

SECTION 4.6 LAND USE AND PLANNING

4.6.1 Introduction

This section describes the existing zoning and land use designations for the project site and evaluates the potential effects on general land use compatibility and consistency with the *City of Roseville General Plan 2025* (City of Roseville 2013) goals and policies and zoning associated with development of the Life Time Fitness Project (proposed project). New development adjacent to existing land uses, particularly if it is much more intensive or involves operations or activities whose effects extend beyond the property, may create land use incompatibilities through changes in air quality, increased noise, or increased traffic. These potential impacts are analyzed in other technical sections of this Draft Environmental Impact Report (Draft EIR) (see Sections 4.2, Air Quality; 4.8, Noise; and 4.11, Traffic and Circulation).

The California Environmental Quality Act (CEQA) does not treat project consequences relating solely to land use, socioeconomic or population, employment, or housing issues as direct physical impacts to the environment. An EIR may provide information regarding land use, planning, and socioeconomic effects; however, CEQA does not recognize these types of project consequences as typical impacts on the physical environment. The impact assessment in this section focuses on changes in land use, use compatibility, and General Plan consistency, to the extent that potential General Plan conflicts may lead to physical impacts on the environment. Physical effects on the environment that could result from implementation of the proposed project are addressed in the appropriate technical sections of Chapter 4 of this Draft EIR.

Sources referred to while preparing this section include the following:

- *City of Roseville General Plan 2025*, as amended (City of Roseville 2013)
- *Stoneridge Specific Plan and Design Guidelines* (City of Roseville 2007)
- *Stoneridge Specific Plan Environmental Impact Report* (City of Roseville 1998)
- Roseville Zoning Ordinance, Chapter 19 of the Roseville Municipal Code.

The documents listed above are available for review during normal business hours (Monday through Friday 8 a.m. to 5 p.m.) at the City of Roseville Permit Center, 311 Vernon Street, Roseville, California 95678.

Only one of the comment letters received in response to the Notice of Preparation (NOP) requested that the EIR examine potential inconsistencies with existing zoning and other applicable land use planning documents, including applicable City of Roseville (City) General Plan goals and policies. To the extent that the comments are related to policy inconsistencies and general land use compatibility with existing plans, these issues are addressed in this section.

Potential land use compatibility concerns, such as an increase in traffic, noise, visual (lights), and any other nuisance-type land use incompatibilities, are addressed in the other technical sections of this Draft EIR. A copy of the NOP and comment letters received in response to the NOP are included in Appendix A.

4.6.2 Environmental Setting

This section describes the existing setting in the project area and identifies the site's current zoning and General Plan land use designations. This section also discusses the extent to which the proposed project is consistent with policies that are applicable to the proposed project but are not related to environmental impacts—specifically, land use policies.

CEQA Guidelines, Section 15125(d) (found in 14 CCR 15000 et seq.), states that the environmental setting of an EIR must discuss “any inconsistencies between the proposed project and applicable general plans, specific plans, and regional plans.” An inconsistency with a general plan or other policy would not necessarily create an environmental impact. In some cases, a general plan policy lays out the standard by which an environmental impact is judged to be significant or less than significant. For example, the City's General Plan identifies acceptable noise levels for various land uses. The noise analysis in Section 4.8 of this Draft EIR evaluates environmental effects, such as increases in traffic noise, and uses the General Plan noise thresholds to determine whether noise levels would be acceptable.

The determination of project consistency with the City's General Plan must be made by the City Council. The information provided in this section is meant to inform that decision. A discussion on plan consistency is included below.

Existing Land Uses/Designations

The project site is currently undeveloped, is relatively flat, and does not contain any buildings, waterways, streams, or wetland areas. There are no protected tree species on the project site. The project site consists of primarily nonnative grassland habitat with two cottonwood trees and eight smaller cottonwood saplings present on-site. The eastern portion of the site contains areas of bermed or stockpiled soil and there is a shallow sedimentation basin located in the southwest portion of the site. The site is slightly higher than Secret Ravine Parkway and East Roseville Parkway. The site was graded in the late 1990s and has been kept mowed since that time. Vegetation primarily consists of non-native grass and other non-native species.

