

## **2<sup>nd</sup> ADDENDUM TO THE WEST ROSEVILLE SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT (SCH #2002082057, ADOPTED ON FEBRUARY 4, 2004)**

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<b>Project Title/File Number:</b>	WRSP PCL W-33 – Westpark Retail; File# PL19-0158
<b>Project Location:</b>	2300 Pleasant Grove Boulevard, Roseville, Placer County, CA; 490-400-002-000
<b>Project Description:</b>	The project is a request for a Design Review Permit to construct four (4) buildings totaling 25,200 square feet, with associated parking, lighting, and landscaping. The buildings include a 5,900 square-foot restaurant, 3,300 square-foot café, and two 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) parcels and an Administrative Permit for a 10% reduction in the parking requirements.
<b>Project Applicant:</b>	Ashley Carter, Borges Architecture
<b>Property Owner:</b>	Juli Hilton, Creekview Investments LLC
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An Addendum to a previously certified and adopted negative declaration or environmental impact report may be prepared for a project if only minor technical changes or additions are necessary or none of the conditions calling for the preparation of a subsequent EIR or negative declaration have occurred (California Environmental Quality Act Guidelines [CEQA] Section 15164). Consistent with CEQA Guidelines Section 15164, the below analysis has been prepared in order to demonstrate that none of the conditions described in Section 15162 of the CEQA Guidelines calling for preparation of a subsequent EIR have occurred and that only minor technical changes or additions are necessary in order to deem the adopted negative declaration adequate to describe the impacts of the proposed project. CEQA Guidelines Section 15164 also states that an addendum need not be circulated for public review, but can be included in or attached to the adopted negative declaration 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 site is located on Parcel W-33 of the West Roseville Specific Plan (WRSP), at the southeastern corner of Pleasant Grove Boulevard and Village Plaza Drive. The address of the project is 2300 Pleasant Grove Boulevard and consists of a 3.09-acre parcel within the Village Center area anticipated for commercial uses (Figure 1).

**Figure 1: Project Location**



### Background

The WRSP, originally approved in 2004, included a 120-acre Village Center area, bound by Bob Doyle Drive to the north, Nettleton Drive to the south, Market Street to the west and Monument Drive to the east. Land uses in the Village Center include medium and high density residential, community commercial, parks and public/quasi-public uses. The residential portion of the Village Center is nearing completion, while some commercial and public/quasi-public parcels remain vacant.

The City of Roseville Planning Commission and City Council approved an application for the Village Center in September 2017 (file #PL17-0058) that involved multiple entitlements including:

- A Tentative Parcel Map to merge and re-subdivide three existing parcels (W-32, W-33, and W-54) into five parcels (W-28, W-29, W-32, W-33, and W-54) and two right-of-way lots (Lot A and Lot B).
- A Rezone, General Plan Amendment and Specific Plan Amendment to rezone and modify the land use designations on the resultant parcels from commercial and park designations to commercial, park, and residential designations. The approval allowed rezoning 7.6 acres of the site from Community Commercial/Special Area-West Roseville (CC/SA-WR) to Small Lot Residential/Development Standards-Village Center (RS/DS-VC). This new zoning designation is located on the subject parcels W-28 and W-

29. Parcel W-54 in its new configuration is zoned Parks & Recreation-Village Center (PR-VC) and the commercial properties on parcels W-32 and W-33 maintain a zoning designation of CC/SA-WR.

- Two Tentative Subdivision Maps to establish two small lot tentative maps to create 28 residential lots each on Parcel W-28 and Parcel W-29 for a total of 56 single-family residential units.

On September 14, 2017, the Planning Commission approved a Design Review Permit to allow the development of a community care facility, Oakmont Senior Living, on Parcel W-32. This project is under construction. As part of the above-mentioned projects, an Addendum to the WRSP Environmental Impact Report was prepared (Attachment 2).

## Environmental Setting

The project site is currently undeveloped and is comprised mostly of disturbed annual grasslands. With the exception of streetlights located along the project's roadway frontage, no other structures are located on the site. The site has been previously rough graded and all utilities are stubbed to the site. Sidewalks, curb and gutter improvements exist along the perimeter of the property. As identified in Table 1, the site is surrounded by single-family homes (currently under construction) to the northeast, a vacant parks site to the northwest, single-family homes to the southeast, and St. John's church and single-family homes to the southwest.

**Table 1: Adjacent Zoning and Land Use**

Location	Zoning	General Plan Land Use	Actual Use of Property
<b>Site</b>	Community Commercial/Special Area-West Roseville Specific Plan (CC/SA-WR)	Community Commercial/Village Center (CC/VC)	Vacant
<b>Northeast</b>	Small Lot Residential/Development Standards (RS/DS)	Emerald Park Lane with Medium Density Residential/Village Center (MDR/VC-7) beyond	Residential
<b>Northwest</b>	Parks & Recreation (PR)	Parks & Recreation/Village Center (PR/VC)	Vacant
<b>Southeast</b>	Attached Housing/Development Standards (R3/DS)	Village Plaza Drive with Medium Density Residential/Village Center (MDR/VC-8.2) beyond	Residential
<b>Southwest</b>	Public/Quasi-Public/Special Area-West Roseville Specific Plan (P/QP/SA-WR) and R3/DS	Pleasant Grove Boulevard with Public/Quasi-Public/Village Center (P/QP/VC) and Medium Density Residential/Village Center (MDR/VC-9.6) beyond	Church and Residential

## Proposed Project

The proposed project includes the construction of four buildings totaling 25,200 square feet, with associated site improvements including parking, lighting, and landscaping. The project will be constructed in two phases: Phase 1 will include a 5,900 sq. ft. restaurant and 3,300 sq. ft. café; Phase 2 will include two buildings totaling 16,000 sq. ft. (Building A will be 7,000 sq. ft. and Building B will be 9,000 sq. ft.). The anticipated uses of buildings A and B include retail and neighborhood serving use types. The project includes a Tentative Parcel Map to subdivide the existing 3.09-acre parcel into two parcels; Parcel 1 will be 1.59 acres and will contain the restaurant and café buildings, and Parcel 2 will be 1.46 acres and will contain buildings A and B. Lastly, an Administrative Permit for a 10% parking reduction is requested based on the proposed mix of uses.



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## PURPOSE AND SCOPE OF ADDENDUM

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In accordance with the California Environmental Quality Act (CEQA), it was determined that the West Roseville Specific Plan had the potential to have a significant adverse impact upon the environment, and the WRSP FEIR (SCH #2002082057) was prepared for the project. A Notice of Completion was filed with the State of California Office of Planning and Research. The Final Environmental Impact Report (FEIR) was certified by the City Council on February 4, 2004. A copy of the WRSP EIR is available for review online at [www.roseville.ca.us/planning](http://www.roseville.ca.us/planning).

The WRSP and the related FEIR are referenced and utilized in the evaluation of this project, which is part of the area analyzed in the WRSP FEIR. Importantly, the WRSP FEIR included project-level, rather than programmatic, analysis of all of the land uses set forth in the WRSP.

The City Council adopted a Statement of Overriding Considerations when it certified the WRSP FEIR. The FEIR identified the following impacts associated with development of the WRSP area, as significant and unavoidable:

- Conversion of agricultural land to developed uses
- Inducement of substantial population growth
- Increased traffic on City of Roseville roadways
- Increased traffic on State Highways, including Interstate 80
- Increased traffic on Placer County roadways
- Increased emissions of fugitive dust and PM10 from grading and trenching activities (short term)
- Increased emissions of ozone precursors during construction (short-term)
- Increased emissions of air pollutants during operation
- Removal of historically significant properties and/or loss of historic integrity of such resources
- Increased demand for solid waste services at the Western Regional Sanitary Landfill
- Increased demand for solid waste services at the Materials Recovery Facility (MRF)
- Construction debris demand for solid waste services
- Alteration of the visual character of the site and vicinity
- New sources of light and glare

For build out of the WRSP project area, the WRSP FEIR also identified the following cumulative impacts as significant and unavoidable:

- Agricultural land conversion
- Air pollutant emissions from construction
- Air pollutant emissions from operation
- On-site noise levels that exceed City standards
- Off-site noise levels that exceed City standards
- Traffic impacts to Roseville, Placer County, Sacramento County, Sutter County and State facilities
- Increased demand for water
- Increased demand for recycled water distribution system
- Increased generation of solid waste
- Change in visual character

The FEIR identified project-specific mitigation measures for the specific plan, which were adopted by the City and incorporated into the WRSP. As explained earlier, this Addendum analyzes the impacts of the project in relation to the analysis completed in the WRSP FEIR.

## ENVIRONMENTAL CHECKLIST FOR ADDENDUM ENVIRONMENTAL REVIEW

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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?	WRSP EIR, 4.13-30 to 41  2017 Addendum, pg. 11	No	No	No	n/a; <sup>1</sup> WRSP EIR, 4.13-40
b. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	WRSP EIR, 4.13-39  2017 Addendum, pg. 11	No	No	No	n/a; WRSP EIR, 4.13-39
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	WRSP EIR, 4.13-31  2017 Addendum, pg. 11	No	No	No	n/a; WRSP EIR, 4.13-31 to 35
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	WRSP EIR, 4.13-35  2017 Addendum, pg. 11	No	No	No	MM <sup>2</sup> 4.13-1(c), MM 4.13-2; MMP, <sup>3</sup> 56-57

**Discussion:** Impacts to visual and aesthetic resources were previously evaluated in the WRSP Final EIR and were 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 project is located on a property already anticipated for development. The project site does not abut and is not visible from any scenic vista or scenic highway. 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 WRSP. 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, the standards require all parking lots to be screened by a low knee wall or landscaping and all light fixtures to have glare shields. The project has been designed and will be conditioned to comply with the applicable Community Design Guidelines and the WRSP Design Guidelines.

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:** MM 4.13-1(c): Use Low-Glare Materials for New Development

<sup>1</sup> Where “n/a” (not applicable) appears in this column, “n/a” means that no mitigation was required. The cited EIR page numbers refer to the place in the EIR where one can find the explanation of why no mitigation was required.

<sup>2</sup> Mitigation measure (“MM”).

<sup>3</sup> WRSP EIR, Mitigation Monitoring Program (“MMP”), pp. 1-57.

## II. Agricultural & Forestry Resources

	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or 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?	WRSP EIR, 4.1-45 to 47  2017 Addendum, pg. 12	No	No	No	MM 4.1-4; MMP, 5
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	WRSP EIR, 4.1-20 to 28; 4.1-39; 4.1-50 to 52  2017 Addendum, pg. 12	No	No	No	MM 4.1-1 to 3; MMP, 4-5
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland	n/a	No	No	No	n/a



(as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?					
d) Result in the loss of forest land or conversion of forest land to non-forest use?	n/a	No	No	No	n/a
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?	WRSP EIR 4.1-45 to 47  2017 Addendum, pg. 12	No	No	No	n/a
<p><b>Discussion:</b> Agricultural resources were adequately addressed in the WRSP EIR as it relates to the proposed project. There is no significant change in the proposed project that would change the environmental impact for this section. In the WRSP Final EIR, Agricultural and Forestry Resources impacts were previously identified as significant and unavoidable. Forestry impacts were not addressed by the WRSP EIR, however the project area does not include any forests or timberland and does not support any timber harvesting activities; thus, the project would have no impact to forestry resources. The proposed uses are substantially consistent with the build out assumptions and would not increase the severity of already identified significant impacts; therefore, there would be no new significant impacts not previously identified in the WRSP FEIR to agricultural uses. Pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred” relative to agricultural and forestry resources.</p> <p><b>Mitigation Measures:</b> None required for this project.</p>					

**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?	WRSP EIR, 4.4-13 to 15  2017 Addendum, pg. 13-14	No	No	No	n/a
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	WRSP EIR, 4.4-18 to 31  2017 Addendum, pg. 13-14	No	No	No	MM 4.4-1 to 6; MMP, 11-16; WRSP EIR, 4.4-33
c) Result in a cumulatively considerable net increase of any criteria for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?	WRSP EIR, 4.4-6 to 10; 4.4-26; 4.4-30 to 31; WRSP EIR, 5-54 to 59  2017 Addendum, pg. 13-14	No	No	No	MM 4.4-1 to 7; MMP, 11-16; WRSP EIR, 5-54 to 59
d) Expose sensitive receptors to substantial pollutant concentrations?	WRSP EIR, 4.4-18; 4.4-26 to 29; 4.4-32  2017 Addendum, pg. 13-14	No	No	No	MM 4.4-7; MMP, 16-17

e) Create objectionable odors affecting a substantial number of people?	WRSP EIR, 4.4-32 to 33; MMP, 52  2017 Addendum, pg. 13-14	No	No	No	n/a
<p><b>Discussion:</b> The proposed project is consistent with the commercial land use designation of the site and the proposed uses are consistent with the uses in the previously evaluated 2017 Addendum. Table 2-2 of the Placer County Air Pollution Control District (PCAPCD)'s screening methodology guidance indicates that general commercial projects smaller than 249,099 square feet, provided that there are no special circumstances that might result in higher emissions, will not generate NOx emissions that exceed the operational phase threshold of 55 lbs/day. The proposed buildings total approximately 25,000 square feet, which is smaller than the PCAPCD's provided size threshold. No special design features or unique circumstances related to the project's location have been identified in the prior environmental documents. Air quality impacts were previously evaluated in the WRSP FEIR and 2017 Addendum, and impacts were determined to be less than significant with implementation of the mitigation measures below and also included as Attachment 3. These measures are adequate to address potential impacts of the project. As such, no changes in impact are anticipated as a result of the proposed project.</p> <p><b>Mitigation Measures:</b> MM 4.4-1: Dust Control; MM 4.4-3: Reduction of Construction Emissions; MM 4.4-5: Reduction of Operational Emissions</p>					

**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?	WRSP EIR, 4.7-40 to 48  2017 Addendum, pg. 15	No	No	No	MM 4.7-1 to 15; MMP, 22-37
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	WRSP EIR, 4.7-57 to 58  2017 Addendum, pg. 15	No	No	No	MM 4.7-12 to 13; MMP, 35-36
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	WRSP EIR, 4.7-32 to 40  2017 Addendum, pg. 15	No	No	No	4.7-1 to 2; MMP, 25-26
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	WRSP EIR, 4.7-49 to 53  2017 Addendum, pg. 15	No	No	No	MM 4.7-10 to 11; 4.7-13(d); MMP, 33-347
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	WRSP EIR, 4.7-53 to 57  2017 Addendum, pg. 15	No	No	No	n/a

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	WRSP EIR, 4.7-23; 4.7-28 to 31; 4.7-62 to 75  2017 Addendum, pg. 15	No	No	No	n/a
<p><b>Discussion:</b> Biological Resources were adequately addressed in the WRSP EIR as it relates to the proposed project. There is no significant change in the proposed project that would change the environmental impact for this section. The project site was anticipated for development and has already been rough graded, and no biological resources are present on the site. 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.</p> <p><b>Mitigation Measures:</b> None required for this project.</p>					



**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?	WRSP EIR 4.8-14 to 16  2017 Addendum, pg. 18-19	No	No	No	MM 4.8-4 to 9; MMP, 40-42
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	WRSP EIR, 4.8-12 to 14  2017 Addendum, pg. 18-19	No	No	No	MM 4.8-1 to 3; MMP, 38-39
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	WRSP EIR, 4.8-16 to 17  2017 Addendum, pg. 18-19	No	No	No	MM 4.8-10 to 13; MMP, 42-44
d) Disturb any human remains, including those interred outside of dedicated cemeteries?	WRSP EIR, 4.8-13  2017 Addendum, pg. 18-19	No	No	No	MM 4.8-1 to 2; MMP, 38-39
<b>Discussion:</b> No cultural or historical resources are known to exist on the project site. While it is anticipated that there will be no significant impacts to cultural resources, there is always a potential that unknown prehistoric or historic cultural or paleontological resources could be uncovered during project construction. Because it is possible that some such unearthed cultural resources might qualify as “historical resources” or “unique archeological resources” that cannot feasibly be avoided, the FEIR conservatively concluded that impacts to such resources were potentially significant and unavoidable.					

Mitigation is included that requires that, in the event of a discovery of unknown buried archeological or historic deposits, project activity in the vicinity be halted until a qualified archeologist can assess the resources and provide management recommendations per MM 4.8-1 (Cease Work and Consult with Quality Archaeologist)].

Areas of the WRSP contain geologic formations that could contain paleontological resources. Mitigation measure MM 4.8-10 (Cease Work Until Review Conducted by Qualified Paleontologist and Recommendations Implemented) is incorporated into the project to reduce potential impacts to a less than significant level.

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

**Mitigation Measures:** MM 4.8-1: Cease Work and Consult with Qualified Archaeologist; MM 4.8-10: Cease Work Until Review Conducted by Qualified Paleontologist and Recommendations Implemented

## 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:	WRSP EIR, 4.6-17 to 23  2017 Addendum, pg. 21-22	No	No	No	WRSP EIR, 4.6-17 to 23

i) Ruptures of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)	WRSP EIR, 4.6-17 to 18  2017 Addendum, pg. 21-22	No	No	No	n/a
ii) Strong seismic ground shaking?	WRSP EIR, 4.6-6; 4.6-17  2017 Addendum, pg. 21-22	No	No	No	n/a
iii) Seismic-related ground failure, including liquefaction?	WRSP EIR, 4.6-6; 4.6-17  2017 Addendum, pg. 21-22	No	No	No	n/a
iv) Landslides?	WRSP EIR, 4.6-4; 4.6-17  2017 Addendum, pg. 21-22	No	No	No	n/a
b) Result in substantial soil erosion or the loss of topsoil?	WRSP EIR, 4.6-19 to 23  2017 Addendum, pg. 21-22	No	No	No	WRSP EIR, 4.6-19
c) Be located in a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	WRSP EIR, 4.6-18 to 19  2017 Addendum, pg. 21-22	No	No	No	WRSP EIR, 4.6-17 to 18

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	WRSP EIR, 4.6-18 to 19  2017 Addendum, pg. 21-22	No	No	No	WRSP EIR, 4.6-18 to 19
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	2017 Addendum, pg. 22	No	No	No	n/a
<p><b>Discussion:</b> 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.</p> <p>Grading activities will result in the disruption, displacement, compaction and over-covering of soils. These activities include minor grading for the building foundations, trenching for utilities, the installation of asphalt pavements for parking, concrete-work for walkways and patio areas, and the construction of the buildings. All grading activities will require a grading permit from the Engineering Division. Grading and erosion control measures, including drainage, dust control and erosion control, will be incorporated into the grading plans as required by the City's Improvement Standards. Based on the information above, the impacts associated with grading and geology are less than significant.</p> <p>The proposed uses are substantially consistent with the build out assumptions and would not increase the severity of already identified significant impacts. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred" relative to geology and soils.</p> <p><b>Mitigation Measures:</b> None required for this project.</p>					

## 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?	2017 Addendum, pg. 15	No	No	No	n/a
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	Same	No	No	No	n/a

**Discussion:** Greenhouse gas (GHG) emissions were not previously evaluated in the WRSP EIR, however the 2017 Addendum evaluated GHG emissions based on a traffic study prepared by Fehr & Peers for the Village Center and Oakmont projects. The traffic study concluded that the projects would reduce the number of traffic trips by 6,677 trips (from 9,053 to 2,376 trips), which in turn leads to less emissions. As such, it was determined that the reductions in traffic trips and the corresponding air pollutant and GHG emissions provided substantial evidence to conclude that the uses, in comparison with the build out assumptions, would reduce GHG emissions compared to what they would have been under the original WRSP, due to a less intensive/smaller scale project. The proposed project is consistent with the uses evaluated for Parcel W-33 in the 2017 Addendum; therefore, impacts related to GHG emissions are less than significant.

The Placer County Air Pollution Control District's (PCAPCD) CEQA Air Quality Handbook contains a screening table used to determine if a commercial project will exceed the long-term operational GHG emissions significance threshold (Table 2-6: Corresponding Size of a Project for De Minimis Level of 1,100 MT CO<sub>2</sub>e/yr). The screening table identifies that commercial projects consisting of 35,635 square feet are considered to have a less-than-significant impact related to long-term operational GHG emissions. The project proposes a total of 25,100 square feet, which is below the published threshold of significance. Thus, project-generated GHG emissions would not conflict with, and are consistent with, the State goals listed in AB32 and policies and regulation adopted by the California Air Resources Board pursuant to AB32. Impacts are less than significant.

Based on these reasons, this project would not make a significantly greater contribution to GHG emissions than would have occurred under the original WRSP. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred" relative to greenhouse gases.

**Mitigation Measures:** None required for this project.



**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?	WRSP EIR, 4.9-29 to 30; 4.9-35 to 36  2017 Addendum, pg. 24	No	No	No	MM 4.9-3; MMP, 45
b) Create a significant hazard to the public or the environment though reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	WRSP EIR, 4.9-7 to 14; 4.9-22 to 25; 4.9-27 to 29; 4.9-35 to 37  2017 Addendum, pg. 24	No	No	No	n/a
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within on-quarter mile of an existing or proposed school?	WRSP EIR, 4.9-36 to 38  2017 Addendum, pg. 24	No	No	No	MMP, 45
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	WRSP EIR, 4.9-22 to 39  2017 Addendum, pg. 24	No	No	No	MM 4.9-1 to 2; MMP 44-45

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	n/a; WRSP EIR, 4.3-26  2017 Addendum, pg. 24	No	No	No	n/a
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing in the project area?	n/a; WRSP EIR, 4.3-26  2017 Addendum, pg. 24	No	No	No	n/a
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	WRSP EIR, 4.9-14; 4.9-20 to 21  2017 Addendum, pg. 24	No	No	No	MM 4.10-3, MMP, 44
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	WRSP EIR, 4.10-13 to 15  2017 Addendum, pg. 24	No	No	No	n/a

**Discussion:** The proposed restaurant and retail uses on the site could increase the risk of improper disposal of hazardous materials. Hazardous waste impacts, however, are less than significant due to the implementation of existing regulations that oversee the use and disposal of hazardous materials, according to the FEIR. Based on this information, potential impacts associated with hazardous materials are expected to be less than significant.

