Code) of the Roseville Municipal Code;

B. ~~Fairs, festivals, circuses, rodeos, carnivals, and concerts when not held on premises designed to accommodate such events, such as auditoriums, stadiums, or other public assembly facilities; when~~ Special events occurring on public property conducted in compliance with Chapter 9.36 (Special Events) of the Roseville Municipal Code and that have been issued a Special Event Permit;

C. Weekend fund raising events conducted at locations which can accommodate the event in compliance with all provisions of this title. Such events shall not be conducted on more than two weekends per month at any one location and may include but are not limited to car washes and pancake breakfasts. An Administrative Permit shall be obtained for events that

extend longer than a weekend (Saturday and Sunday) except for long weekends which include a Friday and/or Monday due to a holiday;

D.Construction trailer for an approved project;

E.A model home complex within an approved subdivision for sale of residential units within that same subdivision, provided the complex complies with the standards as identified in Section 19.64.060;

F.A temporary sales office or trailer within an approved subdivision or multi-family complex used for sale of residential units within that same subdivision or leasing of units within that same complex. The temporary sales office for residential subdivision may be operated with or without a model home complex provided that the office/trailer complies with the standards as identified in Section 19.64.060;

G. Similar temporary outdoor promotional events which, in the opinion of the Planning Manager, are compatible with the zoning district and surrounding land uses and where the display and/or event is limited to open plaza areas so as to not impede site accessibility, parking or emergency accessibility/services. The temporary display and/or promotional event is associated with a permanently established business within the center or business complex. (Ord. 5428 § 1, 2014.)

19.64.030 Temporary uses permitted with a Zoning Clearance Certificate.

The following temporary uses may be permitted, subject to the issuance of a Zoning Clearance Certificate.

A.Nonresidential Temporary Uses.

1. Outdoor promotional display, sales, and events in conjunction with an established commercial business within a commercial zoning districts, limited to three events per calendar year. An event is from 5:00 p.m. on a Friday to 8:00 a.m. on the following Monday and includes only merchandise customarily sold on the premises by a permanently established business.

The duration of the event may be extended to incorporate holidays which create longer weekends.

2. Temporary outdoor fund raising activities associated with a non-profit organization may be conducted for periods not exceeding 10 consecutive days. Not more than five events shall be conducted on one site in a calendar year.

3. Christmas tree sale lots, provided such activity shall be only held from November 1st through January 15th of each year.

4. Pumpkin sales lots, provided such activity shall be only held from October 1st through November 1st of each year. (Ord. 5428 § 1, 2014.)

5. Fairs, festivals, circuses, rodeos, carnivals, concerts, and other similar temporary events which, in the opinion of the Planning Manager are held in spaces that can accommodate such events and are compatible with the zoning district and surrounding land uses.

19.64.040 Temporary uses permitted with an Administrative Permit.

The following temporary uses may be permitted, subject to the issuance of an Administrative Permit.

A.Residential Temporary Uses. A trailer, coach or mobile home as a temporary residence of the property owner when a valid residential building permit is in force. The permit may be granted for up to 180 days, or upon expiration of the building permit, whichever occurs first.

B.Nonresidential Temporary Uses. Enclosed storage containers (e.g., cargo containers, seatrains, etc.) for temporary on-site storage associated with a permitted use.

C.Industrial Temporary Uses. In addition to those uses permitted in association with nonresidential uses, the following use is permitted in industrial zone districts:

1. Temporary office buildings, provided that the temporary office space is not used for a period exceeding 12 months, unless otherwise approved by an Administrative Permit.

D.Temporary Uses in All Districts.

1. On- and off-site contractors' construction yards in conjunction with an approved development project.
2. Watchman's or caretaker's trailer associated with other approved temporary uses or during construction of a project.
3. Similar temporary uses which, in the opinion of the Planning Manager are compatible with the zoning district and surrounding land uses. (Ord. 5428 § 1, 2014.)

19.64.060 Standards for a model home complex and temporary sales trailer.

~~In addition to the conditions specified in Section 19.64.040, t~~The following standards shall be applied to a model home complex/temporary sales trailers;

~~A. In addition to these standards all model home complexes and temporary sales trailers shall comply with the model home complex and temporary sales trailer clearance form, as approved by the Planning Manager. The model home complex or sales trailer shall include a paved off-street parking lot including two (2) spaces per model home unit/sales trailer, accessible parking consistent with the California Building Code (CBC), and landscaping. Alternatively, on-street parking may be utilized where it is demonstrated that two (2) spaces per model home/sales trailer can be accommodated immediately in front of the model home complex;~~

B. The model home complex/temporary sales trailer is approved for sales of units within the subdivision in which the complex/trailer is located only;

C. Model home complexes/temporary sales trailers shall comply with the approved conditions of approval for the subdivision in which they are located and for sale;

D. Each model home unit shall comply with the development standards of that zone district;

E. The location and number of lots used for the model home complex/temporary sales trailer shall be identified on a composite subdivision map;

F. Model home complexes/temporary sales trailers which do not comply with these standards ~~and those listed in the model home clearance form~~ are required to apply for and receive approval of an Administrative Permit. (Ord. 5428 § 1, 2014.)

Chapter 19.68 USED GOODS COLLECTION CENTERS

19.68.030 Development and performance standards.

Used goods collection centers shall be designed, developed, and operated in compliance with all of the following:

A. The location of collection trailers, containers, or bins shall not obstruct any required parking spaces or disrupt either automobile or pedestrian traffic to or within the site.

Trailers, containers, or bins shall be located so as not to be detrimental to the appearance of the neighborhood or so as to create a public or private nuisance. They shall be operated by nonprofit organizations.

B. Only one trailer, container, or bin is permitted per parcel.

C. Collection trailers, containers, and bins shall be kept clean, well maintained, neatly painted, and in good operating condition.

D. Each collection trailer, container, or bin shall be clearly marked with the name of the non-profit organization doing the collection and the local telephone number of the organization.

E. Any litter or spillage shall be immediately removed and cleaned. At no time shall donation materials be stockpiled outside of the designated collection equipment.

F. Upon termination of a collection campaign or program, ~~trailers~~ all collection equipment shall be removed and the site restored to its original condition within 48 hours.

~~G. ——— The collection trailer shall be manned at all times the trailer is in use.~~

HG. The written consent of the property owner shall be provided at the time permission is requested to use a collection trailer, container, or bin. (Ord. 5428 § 1, 2014.)

Chapter 19.70 AUTHORITY TO ADMINISTER TITLE

19.70.020 Planning Manager and Planning Division.

The Planning Manager shall have the responsibility and authority to administer this title. The responsibilities of the Planning Manager may also be carried out by Planning Division employees under the supervision of the Planning Manager. The Planning Manager shall have authority to make interpretations and take actions on permits and certificates as set forth in this title. The Planning Manager shall also have the authority to refer projects to the Design Committee or Planning Commission, as outlined in Chapter 19.74. (Ord. 5428 § 1, 2014.)

Chapter 19.72 ZONING CLEARANCE CERTIFICATION

19.72.020 Zoning clearance required.

A zoning clearance certification shall be required prior to the issuance of a building permit for a parcel, prior to the initiation of a home occupation as provided in Chapter 19.42 (Home Occupations), prior to the installation of outdoor seating as provided in Chapter 19.52 (Outdoor Seating), or prior to the issuance of a building permit for an accessory dwelling unit as provided in Chapter 19.60 (Accessory Dwelling Units). ~~In addition, prior to initiation of a temporary use as provided in Chapter 19.64 (Temporary Uses), at the request of any person may request and the Planning Division shall issue a zoning clearance certification stating for verification by the Planning Division of~~ the zoning standards for any parcel located within the City, as otherwise required by this Title or the Downtown Code, or prior to the following multi-family and non-residential projects:

1. Replacement of landscaping with at least equal or greater water efficient landscaping (consistent with the Water Efficient Landscape Ordinance), provided that the planted area is not diminished thereby;
2. New landscaping within designated landscape easements for which landscape guidelines have been adopted, if the landscaping is consistent with such guidelines;
3. Modifications to parking areas including compliance with Americans with Disabilities Act and re-striping where there is no net decrease in the number of parking spaces;
4. Minor building facade improvements such as the rearrangement or addition of doors, windows and awnings, but excluding the repair and maintenance of properties with the same colors and materials, which are exempt from requiring a zoning clearance certificate;
5. Addition of Security Facilities including security gates and gate houses at a project entrance;
6. Addition of or modifications to mechanical equipment when screened from public view;
7. Other minor improvements designated by resolution of the City Council as exempt from a Design Review Permit (e.g. Vernon Street C.B.D. for Historic Building Designation, "State

Historic Building Code" applied at the Building's Official's election). (Ord. 5974 § 14, 2018; Ord. 5428 § 1, 2014.)

19.72.030 Application filing and processing.

A.Application, General. A request for a zoning clearance certification, not associated with a building permit application, may be made by any individual and shall be made on a form provided by the department. The application shall be accompanied by plans, specifications and information as may be required by the department to determine compliance with this title.

B.Application Associated with a Building Permit. A request for a zoning clearance certification associated with a Building Permit application shall be in the form of a Building Permit application. Plans submitted to the building department shall include plans, specifications and information that demonstrates conformance with this title. The zoning clearance certification associated with the issuance of a building permit shall be the plans approved by the Planning Division for issuance of a building permit.

C.Processing Applications. Within seven calendar days of receipt of a request for a zoning clearance certification, the Planning Division shall review the request for conformance with this title and, if applicable, the terms and conditions of any previously approved permit or variance.