According to the *City of Roseville General Plan 2025* (City of Roseville 2013), the Stoneridge Specific Plan (SSP) was adopted in March 1998 and includes 1,117 acres, a majority of which (699 acres) was previously designated as urban reserve in the Northeast Roseville Specific Plan, with the remainder (390 acres) annexed into the City from unincorporated Placer County. The SSP includes

2,861 single- and multi-family units, including approximately 35 acres of Commercial, 5 acres of Business Professional, 78 acres of Park, 270 acres of Open Space, a 15-acre school site, and a fire station. At buildout, the SSP area is expected to accommodate approximately 7,467 residents and provide 1,563 jobs. The SSP area is nearing full buildout. As of December 2012, 2,263 residential units have been completed within the SSP area (City of Roseville Quarterly Report 2012).

The project site is designated for commercial uses in the City's General Plan and in the SSP, and is zoned Community Commercial (CC). Due to its location at the intersection of two major roadways, the project site was anticipated to be developed with a commercial use to support the surrounding development. A description of the CC land use designation and zoning is provided below. The City also has a designation of Regional Commercial for land uses that are over 25 acres and anticipate development of a minimum of 250,000 square feet. The project would not be considered a regional commercial use.

General Plan Land Use Designation – Community Commercial

The City's General Plan identifies non-residential land use characteristics in Table II-8 (City of Roseville 2013, p. II-21). As shown in this table, CC uses are allowed with a floor area ratio of between 20% and 40%, typically encompass sites of between 5 and 25 acres, and permit square footage of between 50,000 and 250,000 square feet. Table II-9 on page II-22 of the General Plan indicates that CC land uses are conditionally compatible with adjacent residential uses.

The General Plan defines CC as follows:

Purpose: The community commercial land use category is distinguished from the neighborhood commercial designation by providing a broader range of goods and services to an expanded service area.

Primary Uses: Retail stores and businesses selling a full range of goods and services including auto sales and repair, and commercial childcare facilities.

Secondary Uses: Professional offices uses, including medical offices and clinics.

Standards: Due to the larger service area, the acreages are larger than in the neighborhood commercial land use category. The acreages range from 5–25 acres, the square footage ranges from 50,000–250,000 square feet, and the floor area ratio ranges from 20–40%. Appropriate areas for community commercial land use are the corners of, and adjacent to, arterials (City of Roseville 2013, p. II-22)

Municipal Code Title 19 – Zoning

The City of Roseville’s Zoning Ordinance specifies building setback, building height, building density, and site coverage to ensure that the public’s health, welfare, and safety would be protected and that development occurs in a planned, logical fashion. Title 19 of the Roseville Municipal Code establishes the following general development standards for CC uses:

- A. General. Permitted uses and structures shall comply with the city’s adopted community design guidelines, applicable specific plans, approved design review permit, and any other applicable requirements of this title.
- B. Maximum Height. Notwithstanding these requirements referred to in subsection A of this section, maximum height limitations in the Community Commercial zoning district is 50 feet, unless otherwise modified by an approved design review permit or specific plan.
- C. Clear Vision Triangle, Nonresidential. The following standards shall apply to the installation of structures on corner parcels:
 1. On a corner parcel, no fence, wall, hedge, sign or other structure, shrubbery, mounds of earth, or other visual obstruction over 36 inches in height above the top of the existing or planned curb elevation shall be erected, placed, planted, or allowed to grow within a commercial clear vision triangle (Ch. 19.06.010 -- see Ch. 19.95, Definitions).