The project is not located within an airport land use plan area; no airports are located within two miles of the project site; and the project site is not located within the vicinity of a private airstrip. There are no flight height and safety or noise contour areas within the project area. The project site is located within an area that is subject to overflight activity associated with McClellan Airfield located approximately seven miles southwesterly of the site in Sacramento County, as well as Sacramento International and Lincoln Airports. Planes under 3,000 feet may occasionally fly over the project area.

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

**Mitigation Measures:** None required for this 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?	WRSP EIR, 4.12-27 to 59; 4.12-47 to 48  2017 Addendum, pg. 26-27	No	No	No	n/a

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	WRSP EIR, 4.12-48 to 58  2017 Addendum, pg. 26-27	No	No	No	MM 4.12-2; MMP 55
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off-site?	WRSP EIR, 4.12-31 to 36; 4.12-24 to 25; 4.12-42 to 43  2017 Addendum, pg. 26-27	No	No	No	MM 4.12-1
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off-site?	WRSP EIR, 4.12-32 to 39  2017 Addendum, pg. 26-27	No	No	No	MM 4.12-1; MMP, 54
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted water?	WRSP EIR, 4.12-6 to 10; 4.12-27 to 30  2017 Addendum, pg. 26-27	No	No	No	MM 4.12-2 to 3; MMP, 55
f) Otherwise substantially degrade water quality?	WRSP EIR, 4.12-10 to 13; 4.12-17 to 31  2017 Addendum, pg. 26-27	No	No	No	n/a

g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	WRSP EIR, 4.12-39 to 42  2017 Addendum, pg. 26-27	No	No	No	n/a
h) Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?	WRSP EIR, 4.12-27 to 59  2017 Addendum, pg. 26-27	No	No	No	n/a
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	WRSP EIR, 4.12-39 to 42  2017 Addendum, pg. 26-27	No	No	No	n/a
j) Inundation by seiche, tsunami, or mudflow?	WRSP EIR, 4.12-27 to 59  2017 Addendum, pg. 26-27	No	No	No	n/a



**Discussion:** The project will involve the disturbance of on-site soils and the construction of impervious surfaces, such as asphalt paving and buildings. Disturbing the soil can allow sediment to be mobilized by rain or wind, and cause displacement into waterways. The City evaluated the potential impacts related to increased runoff in the FEIR, which assumed full build-out of the site and other properties in the City, and evaluated downstream flooding impacts resulting from increased surface water runoff. The FEIR found that, with the implementation of City standards and programs, the potential flooding impacts would be less than significant. The project does not involve the installation of groundwater wells. The proposed project will have no impact on groundwater supplies and will not significantly affect groundwater recharge.

The developer is required to receive approval of a grading permit and/or improvement plants prior to the start of construction. The permit or plans are required to incorporate mitigation measures for dust and erosion control, as identified in the Air Quality section of this Addendum. In addition, the City has a National Pollutant Discharge Elimination System (NPDES) Municipal Stormwater Permit issued by the Central Valley Regional Water Quality Control Board which requires the City to reduce pollutants in stormwater to the maximum extent practicable. The City does this, in part, by means of the City's 2016 Design/Construction Standards, which require preparation and implementation of a Stormwater Pollution Prevention Plan. All permanent stormwater quality control measures must be designed to comply with the City's Manual for Stormwater Quality Control Standards for New Development, the City's 2016 Design/Construction Standards, Urban Stormwater Quality Management and Discharge Control Ordinance, and Stormwater Quality Design Manual. For these reasons, impacts related to water quality are less than significant.

The project site is not located within a 100-year flood boundary or within the designated 100-year floodplain. Therefore, the project will not impede or redirect flood flows, nor will it be inundated. The proposed project is located within an area of flat topography and is not near a waterbody or other feature which could cause a seiche or tsunami. Therefore, the project would have no impact with respect to checklist items g—j.

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

**Mitigation Measures:** None required for this 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?	WRSP EIR, 4.1-20 to 52  2017 Addendum, pg. 29-30	No	No	No	n/a
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	WRSP EIR, 4.1-29 to 59  2017 Addendum, pg. 29-30	No	No	No	MM 4.1-1 to 3; MMP 4-5
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	WRSP EIR, 4.7-23; 4.7-28 to 31; 4.7-62 to 75  2017 Addendum, pg. 29-30	No	No	No	n/a

**Discussion:** The proposed uses are consistent with the zoning and land use designations of the site. City staff has determined that the project is consistent with the standards and guidelines outlined in the City's Zoning Ordinance, Community Design Guidelines, and the WRSP, including setbacks, landscaping, screening, lighting, and building architecture to fit in with the surrounding community. The project will not divide an existing community and there are no Habitat Conservation Plans or Natural Community Conservation Plans covering the project site. No conflicts with policies adopted for the purpose of avoiding or mitigating an environmental effect have been identified.

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

**Mitigation Measures:** None required for this 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?	WRSP EIR, 4.6-1; 4.6-11 to 12  2017 Addendum, pg. 31	No	No	No	n/a; WRSP EIR, 4.6-1
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	WRSP EIR, 4.6-1; 4.6-11 to 12  2017 Addendum, pg. 31	No	No	No	n/a; WRSP EIR, 4.6-1

**Discussion:** As the FEIR explained, the project site is not known to include any mineral resources that would be of local, regional, or statewide importance. Therefore, the project is not considered to have any impacts on mineral resources. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds *that “none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred”* 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?	WRSP EIR, 4.5-17 to 45; 4.5-7  2017 Addendum, pg. 32-33	No	No	No	MM 4.5-10; MMP 22
b) Exposure of persons to or generation of excessive ground borne vibration of ground borne noise levels?	WRSP EIR, 4.5-41 to 42  2017 Addendum, pg. 32-33	No	No	No	n/a
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	WRSP EIR, 4.5-22 to 41  2017 Addendum, pg. 32-33	No	No	No	MM 4.5-3 to 8, 4.5-10; MMP, 19-22

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	WRSP EIR, 4.5-20 to 21  2017 Addendum, pg. 32-33	No	No	No	MM 4.5-1 to 2; MMP 17-18
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	n/a; WRSP EIR, 4.3-26  2017 Addendum, pg. 32-33	No	No	No	n/a
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	n/a; WRSP EIR, 4.3-26  2017 Addendum, pg. 32-33	No	No	No	n/a

**Discussion:** The proposed project is not expected to result in any noise impacts that were not adequately covered in the FEIR. A noise study memo was prepared for the Village Center and Oakmont projects to address the proposed changes in land use and zoning. The noise study memo concluded that the reduction in commercial uses resulted in less traffic, which equates to a slight reduction in traffic noise. The proposed project is consistent with the amount of commercial land assumed in the prior Addendum for Parcel W-33, and is therefore not expected to generate additional traffic noise beyond what was already assumed.

The City's Noise Ordinance lists 50 dBA as the equivalent hourly sound level ( $L_{eq}$ ) limit for non-transportation sources during daytime hours (7:00 a.m. to 10:00 p.m.), with a reduction of 5 dB for sources containing primarily speech or music. A separate noise study memo was prepared by Acoustical Engineering Consultants (AEC) for the proposed project to evaluate the potential noise from the restaurant and café (Attachment 4). The proposed restaurant and café buildings are located on the northeastern corner of the site and will include a ground level patio area with a stage for unamplified, acoustical music. A 6-foot tall sound wall will be constructed along the ground floor patio parallel to Emerald Park Lane and will extend around the back of the stage. The wall will include a 6-foot wide metal gate to provide pedestrian access to the project site. The restaurant building will also include a rooftop patio area that will be surrounded by a parapet wall approximately 3'-6" above the roof line on the west and south sides, and over 7' tall on the north and east sides, nearest the residential uses to the northeast. The sound wall and parapet wall will help to buffer noise from these areas. Sound levels from the rooftop patio are expected to be less than 40 dBA and sound levels from the ground floor activity area are expected to be 45 dBA or less at the nearest residential property line to the north. Based on this, the project is not anticipated to exceed the City's noise standards.

The project will be conditioned to comply with the City's Noise Ordinance. Mitigation measures are included which require the implementation of construction noise reduction measures as well as commercial noise control measures (MM 4.5-1 and MM 4.5-3). These mitigation measures are included in Attachment 3. With implementation of the measures and conditions of approval, impacts related to noise will be less than significant.

The proposed project site is not located within an airport land use plan area or within two miles of a public or public use airport. Therefore, no further discussion is provided for item e.

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

**Mitigation Measures:** MM 4.5-1: Construction noise reduction; MM 4.5-3: Commercial noise control

**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, though extension of roads or other infrastructure)?	WRSP EIR, 4.2-5 to 6; 4.2-20 to 21  2017 Addendum, pg. 34-35	No	No	No	n/a; WRSP EIR, 4.2-20
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	WRSP EIR, 4.2-5 to 6; 4.2-12 to 22  2017 Addendum, pg. 34-35	No	No	No	n/a
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	WRSP EIR, 4.2-5 to 6; 4.2-12 to 22  2017 Addendum, pg. 34-35	No	No	No	n/a
<p><b>Discussion:</b> The project does not include a residential component. No existing buildings or residents are present on the project site; therefore, no residences or communities would be displaced. The proposed uses are substantially consistent with the build out assumptions and would not increase the severity of already identified significant impacts; therefore, there would be no new significant impacts not previously identified in the WRSP FEIR related to population and housing. 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 population and housing.</p>					

**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?	WRSP EIR, 4.10-11 to 15  2017 Addendum, pg. 35-36	No	No	No	MM 4.10-3 to 6; MMP, 47-48
b) Police protection?	WRSP EIR, 4.10-4 to 6  2017 Addendum, pg. 35-36	No	No	No	MM 4.10-1 to 2; MMP, 46-47



c) Schools?	WRSP EIR, 4.10-21 to 27  2017 Addendum, pg. 35-36	No	No	No	MM 4.10-7 to 8; MMP 48
d) Parks?	WRSP EIR, 4.10-30 to 37  2017 Addendum, pg. 35-36	No	No	No	MM 4.10-7 to 8; MMP 48
e) Other public facilities?	WRSP EIR, 4.10-28 to 30  2017 Addendum, pg. 35-36	No	No	No	MM 4.10-9 to 10; MMP 49

**Discussion:** The project does not consist of residential uses and is not anticipated to have an impact on school services. The increased demand of police and fire services was evaluated with the prior project and found to be less than significant. The project will require connections to the City's water and sewer system, electric system, roadway circulation system, and storm drain system. The proposed project is not anticipated to result in a substantial increase in services beyond what was assumed for the site.

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

**Mitigation Measures:** None required for this 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?	WRSP EIR, 4.10-30 to 37  2017 Addendum, pg. 37-38	No	No	No	n/a; WRSP EIR, 4.10-35
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	WRSP EIR, 4.10-35 to 37  2017 Addendum, pg. 37-38	No	No	No	n/a
<p><b>Discussion:</b> Development of the project site with commercial uses does not result in any additional recreational facility demand. The proposed uses are substantially consistent with the build out assumptions and would not increase the severity of already identified significant impacts; therefore, there would be no new significant impacts not previously identified in the WRSP FEIR relative to parks and recreation. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred” relative to parks and recreation.</p> <p><b>Mitigation Measures:</b> None required for this project.</p>					

**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?	WRSP EIR, 4.3-51 to 74  2017 Addendum, pg. 38-41	No	No	No	MM 4.3-1 to 4; MMP, 6-10
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	WRSP EIR, 4.3-32 to 87  2017 Addendum, pg. 38-41	No	No	No	MM 4.3-1 to 4; MMP, 6-10
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	n/a; WRSP EIR, 4.3-1  2017 Addendum, pg. 38-41	No	No	No	MM 4.3-1 to 4; MMP, 6-10
d) Substantially increase hazards due to a design feature(s) (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	WRSP EIR, 4.3-33  2017 Addendum, pg. 38-41	No	No	No	MM 4.3-1 to 4; MMP, 6-10

e) Result in inadequate emergency access?	WRSP EIR, 4.10-3 to 4; 4.10-10  2017 Addendum, pg. 38-41	No	No	No	n/a
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?	WRSP EIR, 4.3-75 to 82  2017 Addendum, pg. 38-41	No	No	No	MM 4.3-7 to 9; MMP 10-11

**Discussion:** As part of the 2017 Addendum, a traffic study was prepared by Fehr & Peers to evaluate potential impacts to traffic and circulation as a result of the development of the overall Village Center. The study concluded that the project would lead to a net reduction in overall trips when compared to what was assumed in the WRSP FEIR. The proposed project is consistent with the uses assumed in the prior addendum and no additional traffic analysis was required.

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 WRSP FEIR 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)?	2017 Addendum, pg. 19-20	No	No	No	n/a
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1 the lead agency shall consider the significance of the resource to a California Native American tribe.	2017 Addendum, pg. 19-20	No	No	No	n/a

**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 WRSP EIR addressed cultural resources, no Tribal Cultural Resources were identified and the City of Roseville as CEQA Lead Agency is not aware of any Tribal Cultural Resources associated with project site. 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 Measure:** None required for this 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?	WRSP EIR, 4.11-74 to 75  2017 Addendum, pg. 42-44	No	No	No	MM 4.11-5 to 6; MMP, 51
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	WRSP EIR, 4.11-6; 4.11-13; 4.11-30; 4.11-38 to 45; 4.11-66 to 74  2017 Addendum, pg. 42-44	No	No	No	MM 4.11-3 to 4; MMP, 50
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	WRSP EIR, 4.12-6 to 8; 4.12-24 to 30  2017 Addendum, pg. 42-44	No	No	No	MM 4.11-5 to 6; MMP, 51
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	WRSP EIR, 4.11-2 to 12; 4.11-17 to 38; 4.12-30 to 31; 4.12-48 to 59; 5-77 to 85; 5-100 to 105  2017 Addendum, pg. 42-44	No	No	No	MM 4.11-1 to 2; MMP, 49-50

e) Result in a determination by the wastewater treatment provider which serves the project that it has adequate capacity to serve the project's projected demand in addition of the provider's existing commitments?	WRSP EIR, 4.11-48 to 52; 4.11-57 to 75  2017 Addendum, pg. 42-44	No	No	No	MM 4.11-3 to 4; MMP, 50
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	WRSP EIR, 4.11-81 to 87  2017 Addendum, pg. 42-44	No	No	No	MM 4.11-7 to 12; MMP, 52-53
g) Comply with federal, state, and local statutes and regulations related to solid waste?	WRSP EIR, 4.11-76 to 88  2017 Addendum, pg. 42-44	No	No	No	MM 4.11-7 to 12; MMP, 52-53
<p><b>Discussion:</b> As part of the 2017 Addendum, technical memorandums were prepared by MacKay and Somps, consulting engineers, to determine water, recycled water, wastewater and solid waste demands for the Village Center and Oakmont projects. It was concluded that the land use changes would result in less water use than identified in the WRSP FEIR and the approved Water Supply Assessment, as well as less demand for recycled water, wastewater and solid waste. The proposed project has been analyzed by City and external service and utility providers, and has been found to be consistent with standards, and utilities and service demands are within the scope of the previously analyzed project.</p> <p>The proposed uses are substantially consistent with the buildout assumptions and would not increase the severity of already identified significant impacts; therefore, there would be no new significant impacts to utilities not previously identified in the WRSP FEIR. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred” relative to utilities and service systems.</p> <p><b>Mitigation Measures:</b> None required for this project.</p>					

## 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 WRSP FEIR and 2017 Addendum 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 WRSP FEIR 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?	WRSP EIR, 3-1 to 5; 4-3 and throughout EIR  2017 Addendum, pg. 45-46	No	No	No	MMP, 1-57
b) Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	WRSP EIR, 5-1 to 105  2017 Addendum, pg. 45-46	No	No	No	WRSP EIR, 5-1 to 105
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	WRSP EIR, 3-1 to 5; 4-3 and throughout EIR  2017 Addendum, pg. 45-46	No	No	No	MMP, 1-57

**Discussion:** Long term environmental goals are not impacted by the proposed project. The cumulative impacts do not deviate beyond what was contemplated in the WRSP 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:

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*In reviewing the site specific information provided for this project and acting as Lead Agency, the City of Roseville, Development Services Department, Planning Division has analyzed the potential environmental impacts created by this project and determined that the findings of CEQA Section 15162 concerning the decision not to prepare a subsequent EIR or negative declaration and the findings of CEQA Section 15164 concerning the decision to prepare an Addendum can be made. As supported by substantial evidence within the Addendum to the West Roseville Specific Plan Environmental Impact Report (SCH # 2002082057, adopted on February 4, 2004), the Lead Agency makes the following findings:*

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

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

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

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

Addendum Prepared by:

*Kinarik Shallow*

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

## Attachments:

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1. Environmental Document on which this Addendum relies: West Roseville Specific Plan Final Environmental Impact Report (this document can be found online at: <https://www.roseville.ca.us/cms/One.aspx?portalId=7964922&pageId=8775152>)
2. 2017 Addendum to the West Roseville Specific Plan Final Environmental Impact Report
3. Applicable WRSP Mitigation Measures
4. Noise Study Memo
5. Site Plan
6. Tentative Parcel Map
7. Elevations (4 sheets)
8. Building Sections (4 sheets)
9. Grading & Utility Plan
10. Landscape Plan



DEVELOPMENT SERVICES DEPARTMENT-PLANNING DIVISION

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## **ADDENDUM TO WEST ROSEVILLE SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT (SCH #2002082057, ADOPTED ON FEBRUARY 4, 2004)**

**Project Title/File Number:** WRSP Parcels W-32, W-33 & W-54 Village Center Tentative Parcel Map, Rezone, General Plan Amendment, Specific Plan Amendment and Tentative Subdivision Maps (PL17-0058) (Village Center Project) and Oakmont of Roseville II Design Review Permit (PL17-0124) (Oakmont Project)

**Project Location:** The project is located on the northwesterly corner of Pleasant Grove Boulevard and Village Center Drive at 2300, 2350 & 2400 Pleasant Grove Boulevard (Village Center Project) & a portion of 2350 & 2400 Pleasant Grove Boulevard (Oakmont Project); Roseville, CA 95747; Placer County

**Project Description:** The City of Roseville is currently processing two separate applications for the remaining approximately 18 acre Village Center in the West Roseville Specific Plan (WRSP). This Addendum covers both applications. For the first project, the applicant, VC Roseville, LLC requests approval of the following: Tentative Parcel Map, Rezone, General Plan Amendment, Specific Plan Amendment, Development Agreement Amendment and two Tentative Subdivision Maps to allow for a reconfiguration of parcels and changes in land use and zoning. On parcel W-54 (Village Green Park), the applicant is also requesting a reconfiguration of the previously anticipated citywide park including modifications to the uses outlined in the conceptual park plan.

The applicant for the second request, Oakmont Senior Living, is requesting a project specific request, which includes a Design Review Permit, to allow the development of a two story, 88,446 square foot building, which will include 60 assisted living residential units and 27 memory care units. The project includes development of on-site parking, lighting, landscaping, walkways and utilities.

**Project Applicants:**

- VC Roseville, LLC – John Tallman (Village Center Project)
- Ken Kidd, Oakmont Senior Living (Oakmont Project)

**Property Owner:** VC Roseville, LLC – Jeff Jones (Village Center & Oakmont Projects)

**Lead Agency Contact:** Tricia Stewart, Senior Planner, City of Roseville – (916) 774-5258

An Addendum to a previously certified and adopted negative declaration or environmental impact report may be prepared for a project if only minor technical changes or additions are necessary or none of the conditions calling for the preparation of a subsequent EIR or negative declaration have occurred (California Environmental Quality Act Guidelines [CEQA] Section 15164). Consistent with CEQA

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

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## PROJECT DESCRIPTION

### Project Location

The Village Center Project is located in the West Roseville Specific Plan at 2300, 2350 & 2400 Pleasant Grove Boulevard, Roseville, CA 95747; Placer County. Located on APNs: 017-151-020-000, 017-153-004-000 and 017-153-005-000.

The Oakmont Project is located in the West Roseville Specific Plan on a portion of 2350 & 2400 Pleasant Grove Boulevard Roseville, CA 95747; Placer County. Located on portions of APNs: 017-151-020-000 and 017-153-004-000.