D.Notice. If a zoning clearance certification is required for issuance of a building permit, written notice of the Planning Manager's certification shall be provided directly to the building department and included in the issuance of the building permit. If a zoning clearance is requested that is not part of a building permit, it will be mailed to the applicant.

E.Appeal. An appeal of a zoning clearance certification shall be processed as an appeal of the Planning Manager’s decision and shall be made as provided by Chapter 19.80.

F.Expiration of Zoning Clearance Certificate. A Zoning Clearance Certificate shall expire upon the earlier event of the following:

1. 180 days after issuance, unless otherwise indicated on the Zoning Clearance Certificate; or
2. When the proposed use or development no longer conforms ~~with~~to all applicable provisions of this title.
3. If a zoning clearance is issued in conjunction with a building permit, the zoning clearance shall expire when the building permit expires. (Ord. 5428 § 1, 2014.)

Chapter 19.74 PERMIT AND VARIANCE REQUIREMENTS

19.74.010 Permit requirements.

In addition to any other approval required by this Code or by applicable law, the following discretionary approvals may be required:

A.Administrative Permit (AP). An Administrative Permit shall be obtained pursuant to this title prior to initiation of certain activities or construction of improvements which are permitted pursuant to Articles II, III and IV of this title and only upon compliance with specific standards as specified in this title. The Approving Authority for Administrative Permits shall be the Planning Manager; as outlined in Section 19.78.020 (and following

public notice, the Planning Manager may waive the requirement for a public hearing~~).~~ If a public hearing is requested, the Planning Manager shall schedule and notice the permit for public hearing by the Planning Commission except as otherwise specified by this title.

B. Conditional Use Permit (CUP). A Conditional Use Permit shall be obtained prior to initiation, modification or expansion of a use pursuant to Article II and III, and upon compliance with specific standards, as applicable, of Article IV of this title. The Approving Authority for Conditional Use Permits shall be the Planning Commission as outlined in Section 19.78.020.

C. Design Review Permit, Minor (MDRP). A Minor Design Review Permit shall be obtained prior to the issuance of a building permit for ~~any new construction; exterior remodeling; site design and circulation modifications (except as specified below); including parking; modification of previously approved use permit for site review, or site review; new, modified or alterations to landscaping; addition of mechanical equipment; modification or alteration of driveway locations; relocating or moving buildings; demolition of a significant building as defined in Chapter 19.61 of this title; and as otherwise required by this title. With the exception of projects involving a significant building, a Design Review Permit is not required for a single family residence or a two family residence. The Approving Authority for a Design Review Permit shall be as provided in subsection (C)(2) below.~~

~~1. Minor Improvements Exempt from Design Review Permit.~~ The following minor improvements are exempt from the requirements to obtain a Design Review Permit provided the Planning Manager determines, in writing, that the project is substantially

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~~consistent with existing development and adjacent land uses and the project consists of one or more of the following activities:~~

- ~~a. Repair and maintenance including repainting and replacement;~~
- ~~b. Replacement of landscaping with at least equal or greater water efficient landscaping (consistent with the Water Efficient Landscape Ordinance), provided that the planted area is not diminished thereby;~~
- ~~c. New landscaping within designated landscape easements for which landscape guidelines have been adopted, if the landscaping is consistent with such guidelines;~~
- ~~d. Modifications to parking areas including compliance with Americans with Disabilities Act and re-striping where there is no net decrease in the number of parking spaces;~~
- ~~e. Minor building façade improvements such as the rearrangement or addition of doors, windows and awnings;~~
- ~~f. Addition of security facilities including security gates and gate houses at a project entrance;~~
- ~~g. Other minor improvements designated by resolution of the City Council as exempt from a Design Review Permit (e.g., Vernon Street C.B.D. for Historic Building Designation)- “State Historic Building Code” applied at building’s official’s election;~~
- ~~h. The City’s façade grant program; and~~
- ~~i. Other minor alterations, enlargements or remodels to existing buildings, structures and/or improvements (including new construction on partially developed properties) which are: (1) compatible with and in substantial conformance with the existing development and the previously approved permit; (2) do not create the need for new parking nor affect existing~~

or required parking; (3) are not visible from any public street or area held open to the public; and (4) meet all the requirements of this title and the Community Design Guidelines.

2. Approving Authority.

a. Administrative Process.

i. The Planning Manager may approve, conditionally approve, or deny a minor Design Review Permit provided the improvement complies with the following:

(A) — There has been no previous Design Review Permit for the building/site;

(B) — The improvement is limited to façade improvements;

(C) — The improvement consists of a color change;

(D) — The improvement consists of a modification to or the introduction of a new exterior building material; or

(E) — The project is within the Downtown Specific Plan area and is consistent with the design guidelines and regulations outlined within the Downtown Code.

ii. The Planning Manager may approve, conditionally approve or deny a minor Design Review Permit pursuant to the Administrative Permit procedures, except those identified as required by this title, to be reviewed by the Design Committee or Planning Commission. Design Review Permits approved by the Planning Manager shall be in substantial conformance with adopted specific plan.

If in the opinion of the Planning Manager, a project is not in substantial conformance with applicable, adopted design guidelines, prior conditions of approval, or if the Planning Manager determines that, because of location, size or design that the public hearing should not be waived, the Planning Manager shall refer the project for public hearing by the Design

~~Committee or the Planning Commission. The Manager shall determine whether the project is to be heard by the Design Committee or the Planning Commission.~~

~~The Planning Manager may approve:~~

~~(A) — Design review permit extensions and modifications, including changes in project phasing.~~

~~(B) — Design review permits for projects within a master or specific plan area where the applicable plan provides for an administrative process.~~

~~(C) — Within specific plan areas, subsequent Design Review Permits following Design Committee approval of the first Design Review Permit as provided for in subsection (C)(2)(b)(ii) of this section.~~

~~(D) — Within infill areas, subsequent Design Review Permits following Planning Commission approval of the first Design Review Permit as provided in subsection (C)(2)(c)(ii) of this section.~~

~~b. Design Committee. The Design Committee may approve, conditionally approve or deny Design Review Permits, Tree Permits and variances when processed concurrently with a Design Review Permit normally reviewed by the Design Committee, or as otherwise provided for in this title, and such other improvements subject to Design Review Permit as designated by resolution of the City Council from time to time.~~

~~If in the opinion of the Planning Manager, a project is not in substantial conformance with an approval or condition of approval applied by the Planning Commission to that project in a prior action, or if the Planning Manager determines that, because of location, size or~~

~~design that the public hearing should be held by the Planning Commission, the Planning Manager shall refer the project for public hearing by the Planning Commission.~~

~~The Design Committee may approve:~~

- ~~i. Design review permits which deviate from the requirements or standards of adopted Community Design Guidelines or an applicable, adopted specific plan;~~
- ~~ii. Within specific plan areas, the first Design Review Permit for a specific plan large lot parcel designated for non-residential (commercial, business professional, industrial, etc.) use. As part of any approval, the Design Committee shall specify if subsequent Design Review Permits may be acted on as an Administrative Permit or shall require a public hearing by the Design Committee.~~
- ~~iii. Design review permits for infill projects not otherwise reviewed by the Planning Commission as provided for in subsection (C)(2)(c)(ii) of this section.~~
- ~~iv. Any modification to a Design Review Permit previously approved or conditionally approved by the committee where the proposed modification significantly differs from the project originally approved or conditionally approved by the committee.~~
- ~~v. Design review permits which also require the approval of a variance or Tree Permit.~~
- ~~vi. Design review permit for planned development districts shall be obtained concurrently with the determination and establishment of a Design Review Permit for commercial projects when projects do not include use related issues. Residential projects are subject to a Design Review Permit for Residential Subdivisions (DRRS) when issues are focused only on deviations from standards and not use related issues.~~
- ~~vii. Any project involving demolition of a significant building.~~

~~e. Planning Commission. The Planning Commission may approve, conditionally approve or deny any Design Review Permit processed in conjunction with any permit where Chapter 19.74 identifies the Planning Commission as the Approving Authority including:~~

~~i. Phase I and Phase II of major project permits.~~

~~ii. Design review permits for infill areas, where it is determined by the Planning Manager that because of location, size, design or community interest, a Design Review Permit requires Planning Commission action. As part of any approval, the Planning Commission shall specify if subsequent Design Review Permits may be acted on as an Administrative Permit or shall require a public hearing by the Design Committee.~~

~~iii. Design review permit in association with an application to modify the zoning ordinance, zoning map, General Plan or adopted specific plan.~~

~~iv. Design review permit submitted concurrently with a tentative subdivision map, Conditional Use Permit, or planning development permit.~~

~~v. Any modification to a Design Review Permit previously approved or conditionally approved by the Commission where the proposed modification significantly differs from the project originally approved or conditionally approved by the Commission.~~
minor improvements to multi-family residential and non-residential developments, including but not limited to the following types of projects:

1. Minor facade improvements including color changes and/or the introduction of a new exterior building material, provided these are consistent with the Community Design Guidelines and/or the applicable specific plan design guidelines;

2. A project within the Downtown Specific Plan area which is consistent with the design guidelines and regulations outlined within the Downtown Code; and

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3. Other minor alterations, enlargements or remodels to existing buildings, structures and/or improvements which are: 1) compatible with and in substantial conformance with the existing development and/or the previously approved permit; 2) do not create the need for new parking nor affect existing required parking; and 3) meet all the requirements of this Title and the Community Design Guidelines.