Chapter 19.08.090 of the Municipal Code establishes commercial use types that include the following:

Commercial recreation, includes establishments primarily engaged in the provision of sports, entertainment, or recreation for participants or spectators. The following are commercial recreation use types:

1. **Indoor sports and recreation** includes predominantly participant sports and health activities conducted within an enclosed building. Typical uses include bowling alleys, billiard parlors, ice and roller skating rinks, indoor racquetball courts, soccer arenas, athletic clubs, and health clubs.
2. **Outdoor sports and recreation** includes predominantly participant sports conducted in open or partially enclosed or screened facilities. Typical uses include amusement parks, driving ranges, miniature golf courses, golf courses, swimming pools, and tennis courts.
3. **Residential recreation facilities** include predominantly participant sports which are normally associated with a country club or private residential community. Typical uses include country clubs, racquet clubs, golf courses, swimming pools, tennis courts, and other secondary uses including restaurants and retail sales.

Agricultural Lands

The most recent California Department of Conservation Important Farmland Maps for Placer County designates the site as Urban and Built Up land (DOC 2010). This site has not been used for any type of agricultural activity for over 15 years and does not contain soils that meet the definition of Prime, Unique, or Farmland of Statewide Importance.

Surrounding Land Uses

Surrounding uses within the SSP area include the Stoneridge West – Village 1 (Stoneridge West) residential neighborhood, adjacent to the eastern boundary of the site, and the Silver Ridge Senior Apartments and Saint Anna Greek Orthodox Church, adjacent to the southern boundary of the site. An existing 6-foot-tall masonry wall separates the Stoneridge West development from the project site. City of Roseville open space and Miners Ravine Trail are located to the southwest, across East Roseville Parkway. Farther to the northwest along East Roseville Parkway are a fire station and a small commercial development. To the north, across Secret Ravine Parkway, there is a 10.5-acre parcel under construction for an assisted living project (Oakmont); a 6.2-acre open space parcel is located farther to the northeast. The Sutter Roseville Medical Complex and associated medical offices is located north of both of these parcels. With the exception of the project site itself, the majority of the area surrounding the project site has been developed.

The zoning and General Plan designations for the lands surrounding the project site include a mix of public, commercial, and residential uses. The zoning and General Plan designation for the area to the west of the project site is open space (OS) for Miners Ravine and public/quasi-public (P/QP) for the fire station, located on the west side of East Roseville Parkway at the intersection of East Roseville Parkway and Secret Ravine Parkway. Farther to the northwest, the area is designated and zoned for CC uses and includes a small commercial/retail development. The General Plan designation and zoning for the residential uses to the east of the site is low-density residential (LDR R1/DS-SR). To the north of the project site, where the Oakmont of Roseville Assisted Care project is currently under construction, the land is designated and zoned CC. Farther to the east along Secret Ravine Parkway, the land is designated and zoned Business Professional (BP). The area to the south of the project site is designated and zoned P/QP for Saint Anna Greek Orthodox Church and high-density residential (HDR R3) for the Silver Ridge Senior Apartments.

The City has not received any development applications for the parcel (Parcel 13) located west of the Oakmont project on the northeast corner of Secret Ravine Parkway and East Roseville Parkway. This site is designated and zoned CC.

Summary of Inconsistencies with SSP Policies and Zoning Regulations

The project applicant is requesting an amendment to the SSP to eliminate two parcel-specific conditions and an amendment to the zoning ordinance to add outdoor recreation as a conditionally permitted use in the CC zone. The parcel-specific SSP conditions the applicant requested be removed include providing non-vehicular access between Parcel 14 (project site) and the adjacent HDR site (Parcel 21) and including 25 joint-use park-and-ride spaces on the project site (see below for more detail on the language of the specific conditions). If the project were proposing to develop a commercial use such as a shopping center or grocery store, providing a connection to the adjacent HDR uses would make sense. However, because the project is not a public use and is available only to members, providing a connection would not appear useful. In addition, based on a request by the adjacent residents in the Silver Ridge Senior Apartments to remove this condition due to security concerns, the project applicant is requesting that this condition be removed as part of the project. The 25 park-and-ride spaces have been relocated farther west on Secret Ravine Parkway but still within the SSP area, in an area better suited to accommodate these spaces. The project is also proposing to amend the text of the CC zoning code to add outdoor recreation as a conditionally permitted use in this zone. In Section 19.12.020, Permitted Use Types, outdoor recreation is not identified as a conditionally permitted use within the CC zone district. However, gas stations, bars, amusement centers, and fast-food restaurants with drive-through windows are permitted uses and automotive repairs and sales are allowed with a Conditional Use Permit.