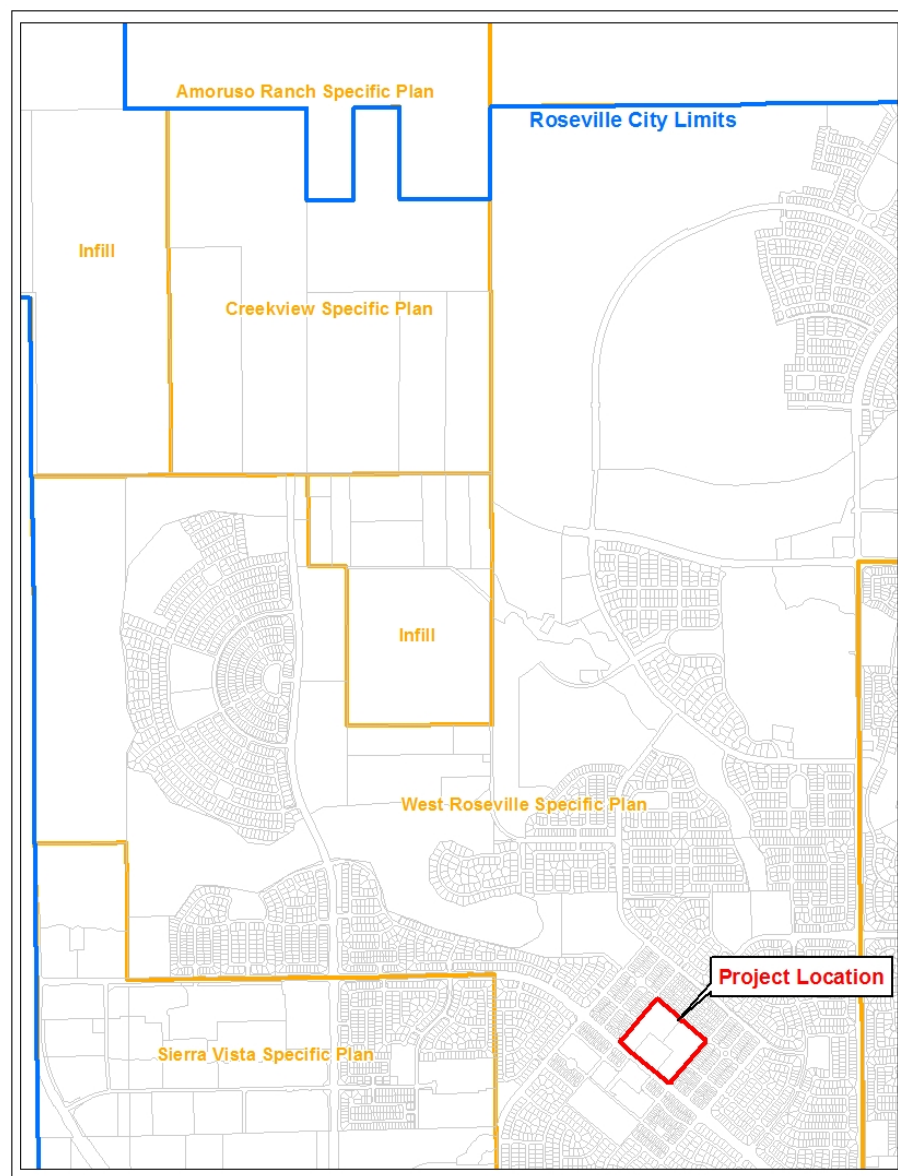


Figure 1: Vicinity Map



## Background

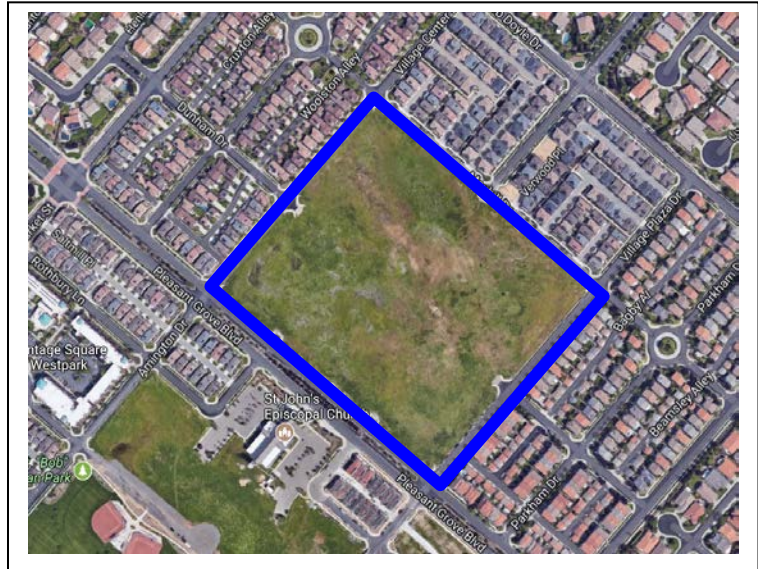
The portion of the project known as the Village Center is within the boundaries of the West Roseville Specific Plan (WRSP), approved by the City Council in February 2004. The project site is located in phase two, of four phases within the WRSP.

**Table 1:** Existing Zoning, Land Use and Use of Property

Location	Zoning	General Plan Land Use	Actual Use of Property
Site	CC/SA-WR & PR	CC/VC & PR/VC	Undeveloped
North	R3/DS	HDR/VC	Single family residential
South	P/QP/SA-WR & R3/DS	P/OP/VC & HDR/VC& MDR-VC	Church, single family residential, and undeveloped
East	R3/DS	MDR/VC	Single family residential
West	R3/DS	MDR/VC	Single family residential

## Environmental Setting

The project site is currently undeveloped and is comprised mostly of disturbed annual grasslands. With the exception of streetlights located along the project's roadway frontage, no other structures are located on the site. One poplar tree is located on site adjacent to Pleasant Grove Boulevard. The site has been previously rough graded and all utilities are stubbed to the site. Curb and gutter improvements exist along the perimeter of the properties, five driveway stubs and various sections of sidewalk are located along the perimeter of the property. The area immediately surrounding the site is currently developed on three sides with single family homes and to the south with St. John's church.



**Figure 2:** Existing Conditions Aerial

## Proposed Project

This Addendum is for two separate applications that cover three distinct projects. The first project is for WRSP Parcels W-32, W-33, and W-54 which includes a Rezone, General Plan Amendment, Specific Plan Amendment, Development Agreement Amendment, Tentative Parcel Map and Tentative Subdivision Maps. This project is referred to in this Addendum as the **“Village Center Project.”**

The next two projects are geographically located on the Village Center Project properties, and include the development of the park property on Parcel W-54 referred to in this Addendum as **“Village Green Park”** as part of the VC Roseville, LLC requested entitlements.

The third project is located on Parcel W-32 and referred to by the applicant as Oakmont of Roseville II, and includes a request for a Design Review Permit. The project is referred to in this Addendum as the “**Oakmont Project**”. All projects are described in further detail below.

The analysis in this Addendum refers to the collective projects as “the project.”

#### Village Center Project

The requested entitlements for the Village Center Project would allow for the following:

- **A Tentative Parcel Map** – To merge and re-subdivide the three existing parcels into four parcels and three remainder lots.
- **A Rezone, General Plan Amendment and Specific Plan Amendment** – To rezone and modify the land use designations on the property from community commercial and park designations to community commercial, park and residential designations for the Village Center as shown in Table 2 below. The Specific Plan Amendment includes an amendment to the West Roseville Specific Plan document to reflect the proposed changes.

**Table 2:** Existing & Proposed Zoning & Land Use

Existing				Proposed			
	Zoning	Land Use	Acreage		Zoning	Land Use	Acreage
W-32	CC/SA-WR	CC/VC	6.91	W-32	CC/SA-WR	CC/VC	3.31
W-33	CC/SA-WR	CC/VC	6.9	W-33	CC/SA-WR	CC/VC	3.1
W-54	P/R	PR/VC	3.81	W-54	P/R	PR/VC	3.71
				W-28	RS/DS	MDR/VC	3.8
				W-29	RS/DS	MDR/VC	3.8
ROW			0.74	ROW			0.64
Total			18.36				18.36

- **A Development Agreement Amendment** – To vest entitlements and to revise Developer and City obligations as they pertain to the proposed project.
- **Two Tentative Subdivision Maps** – To establish two small lot tentative maps to create 28 residential lots each on Parcel W-28 and W-29 for a total of 56 single family residential units.

In summary, approval of the proposed project would reduce the commercial acreage in the Village Center from 13.81 acres to 6.41 acres and would replace 40 high density residential units intended to be located on the community commercial parcels as second story residential units with 56 medium density residential units on proposed parcels W-28 and W-29. The project would also modify the shape of the park parcel and slightly reduce the size of the park parcel from 3.81 acres to 3.71 acres.



**Figure 1: GPA/SPA Existing Proposed Exhibit**

With the exception of the Development Agreement Amendment, project plans are included as Attachments 2-7 for reference.

### Village Green Park

The existing plan anticipates a square shaped urban park with frontage along Pleasant Grove Boulevard. The park was intended to be constructed as a town square that would complement the intended surrounding commercial uses, as well as preserve a view corridor that draws a view shed from the north side of Pleasant Grove across the roadway and highlights the St. John's Church steeple.

With the Applicant's proposal to reconfigure parcels on site and further subdivide the property, the park parcel would be reconfigured into a longer and linear rectangular shape. The new acreage of the park would be 3.71 gross acres. It would continue to have frontage along Pleasant Grove Boulevard, but would also have frontage along Mayhill Drive, new MDR parcels W-28 and W-29, as well as reconfigured parcels W-32 (future Oakmont) and W-33 (future commercial). Parking for the park is anticipated to be on-street.



**Figure 2: Conceptual Site Layout Exhibit**

The specific plan includes an existing conceptual park plan that anticipated the following uses on parcel W-54:

- Children's Play Structure
- Village Green Central Walkway Concourse

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li>• Civic Plaza with Fountain</li> <li>• Entry Plaza at Corners</li> <li>• Diagonal Village Parking</li> </ul> | <ul style="list-style-type: none"> <li>• Central Structure/Stage</li> <li>• Interactive Water Play Feature</li> </ul> |
|---|---|

The existing conceptual plan is provided as Attachment 8.

Revisions to the specific plan include proposed changes to the conceptual park plan that anticipates similar but slightly less intense uses which include:

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li>• Open turf play areas</li> <li>• Seating areas</li> <li>• Children's play structures</li> <li>• Designated gathering space</li> </ul> | <ul style="list-style-type: none"> <li>• Shade structure</li> <li>• Restrooms</li> <li>• Pedestrian connection to the proposed commercial on parcel W-32</li> </ul> |
|---|---|

An interactive water play feature was a component of the existing conceptual plan, while not specifically listed in the proposed conceptual plan, at the first master plan meeting with the community this was a feature supported by the community. Therefore this may be a feature included in the proposed conceptual plan subject to final design and budget.

The proposed conceptual park plan is provided as Attachment 7.

#### Oakmont Project

The requested entitlements for the Oakmont Project would allow for the development of an Oakmont of Roseville II Senior Living Facility (Community Care Facility) on proposed commercial Parcel W-32 (3.31 acres). The Design Review Permit would allow for the development of a two story, 88,446 square foot building on site which will include 60 assisted living units and 27 memory care units. The project includes development of on-site parking, lighting, landscaping, walkways and utilities. The projects plans including: site plan, building elevations, grading plans, utility plans, landscape plans, etc. are included as Attachments 9-15.

## **PURPOSE AND SCOPE OF ADDENDUM**

The WRSP allows for a mix of land uses such as residential, commercial, industrial, park, open space, and schools.

In accordance with the California Environmental Quality Act (CEQA), it was determined that the West Roseville Specific Plan had the potential to have a significant adverse impact upon the environment, and the WRSP FEIR (SCH #2002082057) was prepared for the project. A Notice of Completion was filed with the State of California Office of Planning and Research. The Final Environmental Impact Report (FEIR) was certified by the City Council on February 4, 2004. A copy of the WRSP EIR is available for review at the Permit Center at 311 Vernon Street, Roseville, CA or online at [www.roseville.ca.us](http://www.roseville.ca.us).

The West Roseville Specific Plan (WRSP) and the related FEIR are referenced and utilized in the evaluation of this project, which is part of the area analyzed in the WRSP FEIR. Importantly, the WRSP FEIR included project-level, rather than programmatic, analysis of all of the land uses set forth in the WRSP.

The City Council adopted a Statement of Overriding Considerations when it certified the WRSP FEIR. The FEIR identified the following impacts associated with development of the WRSP area, as significant and unavoidable:

- Conversion of agricultural land to developed uses

- Inducement of substantial population growth
- Increased traffic on City of Roseville roadways
- Increased traffic on State Highways, including Interstate 80
- Increased traffic on Placer County roadways
- Increased emissions of fugitive dust and PM10 from grading and trenching activities (short term)
- Increased emissions of ozone precursors during construction (short-term)
- Increased emissions of air pollutants during operation
- Removal of historically significant properties and/or loss of historic integrity of such resources
- Increased demand for solid waste services at the Western Regional Sanitary Landfill
- Increased demand for solid waste services at the Materials Recovery Facility (MRF)
- Construction debris demand for solid waste services
- Alteration of the visual character of the site and vicinity
- New sources of light and glare

For build out of the WRSP project area, the WRSP FEIR also identified the following cumulative impacts as significant and unavoidable:

- Agricultural land conversion
- Air pollutant emissions from construction
- Air pollutant emissions from operation
- On-site noise levels that exceed City standards
- Off-site noise levels that exceed City standards
- Traffic impacts to Roseville, Placer County, Sacramento County, Sutter County and State facilities
- Increased demand for water
- Increased demand for recycled water distribution system
- Increased generation of solid waste
- Change in visual character

The FEIR identified project-specific mitigation measures for the specific plan, which were adopted by the City and incorporated into the WRSP. As explained earlier, this Addendum analyzes the impacts of the project in relation to the analysis completed in the WRSP FEIR.

## **ENVIRONMENTAL CHECKLIST FOR ADDENDUM ENVIRONMENTAL REVIEW**

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

## EXPLANATION OF CHECKLIST EVALUATION CATEGORIES

### Where Impact was Analyzed

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

### Do Proposed Changes Involve New Significant Impacts?

Pursuant to Section 15162(a)(1) of the CEQA Guidelines, this column indicates whether the changes represented by the current project will result in new significant impacts that have not already been considered and mitigated by the prior environmental review documents and related approvals, or will result in a substantial increase in the severity of a previously identified impact.

### Any new Circumstances Involving New Impacts?

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

### Any new Information Requiring New Analysis or Verification?

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

### Mitigation Measures Implemented or Addressing Impacts

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

## DISCUSSION AND MITIGATION SECTIONS

### Discussion

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



## CHECKLIST

### I. Aesthetics

	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Address Impacts.
a. Have a substantial adverse effect on a scenic vista?	WRSP EIR, 4.13-30 to 41	No	No	No	n/a; <sup>1</sup> WRSP EIR, 4.13-40
b. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	WRSP EIR, 4.13-39	No	No	No	n/a; WRSP EIR, 4.13-39
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	WRSP EIR, 4.13-31	No	No	No	n/a; WRSP EIR, 4.13-31 to 35
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	WRSP EIR, 4.13-35	No	No	No	MM <sup>2</sup> 4.13-1, MM 4.13-2; MMP, <sup>3</sup> 56-57
<p><b>Discussion:</b> Aesthetics was adequately addressed in the WRSP EIR as it relates to the proposed project. There is no significant change in the proposed project that would change the environmental impact for this section. The proposed projects are located on properties already anticipated for development. In the WRSP Final EIR, all of the aesthetic impacts were previously identified as significant and unavoidable. The proposed uses are substantially consistent with the build out assumptions and would not increase the severity of already identified significant impacts.</p> <p>Additionally, all development projects within this project area are required to meet the design guidelines established by the WRSP and the City's Community Design Guidelines. As it relates to aesthetics, these standards ensure the high quality design and architectural character of any buildings developed as well as minimum landscaping standards. Related to light and glare, the standards in these documents require all parking lots to be screened by a low knee wall or landscaping and all light fixtures to have glare shields.</p> <p>Therefore, based on the reasons listed in this section, there would be no new significant impacts not previously identified in the WRSP FEIR. Therefore, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that <i>"none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred"</i> relative to aesthetic resources.</p>					

<sup>1</sup> Where "n/a" (not applicable) appears in this column, "n/a" means that no mitigation was required. The cited EIR page numbers refer to the place in the EIR where one can find the explanation of why no mitigation was required.

<sup>2</sup> Mitigation measure ("MM").

<sup>3</sup> WRSP EIR, Mitigation Monitoring Program ("MMP"), pp. 1-57.

**II. Agricultural & Forestry Resources**

	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Address Impacts.
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	WRSP EIR, 4.1-45 to 47	No	No	No	MM 4.1-4; MMP, 5
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	WRSP EIR, 4.1-20 to 28; 4.1-39; 4.1-50 to 52	No	No	No	MM 4.1-1 to 3; MMP, 4-5
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	WRSP EIR, 4.1-45 to 47	No	No	No	n/a

**Discussion:** Agricultural Resources were adequately addressed in the WRSP EIR as it relates to the proposed project. There is no significant change in the proposed project that would change the environmental impact for this section. The proposed projects are located on properties already anticipated for development, that have been rough graded with utilities stubbed and are surrounded by existing development on all sides. In the WRSP Final EIR, Agricultural and Forestry Resources impacts were previously identified as significant and unavoidable. The proposed uses are substantially consistent with the build out assumptions and would not increase the severity of already identified significant impacts; therefore, there would be no new significant impacts not previously identified in the WRSP FEIR to agricultural uses. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that “*none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred*” relative to agricultural and forestry resources.



### III. Air Quality

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Address Impacts.
a) Conflict with or obstruct implementation of the applicable air quality plan?	WRSP EIR, 4.4-13 to 15	No	No	No	N/A
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	WRSP EIR, 4.4-18 to 31	No	No	No	MM 4.4-1 to 6; MMP, 11-16; WRSP EIR, 4.4-33
c) Result in a cumulatively considerable net increase of any criteria for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?	WRSP EIR, 4.4-6 to 10; 4.4-26; 4.4-30 to 31; WRSP EIR, 5-54 to 59	No	No	No	MM 4.4-1 to 7; MMP, 11-16; WRSP EIR, 5-54 to 59
d) Expose sensitive receptors to substantial pollutant concentrations?	WRSP EIR, 4.4-18; 4.4-26 to 29; 4.4-32	No	No	No	MM 4.4-7; MMP, 16-17
e) Create objectionable odors affecting a substantial number of people?	WRSP EIR, 4.4-32 to 33; MMP, 52	No	No	No	N/A

**Discussion:** As noted earlier, the FEIR found the following air quality impacts to be significant and unavoidable:

- Increased emissions of fugitive dust and PM10 from grading and trenching activities (short term);
- Increased emissions of ozone precursors during construction (short-term);
- Operational Emissions;
- Cumulative air pollutant emissions from construction; and
- Cumulative air pollutant emissions from operation.

a-c) The City of Roseville, along with south Placer County, is located within the federal Sacramento Ozone Non-attainment Area. The Placer County Air Pollution Control District (PCAPCD) is required to comply with and implement the State Implementation Plan (SIP) to demonstrate

when and how the region can attain the federal ozone standards. Currently the districts within the Sacramento Valley Air Basin (consisting of Placer, Sacramento, Yolo, Yuba, Sutter, Colusa, Glenn, Tehama, Shasta and Solano counties) are working together to finalize the attainment plan, which is aimed at attainment of the federal 8-hour ozone standard.

**Construction Emissions** - Project related construction activities would generate air pollutants intermittently within the site, and the vicinity of the site, until all construction phases have been completed. The air pollutant emission sources would include the following:

- Emission from construction equipment;
- Dust from grading and infrastructure improvements; and
- Reactive Organic Gasses (ROG) emissions from road surfacing and architectural coating.

**Operational Emissions** - Once construction of the project has ended, the operation of the project's land uses will generate emissions of pollutants from vehicles and area sources such as HVAC units. Emissions would also occur from area sources such as natural gas combusting from heating, landscape maintenance equipment exhaust, and consumer products (e.g. cleaning products, spray paint etc.).

The proposed Village Center Rezone project reduces the amount of commercial development on the site from 13.81 acres to 6.41 acres and modifies the residential component of the project site from 40 HDR units to 56 MDR units. A traffic study prepared by Fehr & Peers concluded that proposed rezone project as proposed with the Oakmont Project would reduce the number of traffic trips from 9,053 trips to 2,376. That is a significant reduction and because air quality is tied to number of trips (emissions), one can deduce that the operational emissions anticipated by the WRSP EIR will be reduced with this project. As it relates to air quality, the proposed uses are reduced in comparison with the existing build out assumptions and would not increase the severity of already identified significant impacts; therefore, there would be no new significant impacts not previously identified in the WRSP FEIR related to air quality. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that "*none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred*" relative to air quality.

**IV. Greenhouse Gases**

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	N/A	No	No	No	N/A
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	N/A	No	No	No	N/A

**Discussion:** The proposed Village Center Project reduces the amount of commercial development on the site from 13.81 acres to 6.41 acres and modifies the residential component of the project site from 40 HDR units to 56 MDR units. A traffic study prepared by Fehr & Peers concluded that proposed Village Center Project including the Oakmont Project would reduce the number of traffic trips by 6,677 trips from 9,053 trips to 2,376. This is a significant reduction and because both air quality and greenhouse gases are tied to number of trips (emissions), one can deduce that the GHG emissions that would have resulted from buildout under the original WRSP will be substantially reduced with this project. While not previously evaluated in the WRSP EIR, the significant reductions in traffic trips and corresponding air pollutant and GHG emissions provides substantial evidence for the conclusion that the proposed uses in comparison with the build out assumptions would be reduced as compared to what they would have been under the original WRSP due to a less intensive/smaller scale project being proposed on this site. Moreover, the construction vehicles and equipment, passenger vehicles, and new buildings constructed and used in the proposed project will be subject to the State's comprehensive regulations aimed at reducing emissions from construction fleets, implementing cleaner fuel requirements (including the expansion of electric-powered vehicle infrastructure), and requiring greater energy efficiency in new buildings. (E.g., Executive Order B-16-12; California Code of Regulations, Title 13, §§ 1900, 1961, 1961.1, 1961.2, 1961.3, 1965, 1968.2, 1968.5, 1976, 1978, 2037, 2038, 2062, 2112, 2139, 2140, 2145, 2147, 2235, and 2317 et seq.; California Code of Regulations, Title 24, Parts 6 and 11) For all of these reasons and each of them individually, this project would not make a significantly greater contribution to greenhouse gas emissions than would have occurred under the original WRSP; in fact, the proposed project would reduce greenhouse gas emissions as compared to the original project. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that *"none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred"* relative to greenhouse gases.