With the exception of projects involving a significant building, a MDRP is not required for: a single family residence or a two family residence; repair and maintenance including repainting and replacement with same colors and materials; or for projects listed in Section 19.72.020 that are issued a Zoning Clearance Certificate. The Approving Authority for Minor Design Review Permits is the Planning Manager, as outlined in Section 19.78.020.

If in the opinion of the Planning Manager, a project is not in substantial conformance with applicable adopted design guidelines or prior conditions of approval, or if the Planning Manager determines that, because of location, size or design that the public hearing should not be waived, the Planning Manager may require the project be processed as a Modification to the original design review permit, as outlined in subsection I below.

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D. Design Review Permit (DRP). A Design Review Permit shall be obtained prior to the issuance of a building permit or improvement plan for the following types of multi-family and non-residential projects:

1. New construction of multi-family residential, commercial and industrial projects;
2. Significant site, circulation, and parking modifications which in the opinion of the Planning Manager, significantly differs from the project originally approved by the Approving Authority, and which the Planning Manager determines will not be processed through a Modification;
3. Demolition of a significant building as defined in Chapter 19.61 of this Title, and as otherwise required by this Title;
4. Projects which deviate from the requirements or standards of adopted Community Design Guidelines or an applicable, adopted specific plan;
5. Any other improvements subject to design review as designated by resolution of the City Council from time to time; and
6. Any other improvements subject to design review that the Planning Manager determines, based on the project size, complexity, significant changes or other factors, shall be processed through a Design Review Permit.

With the exception of projects involving a significant building, a Design Review Permit is not required; for a single family residence or a two family residence; repair and maintenance including repainting and replacement with same colors and materials of multi-family residential or non-residential buildings; for projects processed through a Major

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Project Permit as outlined in Chapter 19.82; or for projects processed through a Design Review Permit for Residential Subdivision (DRRS) identified in subsection E. The approving authority for a Design Review Permit is the Design Committee, as outlined in Section 19.78.020, unless the Design Review Permit is being processed in conjunction with any permit where Chapter 19.74 identifies the Planning Commission as the Approving Authority.

~~DE~~. Design Review Permit for Residential Subdivisions (DRRS). A Design Review Permit for Residential Subdivisions shall be obtained when required in Article II concurrent or following processing an application for a tentative residential subdivision map. The Approving Authority for design review for residential subdivisions is the Planning Commission. If, in the opinion of the Planning Manager, a Design Review Permit for Residential Subdivision is not consistent with the goals and intent of the compact residential component of the Community Design Guidelines, the Planning Manager may refer the application to the Design Committee for an advisory recommendation to be considered by the Planning Commission.

~~EE~~. Extension (EXT). An extension shall be obtained pursuant to the requirements of Section 19.76.210. The Approving Authority for extensions shall be the Planning Manager, unless the Planning Manager determines that a public hearing is required. The Planning Commission shall be the Approving Authority for all other extensions requiring a public hearing.

~~EG~~. Flood Encroachment Permit (FEP). A flood encroachment permit shall be obtained prior to commencement of any use or activity, as listed in Chapter 19.18, within

the floodway or floodway fringe zone. The Approving Authority for a flood encroachment permit shall be the Planning Commission.

GH. Major Project Permit (MPP). A major project permit shall be obtained pursuant to Chapter 19.82, prior to initiation of construction on a project as defined in Section 19.82.020. The Approving Authority for each stage of a major project permit shall be as indicated in Chapter 19.82.

HJ. Modification (MOD). A modification shall be obtained pursuant to the requirements of Section 19.76.180. The Approving Authority for modifications shall be the Planning Manager, unless the Planning Manager determines that a public hearing is required. If a public hearing is required for a modification, refer to the table in Section 19.78.020 for the Approving Authority of the original entitlement.

IJ. Tree Permit (TP). A Tree Permit shall be obtained, pursuant to Chapter 19.66 prior to conducting any regulated activity within the protected zone of a native oak tree or the removal of a native oak tree. The Approving Authority for Tree Permits shall be the Planning Commission, unless the Tree Permit is processed in conjunction with a permit reviewed by the Design Committee (DC) in which case the Approving Authority shall be the DC.

JK. Tree Permit, Administrative (ATP). An Administrative Tree Permit shall be obtained, pursuant to Chapter 19.66 prior to conducting any regulated activity within the protected zone of a native oak tree or the removal of a native oak tree, pursuant to Section 19.66.030. The Approving Authority for Administrative Tree Permits shall be the Planning Manager, unless the Administrative Tree Permit is processed in conjunction with another permit or variance under this title, in which case the Approving Authority ~~for the other~~

~~permit or variance~~ shall be the Approving Authority for the ~~Administrative Tree Permit~~
other permit or variance. (Ord. 5428 § 1, 2014.)

Chapter 19.76 APPLICATION PROCESSING PROCEDURES

19.76.150 Land use permit effectuation.

A. The effectuation of a land use permit (e.g., Conditional Use Permit, variance, Design Review Permit, Administrative Permit and a major project permit) may occur under any of the following applicable circumstances:

1. With regard to a land use permit authorizing the construction or modification of a building(s) or structure(s), a land use permit shall be effectuated when a building or foundation permit is issued by the City building division; or
2. With regard to a land use permit authorizing the construction or modification of a building(s) or structure(s), a land use permit shall be effectuated when improvement plans have been approved by the engineering division, and substantial construction occurs. Substantial construction shall be defined as underground or utility improvements and/or frontage improvements not associated with a land division; or
3. With regard to land use permit not associated with the construction or modification of property, building(s), or structure(s), the land use shall be effectuated when the use is initiated in full compliance with all applicable conditions, ordinances or resolutions.

B.A “land use permit modification” subsequently approved under a separate action from the original permit, ~~where the original approval has not been effectuated as aforementioned, is subject to the original expiration date associated with the original land use permit. However, in the event the original approval has been effectuated prior to action on the land use permit modification, then such land use permit modification~~ shall be subject to the expiration date ~~as~~ stated within its conditions of approval and shall additionally be subject to above subsections (A)(1) through (3). (Ord. 5428 § 1, 2014.)

19.76.180 Modifications.

Any person holding a permit granted under this title may request a modification to that permit. For the purpose of this section, the modification of a permit may include modification of the terms of the permit itself, project design, or the waiver or alteration of conditions imposed in the granting of the permit. Requests of modification shall be processed as follows:

- A.**~~(Substantial Conformity)~~. If the proposed modifications are in substantial conformity with the approved permit, the Planning Manager may determine that no formal action is required and shall approve the modifications which shall be incorporated into the permit. Modifications deemed to be in substantial conformity shall be processed through the Zoning Clearance Certification process outlined in Chapter 19.72; or
- B.**If the Planning Manager determines that the proposed modifications cannot be considered in substantial conformity with the original permit, the request shall be reviewed through an application for a Modification, as identified in Sections 19.74.010(D) or 19.74.010(I). The

Approving Authority for modifications shall be the Planning Manager. Following a public notice, the Planning Manager may waive the requirement for a public hearing. If a public hearing is requested, the Planning Manager shall schedule and notice the permit for public hearing by the Planning Commission or the Design Committee as specified by this title. A public hearing may be required for any modification at the discretion of the Planning Manager. The approval of a Modification extends the expiration date of the original permit to the expiration date identified in the Modification conditions of approval. (Ord. 5428 § 1, 2014.)

19.76.210 Extension.

The period within which effectuation of a permit must occur may be extended by the Planning Manager's approval of an ~~Administrative Permit~~ Extension (EXT), except for major project permits. An application for such an extension shall be filed pursuant to Chapter 19.76.

The Planning Manager may grant a single one-year extension for a permit which has been approved but has not been effectuated. The approval of an extension extends the expiration date for one year from the original permit date except for major permits. No additional extensions shall be granted for a permit which has been active for a period of three years, unless otherwise provided for in the conditions of approval or by this title. The permit as extended, may be conditioned to comply with any development standards which may have been enacted since the permit was initially approved. The extension shall be granted if the findings specified in Section

19.78.060(~~GD~~) are made. Any extension may require a public hearing at the discretion of the Planning Manager. (Ord. 5428 § 1, 2014.)

Chapter 19.78 PUBLIC REVIEW PROVISIONS AND APPROVAL STANDARDS

19.78.020 Required public hearings, authorized Approving Authority and public notice.

Type “A.” The public hearing may be waived. Notice of an intent to approve a development entitlement shall be mailed ~~or delivered~~ at least 10 days prior to an action to the applicant, the property owner, the owners, as shown on the most recent secured assessor’s roll, of property within 300 feet of the property involved in the application, and all persons who have requested notice, pursuant to Section 19.78.050 of this title. Should a public hearing be requested as a result of the notice, or as otherwise permitted by this Title, the Approving Authority shall be as identified in Section 19.74.010 and notice of the public hearing shall be as identified in Type “B”.

Type “B.” Public hearing is required. Notice of the hearing shall be mailed ~~or delivered~~ at least 10 days prior to the public hearing to the applicant, the property owner, the owners, as shown on the most recent secured assessor’s roll, of property within 300 feet of the property involved in the application, and each local agency expected to provide water, sewer, streets, roads, schools or other essential facilities or services to the site. Notice shall also be provided to all persons who have requested notice, pursuant to Section 19.78.050 of this title. The radius list for notice of a permit application for an adult establishment shall be expanded as required by Section 19.32.030

of this title. The radius list for notice of a permit application for a nightclub use shall be expanded as required by Section 19.49.040 of this title.