During the entitlement process, City staff will review the site plan and building elevations to ensure that the project is consistent with the SSP and the City's General Plan and that amending the zoning ordinance to permit this use would not adversely affect the public health, safety, and welfare of the City.

4.6.3 Regulatory Setting

Federal and State Regulations

There are no federal or state plans, policies, regulations, or laws applicable to the project.

Local Regulations

City of Roseville General Plan

The *City of Roseville General Plan 2025* (City of Roseville 2013) is designed as a long-range document to provide direction to coordinate all major components of the community's physical development and to serve as a framework for detailed public and private development proposals.

Emphasis is placed on “performance” policies or standards that attempt to define levels of service and other less tangible factors that the City is seeking to achieve.

The following goals and policies from the City’s General Plan Land Use Element are applicable to the proposed project. The other sections of this Draft EIR identify general plan policies that pertain to that issue area. A brief overview of the project’s consistency with these policies is provided below.

Land Use Element – Community Form – General Policies

Policy 5: Promote land use patterns that result in the efficient use of urban lands and preservation of open space as specified in the Open Space and Conservation Element.

The project is proposed on a site designated and zoned for commercial development under the SSP as well as the City’s General Plan. The project site is part of the SSP area, and the SSP includes planned areas of open space consistent with the Open Space and Conservation Element of the City’s General Plan.

Land Use Element – Community Form – Relationship to Transit, Pedestrian, and Air Quality Policies

Policy 1: Promote land use patterns that support a variety of transportation modes and accommodate pedestrian mobility.

The project is proposed on land included within the SSP area. The SSP includes an overall plan for a variety of transportation modes including bicycle, pedestrian, and transit, and was prepared to be consistent with the City’s General Plan Transportation Element. The project also includes constructing a continuation of the city’s sidewalks along the northern and western boundaries of the project site.

Policy 2: Allow for land use patterns and mixed-use development that integrate residential and nonresidential land uses, such that residents may easily walk or bike to shopping, services, employment, and leisure activities.

The project is proposed on land included within the SSP that includes an overall plan for a balanced mix of land uses that integrate residential and nonresidential land uses. The overall objective of the SSP is to provide a comprehensive plan for development that provides for a mix of uses to accommodate the projected population and provides for parks, schools and community commercial uses to serve the population of the plan area. The SSP includes 35.3- acres of CC uses located in the northwest portion of the plan area, near the Sutter Roseville Medical Center. The location of the CC uses was intended to primarily serve local residents and employees as well as to complement the medical center. The project is proposed on a parcel of land designated for CC uses to serve

development within the SSP area, adjacent to residential and employment uses that would allow residents and employees to easily walk or bike to the project site.

Policy 3: Concentrate higher-intensity uses and appropriate support uses within close proximity of transit and bikeway corridors as identified in the Bicycle Master Plan. In addition, some components of public use such as parks, plazas, public buildings, community centers, and/or libraries should be located within the corridors.

The project is proposed on a parcel of land designated for CC uses to serve development within the SSP area. The project site is located on the corner of two arterials and is in close proximity to class II bike lanes along Secret Ravine Parkway and East Roseville Parkway. The Miners Ravine and False Ravine multi-use trails are also in close proximity to the site. The project is also relocating a bus turnout along Secret Ravine Parkway that will provide easy bus access to the project site once bus service is expanded to serve this area of the city.

Policy 6: Through City land use planning and development approvals, require that neighborhood-serving uses (e.g., neighborhood commercial uses, day care, parks, schools, and other community facilities) be physically linked with adjacent residential neighborhoods.

The project site is located adjacent to an established single-family residential development to the east and two senior housing projects located to the north and south of the site. As discussed above, the project is not a public use and would be available to members only; therefore, it does not generate the same requirement for public access or physical linkage. However, the project is a neighborhood-serving use that is proposing to construct sidewalks along the frontage with Secret Ravine Parkway and East Roseville Parkway that would provide a physical connection to the residents and employees who live and work in the area.