**V. Biological Resources**

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Address Impacts.
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	WRSP EIR, 4.7-40 to 48	No	No	No	MM 4.7-1 to 15; MMP, 22-37
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	WRSP EIR, 4.7-57 to 58	No	No	No	MM 4.7-12 to 13; MMP, 35-36
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	WRSP EIR, 4.7-32 to 40	No	No	No	4.7-1 to 2; MMP, 25-26
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	WRSP EIR, 4.7-49 to 53	No	No	No	MM 4.7-10 to 11; 4.7-13(d); MMP, 33-347
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	WRSP EIR, 4.7-53 to 57	No	No	No	n/a

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	WRSP EIR, 4.7-23; 4.7-28 to 31; 4.7-62 to 75	No	No	No	n/a
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**Discussion:** Biological Resources were adequately addressed in the WRSP EIR as it relates to the proposed project. There is no significant change in the proposed project that would change the environmental impact for this section. The proposed projects are located on properties already anticipated for development, that have been rough graded with utilities stubbed to the site and surrounded by existing development on all sides. The proposed uses are substantially consistent with the buildout assumptions and would not increase the severity of already identified significant biological resources impacts; therefore, there would be no new significant impacts to biological resources.

One poplar tree on Pleasant Grove Boulevard will likely be removed as part of the project. The tree is not a protected species and its removal is not considered a significant impact. It is a young tree, and was likely a volunteer (i.e., not formally planted). As part of the project, landscaping will be required including the planting of ornamental trees.

With the mitigation measures identified in the WRSP FEIR, the impacts are considered less than significant. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that *“none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred”* relative to biological resources.

**VI. Cultural, Archeological, or Paleontological Resources**

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Cause a substantial adverse change in the significance of an historic resource as defined in Section 15064.5?	WRSP EIR, 4.8-14 to 16	No	No	No	MM 4.8-4 to 9; MMP, 40-42
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	WRSP EIR, 4.8-12 to 14	No	No	No	MM 4.8-1 to 3; MMP, 38-39
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	WRSP EIR, 4.8-16 to 17	No	No	No	MM 4.8-10 to 13; MMP, 42-44
d) Disturb any human remains, including those interred outside of dedicated cemeteries?	WRSP EIR, 4.8-13	No	No	No	MM 4.8-1 to 2; MMP, 38-39

**Discussion:** No cultural or historical resources are known to exist on the project site. While it is anticipated that there will be no significant impacts to cultural resources, there is always a potential that unknown prehistoric or historic cultural or paleontological resources could be uncovered during project construction. Because it is possible that some such unearthed cultural resources might qualify as “historical resources” or “unique archeological resources” that cannot feasibly be avoided, the FEIR conservatively concluded that impacts to such resources were potentially significant and unavoidable.

Consistent with state law, staff sent notices to Native American representatives consistent with SB18 requirements informing the tribes of the project and the opportunity for formal consultation.

Mitigation is included that requires that, in the event of a discovery of unknown buried archeological or historic deposits, project activity in the vicinity be halted until a qualified archeologist can assess the resources and provide management recommendations per MM 4.8-1 (*Cease Work and Consult with Quality Archaeologist*).

Areas of the WRSP contain geologic formations that could contain paleontological resources. Mitigation measure MM 4.8-10 (*Cease Work Until Review Conducted by Qualified Paleontologist and Recommendations Implemented*) is incorporated into the project to reduce potential impacts to a less than significant level.

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

## VII. Tribal Cultural Resources

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource as defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:					
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	n/a	No	No	No	n/a

b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1 the lead agency shall consider the significance of the resource to a California Native American tribe.	n/a	No	No	No	n/a
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*Discussion:* In addition to archeological resources described in Section V, tribal cultural resources are also given particular treatment. Tribal cultural resources are defined in Public Resources Code Section 21074, as either 1) a site, feature, place, geographically-defined cultural landscape, sacred place, or object with cultural value to a California Native American Tribe, that is listed or eligible for listing on the California Register or Historical Resources, or on a local register of historical resources or as 2) a resource determined by the lead agency, supported by substantial evidence, to be significant according to the historical register criteria in Public Resources Code section 5024.1(c), and considering the significance of the resource to a California Native American Tribe. This section was added to the CEQA Guidelines after the publication of the prior environmental document to which this Addendum is attached. While the original WRSP EIR addressed cultural resources, no Tribal Cultural Resources were identified and the City of Roseville as CEQA Lead Agency is not aware of any Tribal Cultural Resources associated with project site. Furthermore, because the project qualifies for a CEQA Addendum, AB 52 Tribal Cultural Resource consultation is not required (however SB 18 noticing was conducted with tribes which had requested such notice, and no requests for consultation were received). Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that “*none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred*” relative to Tribal Cultural Resources.

## VIII. Geology and Soils

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	WRSP EIR, 4.6-17 to 23	No	No	No	WRSP EIR, 4.6-17 to 23



**ADDENDUM TO WEST ROSEVILLE SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT**

**July 10, 2017**

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

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i) Ruptures of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)	WRSP EIR, 4.6-17 to 18	No	No	No	N/A
ii) Strong seismic ground shaking?	WRSP EIR, 4.6-6; 4.6-17	No	No	No	N/A
iii) Seismic-related ground failure, including liquefaction?	WRSP EIR, 4.6-6; 4.6-17	No	No	No	N/A
iv) Landslides?	WRSP EIR, 4.6-4; 4.6-17	No	No	No	N/A
b) Result in substantial soil erosion or the loss of topsoil?	WRSP EIR, 4.6-19 to 23	No	No	No	WRSP EIR, 4.6-19
c) Be located in a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	WRSP EIR, 4.6-14 to 22	No	No	No	WRSP EIR, 4.6-17 to 18
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	WRSP EIR, 4.6-18 to 19	No	No	No	WRSP EIR, 4.6-18 to 19
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	N/A	No	No	No	N/A

**Discussion:** The project is not expected to expose people or structures to potential substantial adverse effects involving seismic shaking, ground failure or landslides. The project site is located in Roseville, which is in Placer County. The California Department of Mines and Geology classifies the South Placer area as a low severity earthquake zone. No active faults are known to exist within the County. The project site is considered to have low seismic risk with respect to faulting, ground shaking, seismically related ground failure and liquefaction. Because the risk associated with rupture of a known earthquake fault or seismic related ground failure to new structures is low, the impact is less than significant.

Landslides typically occur where soils on steep slopes become saturated or where natural or manmade conditions have taken away supporting structures and vegetation. The project site has been rough graded and the site in its existing and proposed condition is flat; therefore, there are not conditions that would present a hazard during development or upon completion of the project.

Grading activities will result in the disruption, displacement, compaction, and over covering of soils associated with site preparation (grading and trenching for utilities). Grading activities for the project will be limited to the project site. Grading activities require a grading permit from the Engineering Division of the Public Works Department. The grading permit will be reviewed for compliance with the City's Improvement Standards, including the provision of proper drainage, appropriate dust control, and erosion control measures. Grading and erosion control measures will be incorporated into the required grading plans.

Soils on the site have a high shrink-swell potential. A soils report is required with the submittal of the improvement plans. The City of Roseville Building Department will review construction plans before a building permit is issued and the Engineering Division will review and approve all rough grading plans to ensure that all grading and structures would withstand shrink-swell potentials and earthquake activity in this area.

A General Plan Policy requires that new homes connect to the City's sanitary sewer system. The City's Environmental Utilities Department has reviewed the project and determined that City's sanitary sewer system can accommodate the project. No septic tanks will be permitted as part of the project. Therefore, no impact to soils relative to supporting use of septic tanks would occur.

Impacts to the geology and soils on site are considered to be less than significant.

The proposed uses are substantially consistent with the build out assumptions and would not increase the severity of already identified significant impacts; therefore, there would be no new significant impacts not previously identified in the WRSP FEIR related to geologic conditions. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that "*none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred*" relative to geology and soils.

**IX. Hazards and Hazardous Materials**

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	WRSP EIR, 4.9-29 to 30; 4.9-35 to 36	No	No	No	MM 4.9-3; MMP, 45
b) Create a significant hazard to the public or the environment though reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	WRSP EIR, 4.9-7 to 14; 4.9-22 to 25; 4.9-27 to 29; 4.9-35 to 37	No	No	No	N/A
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within on-quarter mile of an existing or proposed school?	WRSP EIR, 4.9-36 to 38	No	No	No	MMP, 45
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	WRSP EIR, 4.9-22 to 39	No	No	No	MM 4.9-1 to 2; MMP 44-45
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	n/a; WRSP EIR, 4.3-26	No	No	No	N/A
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing in the project area?	n/a; WRSP EIR, 4.3-26	No	No	No	n/a

g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	WRSP EIR, 4.9-14; 4.9-20 to 21	No	No	No	MM 4.10-3, MMP, 44
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	WRSP EIR, 4.10-13 to 15	No	No	No	N/A

**Discussion:** Past use of the site for agricultural purposes could have involved the use of pesticides and/or herbicides. While the risk is low, there nonetheless could be contamination on site. Implementation of WRSP FEIR MM 4.9-1 (*Identify and Remediate Soil Contamination*) would reduce the risk of exposure to the site to a less than significant level by ensuring the soil is properly managed.

Additional households and commercial uses on the site could increase the risk of improper disposal of hazardous materials. Hazardous waste impacts, however, are less than significant due to the implementation of existing regulations that oversee the use and disposal of hazardous materials, according to the FEIR. Based on this information, potential impacts associated with hazardous materials are expected to be less than significant.

The project is not located within an airport land use plan area; no airports are located within two miles of the project site; and the project site is not located within the vicinity of a private airstrip. There are no flight height and safety or noise contour areas within the project area. The project site is located within an area that is subject to overflight activity associated with McClellan Airfield located approximately seven miles southwesterly of the site in Sacramento County, as well as Sacramento International and Lincoln Airports. Planes under 3,000 feet may occasionally fly over the project area.

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

**X. Hydrology and Water Quality**

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Violate any water quality standards or waste discharge requirements?	WRSP EIR, 4.12-27 to 59; 4.12-47 to 48	No	No	No	n/a
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	WRSP EIR, 4.12-48 to 58	No	No	No	MM 4.12-2; MMP 55
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off-site?	WRSP EIR, 4.12-31 to 36; 4.12-24 to 25; 4.12-42 to 43	No	No	No	MM 4.12-1
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off-site?	WRSP EIR, 4.12-32 to 39	No	No	No	MM 4.12-1; MMP, 54
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted water?	WRSP EIR, 4.12-6 to 10; 4.12-27 to 30	No	No	No	MM 4.12-2 to 3; MMP, 55

f) Otherwise substantially degrade water quality?	WRSP EIR, 4.12-10 to 13; 4.12-17 to 31	No	No	No	n/a
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	WRSP EIR, 4.12-39 to 42	No	No	No	n/a
h) Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?	WRSP EIR, 4.12-27 to 59	No	No	No	n/a
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	WRSP EIR, 4.12-39 to 42	No	No	No	n/a
j) Inundation by seiche, tsunami, or mudflow?	WRSP EIR, 4.12-27 to 59	No	No	No	n/a

**Discussion:** The proposed project will result in over-covering of soils with impervious surfaces such as asphalt paving and residential structures. This will result in a reduced rate of absorption of surface water runoff and will increase water being directed into the City's drainage system. The City evaluated the potential impacts related to increased runoff in the FEIR, which assumed full build-out of the site and other properties in the City and evaluated downstream flooding impacts resulting from increased surface water runoff. The FEIR found that, with the implementation of City standards and programs, the potential flooding impacts would be less than significant. No development will occur within the 100-year flood hazard area (regulatory floodplain). The City standards will include requirements for a drainage system designed in accordance with City standards that will adequately handle on-site drainage associated with the development of the property. The proposed project will be subject to the adopted City standards and programs. The project would be required to pay its fair share of fees toward the Roseville Regional Stormwater Retention Facility.

The project is subject to the Clean Water Act with regards to the discharge of pollutant into waters of the US. Should it be determined the project will result in direct discharges into surface waters, the developer will be required to obtain a National Pollutant Discharge Elimination System (NPDES) permit. As a condition of approval, all drainage will be collected through an on-site storm drain system and directed to the City's storm drain system. Prior to discharge from the site, the storm water shall be treated with appropriate storm water pollution treatment device(s) as required by the City's Stormwater Quality Design Manual.

The proposed project does not include any grading activities that will have an effect upon groundwater flow or quantities. Prior to the approval of the Improvement Plans, the developer shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to the City, as defined by the

Regional Water Quality Control Board, to ensure that the project will not result in the release of materials that will adversely affect groundwater. Based on the above information, the impacts associated with water quality are less than significant.

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

**XI. Land Use and Planning**

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Physically divide an established community?	WRSP EIR, 4.1-20 to 52	No	No	No	n/a
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	WRSP EIR, 4.1-29 to 59	No	No	No	MM 4.1-1 to 3; MMP 4-5
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	WRSP EIR, 4.7-23; 4.7-28 to 31; 4.7-62 to 75	No	No	No	n/a



**Discussion:** The property is currently designated with a mix of land use designations. The existing and proposed designations are shown in the table below.

**Table 3:** Existing and Proposed Zoning and Land Use

Existing				Proposed			
	Zoning	Land Use	Acreage		Zoning	Land Use	Acreage
W-32	CC/SA-WR	CC/VC	6.91	W-32	CC/SA-WR	CC/VC	3.31
W-33	CC/SA-WR	CC/VC	6.9	W-33	CC/SA-WR	CC/VC	3.1
W-54	P/R	PR/VC	3.81	W-54	P/R	PR/VC	3.71
				W-28	RS/DS	MDR/VC	3.8
				W-29	RS/DS	MDR/VC	3.8
ROW			0.74	ROW			0.64
Total			18.36				18.36

Approval of the requested projects would reduce the commercial uses in the Village Center from 13.81 acres to 6.41 acres. It would also replace the residential uses permitted on the CC properties from 40 HDR units to 56 MDR units and relocate them to proposed parcels W-28 and W-29 from W-32 and W-33. Concerns were raised by the neighborhood regarding the loss of commercial uses. However, this would not constitute a significant environmental impact. In fact, according to market analysis, reducing the size of the commercial will more likely result in commercial being built on the site in the near term. Commercial services could include coffee shop, restaurant, dry cleaning, day care or other neighborhood serving uses.

The Village Center Project also modifies the permitted use types to include Community Care Facilities on Parcel W-32 only. Community Care Facilities are included as a permitted use in the CC zoning designation in the City's Zoning Ordinance and is considered a conditionally compatible use in the general plan with the adjacent medium density residential uses and park and recreation uses, and a compatible use with the P/QP (church) use across the street. The Oakmont design review permit (DRP) specifically introduces a community care facility that would provide 60 assisted living units and 27 memory care units for elderly residents. The Village Center was intended to have a greater intensity of uses surrounded by medium and high density uses. The Oakmont Community Care Facility has both residential and commercial functions, both of which can fit into this environment. Though the DRP, staff evaluates the facility to ensure that the project has appropriate setbacks, screening, landscaping, lighting, building massing, and building architecture to fit in with the surrounding community. These requirements are outlined in the WRSP and the City's Community Design Guidelines.

The park parcel W-54 would reduce in size from 3.81 acres to 3.71 acres. Even though there is a slight net increase in number of units (16 units), the proposed project decreases the intensity of uses from what was envisioned in the WRSP. Parcel W-33 has a zoning and land use designation of CC consistent with the original specific plan and is anticipated to provide the community with some remaining retail and neighborhood serving uses. The proposed amendments to the Specific Plan, the General Plan and Zoning designations with a mix of uses that are compatible with the other uses envisioned in the WRSP. With the General Plan and Zoning changes, the project would be consistent.

The FEIR found that there could be potential incompatibility of internal land uses, especially as the project builds out. Future construction within phases of the project would involve substantial noise, truck trips and dust over a period of several years. Such activities could affect existing uses. However, the original EIR anticipated high density residential mixed uses, with a larger component of large floor plate commercial uses. The original zoning could have allowed large delivery trucks, and commercial uses with loud HVAC systems which would have been an impact on the existing residential homes. By reducing the commercial to more neighborhood, small scale uses, will reduce the potential for incompatible uses. The project would be required to comply with the City's noise and grading ordinances. Further, the project would implement MM 4.5-1 (*Construction Noise Reduction*), MM 4.5-3 (*Commercial Noise Controls*) to reduce impacts to a less than significant level.

Based on the above information, the potential land use impacts associated with the proposed project are considered less than significant.

The project will not divide an existing community and there are no Habitat Conservation Plans or Natural Community Conservation Plans covering the project site. The land use and planning impacts that would occur in association with the proposed project are less than significant.

The project is outside the Community Noise Equivalent Level (CNEL) and the safety hazards area for any airport. However, the area may be subject to frequent large aircraft overflight flying under 3,000 feet. Overflights may be annoying to future residents and other sensitive uses. A requirement that future residents will be notified of the potential noise issue related to overflights of aircraft will be included as part of the Project's proposed Development Agreement Amendment.

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

**XII. Mineral Resources**

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	WRSP EIR, 4.6-1; 4.6-11 to 12	No	No	No	n/a; WRSP EIR, 4.6-1
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	WRSP EIR, 4.6-1; 4.6-11 to 12	No	No	No	n/a; WRSP EIR, 4.6-1
<b>Discussion:</b> As the FEIR explained, the project site is not known to include any mineral resources that would be of local, regional, or statewide importance. Therefore, the project is not considered to have any impacts on mineral resources. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that “ <i>none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred</i> ” relative to mineral resources.					

**XIII. Noise**

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Exposer of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	WRSP EIR, 4.5-17 to 45; 4.5-7	No	No	No	MM 4.5-10; MMP 22n/a
b) Exposure of persons to or generation of excessive ground borne vibration of ground borne noise levels?	WRSP EIR, 4.5-41 to 42	No	No	No	n/a
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	WRSP EIR, 4.5-22 to 41	No	No	No	MM 4.5-3 to 8, 4.5-10; MMP, 19-22
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	WRSP EIR, 4.5-20 to 21	No	No	No	MM 4.5-1 to 2; MMP 17-18
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	n/a; WRSP EIR, 4.3-26	No	No	No	n/a
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	n/a; WRSP EIR, 4.3-26	No	No	No	n/a

**Discussion:** The proposed project is not expected to result in any noise impacts that were not adequately covered in the FEIR. The proposed project reduces the intensity of the site by reducing the amount of commercial, which results in less traffic to the site which in turn would assume noise would not be increased (and may be reduced) as a result of this project. jc brennan & associates prepared a noise study memo to address the proposed changes in land use and zoning. The technical memo indicated that the proposed changes would result in a net reduction of

2,333 external vehicle trips (from Fehr & Peers traffic analysis *WRSP External Trip Generation Comparison – 2035 with Existing vs. Proposed Zoning*) which results in reduced daily traffic volumes on roadways near the Village Center site. This equates to a slight reduction in traffic noise by 0.1 dBA.

The community care facility is a new permitted use for Parcel W-32 that would be allowed by the Rezone and Specific Plan Amendment. As these types of facilities typically have more calls for service than other uses, the noise study addressed single noise events related to emergency response sirens. The technical memo indicated that the operator of this facility, which owns and operates another facility in Roseville at 1101 Secret Ravine Parkway, works with local emergency response teams to limit siren noise either through communication of the urgency of the call. The City's Fire Department has confirmed that they will work with these types of facilities on minimizing siren use, when appropriate, and the captain of each fire engine has the discretion to decelerate the code of the call from a code 3 (siren) to code 2 (no siren) especially for calls that take place at night. The noise technical memo indicates that this practice would allow for siren noise to be reduced, and when used, siren noise would be brief. While siren noise is exempt from the City's noise ordinance, emergency siren noise at this location is predicted to meet City of Roseville standards and no additional measures are required.

In addition, the proposed changes to the park would result in more compatible uses with the existing neighborhood, that are expected to result in less potential for noise generating uses, than would have been associated with a urban commercial center plaza type park that was originally planned. The vision for the original park would have had planned activities by a business association such as concerts etc. While farmers markets or homeowner association events may still occur, it is not anticipated to have a significant noise impact above what was previously identified in the EIR.

The proposed project site is not located within an airport land use plan area. Nor is it located within two miles of an airport or within the vicinity of a private airstrip. However, the project site is subject to over-flight activity from McClellan Airfield, Sacramento International Airport, and Lincoln Airport. While no noise standards would be exceeded by over flight of aircraft, future residents may be annoyed by what is referred to as single event noise, by the sound of low aircraft, particularly at night. This is considered a less than significant impact. As a requirement of the existing Development Agreement, future residents will be notified about potential for aircraft overflight.

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

**XIV. Population and Housing**

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, though extension of roads or other infrastructure)?	WRSP EIR, 4.2-5 to 6; 4.2-20 to 21	No	No	No	n/a; WRSP EIR, 4.2-20
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	WRSP EIR, 4.2-5 to 6; 4.2-12 to 22	No	No	No	MM 4.2-2; MMP 5
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	WRSP EIR, 4.2-5 to 6; 4.2-12 to 22	No	No	No	n/a

**Discussion:** The project will result in a slight increase in the number of residential housing units in the WRSP, with a net increase of 16 residential units (40 HDR units allowed in the existing plan in comparison to 56 MDR that would replace this allocation). Based on 2.61 persons per household this would increase the WRSP population by 42 people. This is not considered significant. Additionally, since the commercial portion of the project is being reduced from 13.81 to 6.41 acres the number of employees within the plan area is expected to be reduced by 276 employees. The Oakmont project is expected to have 60 employees. Given the size of the overall plan area, this is also not considered to be significant.

The proposed project would not result in a significant change in the jobs/housing balance in the City of Roseville. No existing buildings or residents are present on the project site; therefore, no residences or communities would be displaced.