10 days prior to the public hearing, notice shall also be provided by at least one of the following methods:

1. Publication in a newspaper of general circulation within the City; or
2. Posting in at least three public places within the City and posting the application site.

Type “C.” The public hearing may be waived. Notice of intent to approve a development entitlement shall be posted on the subject site, by the property owner, at least 10 days prior to an action to the applicant and/or the property owner(s). Should a public hearing be requested as a result of the notice, or as otherwise permitted by this Title, the Approving Authority shall be as identified in Section 19.74.010 and notice of the public hearing shall be as identified in Type “B”.

Type “D.” No public hearing required and no public notice is required.

REQUIRED HEARINGS, AUTHORIZED APPROVING AUTHORITY AND PUBLIC

NOTICE

	APPROVING AUTHORITY		
	PLANNING MANAGER	DESIGN COMMITTEE	PLANNING COMMISSION
TYPE OF PERMIT OR VARIANCE	NOTICE TYPE		
Administrative Permit	A		
Conditional Use Permit			B
Development Agreement			B
Design Review Permit		B	
Design Review Permit, Administrative	A	-	-
Design Review Permit, Minor	C		
Design Review Permit for Residential Subdivision			B
Extension	A		A
Flood Encroachment Permit			B

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	APPROVING AUTHORITY		
	PLANNING MANAGER	DESIGN COMMITTEE	PLANNING COMMISSION
TYPE OF PERMIT OR VARIANCE	NOTICE TYPE		
Major Project			
Stage I - Preliminary Development Plan			B
Stage II - Architecture and Landscape Review			B
Stage III - Final Plans	D		
Modification	A	B	B
Planned Development Permit			B
Tree Permit		B	B
Tree Permit, Administrative	D		
Variance			B

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	APPROVING AUTHORITY		
	PLANNING MANAGER	DESIGN COMMITTEE	PLANNING COMMISSION
TYPE OF PERMIT OR VARIANCE	NOTICE TYPE		
Variance, Administrative	A		

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(Ord. 5428 § 1, 2014.)

19.78.060 Required findings for approval or conditional approval of permits and variances.

The Approving Authority may approve or conditionally approve an application for a permit or variance, as defined in Section 19.74.010, only if all of the following applicable findings, in addition to those findings that are applicable in this title are made.

A.Findings for an Administrative Permit or a Conditional Use Permit. The Approving Authority shall make the following findings to approve an Administrative Permit or a Conditional Use Permit:

1. The proposed use or development is consistent with the City of Roseville General Plan and any applicable specific plan~~;~~.
2. The proposed use or development conforms ~~with~~to all applicable standards and requirements of this title~~;~~and.

3. The location, size, design and operating characteristics of the use or development is compatible with and shall not adversely affect or be materially detrimental to the health, safety, or welfare of persons residing or working in the area, or be detrimental or injurious to public or private property or improvements.

B.Findings for a Design Review Permit. The Approving Authority shall make the following findings to approve a Design Review Permit:

1. The project as approved preserves and accentuates the natural features of the property, such as open space, topography, trees, wetlands and water courses; provides adequate drainage for the project; and allows beneficial use to be made of the site for development.

2. The project site design as approved provides open space; access; vehicle parking; vehicle, pedestrian, and bicycle circulation; pedestrian walks and links to alternative modes of transportation; loading areas; landscaping; and irrigation; and lighting which results in a safe, efficient, and harmonious development and which is consistent with the applicable goals, policies and objectives set forth in the General Plan, the Community Design Guidelines and the applicable specific plan and/or applicable design guidelines.

3. The building design, including the materials, colors, height, bulk, size and relief, and the arrangement of the structures on the site, as approved is harmonious with other development and buildings in the vicinity and ~~which~~ is consistent with the applicable goals, policies and objectives set forth in the General Plan, the Community Design Guidelines and the applicable specific plan and/or applicable design guidelines.

4. The design of the public services, as approved, including, but not limited to, trash enclosures and service equipment, are located so as not to detract from the appearance of the site, and are screened appropriately and effectively using construction materials, colors, and landscaping that are harmonious with the site and the building designs.

C.Findings for a Minor Design Review Permit. The Approving Authority shall make the following findings to approve a minor Design Review Permit.

1. The proposed improvement is minor in nature and is substantially compatible with the existing structure and complimentary to the adjacent land uses.
2. The proposed improvement complies with all applicable standards and requirements of this title and, with the applicable goals, policies and objectives set forth in the General Plan, the applicable Community Design Guidelines and the applicable specific plan.

D.Findings for an Extension. The Approving Authority shall make the following findings to approve an extension:

1. The proposed development is in compliance with all standards in effect as of the date of application for the extension, or there is no public benefit to the imposition of current standards comparable to the cost of imposing item.
2. No change has occurred in the circumstances or in the factual basis on which the approval was made since the date of original approval, which results in the inability to make findings of approval for the extension consistent with those originally made.

E.Findings for a Flood Encroachment Permit. The Approving Authority shall make the following findings to approve a flood encroachment permit:

1. The flood encroachment will be constructed and will be operated in compliance with all standards and regulations set forth in Chapter 19.18 of this title.
2. The flood encroachment will not result in increased exposure of life and property to flood related hazards.

F. Findings for a Tree Permit. The Approving Authority shall make the following findings to approve a Tree Permit:

1. Approval of the Tree Permit will not be detrimental to the public health, safety or welfare, and approval of the Tree Permit is consistent with the provisions of Chapter 19.66.
2. Measures have been incorporated in the project or permit to mitigate impacts to remaining trees or to provide replacement for trees removed.

G. Findings for a Variance. The Approving Authority shall make the following findings to approve a variance:

1. There are special circumstances applicable to the property, including size, shape, topography, location or surroundings, such that the strict application of the provisions of this Zoning Ordinance deprives the property of privileges enjoyed by other property in the vicinity and under identical land use district classification~~;~~.
2. The granting of the variance will not be materially detrimental to the public health, safety, or welfare, or injurious to the property or improvements in such vicinity and land use district in which the property is located~~;~~ and.
3. The granting of the variance does not allow a use or activity which is not otherwise expressly authorized by the regulations governing the subject parcel and will

not constitute a grant of special privilege inconsistent with the limitations upon other property in the vicinity and under identical zoning classification.

H. Findings for a Planned Development Permit. The Approving Authority shall make the following findings to approve a planned development permit:

1. The use and design of the proposed development conforms with the requirements of the applicable specific plan, planned development zone district and the requirements of this title.
2. The location, size, design and operating characteristics of the use or development is to be compatible with and will not adversely affect or be materially detrimental to the health, safety, or welfare of persons residing or working in the area, and will not be detrimental or injurious to public or private property or improvements.

I. Findings for a Design Review Permit for Residential Subdivision. The Approving Authority shall make the following findings to approve a Design Review Permit for Residential Subdivisions:

1. The residential design, including the height, bulk, size and arrangement of buildings, is harmonious with other buildings in the vicinity.
2. The residential design is consistent with applicable design guidelines.

J. Findings for a Modification. The Approving Authority shall make the following findings to approve a modification:

1. The proposed modification is substantially consistent with the intent of the original approval.

2. The proposed modification complies with all applicable standards and requirements of this title, with the applicable goals, policies and objectives set forth in the General Plan, the applicable Community Design Guidelines and the applicable specific plan. (Ord. 5428 § 1, 2014.)

19.78.070 - Required findings for disapproval of housing development projects and emergency shelters.

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A. As set forth in California Government Code Section 65589.5, the Approving Authority may not disapprove a housing development project for very low, low, or moderate income households, or an emergency shelter, unless it makes written findings as to one of the following:

1. The City has adopted a housing element in accordance with state law that is in substantial compliance with state law and the City has met or exceeded its share of the regional housing need allocation pursuant to California Government Code Section 65584 for the planning period for the income category proposed for the housing development project. In the case of an emergency shelter, the City has met or exceeded the need for emergency shelter, as identified pursuant to California Government Section 65583(a)(7).

2. The housing development project or emergency shelter as proposed would have a specific, adverse impact upon the public health or safety, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low and moderate income households or rendering the development of the emergency shelter financially infeasible.

3. The denial of the housing development project or imposition of conditions is required in order to comply with specific state or federal law, and there is no feasible method to comply without rendering the development unaffordable to low and moderate income households or rendering the development of the emergency shelter financially infeasible.

4. The housing development project or emergency shelter is proposed on land zoned for agriculture or resource preservation that is surrounded on at least two (2) sides by land being used for agricultural or resource preservation purposes, or which does not have adequate water or wastewater facilities to serve the project.

5. The housing development project or emergency shelter is inconsistent with both this Zoning Ordinance and General Plan land use designation as specified in any element of the General Plan as it existed on the date the application was deemed complete, and the City has adopted a housing element in accordance with state law that is in substantial compliance with state law.

B. The words and phrases used in this section shall have the meanings respectively ascribed to them by California Government Code Section 65589.5.

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Chapter 19.80 APPEALS

19.80.020 Appeal of decision or findings.

Any person aggrieved by an interpretation or action of the Planning Manager, ~~design-Design~~
~~review-c~~Committee, or Planning Commission, made pursuant to this article, may appeal such
action to the appropriate appeal authority, as shown in the following table, by filing a written
appeal with the appropriate fee within 10 days from the date of action by the Planning Manager
or the committee's/Commission's action. If the 10th day falls upon a weekend or holiday the
appeal period shall be extended to the end of the next available business day. All appeals shall be
filed with the City Clerk's office, except appeals of the Planning Manager's action, which shall
be filed at the Planning Division.