Land Use Element – Community Form – Relationship of New Development

Policy 1: Require that new development areas and associated community-wide facilities (open space resources, parks, libraries, etc.) be linked and oriented to existing developed areas of the community through road networks, public transit systems, open space systems, bikeway and pedestrian systems, and other physical connections.

The project is proposed on a parcel of land designated for CC uses to serve development within the SSP. The SSP provides a master plan for development within this area of the City. CC uses are located in the western portion of the SSP area along Roseville Parkway in close proximity to residential areas, allowing opportunities for pedestrian access as well as convenience shopping

for residents while traveling home. Bike lanes and sidewalks are located in this area to facilitate biking and walking to uses in this area.

Land Use Element – Community Design

Policy 6: Through the design review process, encourage site and building designs that are in scale and compatible with adjacent development with respect to height, bulk, form, mass, and community character.

The proposed project has been designed to be consistent with the SSP and will be reviewed by City staff as part of the design review process. The project requires a Design Review Permit.

Stoneridge Specific Plan

A specific plan is a comprehensive planning document that guides the development of a defined geographic area in a mix of uses including residential, commercial, industrial, schools, parks, and open space. Specific plans typically include more detailed information than general plans about land use, traffic circulation, affordable housing programs, resource management strategies, development standards, and a comprehensive infrastructure plan. Specific plans also contain detailed regulations, conditions, programs, and design criteria unique to that area and serve to implement the general plan. The SSP (City of Roseville 2007) helps to implement the goals and policies of the City’s General Plan (City of Roseville 2013) and is consistent with the Land Use Element of the General Plan.

The SSP and Design Guidelines establish eight goals and objectives for the planning area including providing for “community commercial uses in locations which readily serve the population of the Plan Area.” The SSP does not include specific policies for future development, but rather identifies guidelines and phasing for development of the SSP area, including roadways, utilities, resource conservation, drainage and flood control, public services, parks, and recreation. Section 2.4.2 on page 2.12 of the SSP establishes the intent of the CC land uses and the project site, identified as Parcel 14, as follows:

Intent: Commercial uses are located in the western portion of the Plan Area along Roseville Parkway. The commercial land uses are envisioned to provide a sufficiently large concentration and mix of services to sustain the needs of local residents and employees of the Plan Area. The sites are located along a major arterial and in close proximity to two high-density residential sites, thus allowing opportunities for pedestrian access as well as convenience shopping for residents while traveling home. The community commercial sites are intended to be both pedestrian and auto oriented. Parcel 14 is intended to serve as the primary neighborhood center with uses including a grocery/drugstore and other neighborhood-oriented uses (City of Roseville 2013, p. 2.12).

The Design Guidelines provide specific conditions for development of various parcels, including Parcel 14. Guidance on the design of signs and walls, street lighting, and types of fencing is also provided in the guidelines. The specific requirements for Parcel 14 include the following:

- Parcel 14 shall provide a 30-foot wide landscape buffer with masonry wall along the common boundary with LDR Parcel 20. The 30-foot wide landscape buffer will accommodate the anticipated 10-foot difference in elevation between the parcels at a 3:1 slope.

As discussed in Chapter 2, Project Description, the project is proposing a 30-foot wide landscape buffer along the eastern boundary of the project site, adjacent to Parcel 20. An existing 6-foot masonry wall is located adjacent to the backyards of the homes located on Parcel 20. The project is proposing fencing along the tennis courts to block noise as well along the eastern boundary of the site.

- A minimum 20-foot-wide landscape buffer shall be provided along the boundary with HDR Parcel 21.

The project is proposing a 20-foot-wide landscape buffer along the southern boundary of the project site, adjacent to Parcel 21 (Silver Ridge Senior Apartments) and Parcel 15 (Saint Anna's Greek Orthodox Church).