Consistent with the City's General Plan policies, the plan area contributes ten percent of all housing constructed at an affordable level. While the proposed project adds 16 units to the total units approved for these sites in the WRSP, they do not result in an increase in the overall unit total approved for the Westpark portion of the specific plan, and therefore there is no requirement for this project to provide additional affordable housing units within the plan area. The project is located on undeveloped property and will not displace affordable housing.

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

## XV. Public Services

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any the public services:					
a) Fire protection?	WRSP EIR, 4.10-11 to 15	No	No	No	MM 4.10-3 to 6; MMP, 47-48
b) Police protection?	WRSP EIR, 4.10-4 to 6	No	No	No	MM 4.10-1 to 2; MMP, 46-47
c) Schools?	WRSP EIR, 4.10-21 to 27	No	No	No	MM 4.10-7 to 8; MMP 48
d) Parks?	WRSP EIR, 4.10-30 to 37	No	No	No	MM 4.10-7 to 8; MMP 48
e) Other public facilities?	WRSP EIR, 4.10-28 to 30	No	No	No	MM 4.10-9 to 10; MMP 49
<b>Discussion:</b> The project will result in a slight increase in the number of residential housing units in the WRSP, with a net increase of 16 residential units over what is currently anticipated in the General Plan. This is not considered significant.					

The Police Department has determined that the proposed changes will not affect service to the area, consistent with the analysis in the FEIR.

Fire Station #9 within the West Plan recently opened on May 18, 2013. This Fire Station located east of the project area would provide adequate service to the area. The Fire Department has reviewed the project and determined that it will be able to adequately serve the project consistent with the analysis in the FEIR.

The project area is within the Roseville Joint Union High School District and the Roseville City School District. The FEIR identified impacts to schools as less than significant. With a district of 9,000 students, the addition of 16 additional residential units and associated students would be less than significant.

The project will pay school fees to each school district within its boundaries to mitigate any impacts. Under state law, such payments are deemed to constitute “*full and complete mitigation*” of impacts to school facilities. (Gov. Code, § 65995, subd. (h).)

The WRSP EIR addressed parks and recreation impacts in a combined analysis. Therefore, the parks component of this public services section of the Addendum is addressed in Section XV “Recreation” directly below to align with the environmental analysis conducted in the original EIR.

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

## XVI. Recreation

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
a) Would the project increase the use of existing neighborhood and regional parks or other	WRSP EIR, 4.10-30 to 37	No	No	No	n/a; WRSP EIR, 4.10-35



recreational facilities such that physical deterioration of the facility would occur or be accelerated?					
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	WRSP EIR, 4.10-35 to 37	No	No	No	n/a

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

The General Plan contains a policy requiring nine acres of parkland per every 1000 residents. The addition of 16 new residential units (56 MDR proposed minus 40 HDR currently approved) and 60 active adults from the Oakmont provides creates an increase over the original allocation generating a parkland dedication requirement of 0.52 acres of Citywide, neighborhood and open space park uses. Based on the original parkland dedication, which provided parkland above the City's requirements, the additional units proposed in the rezone do not require additional park acreage. Additionally, the units will pay neighborhood and Citywide park fees at issuance of a building permit and the assisted living units within the Oakmont project will pay citywide park fees. As part of the negotiation of the amendment to the Development Agreement, the Village Center Project will pay the Citywide and Neighborhood park fees in a lump sum at the time of the issuance of the first building permit. The Oakmont Project will also pay the negotiated Citywide park fee at the time of building permit issuance. In addition to the moving up of the payment of these park fees the Development Agreement Amendment will also earmark the General Fund Fee and Public Benefit Fee from the Village Center Project to go toward construction of the Village Green Park. With the payment of park fees, the construction of W-54 will be accelerated. The potential impact to recreation services is considered less than significant.

The reconfiguration of the park site from 3.81 acres to 3.71 acres results in a nominal reduction of park acreage. Due to the insignificance of the reduction and because the WRSP has an overall plan-wide surplus of parkland the potential impact to recreation services is less than significant and does not create any additional impacts not considered in the WRSP FEIR.

The park site is being reconfigured from a square shaped "urban" plaza to a rectangle shape that will extend through the entire project site. This proposed geographic change will provide greater access to the proposed park and make it more accessible to the existing neighborhood. In addition, it will not only maintain, but will increase the view corridor to the existing St. John's Church. Many of the citywide amenities may remain with the reconfiguration including the ability for gathering space for planned activities, and play equipment. A community meeting was held June 20, 2017 to gather feedback on the types of amenities the park should include in the future. It is anticipated that park construction could occur in approximately one-two years, depending on funding.

The proposed uses are substantially consistent with the build out assumptions and would not increase the severity of already identified significant impacts; therefore, there would be no new significant impacts not previously identified in the WRSP FEIR relative to parks and recreation. Thus,

pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that “*none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred*” relative to parks and recreation.

## XVII. Transportation/Traffic

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	WRSP EIR, 4.3-51 to 74	No	No	No	MM 4.3-1 to 4; MMP, 6-10
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	WRSP EIR, 4.3-32 to 87	No	No	No	MM 4.3-1 to 4; MMP, 6-10
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	n/a; WRSP EIR, 4.3-1	No	No	No	MM 4.3-1 to 4; MMP, 6-10
d) Substantially increase hazards due to a design feature(s) (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	WRSP EIR, 4.3-33	No	No	No	MM 4.3-1 to 4; MMP, 6-10

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e) Result in inadequate emergency access?	WRSP EIR, 4.10-3 to 4; 4.10-10	No	No	No	n/a
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?	WRSP EIR, 4.3-75 to 82	No	No	No	MM 4.3-7 to 9; MMP 10-11

**Discussion:** A traffic study was prepared for the project by Fehr & Peers. As indicated by the tables below, the proposed project has a net reduction in trips. Trip generation for the existing project was compared to trip generation under the following scenarios. In all scenarios trip generation of the proposed project was less than the existing approved project.

- Table 1: Trip Generation Comparison - Existing vs. Proposed Zoning (W-32 as retail instead of Oakmont Project),
- Table 2: Trip Generation Comparison - Existing vs. Proposed Zoning (W-32 with Oakmont Project), and
- Table 3: WRSP External Trip Generation Comparison – 2035 with Existing vs. Proposed Zoning

**Table 1**  
**Trip Generation Comparison – Existing vs. Proposed Zoning**

Land Use	Amount	Trip Rate <sup>1</sup>			Trips		
		AM Peak Hour	PM Peak Hour	Daily	AM Peak Hour	PM Peak Hour	Daily
<i>Existing Zoning</i>							
Retail	251 ksf	0.72	2.67	35	181	670	8,785
Multi-Family Residential	40 du's	0.49	0.58	6.5	20	23	260
Park	3.85 acres	0.04	0.17	2.2	1	1	8
<b>Total</b>					<b>202</b>	<b>694</b>	<b>9,053</b>
<i>Proposed Zoning</i>							
Retail	83.1 ksf	0.72	2.67	35	60	222	2,909
Single-Family Residential	56 du's	0.67	0.78	9.0	38	44	504
Park	3.4 acres	0.04	0.17	2.2	1	1	8
<b>Total</b>					<b>99</b>	<b>267</b>	<b>3,421</b>
<b>Difference</b>					<b>-103</b>	<b>-427</b>	<b>-5,632</b>

Notes:

1. Daily and PM peak hour trip rates from the City of Roseville travel demand model. AM peak hour rate estimated by calculating the difference in trip rates from the City's model (for PM peak hour and daily) versus the *Trip Generation Manual* (ITE, 2012) and applying this factor to ITE's AM peak hour rate.  
ksf = thousand square feet. du's = dwelling units.  
Source: Fehr & Peers, 2017.

**Table 2**  
**Trip Generation Comparison – Existing vs. Proposed Zoning (with Senior Living Facility)**

Land Use	Amount	Trip Rate <sup>1</sup>			Trips		
		AM Peak Hour	PM Peak Hour	Daily	AM Peak Hour	PM Peak Hour	Daily
Existing Zoning							
Retail	251 ksf	0.72	2.67	35	181	670	8,785
Multi-Family Residential	40 du's	0.49	0.58	6.5	20	23	260
Park	3.85 acres	0.04	0.17	2.2	1	1	8
Total					202	694	9,053
Proposed Zoning							
Retail	40.6 ksf	0.72	2.67	35	29	108	1,421
Single-Family Residential	56 du's	0.67	0.78	9.0	38	44	504
Park	3.4 acres	0.04	0.17	2.2	1	1	8
Senior Assisted Living Facility	88.5 ksf <sup>2</sup>	0.31	0.42	5	27	37	443
Total					95	190	2,376
Difference					-107	-504	-6,677

Notes:

- Daily and PM peak hour trip rates from the City of Roseville travel demand model. AM peak hour rate estimated by calculating the difference in trip rates from the City's model (for PM peak hour and daily) versus the *Trip Generation Manual* (ITE, 2012) and applying this factor to ITE's AM peak hour rate.
  - Square footage per project applicant, which corresponds to a 63% floor-to-area ratio. Resulting trip generation totals are very comparable to estimates from ITE's Assisted Living land use code.
- ksf = thousand square feet. du's = dwelling units.  
Source: Fehr & Peers, 2017.

**Table 3**  
**WRSP External Trip Generation Comparison – 2035 With Existing vs. Proposed Zoning**

Scenario	PM Peak Hour <sup>1</sup>	Daily <sup>1</sup>
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	Gross Trips	Internal Trips	External Trips	Gross Trips	Internal Trips	External Trips
2035 with Existing Zoning	11,160	2,930	8,230	132,757	30,307	102,450
2035 with Proposed Zoning	10,822	2,760	8,062	128,289	28,172	100,117
<b>Difference</b>	<b>-338</b>	<b>-170</b>	<b>-168</b>	<b>-4,468</b>	<b>-2,135</b>	<b>-2,333</b>

## Notes:

1. Source: City of Roseville travel demand model output.

While on-street parking has been an issue raised at the community meetings, parking is not considered an environmental impact, however the Project will be required to meet the City's requirements for parking. A discussion of the issue will be had in more detail in the staff report.

The analysis prepared by Fehr & Peers (2017) found that the proposed rezoning would cause the Average Daily Trips on Pleasant Grove Boulevard west of Fiddymont Road to decrease from 34,200 to 33,600. Similarly, the proposed rezoning would cause the PM peak hour volume on this segment to decrease from 2,750 to 2,690 vehicles. Similar decreases occur on other roadway segments. Given these findings, Fehr & Peers determined that it was not necessary to study any off-site intersections that could potentially be affected by the land use change.

The proposed project would result in a net reduction in traffic, by approximately 5,632 trips, 6,677 trips and 2,333 trips in the various scenarios illustrated in the tables above. This would result in fewer impacts than identified in the original WRSP FEIR. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that "*none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred*" relative to transportation/traffic.

**XVIII. Utilities and Service Systems**

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	WRSP EIR, 4.11-74 to 75	No	No	No	MM 4.11-5 to 6; MMP, 51
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	WRSP EIR, 4.11-6; 4.11-13; 4.11-30; 4.11-38 to 45; 4.11-66 to 74	No	No	No	MM 4.11-3 to 4; MMP, 50
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	WRSP EIR, 4.12-6 to 8; 4.12-24 to 30	No	No	No	MM 4.11-5 to 6; MMP, 51
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	WRSP EIR, 4.11-2 to 12; 4.11-17 to 38; 4.12-30 to 31; 4.12-48 to 59; 5-77 to 85; 5-100 to 105	No	No	No	MM 4.11-1 to 2; MMP, 49-50
e) Result in a determination by the wastewater treatment provider which serves the project that it has adequate capacity to serve the project's projected demand in addition of the provider's existing commitments?	WRSP EIR, 4.11-48 to 52; 4.11-57 to 75	No	No	No	MM 4.11-3 to 4; MMP, 50
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	WRSP EIR, 4.11-81 to 87	No	No	No	MM 4.11-7 to 12; MMP, 52-53
g) Comply with federal, state, and local statutes and regulations related to solid waste?	WRSP EIR, 4.11-76 to 88	No	No	No	MM 4.11-7 to 12; MMP, 52-53

**Discussion:**

Several technical memorandums were prepared by MacKay and Soms, consulting engineers, to determine water, recycled water, wastewater and solid waste demands for the proposed project. The studies prepared are as follows:

**Water (dated 03/08/17)**

Demand Type	Average Total Demand	Maximum Day Demand
	Gallons per day	Gallons per day
Existing Land Use	53,090	106,180
Proposed Land Use	50,764	101,528

The potable water demands associated with the proposed land use plan are less than the respective demands associated with the existing land use plan. The potable water infrastructure in place to serve the WestPark Village Center would not be required to be modified to serve the proposed land use plan.

**Recycled Water (dated 04/06/17)**

Land Use Plan	Average Day Demand	Peak Day Demand
Existing	23,247	59,514
Proposed	16,054	41,099

Since recycled water demands are less in the proposed land use than the existing approved land use, no recycled water infrastructure needs to be upsized to accommodate this change in land use. Therefore the recycled water infrastructure planned for the development and surrounding areas will be more than sufficient to support the project.

**Wastewater (dated 05/09/17)**

Demand Type	Average Total Flow	Peak Wet Weather Flow	Minimum Pipe Diameter
	Gallons per day	MGD	inches

Existing Land Use	31,763	0.22	6
Proposed Land Use	20,759	0.15	6

The sanitary sewer flows associated with the proposed land use plan are less than the respective flows associated with the existing land use plan. The sanitary sewer infrastructure in place to serve the WestPark Village Center would not be required to be modified in order to serve the proposed land use plan.

### **Solid Waste**

	Residential Generation (Tons/Yr)	Commercial Generation (Tons/Yr)	Total Generation (Tons/Yr)
Existing Land Use	50	329	379
Proposed (with Oakmont)	121	236	357
Difference			22 less with proposed project

The projected solid waste generation for the proposed project is less than the existing project and therefore impacts would be less.

In summary for the overall utility demands, the proposed project would result in less water use than identified in the WRSP FEIR and the approved Water Supply Assessment as well as less demand for recycled water, wastewater and solid waste.

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



**XIX. Mandatory Findings of Significance**

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, threatened or rare species, or eliminate important examples of the major periods of California history or prehistory?	WRSP EIR, 3-1 to 5; 4-3 and throughout EIR	No	No	No	MMP, 1-57
b) Does the project have impacts which are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	WRSP EIR, 5-1 to 105	No	No	No	WRSP EIR, 5-1 to 105
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	WRSP EIR, 3-1 to 5; 4-3 and throughout EIR	No	No	No	MMP, 1-57
<b>Discussion:</b> The FEIR determined there would be significant impacts from potential incompatibility of internal land uses, inducement of substantial population growth, increased traffic on Roseville, State highways, Placer County, Rocklin, Sacramento County roadways, increased emissions from construction and operations. In addition, the FEIR identified cumulative traffic impacts to Roseville and Placer County, increased emissions for construction and operations, noise impacts, increased demand for water, water treatment, recycled water, solid waste, stormwater runoff, and visual character.					

Buildout of the project is substantially consistent with the development assumptions in the FEIR; therefore, the proposed project would not substantially increase the severity of the identified significant cumulative impacts. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that *“none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred”* relative to the mandatory findings of significance.

## ENVIRONMENTAL DETERMINATION:

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*In reviewing the site specific information provided for this project and acting as Lead Agency, the City of Roseville, Development Services Department, Planning Division has analyzed the potential environmental impacts created by this project and determined that the findings of CEQA Section 15162 concerning the decision not to prepare a subsequent EIR or negative declaration and the findings of CEQA Section 15164 concerning the decision to prepare an Addendum can be made. As supported by substantial evidence within the Addendum to the West Roseville Specific Plan Environmental Impact Report (SCH # 2002082057, adopted February 4, 2004), the Lead Agency makes the following findings:*

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

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

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

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

Addendum Prepared by:



Tricia Stewart, Senior Planner  
City of Roseville, Development Services—Planning Division

## Attachments:

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1. Environmental Document on which this Addendum relies: West Roseville Specific Plan Final Environmental Impact Report (this document can be found online at:  
[http://www.roseville.ca.us/gov/development\\_services/planning/specific\\_plans\\_n\\_planning\\_areas/west\\_roseville\\_specific\\_plan.asp](http://www.roseville.ca.us/gov/development_services/planning/specific_plans_n_planning_areas/west_roseville_specific_plan.asp))
2. Tentative Parcel Map
3. Rezone Exhibit
4. General Plan Amendment & Specific Plan Amendment Exhibit and Redlines
5. Tentative Subdivision Map for Parcel W-28
6. Tentative Subdivision Map for Parcel W-29
7. Village Green Park parcel W-54 Proposed Conceptual Plan
8. Village Green Park parcel W-54 Existing Conceptual Plan
9. Oakmont Site Plan
10. Oakmont Elevations
11. Oakmont Elevation Details
12. Oakmont Grading Plan
13. Oakmont Utility Plan
14. Oakmont Landscape Plan
15. Oakmont Landscape Details
16. Traffic Memo
17. Water Demand Technical Memo
18. Recycled Water Demand Technical Memo
19. Wastewater Demand Technical Memo

**NOTE:** Attachments to the Addendum are available upon request.

## 20. Solid Waste Calculations

**TABLE OF APPLICABLE MITIGATION MEASURES**

Mitigation Measure	Implementation	Timing	Reviewing Party	Documents to be Submitted to City	Staff Use Only
<b>MM 4.4-1: Dust Control</b>  After review and approval by the PCAPCD, the developer, if required, shall apply approved chemical soil stabilizers according to manufacturer's specifications, to all inactive construction areas (previously graded areas which remain inactive for 96 hours).  Reduce traffic speeds on all unpaved surfaces to 15 miles per hour or less.  Creation of a dust control plan.  No open burning of vegetation during project construction.  Reestablishment of ground cover as soon as possible after construction.  Suspension of grading activities when winds exceed 25 mph.	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.  <b>Add as note on Improvement Plans.</b>	Engineering	Dust Control Plan and proof of submittal to PCAPCD	
<b>MM 4.4-3: Reduction of Construction Emissions</b>  The prime contractor shall submit to the PCAPCD a comprehensive inventory (i.e., make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower or greater) that will be used an aggregate of 40 or more hours for the construction project. District personnel, with assistance from the California Air Resources Board, will conduct initial Visible Emission Evaluations of all heavy-duty equipment on the inventory list. <ul style="list-style-type: none"><li>• An enforcement plan shall be established by the contractor in conjunction with the air district to weekly evaluate project-related on-and-off- road heavy-duty vehicle engine emission opacities, using standards as defined in California Code of Regulations, Title 13, Sections 2180–2194. An Environmental Coordinator, 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 and the equipment must be repaired within 72 hours.</li><li>• Contractors shall provide a plan for approval by the PCAPCD demonstrating that the heavy-duty (&gt;50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project-wide fleet average 30 percent NOx reduction and 45 percent particulate reduction compared to the most recent CARB fleet average. 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.</li><li>• Minimize idling time to 10 minutes.</li><li>• Use low sulfur fuel for stationary construction equipment, if feasible.</li><li>• Utilize existing power sources (e.g., power poles) or clean fuel generators rather than temporary power generators.</li><li>• Use low emission on-site stationary equipment.</li></ul>	The applicants shall submit the required plans as part of the Grading Permit or Improvement Plan 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.  <b>Add as note on Improvement Plans.</b>	Engineering	Required plans and proof of submittal to PCAPCD	
<b>MM 4.4-5: Reduction of Operational Emissions</b>  Each developer will need to reach an agreement with the Placer Air Quality District concurrent with any subdivision or design review permit on air quality mitigation measures. Following receipt of an application for a Tentative Map (excluding the large lot subdivision map) or Design Review Permit, the City will forward an early consultation notice to the Placer County Air Quality District (PCAQD). Where the PCAQD provides comments on a specific development proposal, the City shall work with PCAQD and the developer to incorporate any measures recommended by the PCAQD into the project. Where the PCAQD does not provide comment on a specific development proposal, the City shall incorporate measures that	Conditions imposed on each small lot tentative map and/or design review permit.	Prior to approval of building permits.	Refer to responsible entity following each bulleted item in the text of the mitigation measure.		