APPEAL FROM ACTION OR DECISION OF:	APPEAL AUTHORITY	
	PC	CC
Planning Manager	X*	
Design Committee		X
Planning Commission		X

* Appeal of the Planning Manager's decision on Design Review Permit modifications or
Design Review Permit extensions would be heard by the Design Committee.

(Ord. 5428 § 1, 2014.)

19.80.060 Hearings and notices.

The Planning Manager or the City Clerk, as provided above, shall give notice of the appeal authority's public hearing to consider the appeal at least 10 days prior to the hearing date. The form, content, and method of providing notice shall be consistent with notice Type "B," Section 19.78.020 of this title.

Such hearing shall be held within 45 calendar days from the last day of the appeal period. The appellant shall not be granted a continuance of the appeal beyond the 45-day period. However, should the appellant be the applicant of the project being appealed or if the applicant agrees to a delayed hearing beyond 45 days, the hearing may be held at a later date. (Ord. 5428 § 1, 2014.)

Chapter 19.82 MAJOR PROJECTS PERMIT PROCESSING

19.82.030 Procedure.

A.Review Process. All projects subject to this section shall be processed and reviewed in three stages, as described below:

- 1. General.** The required development plans for a major project shall consist of three types of plans, approved in three stages: Stage 1—Preliminary Development Plan; Stage 2—Architectural and Landscaping Plan; and Stage 3—Final Development Plans. The approved preliminary development plan shall be the basis and establish the conditions by which Stage 2—Architecture and Landscaping and Stage 3—Improvement Plans shall be applied.
- 2. Stage 1—**While entitled "preliminary" this only refers to the level of detail of application materials required for Stage 1 processing. The preliminary development plan review shall [establish approved] configuration of buildings, parking, landscaping and open space locations, rough grading and drainage on- and off-site, vehicular and

pedestrian circulation and development phasing. Stage 1 approval shall be comprehensive and shall be detailed enough to complete all required environmental review. All Stage 2 and 3 submittals and approvals shall substantially conform to the Stage 1 approval. Approval of final development plans shall be required prior to issuance of grading or building permits, unless specifically conditioned to permit earlier issuance in conjunction with preliminary development plan approval. Stage 1 review shall be performed by the Planning Commission.

3. Stage 2—Architecture and landscaping plan review shall include any conditions of approval or changes stipulated as part of the preliminary development plan approval. The architecture and landscaping plan shall be reviewed and approved by the Planning Commission.

4. Stage 3—Final plans shall include all site development, architecture and landscaping, and shall incorporate all of the conditions and changes stipulated in the preliminary development plan and architecture and landscaping plan review. Review and approval of the final plans shall be by the Planning Division.

B. Stage 1—Preliminary Development Plan.

1. **Application.** An application for a Stage 1—Preliminary development plan shall be made on the form provided by the Planning Division, accompanied by the fee established by the City Council, and shall contain all of the information listed below. Such information shall be submitted in a form as specified by the Planning Manager.

- a. Existing and proposed general topographical grades in sufficient detail to provide an overall grading and drainage plan;

- b. Location of, and an arborist report for, all native oak trees on site and immediately adjacent to the project site, and a tree mitigation plan pursuant to the tree preservation requirements contained in Chapter 19.66;
- c. Location of significant natural features and resources, including wetlands, intermittent and perennial streams and copies of any resource mitigation plans or permits;
- d. Location, estimated floor area and intended use of all proposed buildings, structures and other improvements, including maximum heights;
- e. An on-site pedestrian and vehicular circulation and parking plan, including a table of parking spaces to be provided for projected uses/tenants, loading areas, transit facilities, and any off-site traffic control devices or improvements necessary for public safety, and points of ingress and egress to the development;
- f. A traffic impact analysis as required by the Manager of Public Works/City Engineer;
- g. Location of proposed open space and landscaped areas, including a general “palette” of plant and landscape materials;
- h. Softline perspectives that convey the basic architectural intent/theme of the improvements. Such drawings shall not be required to include final details;
- i. A preliminary study of facilities and services required such as drainage, water, sewer, and public utilities;
- j. Location of existing and proposed public services and facilities, and easements;

- k. A plan, including any operational programs, to ensure compatibility between proposed development and adjacent land uses;
- l. If within an adopted specific plan area, a narrative statement indicating how the proposed major project conforms with the applicable plan and applicable design and landscape guidelines;
- m. A tentative construction, phasing and completion schedule, including completion of Stage 2 and Stage 3 application submittals; and
- n. Any information deemed necessary by the Planning Manager in order to complete an environmental review and as deemed necessary to complete Stage 1 review.

2. Planning Commission Review.

- a. The preliminary development plan shall be reviewed by the Planning Commission, at a duly noticed public hearing. In addition to all other required findings, the following findings must be made before approval can be granted.
 - i. The preliminary development plan is consistent with the General Plan, applicable specific plan, and adopted City design guidelines; and
 - ii. The design and installation of the preliminary development plan shall not be detrimental to the public health and safety, or be materially detrimental to the public welfare.
- b. In approving a preliminary development plan, the Planning Commission may place conditions on the project to assure that the design and installation of the project shall be consistent with the public health, safety and welfare; and may

add conditions or standards applicable to Stage 3—Final Plans to assure that the project is reviewed and developed in an orderly manner. The Planning Commission shall not take formal action or condition building architecture or landscaping materials, but may make recommendations related to these for consideration in Phase II review.

3. Notice of Action. Within two working days of the action by the Planning Commission, a notice of the decision shall be mailed to the applicant at the address appearing on the application, or to such other address designated in writing by the applicant, and to each City Council member and the City Manager. The notice shall contain the following information:

- a. Findings upon which the decision was based;
- b. The type of environmental document prepared and date ratified;
- c. The action of the Planning Commission;
- d. Conditions of approval;
- e. A preliminary development plan expiration date and extension requirements;
- f. Notice of the appeal period and a brief description of procedure to file ~~an~~an appeal;
- g. Notice of need to pursue administrative remedies; and
- h. For City Council notices only, a copy of the preliminary development plan.

4. Appeal of Planning Commission Decision. The Planning Commission decision on a preliminary development plan may be appealed in writing to the City Council within 10 calendar days of the decision, as provided in Chapter 19.80.

5. Preliminary Development Plan Expiration. An approved preliminary development plan shall expire two years from the date of the Planning Commission's action, unless building permits have been issued, substantial site work has commenced and substantial liabilities have been incurred in good faith reliance on the permits. The approval may be extended for up to two additional years. Alternatively, the Planning Commission may as a condition of approval specify a longer period of time prior to the expiration of a preliminary development plan.

A request to extend the approval shall be made on an application form provided by the Planning Manager, and shall be accompanied with a written narrative explaining the reasons for the extension and with a fee as established by the City Council. The application shall be submitted prior to the expiration of the preliminary development plan and once the application is submitted to the Planning Division, the plan shall be automatically extended for another 60 days.

The Planning Commission shall approve the request for an extension if the preliminary development plan is in compliance with all applicable City requirements in effect at the time such extension is considered by the Commission.

C.Stage 2—Architecture and Landscape Review.

1. Application. An application for architecture and landscaping review may be made at any time provided a preliminary development plan has been approved by the Planning Commission and such plan has not expired. In such cases where the

preliminary development plan approval shall not impact the building design or landscaping, concurrent processing of a preliminary development plan and architecture and landscaping applications may be approved by the Planning Manager. The application shall be made on the form provided by the Planning Division, accompanied by the fee established by the City Council, and shall contain the following information, at a minimum:

- a. Architectural renderings of typical structures and improvements, including elevations, materials, colors and either perspective drawings, scaled model or computer generated three dimensional video model. Architectural guidelines shall also be submitted for any buildings proposed for construction in a future phase;
- b. A landscaping plan indicating the quantity, size, and type of materials, parking lot shading and compliance with the Water Efficient Landscape Ordinance;
- c. A lighting plan depicting the location, type and intensity of all proposed external fixtures and including treatment to reduce or eliminate off-site glare;
- d. Typical design of outdoor furniture and water features, if proposed;
- e. The design of any project perimeter screens, fences and walls; and
- f. Any information deemed necessary by the Planning Manager to complete Stage 2 review and comply with the approved preliminary development plan.

2. Planning Commission.

a. The architecture and landscaping application shall be reviewed by the Planning Commission, at a duly noticed public hearing. Approval shall be granted provided the following findings are made:

- i. The architecture and landscaping is consistent with the General Plan, applicable specific plan, and adopted City design guidelines; and Phase I approval; and
- ii. The design shall not be detrimental to the public health and safety, or be materially detrimental to the public welfare.

b. In approving the architecture and landscaping, the Commission may place conditions on the project to assure that the architecture and landscaping of the project shall be consistent with the public health, safety and welfare; and may add conditions or standards applicable to Stage 3—Final Plans to assure that the architecture and landscaping are reviewed and developed in an orderly manner.

3. Notice of Action. Within two working days of the action by the Planning Commission, a notice of their decision shall be mailed to the applicant at the address appearing on the application, or to such other address designated in writing by the applicant, and to each City Council member and the City Manager. The notice shall contain the following information:

- a. Findings upon which the decision was based;
- b. The action of the Planning Commission;
- c. Conditions of approval;
- d. Planning plan expiration date and extension requirements;

e. Notice of the appeal period and a brief description of procedure to file

~~and~~ appeal; and

f. Notice of need to pursue administrative remedies.

4. Appeal of Planning Commission Decision. The Planning Commission decision on a preliminary development plan may be appealed in writing to the City Council within 10 calendar days of the decision.