- Non-vehicular access shall be provided between Parcel 14 and the adjacent HDR site of Parcel 21, provided accessible grades can be maintained. Minimum width of this access corridor should be 15-feet.

As noted in Chapter 2, Project Description, the project is requesting that this condition be removed as part of the project. The applicant is requesting this condition be removed because, as discussed above, the project is not a public use and would be available to members only; therefore, it does not generate the same requirement for public access or physical linkage to adjacent uses. In addition, the residents of the Silver Ridge Senior Apartments indicated they did not want any non-vehicular access to the project site.

- A total of 25 joint use park and ride spaces shall be reserved in Parcel 14. Signage and space stenciling shall be provided to designate the parking spaces as available for park and ride use.

As noted in Chapter 2, Project Description, the project is requesting that this condition be removed as part of the project. The applicant is requesting this condition be removed because the City has determined the 25 park-and-ride spaces would be better suited located at the Harry Crabb park site located along Secret Ravine Parkway within the SSP.

- Masonry walls are to be constructed on boundaries adjacent to LDR parcels and provided by the non-residential developer. Wall material and colors are to be compatible with non-residential buildings.

An existing masonry wall is located adjacent to the backyards of the residences located in Parcel 21. The project is proposing fencing for the tennis courts designed to block noise along the eastern boundary of the project site along with a wrought iron fence along the child activity area and pool deck. A 7-foot-tall masonry wall is proposed along the southern boundary of the site between the project and the Silver Ridge Senior Apartments.

4.6.4 Impacts

Methods of Analysis

Existing land uses in the project vicinity were identified based on a site visit and information provided by the City, and planned land uses for the project site were identified based on information provided by the project applicant. The land use evaluation is based on a qualitative comparison of existing and proposed uses on the site and their compatibility with existing land uses and planned land uses as defined in the City's General Plan and SSP, as well as other applicable local environmental and planning documents. The types of uses allowed as part of the proposed project, which include the indoor uses, are those that are permitted or conditionally permitted in the Zoning Ordinance. The project is requesting an amendment to the Zoning Ordinance permitted use tables to add Outdoor Recreation as a conditionally permitted use in the Community Commercial zone.

Implementation of the proposed project would result in a change in land use as compared to existing conditions, but would be consistent with the underlying land use designations to develop the site for CC uses. Changes in land use are regulated by the planning policies adopted by each local governmental jurisdiction in California. Therefore, this change in land use is evaluated in comparison to the planning goals and policies contained in the City's General Plan as well as the SSP. General plans provide the long-term objectives, principles, and standards for development, and all development proposals must be generally consistent with the overall land use guidance provided in a general plan. More detailed regulation and land use control are applied through the City's zoning, subdivision, and grading requirements, as well as through the SSP and other City regulations and ordinances. The project's consistency with applicable ordinances, as well as specific land use implications associated with development of the project, are discussed in this section and in other technical sections of this Draft EIR.

Case law interpreting the Planning and Zoning Law (Government Code 65000 et seq.) makes it clear that (i) the meaning of General Plan policies is to be determined by the City Council, as opposed to City staff, EIR consultants, or members of the public; and (ii) the City Council's

interpretations of such policies will prevail if they are “reasonable,” even though other reasonable interpretations are also possible. Courts have also recognized that, because general plans often contain numerous policies emphasizing differing legislative goals, a development project may be “consistent” with a general plan, taken as a whole, even though the project appears to be inconsistent or arguably inconsistent with some of its policies. Thus, for example, where a general plan land use map or diagram permits certain land uses, it is unlikely that generic textual policies favoring open space preservation would be seen as trumping the map or diagram designation.

In light of these considerations, the discussions in this Draft EIR on the subject of General Plan consistency represent the best attempt of City staff to advise the City Council of their opinions as to whether the proposed project is consistent with identified goals and policies of the City’s General Plan (see above discussion under Regulatory Setting). Under state law, a development project cannot be approved if it is inconsistent with the General Plan; therefore, the proposed project could not proceed if determined by the City Council to be inconsistent. Based on the evaluations contained in the Draft EIR, the proposed project is generally consistent with the City’s General Plan and the SSP.