<p>reduce vehicle emissions and operational emissions from the proposed development. These measures will be implemented through project design, conditions of approval, noticing and disclosure statements, or through the City's plan check and inspection processes. The following is a listing of potential measures that could be implemented for the purpose of reducing vehicle and operational emissions:</p> <p><u>Measures Applied to Tentative Maps and Design Review Permits</u></p> <ul style="list-style-type: none"><li>• Provide tree plantings that meet or exceed the requirements of the City's Community Design Guidelines to provide shading of buildings and parking lots. (Design and COA—Planning)</li><li>• Landscape with native drought-resistant plants (ground covers, shrubs, and trees) with particular consideration of plantings that are not reliant on gas powered landscape maintenance equipment.(Design and COA—Planning)</li><li>• Require all flat roofs on non-residential structures to have a white or silver cap sheet to reduce energy demand. (COA—Planning)</li><li>• Provide conductive/inductive electric vehicle charging stations and signage prohibiting parking for non-electric vehicles within designated spaces within non-residential developments. (Design and COA—Planning)</li><li>• Configure parking to minimize traffic interference. (Design and COA—Planning)</li><li>• Provide vanpool parking only spaces to accommodate vanpools in employment areas (e.g., community commercial, business-professional, and industrial uses). (Design and COA—Planning)</li><li>• Provide preferential parking for carpools and vanpools in employment areas (e.g., community commercial, business-professional, and industrial areas). (Design and COA—Planning)</li><li>• All truck loading and unloading docks shall be equipped with one 110/208-volt power outlet for every two-dock doors. Signs shall be posted stating "Diesel trucks are prohibited from idling more than five minutes and trucks requiring auxiliary power shall connect to the 110/208-volt outlets to run auxiliary equipment." (Design and COA—Planning)</li><li>• Provide all day vehicle parking lots and secured bicycle storage near rail stations, transit stops, and freeway access points. (Design and COA—Planning)</li><li>• Develop the Class I, II, and III bikeway system within the plan as identified within the WRSP. (Design and COA—Planning, Public Works)</li><li>• Develop the Village Center consistent with the WRSP policies that encourage pedestrian travel over use of the automobile. (Design and COA—Planning, Public Works)</li><li>• Design streets to maximize pedestrian access to transit stops. (Design and COA—Planning, Public Works)</li><li>• Require site design to maximize access to transit lines, to accommodate bus travel, and to provide lighted shelters at transit access points. (Design and COA—Planning, Public Works)</li><li>• Develop the plan consistent with the higher residential densities provided around the Village Center, transportation nodes, and transit corridors. (Design and COA—Planning, Public Works)</li><li>• Wood burning or pellet appliances shall not be permitted in multi-family developments. Only natural gas or propane fired fireplace appliances are permitted. (COA, PC—Building)</li></ul>					
<b>MM 4.5-1: Construction noise reduction</b>	Project plans will be reviewed for compliance.	<i>Pre-Construction:</i> Prior to issuance of Improvement Plans and/or Building Permits.	Engineering and Building	None	

<p>As discussed under Impact 4.5-1, compliance with the City’s Noise Ordinance would result in a less-than-significant impact for construction noise. However, the following measures are recommended to further reduce the effects of construction noise on residents.</p> <p>Equipment warm-up areas, water tanks, and equipment storage areas shall be located a minimum of 150 feet from occupied residences, where feasible.</p> <p>Flexible sound control curtains shall be placed around drilling apparatus and drill rigs, if sensitive receptors are located nearby.</p> <p>These measures would reduce the amount of noise at residences by placing stationary sources of noise far enough from residences that the noise generated would not be disturbing, particularly during the daytime, when construction activities would occur. In addition, they would assist in reducing the potential for noise disturbances and potential noise-related complaints.</p>		Add as note on Improvement Plans and Building Plans			
<p><b>MM 4.5-3: Commercial noise control</b></p> <p>For all commercial uses within 150 feet of residential uses, implement the following or equally effective measures:</p> <p>(a) For commercial loading docks and on-site truck circulation areas that are planned to be within 150 feet of sensitive receptors (including backyards), the following measures shall be implemented:</p> <p>(1) Loading docks and on-site truck circulation routes shall be designed to ensure that noise levels do not exceed 70 dB Lmax or 50 dB hourly Leq at the nearest residence. An acoustic analysis shall demonstrate that the loading area design, including any noise attenuation features (e.g., covering, sound walls, orientation) would be adequate to achieve this standard; and,</p> <p>(2) Deliveries shall generally be limited to the hours between 7:00 A.M. and 10:00 P.M.</p> <p>(b) For all commercial buildings, roof-top HVAC shall be oriented away from residential areas and systems shall not produce noise levels that exceed 50 dB at a distance of 25 feet. In addition, roof-top parapets shall block line-of-sight from noise-sensitive uses to HVAC equipment.</p> <p>(c) Setbacks or enhanced barriers (e.g., 8 feet tall) as needed to achieve City standards.</p> <p>An acoustical analysis shall be conducted to demonstrate that City noise standards would be achieved by these measures. Additional measures shall be implemented, if needed, to meet the standards.</p>	<p>Project plans will be reviewed for compliance. The applicants shall submit site-specific acoustical analyses to the Chief Building Inspector for review.</p>	<p><i>Pre-Construction:</i> Prior to issuance of Improvement Plans and/or Building Permits</p> <p>Add as note on Improvement Plans and Building Plans</p>	<p><u>Engineering</u> will review Improvement Plans for compliance with wall and noise requirements.</p> <p><u>Building</u> will review Building Plans for compliance with HVAC requirements.</p>	An Acoustical Study	
<p><b>MM 4.7-6: Avoid nesting sites</b></p> <p>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:</p> <p>(a) When feasible, all tree removal shall occur between August 30 and February 15 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. This period may be modified with the authorization of the DFG; or</p> <p>(b) Prior to the beginning of mass grading, including grading for major infrastructure improvements, during the period between February 15 and August 30, 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 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. The appropriate buffer shall be determined by the City in consultation with CDFG.</p> <p>(c) 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.</p>	<p>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.</p>	<p><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.</p> <p>Add as note on Improvement Plans.</p>	Engineering	Nesting bird surveys	



<p>(d) In the event that a nest is abandoned, despite efforts to minimize disturbance, and if the nestlings are still alive, the developer shall contact CDFG and, subject to CDFG approval, fund the recovery and hacking (controlled release of captive reared young) of the nestling(s).</p> <p>(e) 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.</p> <p>(f) The project applicant, in consultation with the CDFG, shall conduct a pre-construction survey within the phases of the project site that are scheduled for construction activities. The survey shall be conducted by a qualified biologist to determine if burrowing owls are occupying the project site. The survey shall be conducted no more than three weeks prior to grading of the project site.</p> <p>If the above survey does not identify burrowing owls on the project site, then no further mitigation would be required. However, should burrowing owls be found on the project site, the following measures shall be required:</p> <p>(g) The applicant shall avoid all potential burrowing owl burrows that may be disturbed by project construction during the breeding season between February 15 and August 30 (the period when nest burrows are typically occupied by adults with eggs or young). Avoidance shall include the establishment of a 350-foot diameter non-disturbance buffer zone around any occupied burrows. The buffer zone shall be delineated by highly visible temporary construction fencing. Disturbance of any occupied burrows shall only occur outside of the breeding season (August 30 through February 15).</p> <p>Based on approval by the CDFG, preconstruction and nonbreeding season exclusion measures may be implemented to preclude burrowing owl occupation of the project site prior to project-related disturbance (such as grading). Burrowing owls may be passively excluded from burrows in the construction area by placing one-way doors in the burrows according to current 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. 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. The one-way doors shall not be used more than two weeks before construction to ensure that owls do not recolonize the area of construction.</p>					
<p><b>MM 4.8-1: Cease Work and Consult with Qualified Archaeologist</b></p> <p>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, and the City of Roseville shall be immediately notified. At that time, the City shall coordinate any necessary investigation of the site with qualified archaeologists as needed to assess the resource and provide proper management recommendations. Possible management recommendations for important resources could include resource avoidance or data recovery excavations. The contractor shall implement any measures deemed necessary for the protection of the cultural resources. In addition, pursuant to section 5097.98 of 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.</p>	<p>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.</p>	<p><i>Construction:</i> Measure applies if resources are discovered during construction.</p> <p>Add as note on Improvement Plans and Building Plans.</p>	<p>Engineering and Building</p>	<p>None</p>	
<p><b>MM 4.8-10: Cease Work Until Review Conducted by Qualified Paleontologist and Recommendations Implemented</b></p> <p>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 or data recovery excavations. The contractor shall implement any measures deemed necessary by the paleontologist for the protection of the paleontological resources.</p>	<p>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.</p>	<p><i>Construction:</i> Measure applies if resources are discovered during construction.</p> <p>Add as note on Improvement Plans and Building Plans.</p>	<p>Engineering and Building</p>	<p>None</p>	
<p><b>MM 4.13-1(c): Use Low-Glare Materials for New Development</b></p>	<p>Comply with the measure</p>	<p><i>Pre-Construction:</i> Ensure fixtures shown on Building Plans comply with the measure.</p>	<p>Building</p>	<p>None</p>	



In order to reduce the effects of daytime glare from development of commercial, office, and industrial uses within the WRSP, building developers shall make use, when feasible, of low-glare materials.		Add as note on Building Plans			
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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).



ACOUSTICAL ENGINEERING CONSULTANTS

October 28, 2019

Brian Huddleston  
Jackson Construction  
155 Cadillac Drive, Suite 100  
Sacramento, CA 95825

**Subject:** Review of Potential Noise from Westpark Retail, Restaurant Patio Areas

Dear Brian:

Westpark Retail is a planned development project at 2300 Pleasant Grove Boulevard in Roseville<sup>1</sup>. A restaurant with outdoor patio areas is anticipated for the northwest corner of the site. The City of Roseville is specifically concerned about noise from both rooftop and ground level patio areas for the restaurant. Potential noise sources on the patio areas range from conversations and normal activity to live music (primarily unamplified, soloist). This report only addresses potential patio noise with respect to the one restaurant building on site.

The project site is currently an undeveloped empty parcel. Higher density single family or multifamily homes exist south of the site across Pleasant Grove Boulevard (approximately 340 feet from the nearest patio) and east of the site across Village Plaza Drive (over 370 feet from the nearest patio). Although not shown on the current site plan, the parcel(s) north of the site beyond the future Emerald Park Lane are planned residential. This potentially places noise sensitive property lines at approximately 65 feet from the nearest section of patio. The rooftop patio is surrounded by a parapet wall that is approximately 3'6" above the roof line on the west and south sides and over 7' tall on the north and east sides. Ground floor patios are bordered by the restaurant and café buildings as well as an open wood fence. A 6-foot-tall sound wall will be installed bordering the ground floor patio parallel to Emerald Park Lane and extending around the back of the stage. Use of the restaurant patio areas will be limited to the hours of 7 a.m. to 10 p.m.

Noise regulations for non-transportation sound sources can be found in the Noise Element of the General Plan<sup>2</sup> (Performance Standards Table IX-3) and Chapter 9.24 of the City's Municipal Code<sup>3</sup>. The Noise Element Performance Standards address non-specific non-transportation sources and the Municipal Code incorporates the same standards as the Noise Element while adding a second set of criteria specific to amplified sound. Applicable standards are shown below:

## Noise Element Performance Standards, City of Roseville 2035 General Plan

<b>TABLE IX-3</b> <b>PERFORMANCE STANDARDS</b> <b>FOR NON-TRANSPORTATION NOISE SOURCES</b> <b>OR PROJECTS AFFECTED BY NON-TRANSPORTATION NOISE SOURCES</b> <b>(As Measured at the Property Line of Noise-Sensitive Uses)</b>		
Noise Level Descriptor	Daytime (7 a.m. to 10 p.m.)	Nighttime (10 p.m. to 7 a.m.)
Hourly $L_{eq}$ , dB	50	45
Maximum level, dB	70	65
<p><sup>1</sup> For municipal power plants consisting primarily of broadband, steady state noise sources, the hourly (<math>L_{eq}</math>) noise standard may be increased up to 10 dB(A), but not exceed 55 dB(A) Hourly <math>L_{eq}</math> dB.</p> <p>Each of the noise levels specified above should be lowered by five dB for simple tone noises, noises consisting primarily of speech or music, or for recurring impulsive noises. Such noises are generally considered by residents to be particularly annoying and are a primary source of noise complaints. These noise level standards do not apply to residential units established in conjunction with industrial or commercial uses (e.g., caretaker dwellings).</p> <p>No standards have been included for interior noise levels. Standard construction practices should, with exterior noise levels identified, result in acceptable interior noise levels.</p>		

## Non-Transportation Sound Level Standards, City of Roseville Municipal Code 9.24

**Table 1**  
**SOUND LEVEL STANDARDS**  
**(for non-transportation or fixed sound sources)**

Sound Level Descriptor	Daytime (7:00 a.m. to 10:00 p.m.)	Nighttime (10:00 p.m. to 7:00 a.m.)
Hourly $L_{eq}$ , dB	50	45
Maximum level, dB	70	65

A. Each of the sound level standards specified in Table 1 shall be reduced by five dB for simple tone noises, consisting of speech and music. However, in no case shall the sound level standard be lower than the ambient sound level plus three dB.

B. If the intruding sound source is continuous and cannot reasonably be discontinued or stopped for a time period whereby the ambient sound level can be measured, the sound level measured while the source is in operation shall be compared directly to the sound level standards of Table 1. (Ord. 3638 § 1, 2001.)

#### 9.24.110 Amplified sound limits for sensitive receptors.

In addition to the sound level standards established in Table 1, it is unlawful for any person at any location to produce amplified music or sound which causes the exterior sound level when measured at the property line of any affected sensitive receptor to exceed the sound level standards as set forth in Table 2, below.

**Table 2**  
**SOUND LEVEL STANDARDS**  
**(for amplified sound)**

--	--	--

Sound Level Descriptor	Daytime (7:00 a.m. to 10:00 p.m.)	Nighttime (10:00 p.m. to 7:00 a.m.)
$L_{eq}$ , A weighting dBA	50	45
$L_{eq}$ , C weighting dBC	75	70
One-third octave band	10 dB increase in any one-third octave band	

A. The measurements shall be conducted with the sound level meter set to A-weighting and fast response. Fast response shall be used because the duration between low-frequency tones associated with amplified sound may be considerably less than one second (the average duration represented by the slow meter response). The fast meter response represents one-eighth second intervals.

B. If separation of low frequency tones from the background ambient sound can be determined with the sound level meter on fast response (a clearly identifiable increase in ambient sound levels corresponding to the audible bass sounds), sound levels shall not exceed an  $L_{eq}$  of 50 dBA daytime and 45 dBA nighttime for any one minute period.

C. If separation of low frequency tones cannot be determined with the sound level meter on A-weighting, the meter shall be switched to C-weighting to emphasize the low frequency sound. If separation between low frequency tones and ambient levels can be observed with the meter set to the C-weighting scale, the sound level from the low frequency tones shall not exceed an  $L_{eq}$  of 75 dBC daytime and 70 dBC nighttime for any one minute period.

D. If existing background sound levels are higher than standards identified in Table 2, then the maximum sound levels due to amplified sound shall not exceed the background sound levels by more than three dB for A-weighted measurements and five dB for C-weighted measurements.

E. If separation of low frequency noise cannot be determined with the meter using either A or C weighting scales and low frequency tones are clearly audible to the acoustics specialist, a sound level measurement in terms of one-third octave band frequencies shall be utilized. If this approach is required, a 10 dB increase in any one-third octave band due to the amplified sound shall be considered a violation of this chapter. (Ord. 3638 § 1, 2001.)

The worst-case hourly average  $L_{eq}$  limit for non-transportation sources per the City of Roseville Noise Element and Municipal Code is 45 dBA during daytime hours after imposing a 5 dB penalty for sources containing primarily speech or music. One inconsistency in the Municipal Code is that under the sound level standards for amplified sound, the hourly average  $L_{eq}$  limit during daytime hours is higher or less restrictive at 50 dBA than the general non-transportation limit. Regardless, the project was compared against the more restrictive 45 dB limit. No baseline measurements were made to quantify existing conditions.

Sound levels from a group of people can vary greatly depending on the number of people conversing, voice level, activity level, duration, and location relative to building elements. Similarly, sound levels from acoustic instruments can vary greatly with limitless possibilities if an amplifier is involved. An assumption was made on source sound levels based on a mix of voice levels and number of people conversing at once of 75 dBA at a reference distance of 5 feet from a hypothetical center of activity. Based on that assumption, sound levels from the ground floor activity area would reach 53 dBA at the nearest future residential property line to the north without mitigation. A 6-foot-tall sound wall will be constructed along the back of the ground floor patio area to reduce sound levels from performers and activity occurring both at the stage and outdoor activity area. The sound wall must be continuous along its length and height, weigh a minimum of 4 lbs./sq.ft., and extend the full length per plan. A small 6' wide (or narrower) gate is allowed, provided that it is solid and weighs a minimum of 2 lbs./sq.ft. (metal or equivalent material). Activity originating from the ground level patio is anticipated to be reduced to 45 dBA or less for the future properties to the north across Emerald Park Lane due to the sound wall addition. Sound levels from the rooftop patio area would be significantly lower at ground level due to the barrier from the rooftop parapet (less than 40 dBA). Sound levels at existing residential properties to the south and west would be less than 40 dBA from either patio area due to distance alone. Sound levels from a single acoustic guitar or similar instrument (unamplified) are expected to be lower than that of a crowd of people. Based on these assumptions and the inclusion of acoustical barriers, noise levels are expected to be less than significant for all existing and future residential properties. No additional mitigation is necessary. The restaurant owner also must assume responsibility to control noise levels at patio areas to ensure compliance with City standards.



Please contact me with any questions or comments regarding the results presented in this report.

Sincerely,

A handwritten signature in black ink, reading 'Brian R. Smith'. The signature is fluid and cursive, with the first name 'Brian' being more prominent than the last name 'Smith'.

Brian R. Smith, INCE Board Certified  
Principal

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<sup>1</sup> "Westpark Retail," Borges Architectural Group, Roseville, CA; Project #18042, 7/22/19 (Updated 10/28/19)

<sup>2</sup> *General Plan 2035, City of Roseville, California, Chapter 9: Noise Element*, City of Roseville, Last Amended August 17, 2016.

<sup>3</sup> *Roseville Municipal Code, Roseville, California*, Quality Code Publishing, Seattle, WA; Current through Ord. 6125 and the August 2019 code supplement; <https://qcode.us/codes/roseville/>





borgesarch.com

1478 STONE POINT DRIVE, SUITE 350  
ROSEVILLE CA 95661  
916 782 7200 TEL  
916 773 3037 FAX

LOT COVERAGE

RESTAURANT: 6,800 SF  
CAFE: 2,900 SF  
SHELL A: 7,000 SF  
SHELL B: 9,000 SF

TOTAL LOT COVERAGE: 25,700 SF  
25,700 SF / 134,448 SF = 19.1%

Building	Gross Floor Area	Parking Required	Parking Provided	Accessible Required	Accessible Provided	Clear Air / Ventport Required	Clear Air / Ventport Provided	EV Required	EV Provided	Bike Locker Required	Bike Locker Provided	Bike Rack Required	Bike Rack Provided
RESTAURANT & PATIO	5,500	100	95										
CAFE	3,300	100	85										
BUILDING A	7,000	200	35										
BUILDING B	9,000	200	85										
TOTAL		172	167 (21,075)	6	6	16	16	10	10	8	8	8	8

PARKING REDUCTION CALCULATION:

172 SPACES REQUIRED

157 SPACES PROVIDED (10% REDUCTION)

4 SPACES INCLUDED AS MOTORCYCLE PARKING PER 1:40 RATIO SPECIFIED IN ZONING CODE 19.26.040 SECTION A.1.C.

4 PARKING CALCULATION

1" = 1'-0"

- RETAIL CENTER MONUMENT SIGN UNDER SEPARATE SIGNAGE PERMIT
- LANDSCAPE AREA
- DECORATIVE BOULDERS, SEE LANDSCAPE
- ACCESSIBLE SIGN A, SEE DETAIL 6 G-003
- LANDSCAPE WALL AND SIGNAGE SEE DETAIL 9 A-004
- SHORT TERM BICYCLE PARKING 19 A-002
- LONG TERM BICYCLE PARKING 20 A-002
- TRASH ENCLOSURE
- 4' HIGH FENCE, SEE DETAIL 4 A-004
- SETBACK
- EASEMENT
- STANDARD PARKING STALL 1 A-001
- COMPACT PARKING STALL 12 A-003
- 6' HIGH SOUND WALL, SEE DETAIL 12 A-003
- STAGE
- GAMES BY OWNER
- PUBLIC WAY
- SOLID METAL DOOR

3 SITE PLAN KEYNOTES

12" = 1'-0"

- PROPERTY LINE
- ACCESSIBLE PATH OF TRAVEL
- BOUNDARY OF SCOPE OF WORK
- FIRE LANE
- TRUNCATED DOMES 3 G-004
- A.D.A. SIGNAGE
- ELECTRICAL TRANSFORMER
- PARKING LOT LIGHT POLE - COORDINATE LOCATIONS WITH ELECTRICAL PLANS
- LIGHT BOLLARD - COORDINATE LOCATIONS WITH ELECTRICAL PLANS
- STORM DRAIN - COORDINATE LOCATIONS WITH IMPROVEMENT DRAWINGS
- FIRE HYDRANT - COORDINATE WITH CIVIL IMPROVEMENT DRAWINGS
- LANDSCAPE PLANTER AREA
- COMPACT STALL PER CITY OF ROSEVILLE 1 A-001
- EVSE ELECTRIC VEHICLE SUPPLY EQUIPMENT