D.Stage 3—Final Plans. Final plans may be submitted in segments or phased areas if approval to do so was obtained as part of Stage 1. The applicant shall submit a final development plan(s) to the Planning Division incorporating all of the changes and conditions stipulated as part of Stage 1 and 2 approvals. The final plans shall also contain such information as determined by the Planning Manager as necessary for approval of such plans or for carrying out the intent of Stage 1 and 2 approvals. A transportation systems management plan, as required by Roseville Municipal Code Article 37, shall be submitted concurrently with the final plans.

The Planning Manager shall review the plan(s) for substantial compliance and shall provide a written notice to the applicant indicating any areas that are not in compliance with Stage 1 and 2 approvals. Planning division approval of final plans shall be in writing and shall be mailed to the applicant at the address appearing on the application or to such other address designated in writing by the applicant.

No building or final grading permits may be issued until final plans have been approved by the Planning Manager. Notwithstanding any other provision of this section to the contrary, a rough grading permit may be issued if the Planning Manager finds that there is no

possibility that rough grading of the site shall prejudice or conflict with the approval of the final plans. (Ord. 5428 § 1, 2014.)

19.82.040 Amendments to an approved major project.

A. A minor modification to an approved major project shall be limited to changes which:

1. Do not substantially increase the total project square footage or dramatically alter the location of buildings;
2. Are substantially consistent with the intent of the original approval and conditions;
3. Do not change the finding(s) upon which the approval was based; and
4. Do not have a substantial or significant effect on the property rights of adjacent landowners; or
5. Other minor modification as determined by the Planning Manager.

If a request for revision or amendment to the approved major project is found to be minor by the Planning Manager and the Planning Manager finds that the revision requested is otherwise found consistent with the major project approvals and certified environmental document, the Planning Manager shall issue a letter of approval.

B. If a request for revision or amendment to an approved major project permit is not found to be minor, as noted above, the request may be approved through the Administrative Permit process. The Planning Manager may approve, conditionally approve or deny a major project permit modification provided the improvement complies with one or all of the following:

1. The improvement meets the intent of the original approval, conditions of approval and environmental document;
2. The improvement is limited to façade, landscaping or parking lot improvements;
3. The improvements consists of color changes;
4. The improvement consists of a modification to or the introduction of a new exterior building material; and/or
5. The improvement meets all the requirements of this title and the Community Design Guidelines and is minor in nature as determined by the Planning Manager.

C.All other requests for revision or amendment to the approved major project shall be reviewed in the same manner as required for the initial approval of that stage of the project. The Planning Manager's determination whether a revision or amendment is minor shall be final. (Ord. 5428 § 1, 2014.)

Chapter 19.84 DEVELOPMENT AGREEMENTS

19.84.020 Application requirements.

A.Eligibility to Apply. Only a qualified applicant may file an application to enter into a development agreement. A qualified applicant is a person who has legal or equitable interest in the real property that is the subject of the development agreement. The Planning Manager may require an applicant to submit proof of the applicant's interest in the real property and of the authority of any agent to act for the applicant. Before processing the application, the Planning Manager may obtain the opinion of the City Attorney as to the sufficiency of the applicant's interest in the real property to enter into the agreement.

B.Application Content. The Planning Manager shall prescribe the form for each application along with a processing fee as adopted by the City Council. The Planning Manager may require an applicant to submit such information and supporting data as the Planning Manager considers necessary to process the application.

C.Form of Agreement. Each application shall be accompanied by the form of standard development agreement established by the City and approved by the Council with any additional alternatives, modifications or changes proposed by the applicant. (Ord. 5428 § 1, 2014.)

19.84.030 Hearing notice.

The Planning Manager shall give notice of the City’s intention to consider adoption of a development agreement in conjunction with any other public hearing required by law or this Zoning Ordinance, at least 10 days prior to the hearing date. The form, content, and method of providing notice shall be consistent with notice Type “B,” Section 19.78.020 of this title. (Ord. 5428 § 1, 2014.)

19.84.080 Periodic review.

The City shall review the development agreement every 12 months from the date the agreement is entered into.

A. The Planning Manager shall begin the review proceeding by giving notice that the City intends to undertake a periodic review of the development agreement to the property owner.

The Planning Manager shall give the notice at least 30 days before the date when the matter shall be considered by the Council.

B. The Council shall receive the Planning Manager's report at a regularly scheduled City Council meeting. A public hearing may be held but is not required. At the meeting, the property owner must demonstrate good faith compliance with the terms of the agreement. The burden of proof on this issue is upon the property owner. If a public hearing is held, notice of the hearing shall be given as provided by Section 19.78.020.

C. The Council shall determine whether or not the property owner has, for the period under review, complied in good faith with the terms and conditions of the agreement.

D. If the Council finds and determines that the property owner has complied in good faith with the terms and conditions of the agreement during the period under review, the review for that period is concluded. If the Council finds and determines that the property owner has not complied in good faith with the terms and conditions of the agreement during the period under review, the Council shall order the property owner to cure the default within 60 days. If the property owner fails to do so, the Council may modify or terminate the agreement.

(Ord. 5428 § 1, 2014.)

Chapter 19.95 DEFINITIONS OF TERMS AND PHRASES

19.95.030 Definitions.

- A.1. Accessory Building or Structure:** (See Building, Accessory).
- 2. Act:** The Fair Housing Amendments Act of 1988.

3. Amendment: Any change, modification, deletion, or addition to the wording, text or substance of this title or any change, modification, deletion, or addition to the application of this title to property within the City of Roseville, including any alteration in the boundaries of a zone district, when adopted by ordinance passed by the City Council in the manner prescribed by law.

4. Antenna: A device used in communications which transmits or receives radio signals. Common forms of antennae are panel arrays and whip antennas. Panel arrays are designed to concentrate a radio signal in a particular area and are typically flat and rectangular in design. Whip antennas transmit a signal 360 degrees and are cylindrical with an 18-foot height limit.

- a. Co-Location. Locating wireless communications equipment from more than one provider on a single site.
- b. Telecommunication Facility. A land use facility supporting antennas and microwave dishes that sends and/or receives radio-frequency signals. Communication facilities include structures (aka monopole, towers) and accessory buildings.
- c. Dish Antenna. A dish-like antenna used to link communication sites together by wireless transmission of voices or data. Also called microwave antenna or microwave dish antenna.
- d. Equipment Building, Shelter or Cabinet. A structure designed and used to house equipment used by telecommunication providers at a facility.
- e. Monopole. A structure of a single spire used to support communications equipment.

f. Related Equipment. All equipment ancillary to the transmission and reception of voice and data via radio frequencies. Such equipment may include, but is not limited to, cable, conduit and connectors.

g. Satellite Antennas. A satellite antenna is a dish like antenna used to link communications sites together by wireless transmission of voice or data. Also called microwave antenna or microwave dish antenna.

h. Stealth Facility. Any communications facility which is designed to blend into the surrounding environment. Examples of stealth facilities may include architecturally screened roof-mounted antennas, building mounted antennas painted to match the existing structure, antennas integrated into architectural elements, and antenna structures designed to look like light poles. Also called concealed antennas.

i. Telecommunication Tower. A mast, pole, monopole or guyed or lattice, free-standing tower designed and primarily used to support antennas, to include dishes, arrays and similar devices.

5. **Appellate Approving Authority:** As designated in Section 19.80.020, it is either the Planning Commission or the City Council that is authorized to hear and act on appeals to actions and decisions provided by this title.

6. **Approving Authority:** As designed in Section 19.80.020, it means one of the following depending on the nature of the application: City Council, Planning Commission, Design ~~Review Commission~~Committee, Planning Manager, ~~Community Development Manager~~ or designee.

- B.**
- 1. Building:** Any structure having a roof supported by columns and/or walls and intended for the shelter, housing and enclosure of any individual, animal, process, equipment, vehicles, goods or materials of any kind or nature.
 - 2. Building or Structure, Accessory:** A building or structure detached from a principal building on the same lot and incidental to the principal building.
 - 3. Building or Structure, Nonconforming:** A building or structure, or portion thereof, which was lawfully erected, altered or maintained, prior to the effective date of the ordinance codified in this title, but which, because of the application of this title to it, no longer conforms to the specific regulations applicable to the zoning district in which it is located.

~~**4. Building Coverage:** The land area covered by all primary buildings on a lot.~~

~~**54. Building(s), Primary:** A building(s) devoted primarily to the principal or conditionally permitted use of the lot or building site on which it is situated, as permitted by this title.~~

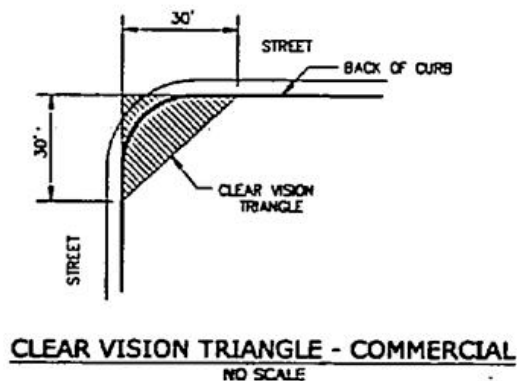
~~**65. Bus Depot or Station:** A place of business serving as a point of arrival or departure for passengers traveling by intercity or interstate bus, except those buses operated by a governmental entity.~~

C.1. City: The City of Roseville, California.