As discussed above, the project site does not contain any protected farmland; therefore, potential impacts associated with the conversion of farmland to non-agricultural uses will not be further addressed. The SSP EIR also addressed the loss of agricultural land within the SSP area and concluded that the impact was less than significant (City of Roseville 1998). In addition, potential impacts related to the dividing of established communities are not addressed further because no community would be divided by the proposed project, as the project site is composed of vacant land. The project site is not located within the boundary area of a habitat conservation plan or natural communities conservation plan; therefore, conflicts with a habitat conservation plan or natural communities conservation plan are not further addressed.

Thresholds of Significance

Consistent with Appendix G of the CEQA Guidelines, the City’s General Plan, and professional judgment, a significant impact would occur if the proposed project would do any of the following:

- Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect; or
- Be incompatible with existing or proposed adjacent land uses.

Impact 4.6-1	Conflict with an Applicable Land Use Plan
Applicable Policies and Regulations	City of Roseville General Plan Stoneridge Specific Plan and Design Guidelines Roseville Zoning Ordinance
Significance with Policies and Regulations	Less than significant
Mitigation Measures	None required
Significance After Mitigation	Less than significant

The project is proposing to develop a 120,000-square-foot, two-story health and fitness facility with both indoor and outdoor amenities, as described in detail in Chapter 2, Project Description. The project site is designated CC in the SSP and the City’s General Plan and also zoned CC, which allows an indoor fitness center by right (City of Roseville Municipal Code, Title 19, Zoning, Section 19.12.020, Permitted Use Types). The SSP has designated this site for commercial uses since the plan was adopted in 1998. The SSP designates Parcel 14 to “serve as the primary neighborhood center with uses including a grocery/drug store and other neighborhood oriented uses.” The proposed project is consistent with the City’s desire to provide other neighborhood-oriented uses in this location. The proposed fitness center would serve the residents within the SSP area as well as other residents within the City of Roseville and other nearby communities. The project is not proposed on a site designated or zoned for regional commercial uses and is not considered by the City as a regional amenity.

As noted above, the project applicant is requesting an amendment to the SSP to eliminate two parcel-specific conditions and a text amendment to the zoning code to add outdoor recreation as a conditionally permitted use in the CC zone. As noted above, the change in the parcel-specific conditions contained in the SSP would not result in any environmental effects or result in any adverse changes to the permitted land uses. The potential environmental effects associated with amending the zoning ordinance to allow outdoor recreation uses associated with the project are evaluated in the technical sections contained in this Draft EIR (e.g., noise, traffic, air quality). City staff is responsible for reviewing project plans closely to ensure that the outdoor uses proposed comply with the City’s policies and guidelines and the project is compatible with the adjacent residential uses.

The City has adopted numerous land use and planning documents that contain specific requirements in order to avoid or mitigate an environmental effect. These include the following plans and requirements:

- Urban Stormwater Quality Management and Discharge Control Ordinance (RMC Chapter 14.20)
- Stormwater Quality Design Manual (Resolution 07-432)

- City of Roseville Design and Construction Standards (Resolution 07-137)
- Community Design Guidelines (Resolution 95-347)
- Noise Regulation (RMC Chapter 9.24)
- Traffic Mitigation Fee (RMC Chapter 4.44).

City staff requires all projects to comply with the City’s Community Design Guidelines as well as the Design and Construction Standards in order to receive grading and building permits; the proposed project has been designed consistent with these requirements. Therefore, a safeguard is in place to ensure that the project complies with the City’s current regulations and requirements.

Commercial development has been planned for the project site since 1998, when the SSP was adopted. The project meets the City’s General Plan policies and is consistent with the SSP to provide a community-serving use on this site. The project has been designed consistent with the City’s Zoning Ordinance regarding building design, setbacks, landscaping, parking requirements, height, etc. With approval of the SSP amendment and the amendment to the Zoning Ordinance, the project proposes to develop a community amenity consistent with the underlying CC zoning with a use that is less intense than what could be developed on the site (e.g., up to 250,000 sf). The project has been designed consistent with the CC zoning and the SSP Design Guidelines (further addressed in Section 4.1, Aesthetics) to provide compatible transitions between the project and adjacent low-density and high-density residential uses. Therefore, the project would meet the intent of the City’s General Plan goals and policies and comply with the City’s Zoning Ordinance. This is considered a **less-than-significant impact**.

Impact 4.6-2	Compatibility with Adjacent Uses
Applicable Policies and Regulations	City of Roseville General Plan Stoneridge Specific Plan and Design Guidelines Roseville Zoning Ordinance
Significance with Policies and Regulations	Less than significant
Mitigation Measures	None required
Significance after Mitigation	Less than significant

Development of the proposed project would develop the vacant parcel with a fitness center, parking lot, and outdoor recreation uses (i.e., tennis courts, pool). The construction phase of the proposed development would involve a short-term increase in noise and construction activity and dust over a period of months. Such activities could impact uses in the surrounding area, similar to the recent construction activity at the Oakmont of Roseville Assisted Care facility located on Secret Ravine Parkway, north of the project site. Once the proposed project

is completed, the increase in traffic and noise associated with project operations could affect adjacent areas. Please see Sections 4.8, Noise, and 4.11, Transportation and Circulation, for an evaluation of potential impacts. In addition, the increase in air pollutants associated with the project is addressed in Section 4.2, Air Quality. The SSP EIR also evaluated compatibility with land uses proposed as part of the SSP and included design standards for the interface treatment between the CC parcels and neighboring uses (City of Roseville 1998). This is discussed in more detail in Section 4.1, Aesthetics. In addition, the project has been designed to meet the City's Community Design Guidelines.

Compatibility with Surrounding Uses

Secret Ravine Parkway and East Roseville Parkway are adjacent to the northern and western boundaries of the project site. To the north of Secret Ravine Parkway, north of the project site, is a vacant parcel of land designated for CC uses and the Oakmont of Roseville Assisted Care facility currently under construction. According to the City's Zoning Ordinance, assisted care facilities are considered permitted uses within the CC zone. To the west of East Roseville Parkway, west of the project site, is City Fire Station 6 and Miners Ravine open space area. From a land use compatibility perspective, the proposed project would not introduce any uses or activities that would be considered incompatible with the existing uses located to the north and west of the project site.

Existing residential uses are located adjacent to the eastern and southern boundaries of the project site along with Saint Anna Greek Orthodox Church and preschool. Consistent with the SSP Design Guidelines, the project includes a 30-foot-wide landscape buffer along the northeastern boundary of the site adjacent to the Stoneridge West residences. This area would be landscaped with a mix of broadleaf and coniferous evergreen trees that would reach a height of 40 feet when mature to screen views of the facility. Consistent with the SSP, a 20-foot-wide buffer is also proposed along the southeast boundary of the site that would include an 11- to 37-foot-wide landscape buffer adjacent to the Silver Ridge Senior Apartments and the Greek Orthodox Church. To address concerns associated with noise, the project includes sound barriers to shield noise from rooftop mechanical equipment, the tennis courts, and the outdoor pool (see Section 4.8, Noise, for more information). The proposed project also includes lighting that is shielded and focused downward to minimize light spillover effects and limits hours of operation (see Section 4.1, Aesthetics, for more information).

The proposed project is not expected to generate excessive noise, light, dust, odors, or air emissions that would be considered incompatible with adjacent uses. As noted above, the project has been designed consistent with the project-specific SSP Design Guidelines as well as the City's Community Design Guidelines. Therefore, because the project is proposing uses consistent with the SSP and the General Plan it is not expected that there would be any land use incompatibilities. Therefore, the impact is considered **less than significant**.

4.6.5 Cumulative Impacts

The land use analysis in an EIR does not typically include a discussion of cumulative impacts because the consistency analysis of applicable land use goals and policies and compatibility with existing adjacent uses is not an additive effect.

4.6.6 Mitigation Measures

None required.

4.6.7 Sources

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