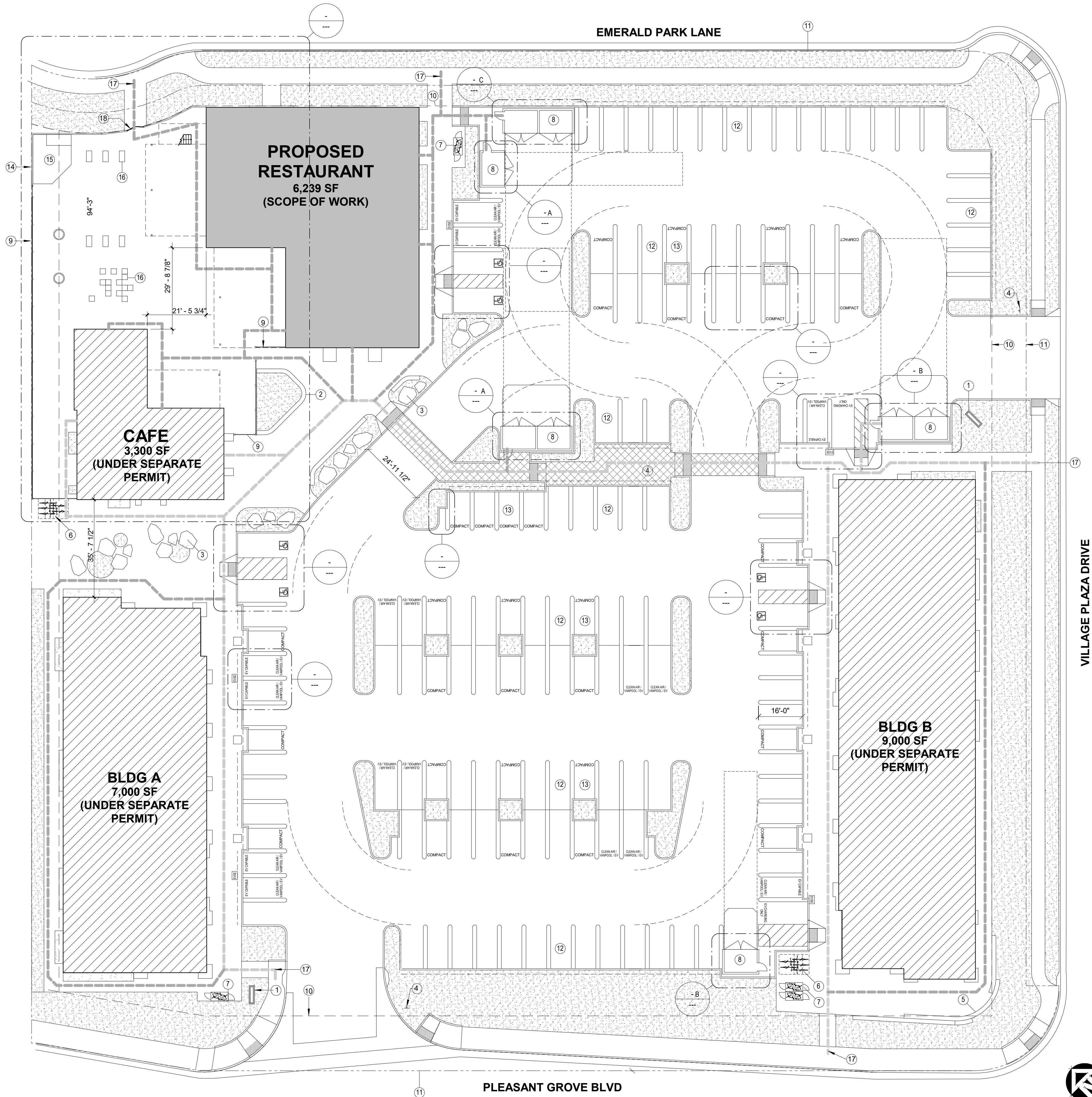
2 SITE PLAN LEGEND

12" = 1'-0"

- HORIZONTAL CONTROL FOR BUILDING LOCATIONS, SITE PARKING AND CONCRETE FLAT WORK LAYOUT SHALL BE PER CIVIL PLANS.
- LOCATIONS OF ALL EXISTING FIXTURES, UTILITIES, EASEMENTS AND STRUCTURES ON SITE SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
- IMPROVEMENTS DESCRIBED IN THIS PLAN ARE COORDINATED WITH CIVIL, ELECTRICAL AND LANDSCAPING CONSULTANTS. DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT AND CIVIL ENGINEER PRIOR TO CONSTRUCTION. NO WORK SHALL CONTINUE UNLESS APPROVED BY ARCHITECT OR CIVIL ENGINEER.
- SET FACE OF LIGHT POLE BASE AT 2'-0" FROM BACK SIDE OF CURB CENTERED ON PARKING LOT STALL. STRIPING, IF LOCATED AT WALKWAY, SET FACE OF LIGHT POLE BASE AT 2'-0" FROM BACK SIDE OF WALKWAY UNLESS SPECIFIED OTHERWISE IN THE FIELD BY GENERAL CONTRACTOR, ELECTRICAL ENGINEER OR CIVIL ENGINEER. A MIN. 4' CLEAR WALK SHALL BE MAINTAINED AT ACCESSIBLE ROUTES
- GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE PRIOR TO BEGINNING OF CONSTRUCTION. COMMENCEMENT OF CONSTRUCTION INDICATES ACCEPTANCE OF EXISTING CONDITIONS.
- AT FIRE LANES CURBING SHALL BE PAINTED RED UPON WHICH IS MARKED IN WHITE WORDS "NO PARKING - FIRE LANE". LETTERS TO BE WHITE 3" IN HEIGHT, HAVE A 3/4" STROKE, AND BE REPEATED AT NOT LESS THAN 25'-0" INTERVALS.
- THE ACCESSIBLE PATH OF TRAVEL IS AT MINIMUM A MIN. 4' WIDE CLEAR, PAVED PATH WITH MAX 5% SLOPE IN DIRECTION OF TRAVEL, (EXCEPT AT CURB RAMPS), WITH 2% CROSS SLOPE, AND BE COMPLIANT WITH ACCESSIBLE CHANGES IN LEVEL, GAPS, DETECTABLE WARNINGS, ETC.

1 SITE PLAN NOTES

12" = 1'-0"



West Park Retail - Restaurant

2320 Pleasant Grove Boulevard  
Roseville, CA 95747

STAMP

DRAWN BY: Author PROJECT NO.: 18042  
CHECK BY: Checker ISSUE DATE: 10/10/17  
SHEET TITLE

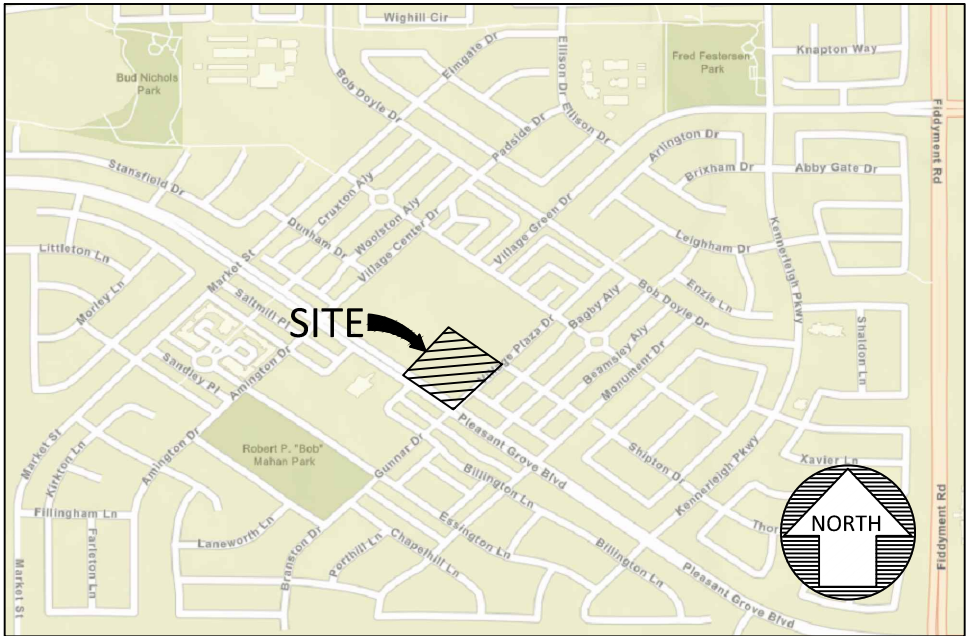
ARCHITECTURAL SITE PLAN

SHEET NO.



TENTATIVE PARCEL MAP

WEST PARK RETAIL  
2300 PLEASANT GROVE BOULEVARD  
CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA  
PARCEL 2 OF PM 35-138  
FIELD SURVEYED: 03/27/2019



VICINITY MAP

NOT TO SCALE

UTILITY PROVIDERS:

UTILITY	COMPANY	PHONE
TELEPHONE	ROSEVILLE TELEPHONE	(916) 786-1202
GAS	PACIFIC GAS & ELECTRIC	(916) 889-3269
ELECTRIC	ROSEVILLE ELECTRIC UTILITY	(916) 746-1662
FIRE	ROSEVILLE FIRE DEPT.	(916) 774-5823
WATER & SEWER	CITY OF ROSEVILLE DEPT. OF ENVIRONMENTAL UTILITIES	(916) 774-5770
DRAINAGE	DEVELOPMENT SERVICES ENGINEERING	(916) 774-5339
CABLE T.V.	SUREWEST	(916) 786-3232

PROPERTY OWNER:

CREEKVIEW INVESTMENTS LLC  
4010 FOOTHILLS BOULEVARD  
ROSEVILLE, CA 95757

PROJECT ADDRESS:

2300 PLEASANT GROVE BOULEVARD, ROSEVILLE, CA

SURVEYOR:

KPFF CONSULTING ENGINEERS  
2250 DOUGLAS BLVD., SUITE 200  
ROSEVILLE, CA 95661

BENCHMARK:

BENCHMARK: 3-1/4" BRASS DISK STAMPED 2018 PLS 8278, LOCATED NORTHEAST CURB RETURN OF MONUMENT DRIVE AND PLEASANT GROVE BLVD. TOP OF CURB 4' SOUTH OF D.I. CITY BM 120 ELEVATION = 115.920'

APN:

490-400-002-000

JURISDICTION:

CITY OF ROSEVILLE

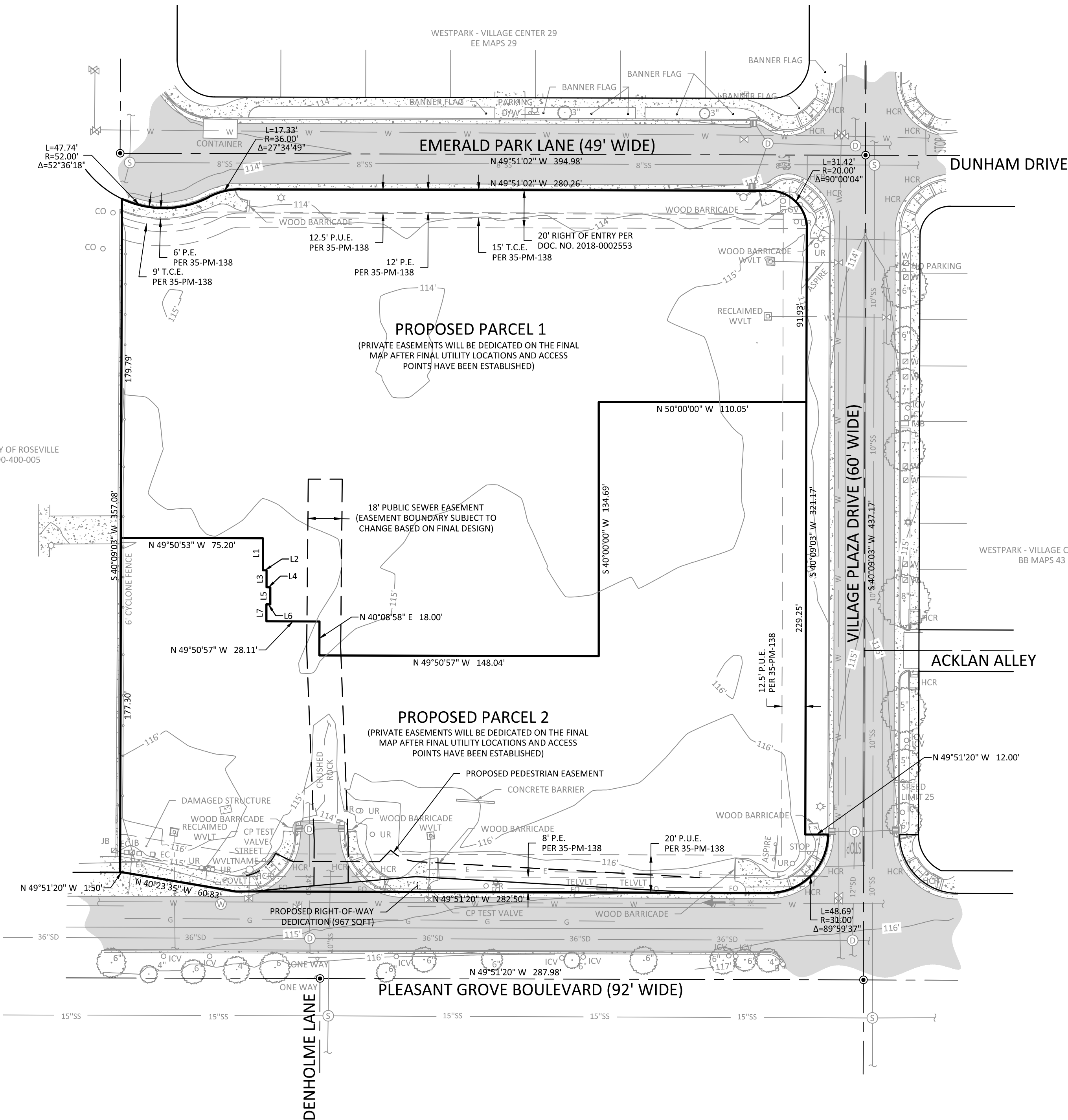
REFUSE:

CITY OF ROSEVILLE SOLID WASTE DIVISION  
PHONE: 916-774-5780

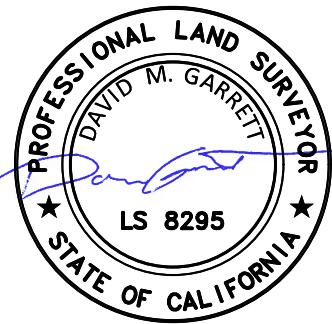
SCHOOL DISTRICT:

ROSEVILLE UNIFIED

AREA:	EXISTING		PROPOSED	
	GROSS		PARCEL 1	PARCEL 2
	3.087 ACRES ( 134,467 SQFT)		1.599 ACRES ( 69,659 SQFT)	1.466 ACRES ( 63,841 SQFT)
ZONING:	CC/SA-WR		NO CHANGE	
USE:	VACANT		COMMERCIAL MIXED USE	
PARCELS:	1		2	



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N40°09'03"E	16.99
L2	N49°50'57"W	1.97
L3	N39°57'33"E	9.00
L4	N49°50'57"W	2.00
L5	N40°09'03"E	9.00
L6	S49°50'57"E	2.04
L7	N40°09'03"E	9.00



2250 Douglas Blvd., Suite 200  
Roseville, CA 95661  
O: 916.772.7688  
F: 916.772.7699  
www.kpff.com

SURVEYED BY:	SHH
DRAWN BY:	KRC
CHECKED BY:	DMG
PROJECT NO.:	1800-263
FILE:	1800-263.58

TENTATIVE PARCEL MAP  
WEST PARK RETAIL  
CREEKVIEW INVESTMENTS LLC  
CITY OF ROSEVILLE / PLACER COUNTY / CALIFORNIA

DATE:	10/17/2019
CONTOUR INTERVAL:	1 FOOT
SHEET NO.	1 OF 1





SOUTHEAST ELEVATION

SOUTHWEST ELEVATION



NORTHWEST ELEVATION

NORTHEAST ELEVATION

P1 STUCCO SHERWIN WILLIAMS SW 7004 - SNOWBOUND	P2 STUCCO SHERWIN WILLIAMS SW 9153 - MOONLIT ORCHID	P3 STUCCO SHERWIN WILLIAMS SW 6251 - OUTERSPACE	P5 STUCCO SHERWIN WILLIAMS SW 6279 - BLACK SWAN	W1 WOOD BEECHWOOD GRAY	B1 BRICK PACIFIC CLAY AMERICANA BLACK HILLS	ST1 STOREFRONT SYSTEM 1 3/4" x 4 1/2" CLEAR ANODIZED WITH THERMAL BREAK AND 1" INSULATED GLASS	AW1 FABRIC AWNING SUNBRELLA CHARCOAL TWEED	R1 SHINGLES ROOF CERTAINTED AGED BARK	R2 METAL ROOF AEP SPAN COOL ZINC GREY

WESTPARK RETAIL EXTERIOR ELEVATIONS (RESTAURANT)

A-201







SOUTHEAST ELEVATION

SOUTHWEST ELEVATION



NORTHWEST ELEVATION

NORTHEAST ELEVATION



# WESTPARK RETAIL EXTERIOR ELEVATIONS (CAFE)

A-202

ARCHITECTURAL GROUP  
Borges





SOUTHEAST ELEVATION

NORTHEAST ELEVATION



NORTHWEST ELEVATION

SOUTHWEST ELEVATION



P1  
STUCCO  
SHERWIN WILLIAMS  
SW 7004 - SNOWBOUND



P2  
STUCCO  
SHERWIN WILLIAMS  
SW 9153 - MOONLIT ORCHID



P3  
STUCCO  
SHERWIN WILLIAMS  
SW 6251 - OUTERSPACE



P4  
STUCCO  
SHERWIN WILLIAMS  
SW 9114 - FALLEN LEAVES



P5  
STUCCO  
SHERWIN WILLIAMS  
SW 6279 - BLACK SWAN



P6  
STUCCO  
SHERWIN WILLIAMS  
SW 7674 - PEPPERCORN



P7  
STUCCO  
SHERWIN WILLIAMS  
SW 7515 - HOMESTEAD BROWN



ST1  
STOREFRONT SYSTEM  
1 3/4" x 4 1/2" CLEAR ANODIZED WITH  
THERMAL BREAK AND 1" INSULATED GLASS



AW1  
FABRIC AWNING  
SUNBRELLA  
CHARCOAL TWEED



R1  
ROOF SHINGLES  
CERTAINTED  
AGED BARK

WESTPARK RETAIL EXTERIOR ELEVATIONS (BUILDING A)

A-203

ARCHITECTURAL GROUP  
Borges





NORTHWEST ELEVATION

NORTHEAST ELEVATION



SOUTHEAST ELEVATION

SOUTHWEST ELEVATION



P1  
STUCCO  
SHERWIN WILLIAMS  
SW 7004 - SNOWBOUND



P2  
STUCCO  
SHERWIN WILLIAMS  
SW 9153 - MOONLIT ORCHID



P3  
STUCCO  
SHERWIN WILLIAMS  
SW 6251 - OUTERSPACE



P4  
STUCCO  
SHERWIN WILLIAMS  
SW 9114 - FALLEN LEAVES



P5  
STUCCO  
SHERWIN WILLIAMS  
SW 6279 - BLACK SWAN



SD1  
HORIZONTAL HARDIEPLANK LAPSIDING  
CEDAR MILL  
WOODSTOCK BROWN



SD2  
CORRUGATED SIDING  
METAL SALES  
HEMLOCK GREEN (M7)



ST1  
STOREFRONT SYSTEM  
1 3/4\"/>



AW1  
FABRIC AWNING  
SUNBRELLA  
CHARCOAL TWEED



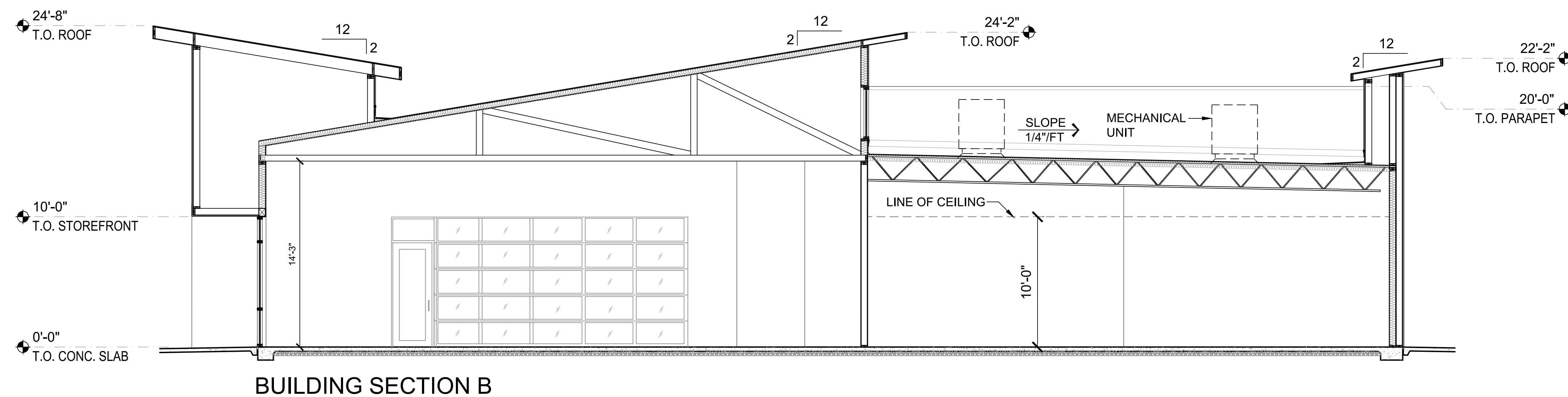
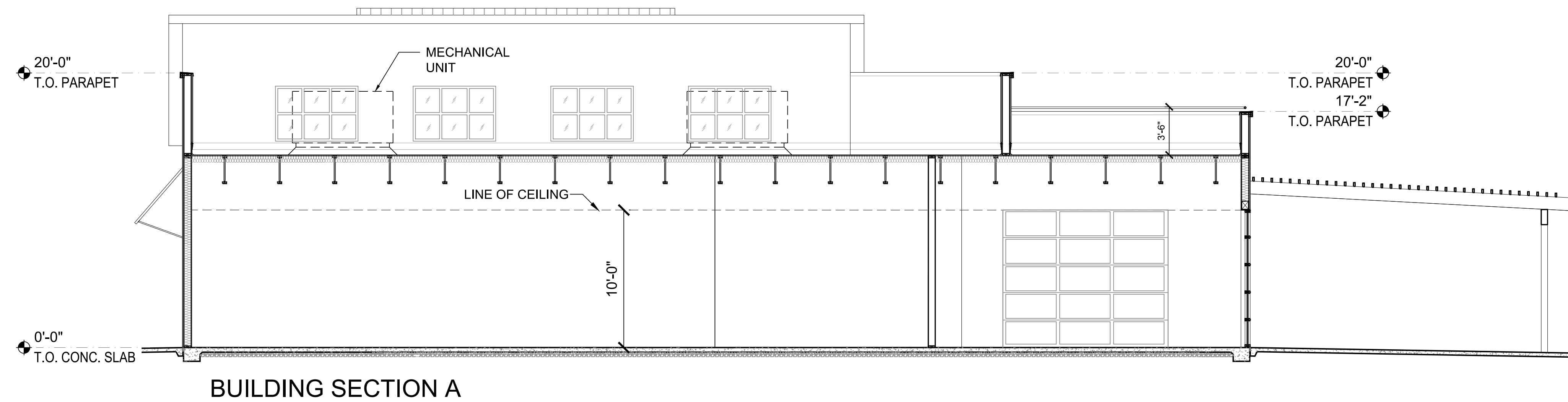
R1  
ROOF SHINGLES  
CERTAINTEED  
AGED BARK

# WESTPARK RETAIL EXTERIOR ELEVATIONS (BUILDING B)

A-204

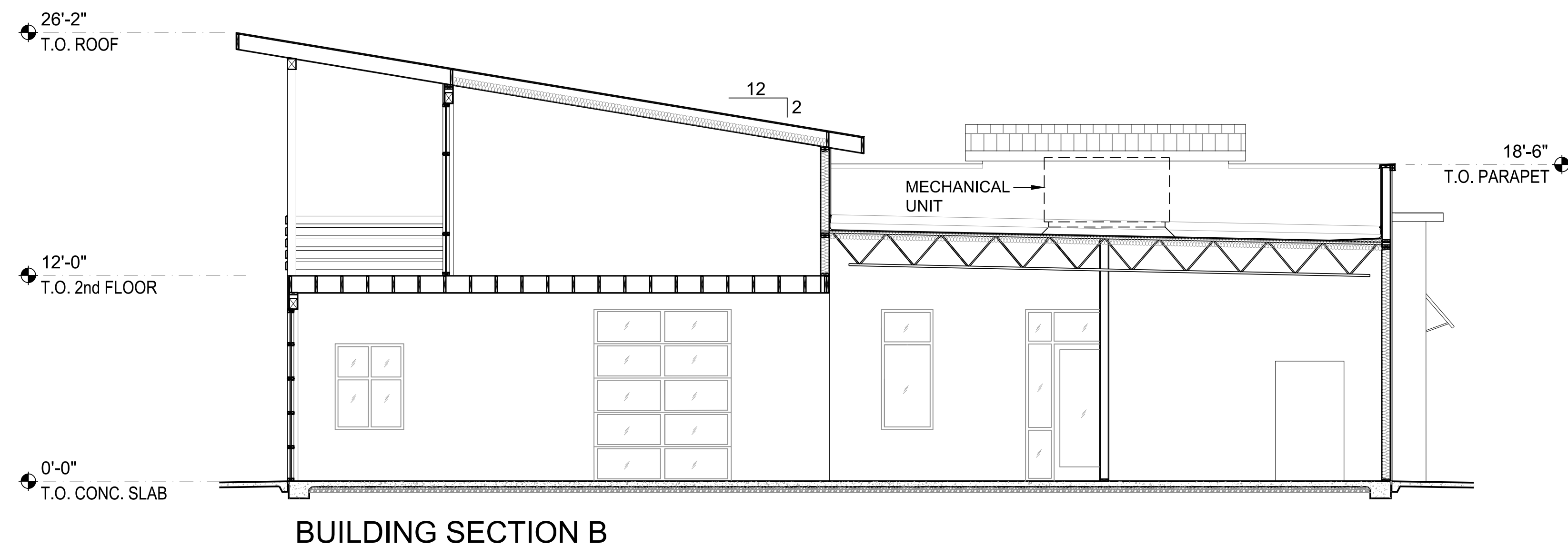
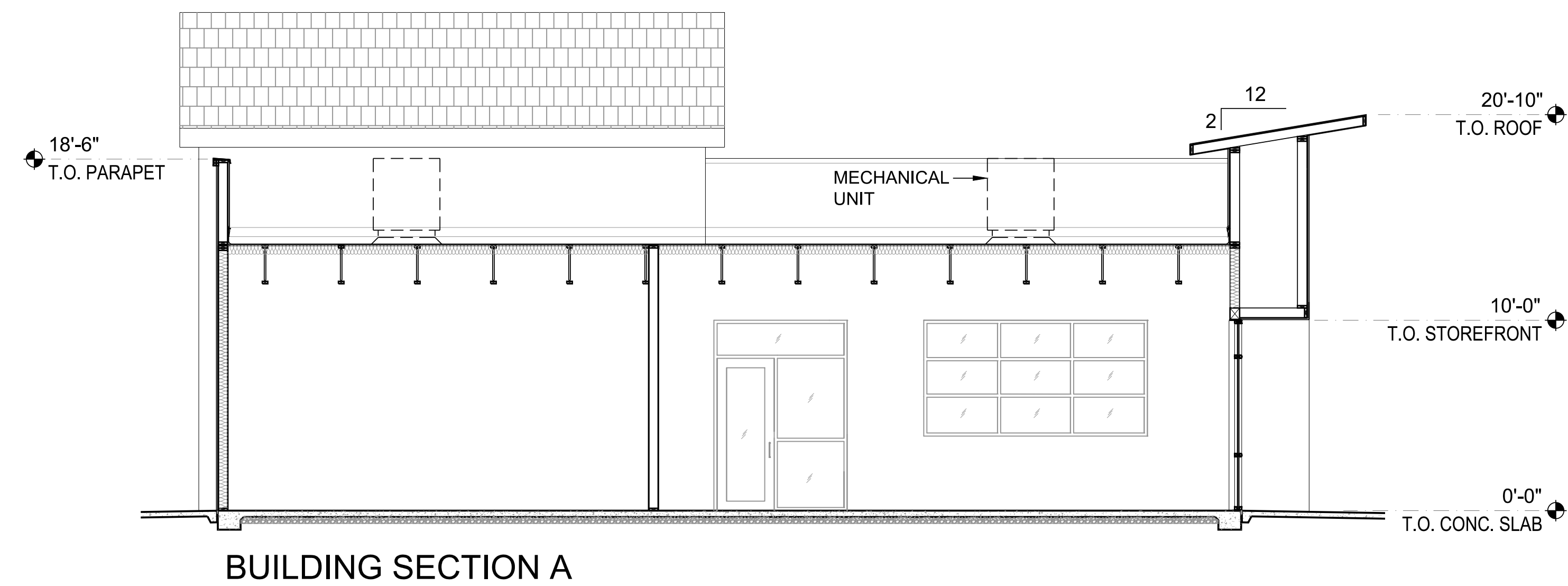
ARCHITECTURAL GROUP  
**Borges**





0 1' 5' 10' 20'

SCALE: 3/16"=1'-0"

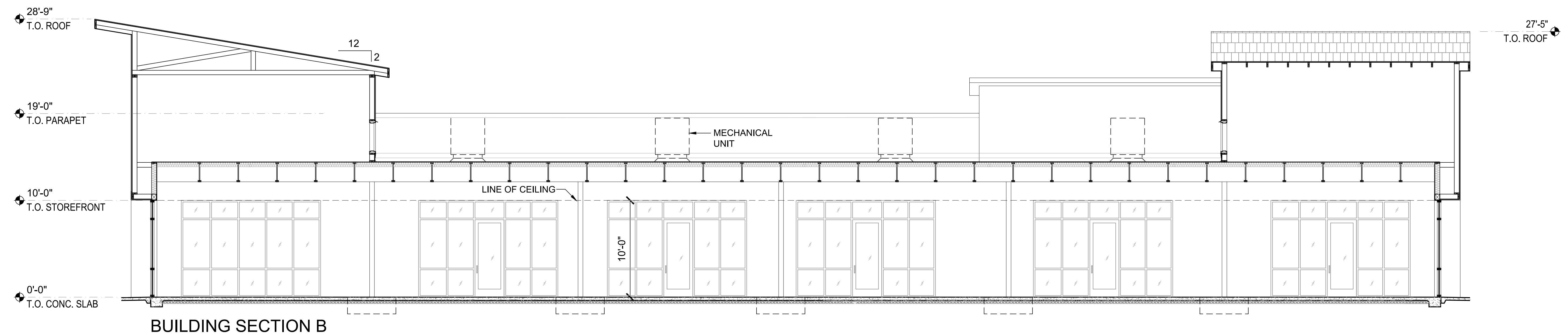
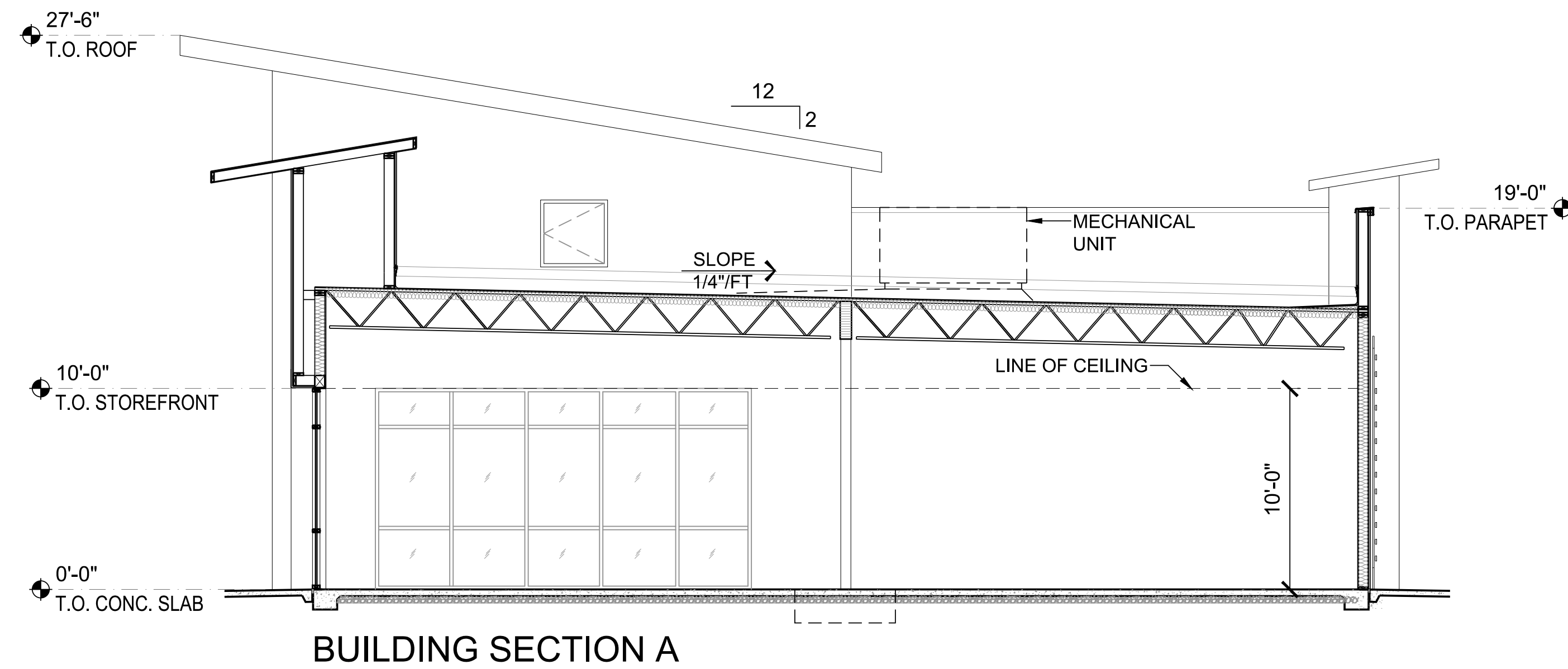


0' 1' 5' 10' 20'  
SCALE: 3/16"=1'-0"

# WESTPARK RETAIL BUILDING SECTIONS (CAFE)

A-302

ARCHITECTURAL GROUP  
**Borges**



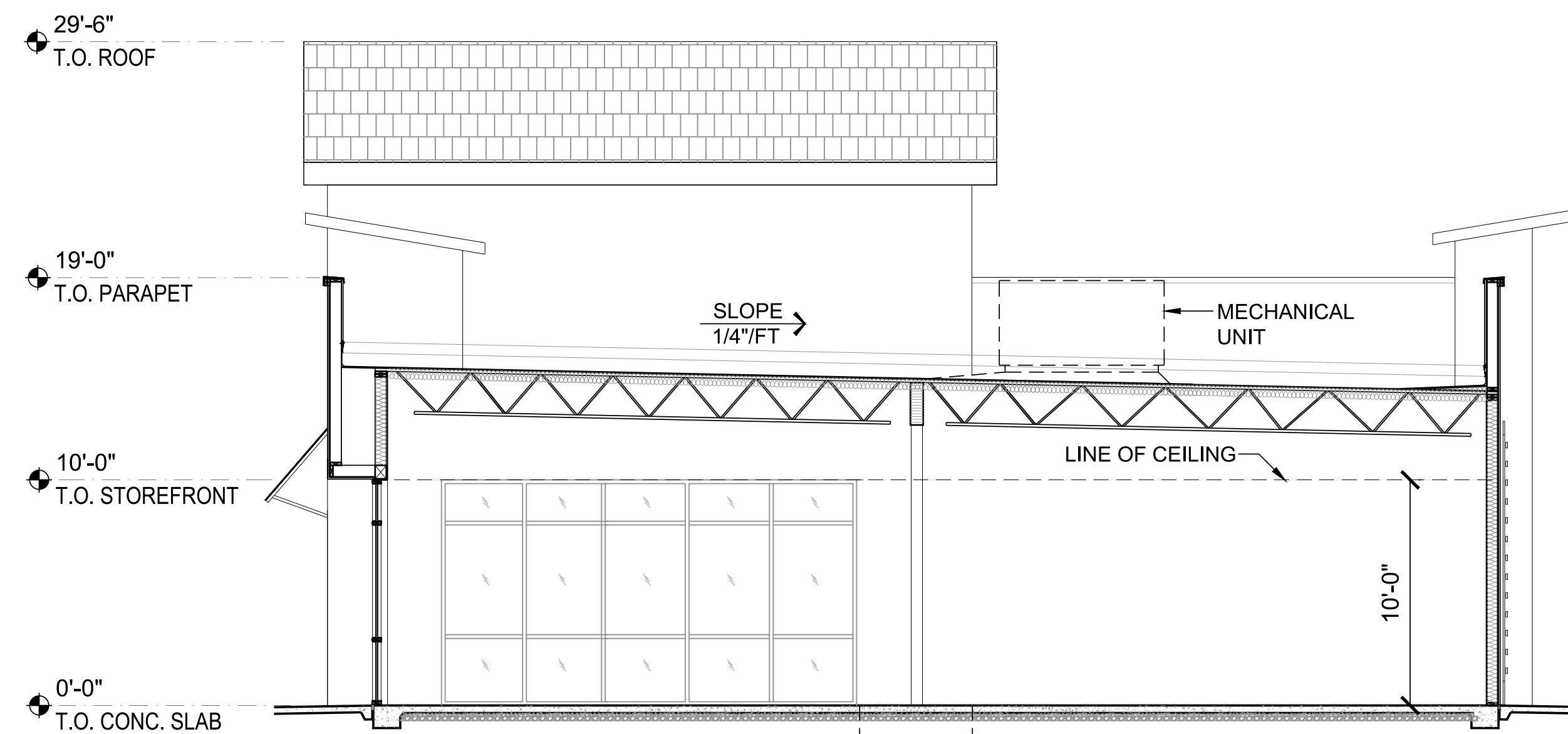
0' 1' 5' 10' 20'

SCALE: 3/16"=1'-0"

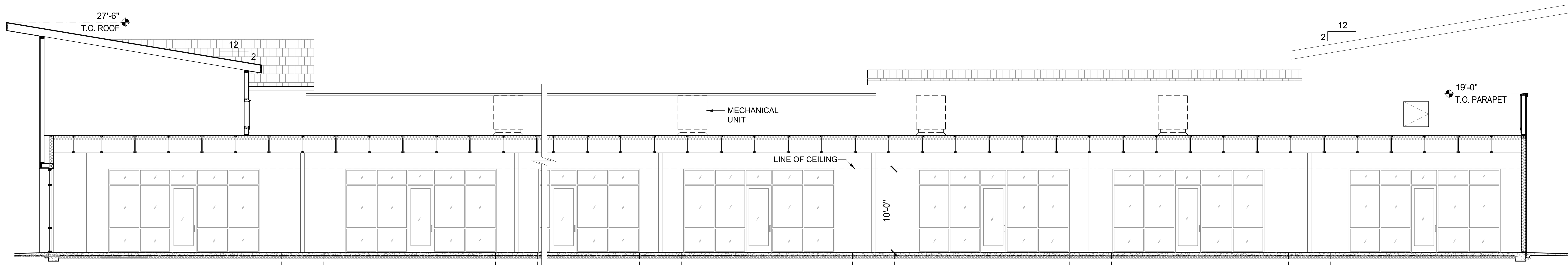
# WESTPARK RETAIL BUILDING SECTIONS (BUILDING A)

A-303

ARCHITECTURAL GROUP  
**Borges**



BUILDING SECTION B



BUILDING SECTION A

0' 1' 5' 10' 20'  
SCALE: 3/16"=1'-0"

# WESTPARK RETAIL BUILDING SECTIONS (BUILDING B)

A-304

BORGES  
ARCHITECTURAL GROUP



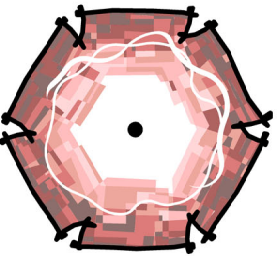





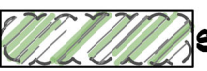











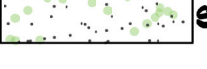










PARKING LOT  
SHADE CALCULATIONS:

TREE TYPE	AREA/ FULL		QUANTITY				SUBTOTAL	TOTAL
	FULL	3/4	1/2	1/4				
20' DIA. TREES								
LAGERSTROEMIA INDICA	314	S.F.	0	0	3	1	550 S.F.	550 S.F.
20' TOTAL:								
35' DIA. TREES								
PISTACHIA CHINENSIS	962	S.F.	0	0	9	0	4329 S.F.	19461 S.F.
QUERCUS ILEX	962	S.F.	0	0	2	5	2165 S.F.	
SOPHORA JAPONICA	962	S.F.	0	0	3	0	1443 S.F.	
ULMUS PARVIFOLIA	962	S.F.	8	0	8	0	11544 S.F.	
35' TOTAL:								
PARKING AREA:								39122 S.F.
SHADE REQUIRED:							50%	19561 S.F.
SHADE PROVIDED:							51%	20030 S.F.

PLANT LIST & LEGEND

SYMBOL	BOTANIC NAME/COMMON NAME	SIZE	WUCOLS IV WATER USE
	ACER RUBRUM OCTOBER GLORY/RED MAPLE	24" BOX	MODERATE
	LAGERSTROEMIA X. 'MUSKOGEE'/CRAPE MYRTLE	15 GALLON	LOW
	PISTACHIA CHINENSIS/CHINESE PISTACHE	15 GALLON	LOW
	QUERCUS ILEX/HOLLY OAK	15 GALLON	LOW
	SOPHORA JAPONICA REGENT/JAPANESE PAGODA TREE	24" BOX	LOW
	ULMUS PARVIFOLIA 'DRAKE'/CHINESE ELM	15 GALLON	MODERATE
<b>SHRUB &amp; GROUND COVER AREA:</b>			
	ACACIA REDOLENS 'DESERT CARPET'/PROSTRATE ACACIA	1 GALLON	LOW
	BULBINE FRUTESCENS ('YELLOW')CAPE BALSAM	1 GALLON	LOW
	CISTUS PURPUREUS/PURPLE ROCKROSE	5 GALLON	LOW
	CISTUS SALVIFOLIUS/SAGELEAF ROCKROSE	1 GALLON	LOW
	CALLISTEMON V. 'LITTLE JOHN'/DWF. BOTTLE BRUSH	5 GALLON	LOW
	CAMPSIS RADICANS/TRUMPET CREEPER	5 GALLON	LOW
	COTONEASTER D. 'LOWFAST'/PROSTRATE COTONEASTER	1 GALLON	LOW
	CAREX DIVISA/EURASIAN GRAY SEDGE	1 GALLON	LOW
	DIETES BICOLOR	1 GALLON	LOW
	HESPERALOE X. 'BRAKE LIGHTS'/HYBRID RED YUCCA	1 GALLON	LOW
	JUNIPERUS R. CONFERTA 'BLUE PACIFIC'/SHORE JUNIPER	1 GALLON	LOW
	KNIPHOFIA UVARIA 'FLAMENCO'/RED HOT POKER	1 GALLON	LOW
	LEYMUS CONDENSATUS 'CANYON PRINCE'/BLUE WILD RYE	1 GALLON	LOW
	MUHLENBERGIA CAPILLARIS/PURPLE MUHLY GRASS	1 GALLON	LOW
	NERIUM O. 'DWARF RED'/PETITE RED OLEANDER	5 GALLON	LOW
	NANDINA DOMESTICA 'GULF STREAM'/DWF. HEAVENLY BAMBOO	5 GALLON	LOW
	RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'/COFFEEBERRY	5 GALLON	LOW
	ROSA (FLORIBUNDA) 'CECILE BRUNNER'/PINK CLIMBING ROSE	5 GALLON	LOW
	ROSA X. 'KORBIN'/ICEBERG ROSE	5 GALLON	MODERATE
	TULBAGHIA VIOLACEA/SOCIETY GARLIC	1 GALLON	LOW
	VERBENA PERUVIANA 'HOMESTEAD PURPLE'/HYBRID VERBENA	1 GALLON	LOW
<b>SYNTHETIC TURF AREA</b>			



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Project:

**WEST PARK RETAIL**

2300 PLEASANT GROVE BLVD.  
CITY OF ROSEVILLE  
CALIFORNIA

FOR BORGES ARCH. GROUP

Sheet Title:

**PRELIMINARY LANDSCAPE PLAN**

Date: JULY 26, 2019

Scale: 1"=20'-0"

Job Number: 39019

Sheet Number: **LA** of 1