2. City Council: The City Council of the City of Roseville.

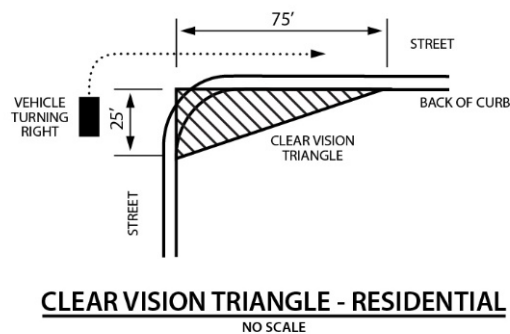
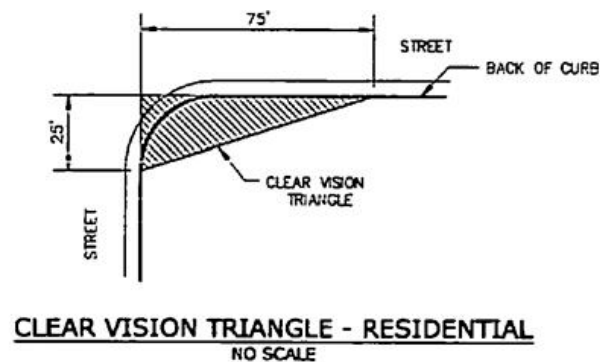
3. Clear Vision Triangle, Commercial: That portion of both private property and public right-of-way located at any corner where two streets intersect. The clear vision triangle is defined by the triangular area created by the diagonal connection of two

points measured 30 feet back from the intersection of the prolongation of points measured 30 feet along the front and corner street side back of curb (see figure below). The dimensions of the clear vision triangle may be required to be increased if the Director of Public Works determines that additional area is needed to ensure that a potential traffic hazard is not created.



4. **Clear Vision Triangle, Residential:** ~~That portion of both private property and public right of way located at any corner defined by the triangular area created by the diagonal connection of two points measured 25 feet along the front and 75 feet along the side of a property measured from the back of curb. The third side of the clear vision triangle shall be the hypotenuse of the triangle described connecting the other two sides (see figure below). The dimensions of the clear vision triangle may be required to be increased if the Director of Public Works determines that additional area is needed to ensure that a potential traffic hazard is not created. The clear vision triangle is defined by the path of travel of a vehicle making a right turn at an intersection, and is intended to preserve appropriate line-of-sight for the driver and pedestrians at a turn.~~

The clear vision triangle is the area created by the diagonal connection of two points measured twenty-five feet along the back of curb on the right-hand side of the vehicle as it approaches the intersection to turn right, and seventy-five feet along the perpendicular side of the back of curb on the right-hand side of the vehicle as it completes the turn and departs the intersection (see figure below).



5. **Compact Residential Development:** Attached or detached single-family housing units on a parcel or parcels with a General Plan land use designation of medium

density residential or higher (seven dwelling units per acre or higher, as depicted on the General Plan Land Use Map).

6. Condominium: An estate in real property consisting of an undivided interest in common in portions of a parcel of real property together with a separate interest in a dwelling, industrial or commercial building on such real property, such as an apartment, office, warehouse or store. A condominium may include, in addition, a separate interest in other portions of such real property.

7. Condominium Conversion: Condominium conversion occurs whenever a multiple residential dwelling unit building or a residential housing project containing three or more dwelling units under the same ownership, or such a project that has been granted an occupancy permit is subdivided so that individual dwelling units are available for sale as condominiums within the meaning of Civil Code Section 783.

8. Cooking: As referred to in Section 19.08.080 and Chapter 19.60, “cooking” means that the unit will contain a residential stove/oven/cooktop requiring dedicated utility connections such as large amperage wiring or a dedicated gas connection.

9. Council, or City Council: The City Council of the City of Roseville, California.

10. Construction Trailer: A trailer used as an on-site office only during actual construction of an approved building site.

- D.**
- 1. Density:** The number of dwelling units per gross acre excluding accessory dwelling units pursuant to Government Code Section 65852.2.
 - 2. Department:** The planning and redevelopment department of the City of Roseville.

3. Design Guidelines: A set of guidelines adopted by the City of Roseville, defining elements and dimensions to be followed in site, building design, landscaping and development.

4. Development: Shall be as defined by California Government Code Section 65927.

5. Development Standard: Those parts of a zone district and any other regulation of this title which regulates aspects of physical development, including, but not limited to, density, lot area, lot width, lot coverage, building height, and setbacks.

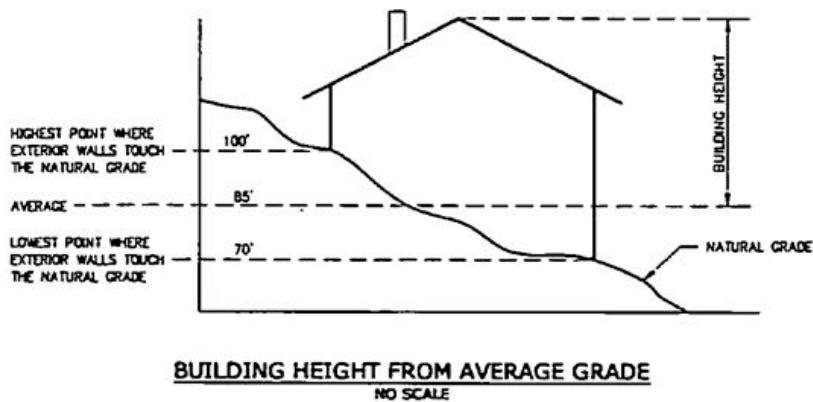
6. Disabled Person: Any person who has a physical or mental impairment that substantially limits one or more major life activities; anyone who is regarded as having such impairment; or anyone who has record of such impairment. People who are currently using illegal substances are not covered under the Act unless they have a separate disability or otherwise qualify.

7. Distance between Structures: The shortest horizontal distance measured between two vertical walls of two structures.

E. 1. Expansion, Building or Structure: An alteration of a building/structure that results in an increase in its size, either in extent or bulk, or an increase in its area or volume.

2. Expansion, Use: An alteration of a use that results in an increase in its size, either in extent, intensity or in the nature of the activities conducted.

- F.**
- 1. Family:** An individual or group of two or more persons occupying a dwelling and living together as a single housekeeping unit in which each resident has access to all parts of the dwelling and where the adult residents share expenses for food or rent.
 - 2. Fence:** An artificially constructed barrier of any material or combination of materials erected to enclose, screen, or separate areas.
- G.**
- 1. Garage Sale:** The temporary sale of used household or personal articles held on the seller's own residential premises, also referred to as a yard sale or rummage sale.
 - 2. General Plan:** As used in this title, the term General Plan means the City of Roseville General Plan, and all revisions and amendments to the Plan.
 - 3. Group Home:** Those uses or facilities identified with Sections 19.08.070(J)(3), 19.08.080(C), 19.08.080(D) and such other sections of this title, which provide for the care of disabled or supervised individual(s).
- H.**
- 1. Height, Building and Other Structures:** The vertical distance from the highest point of the building or structure to the average of the highest and lowest points where the exterior walls or supports touch the natural grade.



2. **Height, Fence or Wall:** The height of a fence or wall shall be determined from the highest finished grade adjacent to the fence or wall.

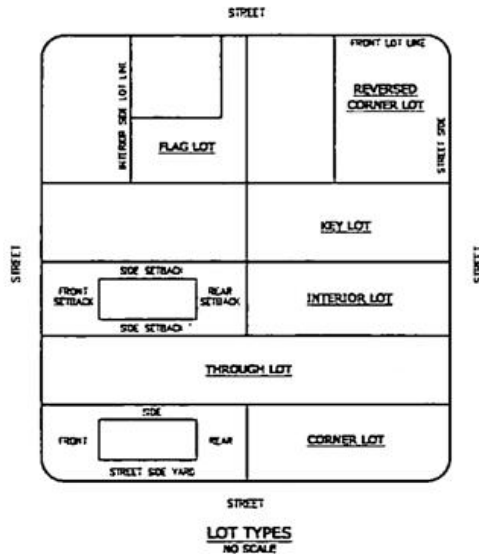
3. **Home, Model Complex:** One or more dwelling units or one temporary trailer temporarily used for display purposes as an example of dwelling units available or to be available for sale or rental for the first time in a particular subdivision or residential development which may be comprised of single detached, semi-detached, or multiple unit dwellings, or a combination thereof. It also includes one sales office and associated parking.

I. Reserved.

- J. 1. **Junk Yard:** Any area of 200 square feet or more used for the storage of junk, scrap materials, materials, salvaged from wrecked or demolished buildings, machinery or equipment; or used for the wrecking or demolishing of automobiles, other vehicles, or machinery.

K. Reserved.

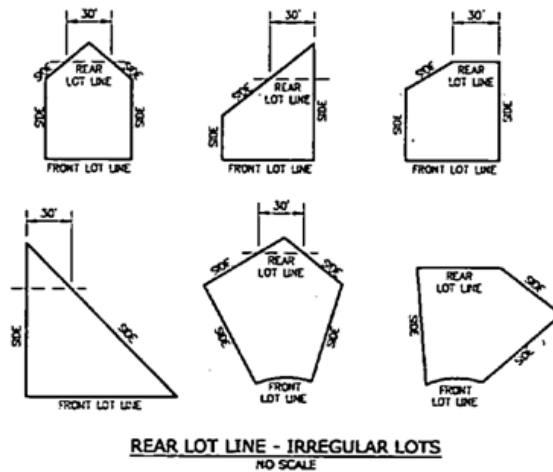
- L.**
- 1. Landscaped Area:** An area devoted to lawn, groundcover, trees, or shrubs or hardscape, and as specified in this title, the Design Guidelines, any applicable specific plan or by other City requirement.
 - 2. Loading Space:** An area, other than a street, alley, or driving aisle, on the same lot with a building or a group of buildings which is permanently reserved and maintained for the temporary parking of commercial vehicles while loading or unloading merchandise or materials.
 - 3. Lot:** A legally created parcel of land used or capable of being used under the regulations of this title.
 - 4. Lot, Corner:** A lot located at the intersection of two or more streets, with one property boundary bordering on each street frontage (see figure).



5. **Lot, Developed:** A lot with buildings or structures.
6. **Lot, Flag:** A lot having access to a public or private street by a narrow strip of land (see figure under Lot, Corner).
7. **Lot, Frontage:** That portion of the lot contiguous to the street.
8. **Lot, Interior:** A lot, other than a corner lot, abutting only one street (see figure under Lot, Corner).
9. **Lot, Key:** A lot with a side line that abuts the rear line of any one or more adjoining lots (see figure under Lot, Corner).
10. **Lot Line, Front:** The lot line separating a lot from a street right-of-way. The front lot line of a corner lot may face either street frontage, at the option of the owner,

provided that the required rear yard setback is obtainable opposite from the front lot line.

11. Lot Line, Rear: That lot line, not intersecting a front lot line, which is most distant from and most closely parallel to the front lot line. In the case of an irregularly shaped lot or a lot bounded by only three lot lines, a line within the lot having a length of 30 feet parallel to and most distant from the front lot line shall be interpreted as the rear lot line for the purpose of determining required yards, setbacks, and other provisions of this title (see figures below).



12. Lot Line, Side: Any lot line which is not a front or rear lot line.

13. Lot, Reversed Corner: A corner lot, the rear of which abuts the side of another lot (see figure under Lot, Corner).

14. Lot, Area: The area contained within the boundary lines of a lot.

15. Lot, Coverage: The land area covered by all primary buildings on a lot, including cantilevered enclosed space located above the ground floor.

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16. Lot, Through: A lot having frontage on two generally parallel streets (see figure under Lot, Corner).

17. Lot, Width: The horizontal distance between the side lot lines, measured at the front setback line.

M. 1. Manager: The Planning Manager of the City of Roseville or the Planning Manager's designee.

2. Manufactured Home: A factory built or manufactured home permitted by State of California and federal laws.

3. Mobile Home: Same as manufactured home, but subject to the National Manufactured Housing Construction and Safety Act of 1974.

4. Mobile Home Park: Any area or tract of land where one or more mobile home lots are rented or leased or held out for rent or lease to accommodate mobile homes used for human habitation. The rental paid for any such mobile home shall be deemed to include rental for the lot it occupies.

5. Model Home Complex: One or more dwellings used for the display and sale of units and lots within a subdivision.

N. 1. Nonconforming Structure or Building: A structure or building, the size, dimensions, or location of which was lawful prior to the adoption, revision, or amendment to the Zoning Ordinance but that fails by reason of such adoption, revision, or amendment to comply to the present requirements of the zoning district.

2. **Nonconforming Use:** A use or activity that was lawful prior to the adoption, revision or amendment of the Zoning Ordinance but that fails by reason of such adoption, revision, or amendment to comply to the present requirements of the zoning district.

O. 1. **Open Air Vending Facilities:** The sale of prepared food, fresh cut flowers or plants, or the sale of items determined by the Planning Manager to be consistent with this type of use, from a stand or non-motorized non-stationary cart or pushcart.

2. **Outdoor Sales Area:** An outdoor area located on the same lot as the principal business used for merchandise display or storage as allowed under this title.

P.1. **Parcel:** Means an area of land.

2. **Parcel, Nonconforming:** A parcel of land having less area, frontage, or dimensions than required in the zoning district in which it is located.

3. **Parking Lot:** An area of land, a yard or other open space on a lot legally used for or designed for parking motor vehicles.

4. **Parking Space:** An unobstructed space or area other than a street or alley which is permanently reserved and maintained for the parking of one motor vehicle.

5. **Peak Load:** The generation of electricity during the highest electrical demand within a particular period of time. Daily electric peaks on weekdays occur in late afternoon and early evening. Annual peaks occur on hot summer days.

6. **Permitted:** Means any use or activity allowed by the provisions of this title, and subject to the applicable regulations contained within this title.

7. **Person:** An individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver, syndicate, City, local agency, or any other group or combination acting as an entity.

8. **Planning Commission:** The Planning Commission of the City of Roseville.

9. **Property Owner:** A person or persons having a possessory interest in the property, other than a periodic tenancy, estate at will, or sufferance, or a person having a contractual right which will ripen into such a possessory interest in the property.

Q. **Reserved.**

R.**Reserved.**

S. 1. **Sale, Fundraising:** The temporary sale of new or used merchandise conducted by a charitable, eleemosynary, or non-profit organization or by groups associated with churches, schools and clubs.

2. **Seating Capacity:** The actual seating capacity of an area based upon the number of seats of one seat per 18 inches of bench or pew length. For other areas where seats are not fixed, the seating capacity shall be determined as indicated by the Uniform Building Code.

3. **Secondary Use:** A purpose for which land or a building is or may be intended, occupied, maintained, arranged, or designed, which is less visible, prominent, or important than the primary use(s) on the same lot or parcel.

4. **Setback:** The required distance that a building, parking lot or other designated item must be located from a lot line. For buildings and structures, the setback is measured to the exterior face/finish of the wall, post or railing.

5. **Setback, Front:** The front setback is an area formed by a line parallel to a front lot line. The front setback is measured at right angles to the front lot line.
6. **Setback, Rear:** The rear setback is an area formed by a line parallel to the rear lot line. Rear setbacks are measured at right angles to the rear lot lines.
7. **Setback, Side:** The side setback is an area formed by a line parallel to the side lot line, that extends between front and rear setback areas. Side setbacks are measured at right angles to the side lot lines.
8. **Shopping Center:** Two or more contiguous or separate retail commercial stores that share access and/or parking, which function by design, or ultimately function, as a single entity.
9. **Street:** A public or permanent private way 30 feet or more in width, which affords a primary means of access to property.
10. **Structural Alterations:** Any change in the supporting members of a building such as foundations, bearing walls, columns, beams, floor or roof joints, girders or rafters, or changes in roof or exterior lines.
11. **Structure:** Anything constructed or erected which requires location on the ground or attachment to something having a permanent location on the ground, including, but not limited to, antennas, signs and billboards, but not including outdoor areas such as paved areas, tennis courts, driveways, parking spaces where the area is unobstructed from the ground up.

- T. 1. **“Theater”** means a building or structure used for the purpose of conducting live dramatic, comedic or musical performances, the showing of motion pictures or similar recorded media, or other live performing arts.
- U. 1. **Uniform Building Code:** The Uniform Building Code currently in use and adopted by the City of Roseville.
2. **Usable Open Space:** One or more open areas adjacent to residential uses, the purpose of which is to provide an outdoor area designed for outdoor living and recreation, and which is located at, below, or above grade. This space is typically accommodated within side and rear yard areas. The area covered by accessory structures meeting the standards for Unenclosed Structures (see Section 19.22.030) may be counted towards useable open space.
3. **Use:** The purpose of which land or a building is arranged, designed, or intended, or for which either land or a building is or may be occupied or maintained.
4. **Use, Accessory:** See Accessory Uses, Article III, Chapter 19.22.
5. **Use, Conditionally Permitted:** A use type subject to a Conditional Use Permit, which use may be essential or desirable to the public convenience or welfare in one or more zones but which may also impair the integrity and character of the zone or adjoining zone or be detrimental to the public health, safety or welfare unless additional restrictions on location and extent of use are imposed and enforced. Such use shall be permitted when all specific additional restrictions are completed and permanently satisfied in conformance with an approved Conditional Use Permit. Should such restrictions be of a continuing nature, the use will remain conditional so

long as the restrictions are complied with, but shall become an illegal use whenever and so long as the restrictions are not complied with.

6. Use, Primary: The primary use or uses for which land or a building is or may be intended, occupied, maintained, arranged or designed and includes principally, conditionally and administratively permitted uses.

7. Use, Principally Permitted: The primary use of land or of a main building which use is compatible with the purpose of the zone and which is permitted in the zone. If a use is listed in a specific zone as a principally permitted use, it means that the owner, lessee or other person who has legal right to use the land, has right to conduct such principally permitted use subject to the regulations and procedural requirements of this title.

8. Use, Temporary: See Temporary Uses, Article IV, Chapter 19.64.

9. Use Type: A category or class of land uses which share common functional, product or compatibility characteristics and which have been classified under a discreet use type in these regulations, commencing at Article II of this title.

V. Reserved.

W. Reserved.

X. Reserved.

Y. Reserved.

Z.1. Zoning District: A designated/mapped portion of the City within which a uniform set of regulations apply. (Ord. 5974 § 15, 2018; Ord. 5428 § 1, 2014.)

SECTION 2.

SECTION 3. This ordinance shall be effective at the expiration of thirty (30) days from the date of adoption.

SECTION 4. The City Clerk is hereby directed to cause this ordinance to be published in full at least once within fourteen (14) days after it is adopted in a newspaper of general circulation in the City, or shall within fourteen (14) days after its adoption cause this ordinance to be posted in full in at least three (3) public places in the City and enter in the Ordinance Book a certificate stating the time and place of said publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 20__, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk